

4322 Mercer Rd.  
Decatur, GA 30035

## TURN KEY REAL ESTATE INVESTING ATLANTA, GA



### Comparable Sales Within Proximity

4428 Mercer Rd.	3/1	\$81,604
1492 Spruce Ridge Way	3/1	\$67,000
4329 Cedar Ridge Trail	3/2	\$73,053
4200 Indian Forrest	4/3	\$92,000
4220 Colony East	4/2	\$66,212

Information herein believed to be accurate but not warranted

**Bedrooms:** 3  
**Bathrooms:** 2  
**Sq. Footage:** 1,025 S/F

**TOTAL SALES PRICE: \$60900**  
(Includes \$18,000 Rehab)

**Approx Down Payment: \$12,180**  
**Approx. Financed Amount: \$48,720**  
**Projected Monthly Rent: \$750**  
**Approx. Monthly PITI: \$382**  
**Projected Property Mgmt.: \$64**  
**Projected Gross Cash Flow: \$304**