

**5400 Rockmoor Drive
Stone Mountain, GA 30088**



Bedrooms: 3 **Year Built:** 1976
Bathrooms: 2 **Size:** 1,488 ft²

**TOTAL SALES PRICE: \$79,900
(Includes \$29,000 Rehab)**

TURN KEY REAL ESTATE INVESTING ATLANTA, GA

Comparable Sales Within Proximity

5248 Sweet Air	3/2	\$81,000
1095 Redan Trail	3/2	\$99,900
5302 Kelley's Mill	3/2	\$100,00

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

Approx. Down Payment:	\$19,975
Approx. Financed Amount:	\$59,925
Projected Monthly Rent:	\$850
Approx. Monthly PITI (4.5%):	\$457
Projected Property Mgmt.:	\$63
Maintenance Reserve (5%):	\$42
Vacancy Reserve (8%):	\$68
Projected Net Cash Flow	\$220