

(770) 924-5450 GAINVESTING.COM

4546 Idlewood Circle Lithonia, GA 30038



Bedrooms:	3
Bathrooms:	2
Sq. Footage:	1,488

TOTAL SALES PRICE: \$87,900 (Includes \$22,000 Rehab)

S/F

TURN KEY REAL ESTATE INVESTING

Comparable Sales Within Proximity			
5348 Beechwood Forrest	3/2	\$93,000	
4705 Garden City Drive	3/3	\$96,000	
4389 Idlewood	3/2	\$89,900	
1277 Oak Knoll	3/2	\$80,000	
2208 Glen Briar Way	3/2	\$87,500	

Information herein believed to be accurate but not warranted

Approx Down Payment:	\$17,580
Approx. Financed Amount:	\$70,320
Projected Monthly Rent:	\$950
Approx. Monthly PITI:	\$536
Projected Property Mgmt.:	\$76
Projected Gross Cash Flow:	\$338

Rents, financing figures and cash flow are estimates only. It is up to each buyer to do their own due diligence before purchasing any real estate.