

INVESTOR PROPERTIES

404.212.8903 (Office & Fax)

New Properties & Property Updates are in BOLD and ITALICS

Single Family Properties

Updated 8/8/03

Property Address	Area	Bed/Bath	Price	Repairs	ARV	Comments
751 Neal Street	Vine City	4/2	108,900	N/A	155,000	Occupied month-to-month - \$1100/mo rent
119 Stafford Street	NW Atlanta/Hunter Hills	2/1	61,900	12,000	120,000	New paint - Quiet neighborhood - Vacant
	This house is pre-qualified for a Hard Money loan for purchase and renovation costs - 4 pts and 14% interest					
730 Charlotte Place	NW Atlanta/Grove Park	2/1	72,000	9,500	120,000	New paint - Vacant
	<i>This house is pre-qualified for a Hard Money loan for purchase and renovation costs - 4 pts and 14% interest</i>					
	<i>No money down possible with good credit</i>					
	<i>30-day financing available - ZERO pts and 14% interest - This will allow for a no-seasoning refinance</i>					
819 Center Hill Ave	NW Atlanta/Grove Park	2/1	72,000	15,000	120,000	Possible 3rd bedroom - Vacant
	This house is pre-qualified for a Hard Money loan for purchase and renovation costs - 4 pts and 14% interest					
1298 Bolton Road	NW Atlanta/I-285	2/1	66,900	12,500	115,000	Brick - Vacant
	<i>This house is pre-qualified for a Hard Money loan for purchase and renovation costs - 4 pts and 14% interest</i>					
	<i>No money down possible with good credit</i>					
	<i>30-day financing available - ZERO pts and 14% interest - This will allow for a no-seasoning refinance</i>					
2390 Clarissa Drive	NW Atlanta/Hollywood	2/1	76,900	8,500	120,000	Occupied month-to-month - \$600/mo rent
	<i>This house is pre-qualified for a Hard Money loan for purchase and renovation costs - 4 pts and 14% interest</i>					
	<i>No money down possible with good credit</i>					
	<i>30-day financing available - ZERO pts and 14% interest - This will allow for a no-seasoning refinance</i>					
124 Fairfield Place	NW Atlanta/Dixie Hills	3/1	76,900	12,000	125,000	Basement - Vacant
	<i>This house is pre-qualified for a Hard Money loan for purchase and renovation costs - 4 pts and 14% interest</i>					
	<i>No money down possible with good credit</i>					
	<i>30-day financing available - ZERO pts and 14% interest - This will allow for a no-seasoning refinance</i>					
1535 Ferno Drive	NW Atlanta/Hollywood	3/1	77,900	12,000	120,000	Basement-Garage-Occupied mo-to-mo-\$600/mo
	<i>This house is pre-qualified for a Hard Money loan for purchase and renovation costs - 4 pts and 14% interest</i>					
	<i>No money down possible with good credit</i>					
	<i>30-day financing available - ZERO pts and 14% interest - This will allow for a no-seasoning refinance</i>					
1801 Oakmont Drive	NW Atlanta/West Lake	3/1	82,900	8,500	130,000	Brick - Basement - Vacant
	<i>This house is pre-qualified for a Hard Money loan for purchase and renovation costs - 4 pts and 14% interest</i>					
	<i>No money down possible with good credit</i>					
	<i>30-day financing available - ZERO pts and 14% interest - This will allow for a no-seasoning refinance</i>					
473 Park Valley Drive	NW Atlanta/Grove Park	3/1	87,500	9,000	130,000	4 bedroom house for Section 8 - Brick
	Needs carpet and punchout - House is vacant					
	This house is pre-qualified for a Hard Money loan for purchase and renovation costs - 4 pts and 14% interest					
	No money down possible with good credit					
	30-day financing available - ZERO pts and 14% interest - This will allow for a no-seasoning refinance					
564 Center Hill Ave	NW Atlanta/Grove Park	3/2	100,000	N/A	125,000	Occupied - Lease ends Sept 2003 - \$950/mo rent

