

## (770) 924-5450 GAINVESTING.COM

## 2883 Jodeco Terrace Jonesboro, GA 30236



| Bedrooms:    | 4    | Year Built: 1987       |
|--------------|------|------------------------|
| Bathrooms:   | 3    | <b>Taxes</b> : \$2,810 |
| Sq. Footage: | 4,64 | 48                     |

## TOTAL SALES PRICE: \$145,900 (Includes \$35,000 Rehab)

## TURN KEY REAL ESTATE INVESTING

| Comparable Sales Within Proximity |       |           |  |  |
|-----------------------------------|-------|-----------|--|--|
| 2880 Jodeco Terrace               | 3/2   | \$160,000 |  |  |
| 2562 Spivery Road                 | 4/3.5 | \$158,000 |  |  |
| 2577 Emerald Road                 | 3/3.5 | \$170,000 |  |  |
| 7926 High Point                   | 4/2   | \$172,000 |  |  |
| Foreclosed in 2011 for \$225,000  |       |           |  |  |
|                                   |       |           |  |  |

Information herein believed to be accurate but not warranted

| Approx Down Payment:       | \$29,180  |
|----------------------------|-----------|
| Approx. Financed Amount:   | \$116,720 |
| Projected Monthly Rent:    | \$1,350   |
| Approx. Monthly PITI:      | \$911     |
| Projected Property Mgmt.:  | \$108     |
| Projected Gross Cash Flow: | \$331     |

Rents, financing figures and cash flow are estimates only. It is up to each buyer to do their own due diligence before purchasing any real estate.