

SNELLVILLE, GA 30078



BEDROOMS: 3  
BATHROOMS: 2  
SQ. FOOTAGE: 2,375 S/F

**74%**  
LTV

PRICE: \$77,500  
REPAIRS: \$15,000  
ARV: \$125,000

TURN KEY REAL ESTATE INVESTING  
ATLANTA, GA

Comparable Sales Within Proximity	BD/BA	Sq.Ft.	Last Sold	Sales Price
3051 Hampton Ridge Way	3/2	2336	1/7/2010	126,500
3036 Elizabeth Ln	4/3	2538	11/2/2009	132,000
2651 Freemont St	4/3	2106	12/2/2009	196,900
2748 Odum St	3/2	2050	9/10/2009	179,800
2834 Eldorado Pl	4/3	2531	10/5/2009	169,900

Information herein believed to be accurate but not warranted

Approx. Down Payment: \$18,500  
Approx. Financed Amount: \$74,000  
Approx. Monthly Pymt: \$ 682  
Projected Monthly Rent: \$ 995  
Projected Property Mgmt: \$ 80  
Projected Cashflow: \$ **233**



**POTENTIAL 15% YEARLY CASH ON CASH RETURN!**  
**PROJECTED \$32,500 PROFIT ON SALE OF HOME!**