

3805 Martingale Dr.  
Conyers, Georgia 30094



### Four Sided Brick Home!

**Bedrooms:** 3  
**Bathrooms:** 2  
**Sq. Footage:** 2101 S/F

**TOTAL SALES PRICE: \$130,900**  
(Includes \$22,000 Rehab)

## TURN KEY REAL ESTATE INVESTING ATLANTA, GA

### Comparable Sales Within Proximity

538 Trotters Lane	5/4	\$149,000
3821 Martingale Dr.	3/2.5	\$155,000
2995 Camery Place	4/2.5	\$149,900

Information herein believed to be accurate but not warranted

**Approx Down Payment:** \$26,180  
**Approx. Financed Amount:** \$104,720  
**Projected Monthly Rent:** \$1295  
**Approx. Monthly PITI:** \$825  
**Projected Property Mgmt.:** \$104  
**Projected Gross Cash Flow:** \$288