

7903 Sugarland Drive
Jonesboro, GA 30236



Bedrooms: 3 **Year Built:** 1985
Bathrooms: 2.5 **Taxes:** \$1,052
Sq. Footage: 1,608

TOTAL SALES PRICE: \$99,900
(Includes \$14,000 Rehab)

TURN KEY REAL ESTATE INVESTING ATLANTA, GA

Comparable Sales Within Proximity

7997 Fisher Drive	3/2	\$108,000
1761 Fontaine Drive	4/2	\$110,000
2340 Runnymede Court	3/2.5	\$115,000
Information herein believed to be accurate but not warranted		

Approximate Down Payment (30%):	\$28,500
Projected Monthly Rent:	\$950
Vacancy Losses	-\$76
Management (8%), taxes & insurance	-\$208
Maintenance Reserve (5%)	-\$48
Approximate Mortgage Payment:	-\$347
Projected Net Cash Flow	\$272
Estimated Cash-on-cash Return	9.7%