

4792 Huntsman Bend
Decatur, GA 30034



Bedrooms: 3
Bathrooms: 2
Sq. Footage: 1,476 S/F

TOTAL SALES PRICE: \$66,900
(Includes \$20,000 Rehab)

TURN KEY REAL ESTATE INVESTING ATLANTA, GA

Comparable Sales Within Proximity

4535 Wonder Valley Trail	3/2	\$106,100
2032 Stratford Mill Rd.	3/2.5	\$72,372
4320 Pleasant Forest Dr.	3/2	\$74,000
4328 Pleasant Forest Dr.	3/2	\$69,900

Information herein believed to be accurate but not warranted

Approx Down Payment: \$13,380
Approx. Financed Amount: \$53,520
Projected Monthly Rent: \$850
Approx. Monthly PITI: \$421
Projected Property Mgmt.: \$68
Projected Gross Cash Flow: \$361