2500 Wayne Street	Marietta	3/1	82,900	9,000	125,000	Occupied month-to-month - \$700/month
	This house is pre-qualified for a Hard Money loan for purchase and renovation costs - 4 pts and 14% interest					
	No money down possible with good credit					
	30-day financing available - ZERO pts and 14% interest - This will allow for a no-seasoning refinance					

Single Family Properties (continued)

Updated 8/8/03

Property Address	Area	Bed/Bath	Price	Repairs	ARV	Comments
8562 Adair Street	Douglasville	3/1	72,000	15,000	120,000	LENDER FORECLOSURE - Vacant
	This house is pre-qualified for a Hard Money loan for purchase and renovation costs - 4 pts and 14% interest					
2801 Tee Road	SW Atlanta/MLK	3/2	98,000	N/A	130,000	House is vacant
2194 Wingate Street	SW Atlanta/MLK	3/1	108,900	N/A	126,000	Semi-finished basement - Sun porch
Renovated in 2001 - Occupied - \$960/month - Section 8 tenant - Lease ends June 2004						
1380 Blvd Lorraine	Cascade	4/2/2	154,900	N/A	220,000	Renovated-Huge 2 story brick-Hardwoods-Vacant
1035 Fair Street	West End/AU Center	3/2	82,900	30,000	180,000	Needs full renovation - Vacant
	This house is pre-qualified for a Hard Money loan for purchase and renovation costs - 4 pts and 14% interest					
1039 Fair Street	West End/AU Center	3/2	82,900	30,000	180,000	Needs full renovation - Vacant
	This house is pre-qualified for a Hard Money loan for purchase and renovation costs - 4 pts and 14% interest					
1362 Kenilworth Drive	West End/Oakland City	3/1	80,900	13,500	145,000	New roof, electrical - Needs A/C, paint, carpet
	Tenant occupied - \$715/month rent - Lease ends Dec. 2003 - Tenant will move out if required for sale					
	This house is pre-qualified for a Hard Money loan for purchase and renovation costs - 4 pts and 14% interest					
	No money down possible with good credit					
30-day financing available - ZERO pts and 14% interest - This will allow for a no-seasoning refinance						
1095 Garibaldi Street	West End/Pittsburgh	2/1	91,900	N/A	120,000	Could be 3 bed/2 bath - Hardwoods
	Will be occupied starting August 31, 2003 by a Section 8 tenant with a 1 year lease					
876 Hubbard Street	West End/Pittsburgh	3/2	102,000	500	155,000	Completely renovated - Needs cleanup
	Seller has \$155,000 appraisal in hand - Vacant					
	Price is \$88,000 for an all cash offer that will close in 3 days (Title has already been completed on this property)					
30-day financing available - ZERO pts and 15% interest - This will allow for a no-seasoning refinance						
878 Hubbard Street	West End/Pittsburgh	3/2	102,000	500	155,000	Completely renovated - Needs cleanup - Vacant
	Price is \$92,000 for an all cash offer that will close in 3 days (Title has already been completed on this property)					
	30-day financing available - ZERO pts and 15% interest - This will allow for a no-seasoning refinance					
1307 Almont Drive	West End/Oakland City	3/1	102,900	10,000	160,000	Hardwoods-Occupied month-to-month-\$760/mo
	This house is pre-qualified for a Hard Money loan for purchase and renovation costs - 4 pts and 14% interest					
1689 Cowley Avenue	West End/West Lake	4/1	144,200	N/A	200,000	Craftsman bungalow-Brick-Huge House-Vacant
	Price is \$128,900 for an all cash offer that will close in 3 days (Title has already been completed on this property)					
	30-day financing available - ZERO pts and 15% interest - This will allow for a no-seasoning refinance					
1256 Pine Avenue	East Point	2/1	61,900	16,000	115,000	House is vacant
	This house is pre-qualified for a Hard Money loan for purchase and renovation costs - 4 pts and 14% interest					
	No money down possible with good credit					
1668 Stanton Road	East Point	2/1	91,900	N/A	120,000	Occupied month-to-month - \$800/mo rent
2173 Castlewood St	East Point	3/1	92,900	N/A	N/A	Renovated - Hardwoods - Vacant
	This house is pre-qualified for a Hard Money loan for purchase and renovation costs - 4 pts and 14% interest					
1916 Vesta Ave	College Park	3/2	61,900	20,000	140,000	Currently a 2/1 - Repairs & ARV assume adding sqft
	Vacant - This house is pre-qualified for a Hard Money loan for purchase and renovation costs - 4 pts and 14% interest					
1482 Mercer Avenue	College Park	3/1	133,900	N/A	N/A	Hardwoods - Vacant

