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**HOT SE ATLANTA REVITALIZATION @ 65% LTV**

**Historic South Atlanta, BeltLine, Airport, etc.**

**3 Bedrooms/2 Bathrooms-972 Sq. Ft.**

**HUGE OPEN FLOOR PLAN**

**LOCATION! Convenient To Everything Atlanta Has To Offer**

2286 Bagwell Dr SW; Atlanta, GA 30315

**ARV (After Repair Value) $185,000 COMPS:**

**Purchase Price $46,500** 1. 2280 Nelms Dr-$224,000, 10/17/18, 3/2, 1,285 s/f

**Repairs $74,000** 2. 333 Pickfair Way-$190,000, 7/12/18, 3/2, 1,427 s/f

**Profit $64,500** 3. 2419 Baywood Dr-$190,000, 10/26/18, 3/2.5, 1,922 s/f

**Repairs For Retail Sale: Repair Estimate $74,000 Phase 1-$34,000 Survey, bldg. plans-$1,500, Permit $1,000, Site Clean Up $1,000 COMPLETE, Demo/Dumpsters $2,000, Framing/Carpentry (open concept) $11,000, Siding Repair $1,000, Front and Back doors $1,000, Roof $5,000, Electrical rough $3,500, Plumbing rough $1,500, HVAC-3 ton system w/ duct work $5,000, Windows $3,000, Driveway $2,000 Phase 2-$36,500**

**Insulation $1,000, Sheetrock $5,000, Paint (int/ext) $5,000, Int. doors, Trim and baseboard $2,000, Electrical Final (Fixtures)-$2,000, Kitchen-$4,000 (new cabinets, faucet), Countertop-$2,000 (granite countertop, sink), Tile-$500 backsplash, Update 2 bathrooms $8,000 (tile, vanity, faucet, toilet, mirror, plumbing), Flooring-$4,000 Repair, Refinish Hardwoods, carpet, Water Heater $1,000, Punch-out-$1,000 (2” blinds, final clean, door hardware), Landscaping-$1,000**

**LOCK BOX CODE 2468**

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**Goldmine Properties 65% LTV**

Where Integrity & Character Matter