

2540 Tolliver Dr.
Ellenwood, GA 30294



Bedrooms: 4 **Year Built** 2001
Bathrooms: 2.5 **Taxes** \$1,313
Sq. Footage: 2,310

TOTAL SALES PRICE: \$108,900
(Includes \$20,000 Rehab)

TURN KEY REAL ESTATE INVESTING ATLANTA, GA

Comparable Sales Within Proximity

2157 Allen Way	4/2.5	\$119,000
2738 River Road	4/3	\$124,900
3644 Talonega Trail	5/2	\$117,000
2636 Brittany Park	4/2	\$120,000
3662 Wellhaven Road	4/2	\$108,900

Information herein believed to be accurate but not warranted

Approx Down Payment: \$21,780
Approx. Financed Amount: \$87,120
Projected Monthly Rent: \$1050
Approx. Monthly PITI: \$627
Projected Property Mgmt.: \$84
Projected Gross Cash Flow: \$339