



**4752 HAPPY VALLEY RD, FLINTSTONE, GA  
30725**

<https://propertyrush.com>

- 3 beds
- Available
- Available
- 1125 sq ft



**Call us now**

Phone: 480-577-2939

Email: [bj@propertyrush.com](mailto:bj@propertyrush.com)



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## Property Details

**PROFORMA:** Array

**Status:** Available

**Bathrooms:** 2

**Year built:** 1951

**\*Estimated Property Taxes:** \$680

**Category:** Available

**Bedrooms:** 3 beds

**Area, sq ft:** 1125 sq ft

**\*Estimated Rent:**  
\$1,725

**\*Estimated Insurance:** \$1,200

**Disclaimer:** \*\*All financial information is deemed reliable but not guaranteed. Performance & Projections are estimated and subject to change. The provider shall be held harmless if returns are not met. All Investments have risks and Investors are urged to perform their own due diligence. Cash flow assumptions are based off of a financed purchase with a conventional 30 year fixed mortgage rate at 6.5% to 7.5% and 25% down payment. Cash flow amounts are estimated and are subject to change. NOTE: Actual rehab completed may vary.

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## Contact Us

**Email for more information or to reserve property::** Reach out today. Whether you have questions or are ready to take the next step, our team is here to help. Email us at:  
[bj@propertyspot.com](mailto:bj@propertyspot.com) [sales@propertyrush.com](mailto:sales@propertyrush.com)

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## Closing Process



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**Closing Process:** You will receive an email from the Transaction Manager with the following details:

- Your contract will include documents about the turnkey process & warranty.
- There will be a \$2000 transaction fee listed on the contract. This fee covers the following: Transaction Manager's fee, photos for the rental listing, cleaning fees, Property Management set-up, utilities and yard services until closing, inspections.
- Contract & supporting document signing via DocuSign.
- Transaction Manager will open escrow with Title and provide wire instructions to the Buyer for earnest money deposit.
- Title will contact Buyer(s) to obtain all the necessary information they need for closing.
- Transaction Manager will follow up with Buyer and Title on a regular basis to ensure closing stays on track.
- Buyer will receive regular updates on rehab throughout the process.
- Buyer will be contacted by the Property Rush Management Team to go over the property management process and details.

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## Property Management

**Property Management:** [Property Rush Management](#)

- LOW flat rate fees: The price of everything is going up these days...Except for Property Rush pricing!
- True Partnership: We do not make a dime until your property is leased.
- REFRESHINGLY TRANSPARENT! NO JUNK or HIDDEN fees in small writing. We find transparency is best in a partnership.
- In-house construction team: Repairs can be the biggest headache of owning a property. Our team of contractors are able to handle any size project from a clogged toilet to a full remodel. No job is too big.
- Above and beyond service: We take your trust in us very seriously and strive to go above and beyond so you will feel compelled to tell your friends and family.



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