

**6389 CASTLE COURT WAY
LITHONIA, GA 30058**



**BEDROOMS: 5
BATHROOMS: 3
SQ. FOOTAGE: 2,475 S/F**

**TOTAL SALES PRICE: \$109,900
(INCLUDES \$21,000 REHAB)**

**TURN KEY REAL ESTATE INVESTING
ATLANTA, GA**

Comparable Sales Within Proximity	BD/BA	Last Sold	Sales Price
6318 Windy Ridge Way	5/2.5	6/1/2012	114,000
6140 Windy Ridge Trail	4/3.5	5/23/2012	113,000
6266 Windy Ridge Trail	5/4.5	4/27/2012	143,500
6450 Castle Downs Trace	5/4	6/2/2011	125,000

Information herein believed to be accurate but not warranted

**Approx. Down Payment: \$21,980
Approx. Financed Amount: \$87,920
Projected Monthly Rent: \$ 1,195
Approx. Monthly Pymt: \$ 639
Projected Property Mgmt: \$ 96
Projected Cashflow: \$ **460****