

DECATUR, GA 30034



BEDROOMS: 3
BATHROOMS: 2
SQ. FOOTAGE: 1,448 S/F

04/21/2010

69%
LTV

PRICE: \$59,900
REPAIRS: \$10,000
ARV: \$100,000

TURN KEY REAL ESTATE INVESTING ATLANTA, GA

Comparable Sales Within Proximity	BD/BA	Sq.Ft.	Last Sold	Sales Price
4053 Riverside Pkwy	4/3	1304	9/28/2009	105,000
3916 Waldrop Hills Dr	3/3	1480	9/21/2009	104,900
4035 Riverside Pkwy	4/3	1304	9/10/2009	105,000
3375 River Run Trl	3/2	1454	Active	133,000
3260 River Mist Cove	3/2	1411	Active	99,900

Information herein believed to be accurate but not warranted

Approx. Down Payment: \$13,980
Approx. Financed Amount: \$55,920
Approx. Monthly Pymt: \$ 529
Projected Monthly Rent: \$ 850
Projected Property Mgmt: \$ 68
Projected Cashflow: \$ **253**



POTENTIAL 21% YEARLY CASH ON CASH RETURN!
POTENTIAL \$30,100 PROFIT ON SALE OF HOME!