

3765 Teton Pass
Ellenwood, GA 30294



Bedrooms: 4 **Year Built:** 2006
Bathrooms: 3 **Taxes:** \$2,090
Sq. Footage: 2,754

TOTAL SALES PRICE: \$129,900
(Includes \$21,000 Rehab)

TURN KEY REAL ESTATE INVESTING ATLANTA, GA

Comparable Sales Within Proximity

3859 Twin Ridge	4/3	\$134,000
5439 Emily Circle	4/2.5	\$133,957
5289 Katherine Village	4/2	\$150,000
5163 Benjamin Trail	3/2.5	\$139,258

Information herein believed to be accurate but not warranted

Approx Down Payment: \$25,980
Approx. Financed Amount: \$103,920
Projected Monthly Rent: \$1,200
Approx. Monthly PITI: \$782
Projected Property Mgmt.: \$96
Homeowners Assoc. Fee: \$33
Projected Gross Cash Flow: \$289