

3572 Rosebud Park Drive  
Snellville, GA 30039



**Bedrooms:** 4  
**Bathrooms:** 2.5  
**Sq. Footage:** 2,186 S/F

**TOTAL SALES PRICE: \$119,900**  
(Includes \$19,000 Rehab)

## TURN KEY REAL ESTATE INVESTING ATLANTA, GA

### Comparable Sales Within Proximity

3927 Rosebud Park Dr	4/2.5	\$141,185
4875 Medlock Trail Court	4/2.5	\$143,935
4815 Medlock Trail Court	4/2.5	\$123,900
4855 Medlock Trail Court	4/2.5	\$143,585
3917 Rosebud Park Drive	4/2.5	\$132,985
4865 Medlock Trail Court	5/2.5	\$142,935

Information herein believed to be accurate but not warranted

**Approx Down Payment: \$23,980**  
**Approx. Financed Amount: \$95,920**  
**Projected Monthly Rent: \$1,250**  
**Approx. Monthly PITI: \$762**  
**Projected Property Mgmt.: \$100**  
**Projected Gross Cash Flow: \$388**