

846 Stonebrook Drive
Lithonia, GA 30058

TURN KEY REAL ESTATE INVESTING ATLANTA, GA



Comparable Sales Within Proximity

7182 Monteray Avenue	5/3.	\$102,500
6972 Breeze Drive	4/2.5	\$101,000
1045 Crooked Creek	4/3	\$104,900
6989 Brecken Place	4/3	\$99,800
1040 S Deshon	4/2.5	\$119,900

Information herein believed to be accurate but not warranted

Bedrooms: 4
Bathrooms: 2.5
Sq. Footage: 2,234 S/F

TOTAL SALES PRICE: \$96,900
(Includes \$31,000 Rehab)

Approx Down Payment: \$19,380
Approx. Financed Amount: \$77,520
Projected Monthly Rent: \$1100
Approx. Monthly PITI: \$710
Projected Property Mgmt.: \$88
Projected Gross Cash Flow: \$302