

**5736 Wesson Drive
Ellenwood, GA 30294**



Bedrooms: 3 **Year Built:** 1975
Bathrooms: 2.5 **Taxes:** \$699
Size: 1,513 ft²

TOTAL SALES PRICE: \$79,900
(Includes \$20,000 Rehab)

TURN KEY REAL ESTATE INVESTING ATLANTA, GA

Comparable Sales Within Proximity

5808 Springfield Place	3/2	\$87,750
6021 Sunflower Court	3/2	\$86,500
2151 Carriage Drive	3/2	\$82,500

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 +15% Avg Price/ft² +12%

Inventory of Homes for Sale: Down 30%

Approx. Down Payment: \$15,980
Approx. Financed Amount: \$63,920
Projected Monthly Rent: \$850
Approx. Monthly PITI: \$451
Projected Property Mgmt.: \$68
Projected Gross Cash Flow: \$331