

**Price Reduced Land 3.6 ac./ 3,396 sgft.house
\$880,000**

3270 Gravel Springs Road, Buford, GA 30518

Buford, Georgia 30519



Excellent opportunity for office, medical, and daycare facility zoned C2 depending on the regulation you can build one or two houses. This property has full service kitchen 3 restrooms 4 bed rooms ,2,355+/- SF unfinished basement, built in 1995 ,Extra acreage for commercial development 5 minutes from the Mall of Georgia.

Exclusively Presented By:

Curtis Fletcher

CHRISTIAN REAL ESTATE INVESTORS GROUP, LLC

VIEW VIDEO BELOW

Snellville Georgia

404.437.1130

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<https://youtu.be/Y1-o0z1p5os>

CASH FLOW TO LENDER (HOLD)

3270 Gravel Springs Road, Buford, GA 30518				Curtis Fletcher					
Bufort, Georgia 30519				CHRISTIAN REAL ESTATE INVESTORS GROUP, LLC					
				404.437.1130					
Points Offered to Lender:	3.00%			Total Interest Income:			-		
Interest Rate Offered to Lender:	10.00%			Points, Fees:			-		
				Total:			-		
Total Amount Funded By Lender:	0			<div>Cash-on-Cash Return (annual):</div> <div>IRR (annualized):</div>					
Total Loan Amount (inc deferred):	0								
Month	0	1	2	3	4	5	6	7	8
Purchase	0								
Purchase Closing Costs Funded									
Holding Costs Funded									
Origination/Discount Points									
Rehab Draws									
Interest on Loan (Paid)									
Interest on Loan (Deferred)									
Interest on Draws (Paid)									
Interest on Draws (Deferred)									
Total Loan Balance									
Payback of the Loan				0					
Cashflows Out									
Cashflows In									
Net									

COMPARABLE SALES REPORT

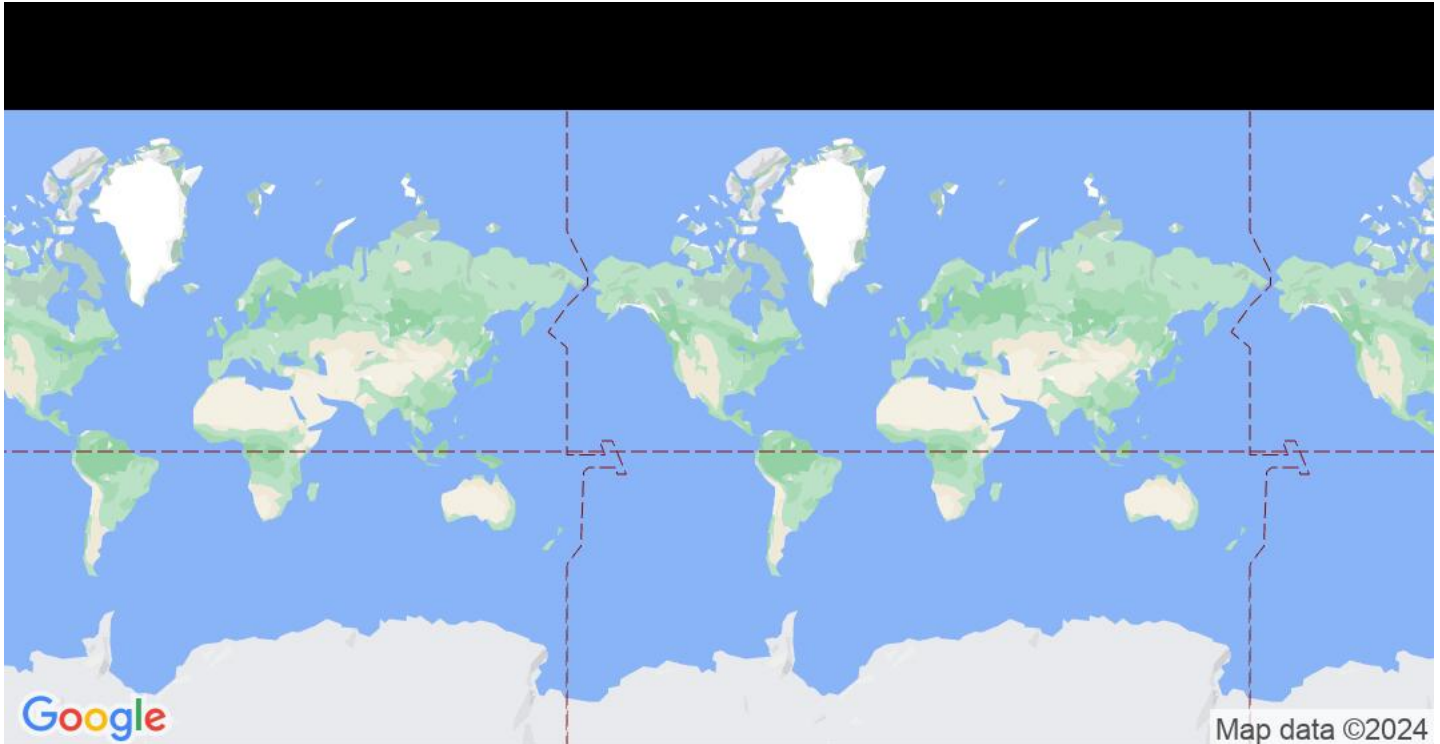
Property Address: **3270 Gravel Springs Road, Buford, GA**
 Property City, State, ZIP: **Buford, Georgia 30519**
 Bedrooms: **4** Baths: **3.5** Sq.Feet: **3396** Built: **1995**

Notes: This house need cosmetics repairs mostly Interior painting
 & some carpet. processing papers for rent to own
 customer.

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<u>Property Address:</u>	<u>Beds</u>	<u>Baths</u>	<u>Sq. Ft.</u>	<u>Date Sold</u>	<u>Year Built</u>	<u>Sales Price</u>	<u>\$/Sq. Ft.</u>	<u>Dist</u>	<u>Notes</u>
1. 2095 Celeste Trl, Buford	3	3	2,618	7/26/18		293,900	112		
2. 3059 Ivy Crossing Dr. Buford	4	3		7/31/18		371,928			
3. 3295 Glodmist Dr. Buford	4	3	2,325	7/31/18		312,000	134		
4. 3343 Ivy Farm Ct. Buford	4	3		7/30/18		326,815			
5. 5 3671 Devenwood Way Buford	4	4	3,535	7/27/18		340,000	96		
6. 3686 Woodoats Cir, Buford	4	3	2,771	7/19/18		328,085	118		

Average

null

Gravel Springs Road

Lump Sum Budget:

5000.00