

**8642 Goswell Drive
Jonesboro, GA 30238**



Bedrooms: 4 **Year Built:** 2006
Bathrooms: 2.5 **Taxes:** \$1,101
Size: 2,828

TOTAL SALES PRICE: \$109,900
(Includes \$18,000 Rehab)

TURN KEY REAL ESTATE INVESTING ATLANTA, GA

Comparable Sales Within Proximity

8526 Pineland Drive	4/3	\$116,900
8502 Pineland Drive	4/3	\$129,000
101 Woburn Street	4/2.5	\$121,000

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 +11% **Avg Price/ft² +16%**
Inventory of Homes for Sale: Down :36%

Approx. Down Payment: \$21,980
Approx. Financed Amount: \$87,920
Projected Monthly Rent: \$1,050
Approx. Monthly PITI: \$614
Projected Property Mgmt.: \$84
Projected Gross Cash Flow: \$352