

**3716 Cumbrian Lane  
Lithonia, GA 30038**



**Bedrooms:** 3      **Year Built:** 1999  
**Bathrooms:** 2.5      **Size:** 1,998

**TOTAL SALES PRICE: \$124,900  
(Includes \$23,500 Rehab)**

## TURN KEY REAL ESTATE INVESTING ATLANTA, GA

### Comparable Sales Within Proximity

|                         |       |           |
|-------------------------|-------|-----------|
| 4994 Burling Mill Drive | 4/2   | \$179,000 |
| 5028 Burling Mill Drive | 3/2.5 | \$124,900 |
| 3747 Wolverton Road     | 3/2.5 | \$125,000 |

**Information on this flyer is believed to be accurate but is not warranted**

|                                         |                  |
|-----------------------------------------|------------------|
| <b>Purchase Price</b>                   | <b>\$124,900</b> |
| <b>Projected Monthly Rent:</b>          | <b>\$1,150</b>   |
| <b>Approx. Monthly Taxes &amp; Ins.</b> | <b>\$142</b>     |
| <b>Projected Property Mgmt.:</b>        | <b>\$92</b>      |
| <b>Maintenance Reserve (5%):</b>        | <b>\$56</b>      |
| <b>Vacancy Reserve (8%):</b>            | <b>\$92</b>      |
| <b>Projected Net Cash Flow</b>          | <b>\$232</b>     |