

1617 Cumberland Club Rd.  
Marietta, GA 30008



**Bedrooms:** 3  
**Bathrooms:** 2.5  
**Sq. Footage:** 2,518 S/F

**TOTAL SALES PRICE: \$120,900**  
(Includes \$31,000 Rehab)

## TURN KEY REAL ESTATE INVESTING ATLANTA, GA

### Comparable Sales Within Proximity

2018 Sentenay Dr.	4/2	\$135,000
1906 Hampton Springs Ct.	3/2	\$125,000
2035 Loren Springs	4/2	\$119,000
1616 Cumberland Club	4/2	\$125,000
2083 Moccasin Way	3/3	\$134,500

Information herein believed to be accurate but not warranted

**Approx Down Payment: \$24,180**  
**Approx. Financed Amount: \$96,720**  
**Projected Monthly Rent: \$1,095**  
**Approx. Monthly PITI: \$663**  
**Projected Property Mgmt.: \$88**  
**Projected Gross Cash Flow: \$344**