

# 4BD / 2BA Cash Flowing Property

182 Stratford Drive  
Atlanta, GA

Available Immediately



Upstairs Bath



Dinning Room



View to Kitchen



Family Room



Bath in Basement



Finish BDRM in BSMT

**CASH FLOW**

Monthly Rent: \$850  
 PITI: \$395  
 Monthly Cash Flow: \$455  
 Annual Cash Flow: \$5,460

**60% ROI**  
 Based on 20% down  
 with an interest rate of 6%

This is a buy and hold cash flowing rental opportunity

Cash Buyers close Within 3 Weeks

Price: \$40,000

Repairs: \$5000

ARV: \$45,000

Rent: \$850

### Main Level

- \*3 Bedrooms
- \*1 Bath
- \*Hardwoods
- \*Tiled Bath
- \*New Paint
- \*Kitchen mostly Renovated

Needs:  
 Countertops  
 Linoleum  
 Kitchen sink installed

### Lower Level

- \*1 Bedroom (needs closet)
- \*1 Tiled Bath
- \*Tiled Throughout
- \*Living Area
- \*Kitchen w/space for Oven & Refrigerator

1 Car Garage  
 New Lighting Fixtures

AREA RENTAL RATES  
 \$875 to \$1095 for Single Family Housing

We can find you a renter and offer  
 Property Management through  
 Georgia Realty Group & RE/MAX

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