

**6265 LEVERETT DRIVE
LITHONIA, GA 30038**



SOLD FOR \$140K IN 2006!

BEDROOMS: 3
BATHROOMS: 2
SQ. FOOTAGE: 1,378 S/F

59%
LTV

PRICE: \$54,900
REPAIRS: \$15,000
ARV: \$117,000

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

Comparable Sales Within Proximity	BD/BA	Sq.Ft.	Last Sold	Sales Price
4917 River Overlook Way	3/2	1464	3/20/2008	105,000
6338 Klondike River Rd	3/2	1504	6/16/2008	134,000
4758 Klondike Drive	3/3	1543	6/24/2008	134,000
4615 Latchwood Drive	3/3	1548	4/2/2008	100,000
6266 Varnay Court	3/2	1400	8/18/2008	96,500

information Herein believed to be accurate but not warranted

100% Financing Available

Only \$2500 Earnest Money!

Only 2 pts/10% Interest on Hard Money!

Refinance in 30-60 Days!