

**5628 LA FLEUR TRAIL
LITHONIA, GA 30038**



BEDROOMS: 3
BATHROOMS: 2
SQ. FOOTAGE: 1,512 S/F

55%
LTV

PRICE: \$49,000
REPAIRS: \$15,000
ARV: \$115,000

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

Comparable Sales Within Proximity	BD/BA	Sq.Ft.	Last Sold	Sales Price
5640 La Fleur Trl	4/2	1534	6/27/2008	114,900
5302 Timor Trl	3/2	1430	7/7/2008	125,000
5283 Winslow Xing	3/2	1334	7/23/2008	121,000
2406 Piering Dr	3/3	1520	10/15/2008	129,900
5427 Leaman Ct	3/2	1671	8/14/2008	131,000

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!