

4452 Bannister Dr.
Powder Springs, GA 30127



TURN KEY REAL ESTATE INVESTING ATLANTA, GA

Comparable Sales Within Proximity

5140 Meadows Lake	3/2	\$104,000
5334 Memorial Lane	3/2	\$96,000
4553 Karron Lane	3/2	\$105,000

Information herein believed to be accurate but not warranted

Bedrooms: 3 **Year Built:** 1963
Bathrooms: 2 **Taxes:** \$590
Sq. Footage: 1,706

TOTAL SALES PRICE: \$95,000
(Includes \$7,500 Rehab)

Approx Down Payment: \$19,000
Approx. Financed Amount: \$76,000
Projected Monthly Rent: \$995
Approx. Monthly PITI: \$507
Projected Property Mgmt.: \$80
Projected Gross Cash Flow: \$408