

**5285 Chantilly Terrace
Atlanta, GA 30349**



Bedrooms: 3 **Year Built:** 1963
Bathrooms: 2 **Taxes:** \$575
Size: 1,368

TOTAL SALES PRICE: \$69,900
(Includes \$10,000 Rehab)

TURN KEY REAL ESTATE INVESTING ATLANTA, GA

Comparable Sales Within Proximity

5284 Collingwood Terrace	3/2	\$70,233
5260 Collingwood Terrace	3/2	\$71,033
1320 Stoneham Court	3/2	\$78,392

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 +11% **Avg Price/ft² +16%**
Inventory of Homes for Sale: Down :36%

Approx. Down Payment: \$13,980
Approx. Financed Amount: \$55,920
Projected Monthly Rent: \$850
Approx. Monthly PITI: \$399
Projected Property Mgmt.: \$68
Projected Gross Cash Flow: \$383