

1210 Helen St.  
Lake City, GA 30260



**Bedrooms:** 3    **Year Built** 1973  
**Bathrooms:** 2    **Taxes** \$762  
**Sq. Footage:** 1,143

**TOTAL SALES PRICE: \$70,900**  
(Includes \$20,000 Rehab)

## TURN KEY REAL ESTATE INVESTING ATLANTA, GA

### Comparable Sales Within Proximity

6084 Oakridge Dr.	3/2	\$80,000
6253 Continental Circle	3/2	\$79,900
1950 Pine Valley	3/2	\$70,500
5971 Maddox Road	3/1.5	\$79,500
<b>TENANT IN PLACE!</b>		

Information herein believed to be accurate but not warranted

**Approx Down Payment: \$14,180**  
**Approx. Financed Amount: \$56,720**  
**Projected Monthly Rent: \$750**  
**Approx. Monthly PITI: \$418**  
**Projected Property Mgmt.: \$60**  
**Projected Gross Cash Flow: \$272**