



## 3830 Kensingwood Trace, Decatur, Ga, 30032

**ASKING PRICE: \$55k**  
**ESTIMATED REPAIRS: \$1k**  
**ARV : \$75k**

<b>BEDROOMS: 2</b>
<b>BATHROOMS: 1.5</b>
<b>SF. – 1200</b>

### COMPARABLE SALES

ADDRESS	B/B	SF	SALE DATE	SOLD FOR
3848 Kensingwood Trce	3/2	1496	06/09/2006	\$77,500
3814 Kensingwood Trce	3/2	1496	10/25/2005	\$75,300
3800 Kensingwood Trce	3/2	1496	11/07/2005	\$68,000

**Comments: Needs nothing, ready to sell or rent.**

**Please call 770 458-7100**

<b>Ga REIA: 29930</b>
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