

**6283 MARBUT FARMS ROAD  
LITHONIA, GA 30058**



**BEDROOMS: 3**  
**BATHROOMS: 2.5**  
**SQ. FOOTAGE: 1,472 S/F**

**59%**  
LTV

**PRICE: \$50,000**  
**REPAIRS: \$15,000**  
**ARV: \$110,000**

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

Comparable Sales Within Proximity	BD/BA	Sq.Ft.	Last Sold	Sales Price
6238 Marbut Farms Trl	3/2	1200	8/28/2008	110,000
6351 Stablewood Way	3/3	1712	10/15/2008	130,900
6164 Raintree Bnd	4/2	1744	12/23/2008	125,000
6300 Laurel Post Dr	3/3	1472	12/30/2008	129,900

**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!**