

How it Works

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Overview

We will be taking offers today on the above-mentioned property today. The property will be sold today to the highest and best offer. If there are two offers that are the same, than we will call you at the number provided to give you a chance to raise your offer. Please feel free to walk around and inspect the property as the property will be sold in "as is" condition.

Terms

The property shall be purchased using cash or private financing only. No conventional or FHA financing will be accepted.

- A \$2,500 non-refundable deposit shall be due 24 hours after seller acceptance.
- Closing shall be on or before 5 days of acceptance.
- Closing will take place at: Fred P Kross P.C.
- Buyer to receive clean title at time of close of escrow.
- Realtors to add their fee to the offer price, which will be paid out of escrow.

Requirements

All offers must be full executed today. Buyer to purchase property in "as is" condition. Buyer to purchase using cash or private financing within five days of acceptance. A \$2,500 non-refundable deposit will be collected 24 hours after acceptance.

The Process

1. Due diligence to be done before signing contract.
2. Winning buyer will be called and emailed.
3. \$2,500 earnest money deposit to the title company by 10am the following business day
4. Closing shall be 5 days after acceptance.
5. Possession of the property shall be delivered on closings day.

Property Details

8 BEDS, 4 BATH – 3,007 Sq.Ft. – Built in 1984 – Multi Family, Quadraplex – 4 units – 2 BEDS, 1 BATH per unit

Solid income producing property in a great location. Walking distance to University of West Georgia's Newnan campus! Four units in one building. 2 bedrooms / 1 bath in each unit. Total Rents: \$2100/mo – Unit A: \$575, Unit B: \$500, Unit C: \$575, Unit D: \$500 Individually metered utilities. Please do not disturb tenants. Similar size homes within a mile radius average sold price is \$290K. If you or someone you know is interested in this cash cow, Call Now, 404-220-7139 or email us at info@house4cashbuyers.com!