

(770) 924-5450 GAINVESTING.COM

3554 Cherry Bloom Way Decatur, Georgia 30034



Bedrooms:	4	Year Bu	uilt: 2001
Bathrooms:	3	Taxes:	\$1,803
Sq. Footage:	1,1	36	

TOTAL SALES PRICE: \$127,900 (Includes \$33,000 Rehab)

TURN KEY REAL ESTATE INVESTING

Comparable Sales Within Proximity				
3800 Cherry Ridge Blvd.	4/2	\$155,900		
3495 Cherry Tree Court	4/2	\$130,000		
3659 Waldrop Farms	4/2	\$129,900		
Information herein believed to be accurate but not warranted				

Approx Down Payment:	\$25,580
Approx. Financed Amount:	\$102,320
Projected Monthly Rent:	\$1,195
Approx. Monthly PITI:	\$749
Projected Property Mgmt.:	\$96
Projected Gross Cash Flow:	\$350
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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.