

1716 TREE LINE ROAD  
LITHONIA, GA 30058



**LEASED FOR \$850/MO!**

BEDROOMS: 3  
BATHROOMS: 2  
SQ. FOOTAGE: 1,828 S/F

**68%**  
LTV

PRICE: \$54,000  
REPAIRS: \$17,500

TOTAL SALES PRICE: \$71,500  
ARV: \$104,000

TURN KEY REAL ESTATE INVESTING  
ATLANTA, GA

Comparable Sales Within Proximity	BD/BA	Sq.Ft.	Last Sold	Sales Price
5722 Saint Thomas Dr	4/3	1852	4/16/2010	114,900
1991 Wellborn Rd	3/3	2096	9/22/2009	139,900
5949 Bretton Woods Dr	3/3	1810	11/30/2009	113,000
5781 Marbut Rd	4/3	1832	10/7/2009	113,500
5851 Giles Rd	3/3	1592	12/30/2009	104,000

Information herein believed to be accurate but not warranted

Approx. Down Payment: \$14,300  
Approx. Financed Amount: \$57,200  
Approx. Monthly Pymt: \$ 549  
Projected Monthly Rent: \$ 850  
Projected Property Mgmt: \$ 68  
Projected Cashflow: \$ **233**



**POTENTIAL 19% YEARLY CASH ON CASH RETURN!**  
**POTENTIAL \$32,500 PROFIT ON SALE OF HOME!**