

2009 REO ACQUISITION

For the privacy of investors and protection of trade secrets, street #s and other specific property identifiers have been removed from this example.

Address	City	2009 Appraised Value	Last Sale/Date	Beds/Bath	Rating	Pics	Notes
ELIZABETH AVE SW	Atlanta	GA \$ 146,000.00	\$180,000/2005	2bd/1ba.	4.5	y	Ready to rent, maybe paint kitchen
LOCKWOOD DRIVE SOUTHWEST	Atlanta	GA \$ 136,000.00		2bd/1ba.	4	y	Needs carpet/paint
LORENZO DRIVE SW	Atlanta	GA \$ 144,000.00	\$176,000/2005	?2bd/1/ba	3	y	
BROWNING STREET SW	Atlanta	GA \$ 145,000.00		3bd/1ba	4.5		Rent ready
LOIS PLACE NORTHWEST MAIN NW	Atlanta	GA \$ 244,000.00	\$331,000/2006	8bd/6full ba	4.5	y	Nice Duplex Nice Duplex, with Stainless steel appliances
	Atlanta	GA \$ 270,000.00		8bd/4fullba	5+	y	Avg. needs carpet/paint
UPSHAW DR	Atlanta	GA \$ 110,000.00		2bd/1ba.	3	y	
MEMORIAL DR # B3	Atlanta	GA \$ 15,000.00	\$41,000/2004	2bd/1ba.			Avg. Needs carpet/paint
FAIRBURN ROAD	Atlanta	GA \$ 130,000.00	\$135,000/2007	3bd/1ba	3		Needs capet/paint/leaky roof in bedroom
SAINT JOHNS AVENUE SW	Atlanta	GA \$ 115,500.00	\$131,500/2006	3bd/2ba	2		Needs capet/paint/a few broken kitch cabinets
VENUS DRIVE	Atlanta	GA \$ 133,000.00		3bd/1ba	4		
CAIRO	Atlanta	GA \$ 146,500.00		3bd/1, 3/4ba	5	y	Rent ready
EVANGELINE DRIVE	Atlanta	GA \$ 66,000.00		3bd/1ba	5		Rent ready
FOREST DOWNS LANE	Atlanta	GA \$ 100,000.00	\$153,000/2006	4bd/2ba	5		
WEST AUSTIN ROAD	Atlanta	GA \$ 133,000.00	\$144,000/2000	4bd/2ba	5		Rent ready

CROOKED CREEK ROAD	Atlanta	GA	\$ 50,000.00						Vacant Lot Needs the Counter top put on, nice hardwoods..
BARTLETT RD	Atlanta	GA	\$ 145,000.00	\$163,000/2005	5bd/2full	5	y		nice, near lake
BENIFIELD DRIVE	Atlanta	GA	\$ 150,000.00		3bd/2ba	5			Needs paint/fixtures
TRINITY PLACE	Atlanta	GA	\$ 28,000.00	\$61,000/2004	3bd/1ba	3	y		Rent ready
CEDAR RIDGE TRAIL	Atlanta	GA	\$ 133,000.00	\$157,000/2005	3bd/2.5ba	5	y		Rent ready
#1 KEITH DRIVE	Atlanta	GA	\$ 70,000.00	\$89,000/2006	3bd/1.5ba	5	y		Rent ready
#5 KEITH DRIVE	Atlanta	GA	\$ 70,000.00	\$82,500/1999	3bd/1.5ba	5	y		Rent ready
CAROLINA AVENUE	Atlanta	GA	\$ 83,000.00		4bd/2ba	5	y		Rent ready
2009 Total Appraised Value			\$2,763,000.00						
Total Acquisition Cost			\$1,519,650.00						
Net Profit Against Appraised Market Value			\$1,243,350.00						