

664 TROTTER TRAIL  
LAWRENCEVILLE, GA 30045



BEDROOMS: 3  
BATHROOMS: 2  
SQ. FOOTAGE: 1,726 S/F

**69%**  
LTV

PRICE: \$74,900  
REPAIRS: \$15,000  
ARV: \$130,000

TURN KEY REAL ESTATE INVESTING  
ATLANTA, GA

Comparable Sales Within Proximity	BD/BA	Sq.Ft.	Last Sold	Sales Price
160 Forest Valley Rd	3/2	1488	5/29/2009	117,500
386 Windsor Dr	3/3	1920	7/1/2009	139,900
805 Scenic Creek Dr	3/1	2269	8/10/2009	140,000
923 Huntsman Trace	4/3	2163	7/23/2009	175,000
620 Clairidge Ln	4/3	1612	4/7/2009	122,000

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!