

**4023 Sautee Trail  
Conley, GA 30288**



**Bedrooms:** 3      **Year Built:** 1992  
**Bathrooms:** 2.5      **Size:** 1,922ft<sup>2</sup>

**TOTAL SALES PRICE: \$103,900**  
**(Includes (29,000 Rehab))**

## TURN KEY REAL ESTATE INVESTING ATLANTA, GA

### Comparable Sales Within Proximity

4211 Cedar Lake Drive	3/2	\$119,499
3325 Clifton Church	3/2	\$125,000

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

<b>Approximate Down Payment (30%):</b>	<b>\$31,170</b>
<b>Projected Monthly Rent:</b>	<b>\$1000</b>
<b>Vacancy Reserve (8%)</b>	<b>-\$80</b>
<b>Mortgage, taxes &amp; insurance (PITI)</b>	<b>-\$501</b>
<b>Maintenance Reserve (5%)</b>	<b>-\$50</b>
<b>Property Management (8%):</b>	<b>-\$74</b>
<b>Projected Net Cash Flow</b>	<b>\$295</b>
<b>Estimated Cash-on-cash Return</b>	<b>9.7%</b>