

## (770) 924-5450 GAINVESTING.COM

### 3805 Martingale Dr. Conyers, Georgia 30094



# TURN KEY REAL ESTATE INVESTING

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			

#### Four Sided Brick Home!

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

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

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

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.