

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 ATLANTA, GA

### Comparable Sales Within Proximity

3111 Kelly Chapel Rd.	3/2	\$85,900
1651 Capistrana Place	3/3	\$87,900
1152 Conway Rd.	3/2	\$85,000
3924 Artist Way	4/3	\$115,000
4001 Cheru Drive	4/3	\$94,900

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**