

306 Rocky Point Court
Winder, GA 30680



Bedrooms: 3 **Built** 1999
Bathrooms: 2.5 **Taxes:** \$1,413
Sq. Footage: 1,571

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

TURN KEY REAL ESTATE INVESTING ATLANTA, GA

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