

3554 Cherry Bloom Way  
Decatur, Georgia 30034

## TURN KEY REAL ESTATE INVESTING ATLANTA, GA



### Comparable Sales Within Proximity

3800 Cherry Ridge Blvd.	4/2	\$155,900
3495 Cherry Tree Court	4/2	\$130,000
3659 Waldrop Farms	4/2	\$129,900

Information herein believed to be accurate but not warranted

**Bedrooms:** 4    **Year Built:** 2001  
**Bathrooms:** 3    **Taxes:** \$1,803  
**Sq. Footage:** 1,136

**TOTAL SALES PRICE: \$127,900**  
(Includes \$33,000 Rehab)

**Approx Down Payment:** \$25,580  
**Approx. Financed Amount:** \$102,320  
**Projected Monthly Rent:** \$1,195  
**Approx. Monthly PITI:** \$749  
**Projected Property Mgmt.:** \$96  
**Projected Gross Cash Flow:** \$350