

AUSTELL, GA 30168



BEDROOMS: 3
BATHROOMS: 2
SQ. FOOTAGE: 1,680 S/F

71%
LTV

PRICE: \$66,900
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
6788 Ivy Log Dr	3/2	1704	3/17/2010	134,900
6797 Ivy Log Dr	3/3	1717	10/8/2009	145,000
1095 Blair Bridge Rd	3/2	1749	3/3/2010	105,000
6977 Ling Lane	3/2	1256	Active	113,500

Information herein believed to be accurate but not warranted

Approx. Down Payment: \$16,380
Approx. Financed Amount: \$65,520
Approx. Monthly Pymt: \$ 592
Projected Monthly Rent: \$ 995
Projected Property Mgmt: \$ 80
Projected Cashflow: \$ **323**



POTENTIAL 23% YEARLY CASH ON CASH RETURN!
POTENTIAL \$33,100 PROFIT ON SALE OF HOME!