

4027 Cress Way Run
Decatur, GA 30034



Bedrooms: 3 **Year Built:** 2003
Bathrooms: 2.5 **Sq. Ft.:** 1,738

TOTAL SALES PRICE: \$107,900
(Includes \$15,000 Rehab)

TURN KEY REAL ESTATE INVESTING ATLANTA, GA

Comparable Sales Within Proximity

3988 Riverside Pkwy, Decatur	3/2.5	\$109,900
4008 Riverside Pkwy, Decatur	4/2.5	\$113,900
3955 Riverside Pkwy, Decatur	4/2.5	\$115,000

Information herein believed to be accurate but not warranted

Approx Down Payment: \$21,580
Approx. Financed Amount: \$86,320
Projected Monthly Rent: \$995
Approx. Monthly PITI: \$618
Projected Property Mgmt.: \$80
Projected Gross Cash Flow: \$297