

3554 Cherry Bloom Way
Decatur, Georgia 30034

TURN KEY REAL ESTATE INVESTING ATLANTA, GA

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

Bedrooms: 4 **Year Built:** 2001
Bathrooms: 3 **Taxes:** \$1,803
Sq. Footage: 1,136

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

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