

4923 Terrace Green Way
Stone Mountain, GA 30088



Bedrooms: 3 **Year Built:** 1987
Bathrooms: 2 **Taxes:** \$654
Size: 2,280 ft²

TOTAL SALES PRICE: \$112,900
(Includes \$30,000 Rehab)

TURN KEY REAL ESTATE INVESTING ATLANTA, GA

Comparable Sales Within Proximity

1857 Fairpointe	3/2	\$112,900
1412 Hunters Trail	3/2	\$131,424
1927 Wedgewood	3/2	\$129,900

Information on this flyer is believed to be accurate but is not warranted

Local Market Trends Q1 to Q4 2012

**** 3 mile radius ****

Avg Price +40% **Avg Price/ft² +34%**

Inventory of Homes for Sale: Down 29%

Approx. Down Payment: \$22,580
Approx. Financed Amount: \$90,320
Projected Monthly Rent: \$1050
Approx. Monthly PITI: \$590
Projected Property Mgmt.: \$84
Projected Gross Cash Flow: \$376