



1553 Birch Log Place  
Austell, GA 30168



**Bedrooms:** 3 **Year Built:** 1978

**Bathrooms:** 2 **Taxes:** \$640

**Sq. Footage:** 1,488 S/F

**TOTAL SALES PRICE: \$67,900**  
(Includes \$21,00 Rehab)

## TURN KEY REAL ESTATE INVESTING ATLANTA, GA

### Comparable Sales Within Proximity

1137 Poplar Log	3/2	\$99,000
4022 Audrey Court	3/3	\$98,000
7026 Shenandoah Trail	3/2	\$76,400
1878 S. Carisbrook	3/2	\$89,000
4872 Nature Trail	3/2	\$98,000

Information herein believed to be accurate but not warranted

**Approx Down Payment:** \$13,580  
**Approx. Financed Amount:** \$54,320  
**Projected Monthly Rent:** \$850  
**Approx. Monthly PITI:** \$395  
**Projected Property Mgmt.:** \$68  
**Projected Gross Cash Flow:** \$387