

## (770) 924-5450 GAINVESTING.COM

## 306 Rocky Point Court Winder, GA 30680



Bedrooms:	3	Built	1999	
Bathrooms:	2.5	Taxes:	\$1,413	
Sq. Footage:	1,57	'1		

## TOTAL SALES PRICE: \$110,900 (Includes \$28,000 Rehab)

## TURN KEY REAL ESTATE INVESTING

Comparable Sales Within Proximity				
8 Sims Rd.	3/2	\$119,000		
754 Gifford Rd.	3/3	\$119,000		
247 Ryan Rd.	3/2	\$120,000		
627 Majesty	3/2	\$130,000		
62 Buena Vista	3/3	\$125,000		

Information herein believed to be accurate but not warranted

Approx Down Payment:	\$22,180
Approx. Financed Amount:	\$88,720
Projected Monthly Rent:	\$1,000
Approx. Monthly PITI:	\$610
Projected Property Mgmt.:	\$80
Projected Gross Cash Flow:	\$310

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.