

439 Crestview Drive
Dallas, Georgia 30157



Bedrooms: 4 **Year Built:** 2001
Bathrooms: 3 **Taxes:** \$1,906
Sq. Footage: 2,292

TOTAL SALES PRICE: \$153,900
(Includes \$26,500 Rehab)

TURN KEY REAL ESTATE INVESTING ATLANTA, GA

Comparable Sales Within Proximity

200 Millstone Glen	5/3	\$160,000
75 Crestview Drive	4/2	\$156,700
30 Brightwater	4/3	\$159,900
243 Northshore	4/3	\$165,000
636 Hunters Trace	4/3	\$165,000

Information herein believed to be accurate but not warranted

Approx Down Payment: \$30,780
Approx. Financed Amount: \$123,120
Projected Monthly Rent: \$1,350
Approx. Monthly PITI: \$908
Projected Property Mgmt.: \$108
Homeowners Assoc. Fee: \$35
Projected Gross Cash Flow: \$299