

DECATUR, GA 30034



04/21/2010

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

73%  
LTV

PRICE: \$59,900  
REPAIRS: \$14,000  
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: \$14,780  
Approx. Financed Amount: \$59,120  
Approx. Monthly Pymt: \$ 549  
Projected Monthly Rent: \$ 850  
Projected Property Mgmt: \$ 68  
Projected Cashflow: \$ **233**



**POTENTIAL 19% YEARLY CASH ON CASH RETURN!**

**POTENTIAL \$26,100 PROFIT ON SALE OF HOME!**