

MARIETTA, GA 30008



BEDROOMS: 3  
BATHROOMS: 2  
SQ. FOOTAGE: 1,316 S/F

**73%**  
LTV

PRICE: \$69,000  
REPAIRS: \$15,000  
ARV: \$115,000

TURN KEY REAL ESTATE INVESTING  
ATLANTA, GA

Comparable Sales Within Proximity	BD/BA	Sq.Ft.	Last Sold	Sales Price
1206 Cumberland Creek Pl	4/3	1406	11/24/2009	145,600
1278 Woodleigh Rd SW	3/2	1258	9/4/2009	120,000
1058 Hicksmil Dr SW	3/2	1347	9/22/2009	118,000
1259 Fairridge Cir	3/2	1304	Active	124,900
2302 Loren Springs Ct	3/2	1418	Active	154,900

Information herein believed to be accurate but not warranted

Approx. Down Payment: \$16,800  
Approx. Financed Amount: \$67,200  
Approx. Monthly Pymt: \$ 545  
Projected Monthly Rent: \$ 995  
Projected Property Mgmt: \$ 80  
Projected Cashflow: \$ **370**



**POTENTIAL 26% YEARLY CASH ON CASH RETURN!**  
**POTENTIAL \$31,000 PROFIT ON SALE OF HOME!**