

**9767 Greenside Way
Douglasville, GA 30135**



Bedrooms: 3 **Year Built:** 1977
Bathrooms: 2.5 **Taxes:** \$1,328
Size: 2,194 ft²

TOTAL SALES PRICE: \$109,900
(Includes \$30,000 Rehab)

TURN KEY REAL ESTATE INVESTING ATLANTA, GA

Comparable Sales Within Proximity

8803 Willow Creek Court	3/2	\$115,000
6494 Blue Creek Court	3/2	\$113,500
6475 Blue Creek Court	3/2	\$109,900

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 +46% **Avg Price/ft² +32%**

Inventory of Homes for Sale: Down 49%

Approx. Down Payment:	\$21,980
Approx. Financed Amount:	\$87,920
Projected Monthly Rent:	\$990
Approx. Monthly PITI:	\$633
Projected Property Mgmt.:	\$80
Homeowners Fee:	\$24
Projected Gross Cash Flow:	\$259