

6873 Mahonia Place
Lithonia, GA 30038



TURN KEY REAL ESTATE INVESTING ATLANTA, GA

Comparable Sales Within Proximity

4535 Bernline Drive	5/2	\$124,900
7104 Move Drive	4/2	\$105,000
6693 Browns Mill Trail (Pending)	4/2	\$110,000

Information herein believed to be accurate but not warranted

Bedrooms: 4 **Year Built:** 2001
Bathrooms: 2.5 **Taxes:** \$523
Sq. Footage: 1,548

TOTAL SALES PRICE: \$103,900
(Includes \$20,000 Rehab)

Approx Down Payment: \$20,780
Approx. Financed Amount: \$83,120
Projected Monthly Rent: \$995
Approx. Monthly PITI: \$620
Projected Property Mgmt.: \$80
HOA: \$13
Projected Gross Cash Flow: \$362