

DESIRABLE CLAYTON COUNTY DUPLEX!!!!

N Castlegate Drive, Collage Park, GA [Google Maps](#)

\$160,000

Great Investment

This property will not last come with best offer in hand.

Each unit has:

- 2 Bed 1.5 bath units
- Washer and Dryer hookups
- Living room with fireplace
- Each units has a garage
- Private decks
- Tenants pay all utilities
- HVAC
- Double Pane Windows
- Ground level patios in back
- 2 off street parking places
- 2006 Taxes: \$1585.00
- Built in 1985
- Low maintaince
- 10.4% CAP Rate Positive Cash Flow*
- No Capital Improvements Needed



**BY APPOINTMENT ONLY
NO TENANT CONTACT PLEASE**

For More Details or Private Showing Call 678-296-2099 or 678-266-8813

Also we have the following Investments available, click on prices to see more information:

- Also in Clayton County Triplex available, two units have 2BR/2.5 bath with laundry hookups, and garages, third unit is 1/1 with laundry hookups, Great location \$210,000
- Gwinnett County Quad available, townhouse style, each unit has 2BR/2.5 bath with laundry hookups, 3 units renovated, great monthly income of \$3095 per month. \$369,000

In addition, there are a number of units listed as co op properties if you would like me to work with you on those, let me know if so and we can meet by appointment and go over those properties we also work on a consulting basis if you would prefer.

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