

Turnkey Cash-Flowing Rental in Decatur, GA – \$1,500+/mo with Upside

 2565 Terrace Trl, Decatur, GA 30035

Asking Price: \$210,000

Assignment Contract – Close by July 30, 2025

Investment Highlights:

- **Bedrooms/Bathrooms: 3 Beds | 2.5 Baths**
- **Living Space: 1,865 SqFt**
- **Lot Size: 0.4 Acres – Private & Spacious**
- **Tenant in Place: \$1,500/month through Nov 30, 2025**
- **Projected Rent Range: \$1,500–\$2,200/month**
- **Cap Rate: ~6.2% (at asking price)**
- **ARV (After Updates): Estimated \$260,000+**
- **Condition: Good – Light cosmetic updates only**



Property Features:

- **Vaulted Ceilings – Airy, sun-filled layout**
 - **Fireplace – Cozy central feature in living room**
 - **24x24 Porcelain Tile Flooring – Durable & modern**
 - **Updated Kitchen – Shaker cabinets, laminate countertops, stainless appliances**
 - **Fresh Interior Paint – Move-in ready**
 - **Private Balcony – Peaceful view of mature trees**
 - **Energy-Efficient HVAC – Electric system with LED lighting throughout**
 - **Designated Parking**
 - **HOA-Maintained Community**
 - **Pet-Friendly (buyer to verify)**
-








Direct Comparable Sales & Listings:

- 2481 Terrace Trl – SOLD \$315,000 (Fully renovated retail)
 - 2517 Terrace Trl – SOLD \$195,000 (Rental-grade)
 - 2445 Terrace Trl – SOLD \$185,000 (Investor flip)
 - Nearby actives in the \$249K–\$337K range
-



Why This Deal Works:

-  Immediate Cash Flow with reliable tenant
-  Minimal Rehab = Low entry cost
-  Rent Growth Potential to \$2,200/month
-  Strong local demand for rentals
-  Located in an appreciating submarket of Decatur, GA

💬 "Minimal rehab, strong cash flow, and a growing rental market – this one's a SIMPLE AND BIG UPSIDE FOR THE NEAR FUTURE !"

🔥 Lock it in before someone else does!