

SNELLVILLE, GA 30039

ON 2 ACRES!



TOTAL ASSESSMENT = \$174,500

BEDROOMS: 3  
BATHROOMS: 2  
SQ. FOOTAGE: 1,508 S/F

PRICE: \$62,000  
REPAIRS: \$15,000

TOTAL SALES PRICE: \$77,000  
ARV: \$120,000

64%  
LTV

## TURN KEY REAL ESTATE INVESTING ATLANTA, GA

Comparable Sales Within Proximity	BD/BA	Sq.Ft.	Last Sold	Sales Price
4488 Cary Dr	3/2	1352	12/21/2009	119,500
4451 Raptor Pl	4/3	1545	3/11/2010	121,900
4097 Caspian Trce	3/2	1532	11/20/2009	118,000
4341 Marci St	3/2	1141	2/11/2010	115,000
3975 Yosemite Park Ln	3/2	1892	7/7/2010	114,000

Information herein believed to be accurate but not warranted

Approx. Down Payment: \$15,400  
Approx. Financed Amount: \$61,600  
Approx. Monthly Pymt: \$ 595  
Projected Monthly Rent: \$ 895  
Projected Property Mgmt: \$ 72  
Projected Cashflow: \$ **228**



**POTENTIAL 17% YEARLY CASH ON CASH RETURN!**

**POTENTIAL \$43,000 PROFIT ON SALE OF HOME!**