

3936 Cain Mill Drive  
Lithonia, GA 30038



**Bedrooms:** 4    **Year Built:** 2000  
**Bathrooms:** 2.5    **Taxes:** \$2,035  
**Sq. Footage:** 2,154

**TOTAL SALES PRICE: \$128,900**  
(Includes \$23,000 Rehab)

## TURN KEY REAL ESTATE INVESTING ATLANTA, GA

### Comparable Sales Within Proximity

3975 Cain Mill	4/2	\$130,000
4856 Tops Field	4/2	\$128,000
4904 Tops Field	4/2	\$122,500
Information herein believed to be accurate but not warranted		

**Approx Down Payment:** \$25,780  
**Approx. Financed Amount:** \$103,120  
**Projected Monthly Rent:** \$1,150  
**Approx. Monthly PITI:** \$774  
**Projected Property Mgmt.:** \$92  
**Projected Gross Cash Flow:** \$284