

**6179 DANA COURT  
LITHONIA, GA 30058**



**BEDROOMS:** 4  
**BATHROOMS:** 2.5  
**SQ. FOOTAGE:** 1,544 S/F



**PRICE:** \$49,000  
**REPAIRS:** \$11,000  
**ARV:** \$100,000

**TURN KEY REAL ESTATE INVESTING  
ATLANTA, GA**

<b>Comparable Sales Within Proximity</b>	<b>BD/BA</b>	<b>Sq.Ft.</b>	<b>Last Sold</b>	<b>Sales Price</b>
6162 Kenton Oaks Ct	3/3	1443	6/9/2008	88,000
5936 Sara Ashley Ct	3/2	1397	8/19/2008	104,000
2911 Rambling Way	3/3	1684	8/26/2008	135,600
<b>information Herein believed to be accurate but not warranted</b>				

**100% Financing Available**

**Only \$2500 Earnest Money!**

**Only 2 pts/10% Interest on Hard Money!**

**Refinance in 30-60 Days!**