

1439 Edenfield Court  
Lithonia, GA 30058



**Bedrooms:** 4    **Year Built:** 1974  
**Bathrooms:** 2    **Taxes:** \$916  
**Sq. Footage:** 2,147

**TOTAL SALES PRICE: \$109,900**  
(Includes \$45,000 Rehab)

## TURN KEY REAL ESTATE INVESTING ATLANTA, GA

### Comparable Sales Within Proximity

1495 South Deshon Rd.	4/2	\$109,900
6546 Swift Creek	4/2	\$109,900
Information herein believed to be accurate but not warranted		

**Approx Down Payment:** \$21,980  
**Approx. Financed Amount:** \$87,920  
**Projected Monthly Rent:** \$1,100  
**Approx. Monthly PITI:** \$598  
**Projected Property Mgmt.:** \$88  
**Projected Gross Cash Flow:** \$414