

**1964 CORNERS CIRCLE
LITHONIA, GA 30058**



SOLD FOR \$135k IN 2005!

BEDROOMS: 4
BATHROOMS: 2.5
SQ. FOOTAGE: 2,224 S/F

61%
LTV

PRICE: \$59,900
REPAIRS: \$20,000
ARV: \$130,000

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

Comparable Sales Within Proximity	BD/BA	Sq.Ft.	Last Sold	Sales Price
6155 Kenton Oaks Ct	4/3	2207	11/5/2008	124,000
6351 Stablewood Way	3/3	1712	10/20/2008	130,900
2130 Lown Farm Lane	3/3	1825	10/14/2008	140,000
6149 Great Oaks Drive	3/2	2129	7/15/2008	139,900
6250 Phillips Lake Ct	4/3	2134	6/17/2008	135,000

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!