

**5637 LA FLEUR TRAIL
LITHONIA, GA 30038**



BEDROOMS: 3
BATHROOMS: 2
SQ. FOOTAGE: 1,264 S/F

62%
LTV

PRICE: \$57,900
REPAIRS: \$12,500
ARV: \$112,000

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

Comparable Sales Within Proximity	BD/BA	Sq.Ft.	Last Sold	Sales Price
5283 Winslow Xing N	3/2	1334	7/23/2008	121,000
5271 Tasman Trail	3/2	1188	10/9/2008	111,000
5302 Timor Trail	3/2	1430	7/7/2008	125,000
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!