

120 Nicole Circle
Rockmart, GA. 30153



Bedrooms: 3 **Year Built:** 1999
Bathrooms: 2 **Taxes:** \$1,117
Sq. Footage: 1,604

TOTAL SALES PRICE: \$85,000
(Includes \$21,000 Rehab)

TURN KEY REAL ESTATE INVESTING ATLANTA, GA

Comparable Sales Within Proximity

302 Staci Lane	3/2	\$91,800
129 Nicole Circle	3/3	\$89,900
125 Nicole Circle	3/2	\$100,000
Information herein believed to be accurate but not warranted		

Approx Down Payment: \$17,000
Approx. Financed Amount: \$68,000
Projected Monthly Rent: \$850
Approx. Monthly PITI: \$508
Projected Property Mgmt.: \$68
Projected Gross Cash Flow: \$274