

Dallas, GA 30157



Bedrooms: 3 **Year Built:** 2000
Bathrooms: 2 **Size:** 1,104 ft²

TOTAL SALES PRICE: \$79,900
(Includes \$19,000 Rehab)

TURN KEY REAL ESTATE INVESTING ATLANTA, GA

Comparable Sales Within Proximity

30 Rustin Drive	3/2	\$79,900 (Pend)
209 Safe Harbor Dr	3/2	\$103,000
187 Safe Harbor Dr	3/2	\$104,000

Information on this flyer is believed to be accurate but is not warranted

Approx. Down Payment:	\$19,975
Approx. Financed Amount:	\$59,925
Projected Monthly Rent:	\$795
Approx. Monthly PITI (5%):	\$425
Projected Property Mgmt.:	\$59
Maintenance Reserve (5%):	\$40
Vacancy Reserve (8%):	\$64
Projected Net Cash Flow	\$207