

1763 Kimberly Drive SW
Marietta, GA 30008



Bedrooms: 3 **Year Built:** 1968
Bathrooms: 2 **Taxes:** \$1,185
Sq. Footage: 1,476

TOTAL SALES PRICE: \$125,900
(Includes \$35,000 Rehab)

TURN KEY REAL ESTATE INVESTING ATLANTA, GA

Comparable Sales Within Proximity

1834 Kimberly Drive	3/2	\$135,000
1068 Arden Drive	3/3	\$133,500
3080 Brownmoore Drive	3/2	\$139,900
1327 Westwind Drive	3/2	\$135,000

Information herein believed to be accurate but not warranted

Approx Down Payment: \$25,180
Approx. Financed Amount: \$100,720
Projected Monthly Rent: \$1,150
Approx. Monthly PITI: \$683
Projected Property Mgmt.: \$92
Projected Gross Cash Flow: \$375