

The developer will give you the initial financing to purchase this home.  
\$2,500 down, no more!

This covers purchase price, rehab costs, closing costs, everything.  
Once the rehab is finished and tenant in place you can do a 75%  
refinance with their preferred lender.

This home features a family room with a fireplace, separate dining  
room,  
a 2 car garage, a deck overlooking the beautiful back yard, a pantry and  
breakfast area  
in the kitchen. The home is getting fresh paint, new carpet/flooring,  
new appliances, new  
fixtures, updated kitchen and bathrooms, and other repairs. Located  
only 25 minutes  
from Downtown Atlanta. Within walking distance to schools and  
MARTA!

Click on this link or paste into your browser to see the pictures  
& details of this house:

<http://rainbowequity.com/GA%20Prop%20-%202500%20-%20WNCT.pdf>

## **REO/Foreclosures in GA 50 to 60 Cents on the Dollar**

1. REO/Foreclosure properties at 50-60 cents on the dollar.
2. Located in communities surrounding Atlanta, GA.
3. TURNKEY everything is done for you.
4. Handpicked properties in nice neighborhoods.

5. Bridge and conventional financing available.
6. Properties are fully rehabbed to a high standard.
7. Tenants screened and placed in the property on one year lease.
8. ALL OF THIS FOR ONLY \$2,500 OUT POCKET!

**Plus look at FINANCIAL BENEFITS:**

- POSITIVE CASH FLOW
- First Year CASH on CASH 50% to 100%
- ROI's 1000% and higher

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