

LAWRENCEVILLE, GA 30044



BEDROOMS: 4
BATHROOMS: 3
SQ. FOOTAGE: 3,222 S/F

69%
LTV

PRICE: \$85,900
REPAIRS: \$18,000
ARV: \$150,000

TURN KEY REAL ESTATE INVESTING ATLANTA, GA

Comparable Sales Within Proximity	BD/BA	Sq.Ft.	Last Sold	Sales Price
4090 Landress Park Dr NW	3/3	1944	12/4/2009	155,000
165 Beaverwood Ln	4/3	2130	10/22/2009	167,000
3701 Jackson Bluff Dr	3/2	2046	8/31/2009	164,000
47 Lester Rd SW	3/3	2094	7/31/2009	154,200
3695 Manchester Dr	3/3	1816	8/7/2009	145,000

Information herein believed to be accurate but not warranted

Approx. Down Payment: \$21,000
Approx. Financed Amount: \$82,900
Approx. Monthly Pymt: \$ 675
Projected Monthly Rent: \$ 1200
Projected Property Mgmt: \$ 96
Projected Cashflow: \$ **429**



POTENTIAL 24% YEARLY CASH ON CASH RETURN!
POTENTIAL \$46,000 PROFIT ON SALE OF HOME!