

(770) 924-5450 GAINVESTING.COM

7903 Sugarland Drive Jonesboro, GA 30236



Bedrooms:	3	Year Bu	iilt: 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%

Rents, financing figures and cash flow are estimates only. It is up to each buyer to do their own due diligence before purchasing any real estate.