

5432 WINDFERN COURT  
LITHONIA, GA 30058



BEDROOMS: 3  
BATHROOMS: 2.5  
SQ. FOOTAGE: 1,960 S/F

61%  
LTV

PRICE: \$61,900  
REPAIRS: \$15,000  
ARV: \$125,000

TURN KEY REAL ESTATE INVESTING  
ATLANTA, GA

Comparable Sales Within Proximity	BD/BA	Sq.Ft.	Last Sold	Sales Price
5345 Rockmoor Ln	3/3	2108	7/18/2008	120,000
1460 Biffle Road	3/3	1584	10/8/2008	125,000
1284 Murifield Drive	4/3	1743	3/6/2008	127,900
5630 Redan Circle	4/3	2034	1/9/2008	137,000

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!