

6288 MARBUT FARMS ROAD  
LITHONIA, GA 30058



BEDROOMS: 3  
BATHROOMS: 2.5  
SQ. FOOTAGE: 1,496 S/F

**60%**  
LTV

PRICE: \$53,000  
REPAIRS: \$14,000  
ARV: \$110,000

TURN KEY REAL ESTATE INVESTING  
ATLANTA, GA

Comparable Sales Within Proximity	BD/BA	Sq.Ft.	Last Sold	Sales Price
6351 Stablewood Way	3/3	1712	10/20/2008	130,900
6164 Raintree Bnd	4/2	1744	3/23/2009	125,000
6156 Marbut Road	3/3	1800	10/20/2008	99,600
6311 Phillips Creek Dr	3/3	1684	2/23/2009	94,500

Information herein believed to be accurate but not warranted

100% Financing Available  
Only \$2500 Earnest Money!  
Only 2 pts/10% Interest on Hard Money!  
Refinance in 30-60 Days!