

6876 SPREADLONG OAKS DRIVE  
STONE MOUNTAIN, GA 30087



BEDROOMS: 3  
BATHROOMS: 2  
SQ. FOOTAGE: 1,810 S/F

**TOTAL SALES PRICE: \$99,900**  
(INCLUDES \$16,000 REHAB)

TURN KEY REAL ESTATE INVESTING  
**ATLANTA, GA**

Comparable Sales Within Proximity	BD/BA	Last Sold	Sales Price
543 Mountain Oak Pkwy	4/2.5	1/18/2012	110,000
482 Mountain Oaks Pkwy	6/3.5	11/22/2011	115,566
6801 Rustic Oak Ct	5/3.5	8/31/2011	114,000
6739 Popular Grove Way	5/3	6/28/2011	120,000
686 Oakview Trail	5/3	4/22/2011	119,000

Information herein believed to be accurate but not warranted

Approx. Down Payment: \$19,980  
 Approx. Financed Amount: \$79,920  
 Projected Monthly Rent: \$ 1,100  
 Approx. Monthly Pymt: \$ 596  
 Projected Property Mgmt: \$ 96  
 HOA (yearly) \$ 450  
 Projected Cashflow: \$ **370**