



Duplex!
 This duplex needs very minor cosmetics only!

1010 Michigan Ave NW, Atlanta, 30314

ASKING PRICE: \$ 119,000
ESTIMATED REPAIRS: <\$5k
ARV : Sold for \$215k in 2004

BEDROOMS: 3
BATHROOMS: 2
SF. – 1456

COMPARABLE SALES

| ADDRESS | B/B | SF | SALE DATE | SOLD FOR |
|--------------------------|-----|------|------------|-----------|
| 1015 Michigan Ave NW | 3/1 | 1257 | 04/27/2006 | \$185,000 |
| 960 Mayson Turner Rd, NW | 3/1 | 1274 | 04/24/2006 | \$200,000 |
| 888 Thurmond St, NW | 3/1 | 1452 | 05/10/2006 | \$185,000 |

Information:

This Duplex sold for \$215,000 in 2004! Needs very little repair, move-in condition! Has nice deck built on back. This one will not last at this price! Quick purchase, Quick Turn!

Please call 770 458-7100