

(770) 924-5450 GAINVESTING.COM

846 Stonebrook Drive Lithonia, GA 30058



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

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

TURN KEY REAL ESTATE INVESTING

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 barain baliayed to be accurate but not warranted			

Information herein believed to be accurate but not warranted

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

Rents, financing figures and cash flow are estimates only. It is up to each buyer to do their own due diligence before purchasing any real estate.