

680 Watson Cove Stone Mountain, GA 30087



Bedrooms: 4 **Year Built:** 1987
Bathrooms: 2.5 **Size:** 2,666 ft²

TOTAL SALES PRICE: \$137,900
(Includes \$36,000 Rehab)

TURN KEY REAL ESTATE INVESTING ATLANTA, GA

Comparable Sales Within Proximity

7572 Watson Bay Cove	4/3	\$144,900
7472 Harbor Cove	3/2.5	\$145,000
3789 S. Rockbridge	4/3	\$156,100

Information on this flyer is believed to be accurate but is not warranted

Local Market Trends Q1 to Q4 2012

**** 3 mile radius ****

Avg Price +23% **Avg Price/ft² +21%**

Inventory of Homes for Sale: Down 57%

Approx. Down Payment: \$27,580
Approx. Financed Amount: \$110,320
Projected Monthly Rent: \$1,300
Approx. Monthly PITI: \$800
Projected Property Mgmt.: \$104
Projected Gross Cash Flow: \$332