

STONE MOUNTAIN, GA 30087



BEDROOMS: 3
BATHROOMS: 2
SQ. FOOTAGE: 1,656 S/F

67%
LTV

PRICE: \$63,000
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
639 Cedrick Ln	4/2	1521	2/12/2010	132,000
5626 Pennybrook Ct	3/3	1608	10/14/2009	131,000
477 Mountain Park Trl	3/2	1564	12/24/2009	92,000
608 Navarre Dr	3/2	1737	Active	159,000

Information herein believed to be accurate but not warranted

Approx. Down Payment: \$15,600
Approx. Financed Amount: \$62,400
Approx. Monthly Pymt: \$ 564
Projected Monthly Rent: \$ 895
Projected Property Mgmt: \$ 72
Projected Cashflow: \$ **259**



POTENTIAL 20% YEARLY CASH ON CASH RETURN!
POTENTIAL \$37,000 PROFIT ON SALE OF HOME!