

4546 Idlewood Circle  
Lithonia, GA 30038



**Bedrooms:** 3  
**Bathrooms:** 2  
**Sq. Footage:** 1,488 S/F

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

## TURN KEY REAL ESTATE INVESTING ATLANTA, GA

### 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**