

(770) 924-5450 GAINVESTING.COM

195 N Fayette Dr. Fayetteville, GA 30214



| Bedrooms: | 4 | Year Bui | i lt 1980 |
|--------------|-----|----------|------------------|
| Bathrooms: | 2 | Taxes: | \$1,255 |
| Sq. Footage: | 1,9 | 02 | |

TOTAL SALES PRICE: \$107,900 (Includes \$27,000 Rehab)

TURN KEY REAL ESTATE INVESTING

| Comparable Sales Within Proximity | | | | | |
|-----------------------------------|-----|-----------|--|--|--|
| 330 Plantation | 3/2 | \$87,000 | | | |
| 155 Hunters Walk | 3/3 | \$128,000 | | | |
| 310 Carriage Chase | 3/2 | \$107,900 | | | |
| 325 Woodgate | 3/2 | \$128,000 | | | |
| 277 Milam Rd. | 3/2 | \$126,900 | | | |
| | | | | | |

Information herein believed to be accurate but not warranted

| Approx Down Payment: | \$21,580 |
|----------------------------|----------|
| Approx. Financed Amount: | \$86,320 |
| Projected Monthly Rent: | \$1000 |
| Approx. Monthly PITI: | \$618 |
| Projected Property Mgmt.: | \$80 |
| Projected Gross Cash Flow: | \$302 |

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.