

**767 STONEBRIDGE CRESCENT
LITHONIA, GA 30058**



Sold For \$140K in 2005!

59%
LTV

BEDROOMS: 3
BATHROOMS: 2
SQ. FOOTAGE: 1,633 S/F

PRICE: \$65,000
REPAIRS: \$12,500
ARV: \$130,000

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

Comparable Sales Within Proximity	BD/BA	Sq.Ft.	Last Sold	Sales Price
877 Plumridge Ct	3/3	1536	10/14/2008	135,000
695 Shore Lane	3/2	1486	9/5/2008	122,000
812 Bristol Way	3/2	1585	3/17/2008	138,800
718 Fair Harbor Dr	3/2	1422	6/6/2008	135,000
7266 Monterey Ave	3/2	1681	9/8/2008	127,100

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!