

**140 Country Cottage Circle  
Carrollton, GA 30116**



**TURN KEY REAL ESTATE INVESTING  
ATLANTA, GA**

**Comparable Sales Within Proximity**

31 Country Court	3/2	\$101,500
226 Turtle Cove	3/2	\$107,000
130 Emily Lane	3/2	\$104,000

**Information on this flyer is believed to be accurate but is not warranted**

**Bedrooms:** 3      **Year Built:** 1999  
**Bathrooms:** 2      **Size:** 1114ft<sup>2</sup>

**TOTAL SALES PRICE: \$96,900  
(Includes (23,000 Rehab))**

<b>Approximate Down Payment (20%):</b>	<b>\$19,380</b>
<b>Projected Monthly Rent:</b>	<b>\$850</b>
<b>Vacancy Reserve (8%)</b>	<b>-\$68</b>
<b>Mortgage, taxes &amp; insurance (PITI)</b>	<b>-\$521</b>
<b>Maintenance Reserve (5%)</b>	<b>-\$43</b>
<b>Property Management (8%):</b>	<b>-\$63</b>
<b>Projected Net Cash Flow</b>	<b>\$156</b>
<b>Estimated Cash-on-cash Return</b>	<b>7.4%</b>