

(770) 924-5450 GAINVESTING.COM

3710 Sandy Shoals Lane Decatur, GA 30034



Bedrooms:	4
Bathrooms:	2
Sq. Footage:	2,140 S/F

TOTAL SALES PRICE: \$84,900 (Includes \$22,000 Rehab)

TURN KEY REAL ESTATE INVESTING

Comparable Sales Within Proximity				
3111 Kelly Chapel Rd.	3/2	\$85,900		
1651 Capistrana Place	3/3	\$87,900		
1152 Convway Rd.	3/2	\$85,000		
3924 Artist Way	4/3	\$115,000		
4001 Cheru Drive	4/3	\$94,900		
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Information herein believed to be accurate but not warranted

Approx Down Payment:	\$16,980
Approx. Financed Amount:	\$67,920
Projected Monthly Rent:	\$900
Approx. Monthly PITI:	\$553
Projected Property Mgmt.:	\$72
Projected Gross Cash Flow:	\$275

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.