

3625 Idle Creek Drive
Decatur, GA 30034



Tenant in place!

Bedrooms: 3 **Year Built:** 1971
Bathrooms: 2 **Sq. Ft.:** 1,436

TOTAL SALES PRICE: \$94,900
(Includes \$25,000 Rehab)

TURN KEY REAL ESTATE INVESTING ATLANTA, GA

Comparable Sales Within Proximity

3520 Patti Parkway	3/2	\$104,000
3290 Idlecreek Lane	4/2.5	\$123,500
3994 Pinehurst Drive	3/2	\$100,000

Information herein believed to be accurate but not warranted

Approx Down Payment: \$18,980
Approx. Financed Amount: \$75,920
Projected Monthly Rent: \$995
Approx. Monthly PITI: \$562
Projected Property Mgmt.: \$80
Projected Gross Cash Flow: \$353