

7511 Kimberly Lynn Court  
Lithonia, GA 30157



**Bedrooms:** 4  
**Bathrooms:** 2.5  
**Sq. Footage:** 2,229 S/F

**TOTAL SALES PRICE \$116,900**  
(Includes \$31,000 Rehab)

## TURN KEY REAL ESTATE INVESTING ATLANTA, GA

### Comparable Sales Within Proximity

7472 Harbor Cove	4/2.5	\$145,000
7323 Timberline	4/2.5	\$155,000
670 Watson Bay	4/2.5	\$120,000
7613 Watson Kaye	4/2	\$128,000
1040 S. Deshon Rd.	4/2.5	\$119,000

Information herein believed to be accurate but not warranted

**Approx Down Payment: \$23,380**  
**Approx. Financed Amount: \$93,520**  
**Projected Monthly Rent: \$1,200**  
**Approx. Monthly PITI: \$709**  
**Projected Property Mgmt.: \$96**  
**Projected Gross Cash Flow: \$395**