

**4828 OAK PATH  
STONE MOUNTAIN, GA 30088**



**BEDROOMS:** 3  
**BATHROOMS:** 2.5  
**SQ. FOOTAGE:** 1,632 S/F

**58%**  
LTV

**PRICE:** \$53,000  
**REPAIRS:** \$17,500  
**ARV:** \$120,000

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

Comparable Sales Within Proximity	BD/BA	Sq.Ft.	Last Sold	Sales Price
4650 Bexley Drive	3/2	1520	8/15/2008	132,000
1507 Birch Ridge Way	3/2	1681	11/26/2008	123,900
4463 Malibu Drive	3/2	1579	6/6/2008	140,000
4733 Fieldgreen Drive	3/2	1764	5/2/2008	113,500

**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!**