

**2215 MARBUT FARMS GLEN
LITHONIA, GA 30058**



BEDROOMS: 3
BATHROOMS: 2
SQ. FOOTAGE: 1,444 S/F

61%
LTV

PRICE: \$52,900
REPAIRS: \$15,000
ARV: \$110,000

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

Comparable Sales Within Proximity	BD/BA	Sq.Ft.	Last Sold	Sales Price
2471 Rambling Way	3/3	1560	6/20/2008	139,000
6322 Wellington Walk Way	3/3	1517	6/16/2008	124,100
2060 Charles Cudd Court	3/3	1468	6/24/2008	107,700
6448 Wellington Chase Court	2/2	1547	4/2/2008	110,500

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!