

2540 Tolliver Dr.  
Ellenwood, GA 30294



**Bedrooms:** 4    **Year Built** 2001  
**Bathrooms:** 2.5    **Taxes** \$1,313  
**Sq. Footage:** 2,310

**TOTAL SALES PRICE: \$108,900**  
(Includes \$20,000 Rehab)

## TURN KEY REAL ESTATE INVESTING ATLANTA, GA

### Comparable Sales Within Proximity

2157 Allen Way	4/2.5	\$119,000
2738 River Road	4/3	\$124,900
3644 Talonega Trail	5/2	\$117,000
2636 Brittany Park	4/2	\$120,000
3662 Wellhaven Road	4/2	\$108,900

Information herein believed to be accurate but not warranted

**Approx Down Payment: \$21,780**  
**Approx. Financed Amount: \$87,120**  
**Projected Monthly Rent: \$1050**  
**Approx. Monthly PITI: \$627**  
**Projected Property Mgmt.: \$84**  
**Projected Gross Cash Flow: \$339**