

**3786 BENJAMIN COURT  
ATLANTA, GA 30331**



**BEDROOMS: 3**  
**BATHROOMS: 2**  
**SQ. FOOTAGE: 1,168 S/F**

**66%**  
**LTV**

**PRICE: \$60,900**  
**REPAIRS: \$12,000**  
**ARV: \$110,000**

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

Comparable Sales Within Proximity	BD/BA	Sq.Ft.	Last Sold	Sales Price
914 Plainville Dr SW	4/2	1296	3/25/2009	123,000
732 Plainville Dr	3/1	1147	5/18/2009	115,000
880 Plainville Dr SW	4/2	1341	3/25/2009	123,000
685 Plainville Dr SW	3/1	1147	3/19/2009	126,000
787 Plainville Dr SW	4/2	1330	2/9/2009	123,300

**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!**