

STONE MOUNTAIN, GA 30087



BEDROOMS: 3  
BATHROOMS: 2  
SQ. FOOTAGE: 1,730 S/F

**75%**  
LTV

PRICE: \$69,000  
REPAIRS: \$10,000  
ARV: \$105,000

TURN KEY REAL ESTATE INVESTING  
ATLANTA, GA

Comparable Sales Within Proximity	BD/BA	Sq.Ft.	Last Sold	Sales Price
551 Cathwood Lane	3/2	1425	12/4/2009	115,000
376 Pineburr Ln	4/3	1989	11/10/2009	103,000
516 Woodstone Rd	3/2	1640	10/12/2009	92,000
594 Stonehedge Dr	3/2	1476	Active	120,900
591 Stonehedge Dr	3/2	1400	Active	114,900

Information herein believed to be accurate but not warranted

Approx. Down Payment: \$15,800  
Approx. Financed Amount: \$63,200  
Approx. Monthly Pymt: \$ 601  
Projected Monthly Rent: \$ 895  
Projected Property Mgmt: \$ 72  
Projected Cashflow: \$ **222**



**POTENTIAL 16% YEARLY CASH ON CASH RETURN!**  
**POTENTIAL \$26,000 PROFIT ON SALE OF HOME!**