Beautiful renovation behind Woodward Academy						
3247 Oakdale Road	Hapeville	2/1	92,900	TBD	TBD	Extra detached house in back - Vacant
ARV and Repairs depend on what is done (if anything) to the extra house on the property						
This house is pre-qualified for a Hard Money loan for purchase and renovation costs - 4 pts and 14% interest						
2906 Third Avenue	S Atlanta/Hapeville	3/1	71,900	5,000	125,000	House is vacant

Single Family Properties (continued)

Updated 8/8/03

Property Address	Area	Bed/Bath	Price	Repairs	ARV	Comments
2857 First Avenue	S Atlanta/Hapeville	2/1	66,900	7,000	115,000	Brick - Vacant
This house is pre-qualified for a Hard Money loan for purchase and renovation costs - 4 pts and 14% interest						
No money down possible with good credit						
30-day financing available - ZERO pts and 14% interest - This will allow for a no-seasoning refinance						
1263 Grape Street	Lakewood	3/1	51,900	3,000	125,000	Completely renovated-Just needs some touchup
Tenant occupied - month-to-month lease - \$800/mo rent						
Price is \$47,000 for an all cash offer that will close in 3 days (Title has already been completed on this property)						
This house is pre-qualified for a Hard Money loan for purchase and renovation costs - 5 pts and 15% interest						
30-day financing available - ZERO pts and 15% interest - This will allow for a no-seasoning refinance						
1054 Stonewall Drive	Lakewood/Constitution	3/1	72,000	5,000	125,000	House is vacant
59 Thirkeld Avenue	Lakewood	3/1	87,900	3,000	140,000	Fully renovated - Might need touchup - Vacant
This house is pre-qualified for a Hard Money loan for purchase and renovation costs - 5 pts and 15% interest						
30-day financing available - ZERO pts and 15% interest - This will allow for a no-seasoning refinance						
90 Park Avenue	Lakewood	3/2	108,900	N/A	135,000	Occupied - Lease ends June 2004 - \$1200/mo
357 Sawtell Avenue	Lakewood	3/2	113,900	N/A	140,000	House is vacant
358 Sawtell Avenue	Lakewood	3/2	113,900	N/A	140,000	House is vacant
354 Sawtell Avenue	Lakewood	3/2	122,900	N/A	N/A	Completely renovated - Vacant
New sheetrock, roof, HVAC, plumbing, electrical, kitchen, baths - Fireplace - Detached storage building						
156 Adair Avenue	Lakewood	3/1	149,900	5,000	180,000	Occupied - Will be vacant in October
988 Hank Aaron Dr	Grant Park/Peoplestown	4/1	144,900	40,000	290,000	New roof-Big porch-Huge house-Hardw-Vacant
453 Kendrick Avenue	Grant Park	2/2	175,000	N/A	230,000	Renovation just finished - Vacant
This house is pre-qualified for a Hard Money loan for purchase and renovation costs - 4 pts and 14% interest						
No money down possible with good credit						
30-day financing available - ZERO pts and 14% interest - This will allow for a no-seasoning refinance						
79 Chester Avenue	Cabbagetown/GrantPark	2/1	77,900	15,000	155,000	Very high comps within 1/2 mile - Vacant
Price is \$67,000 for an all cash offer that will close in 3 days (Title has already been completed on this property)						
This house is pre-qualified for a Hard Money loan for purchase and renovation costs - 5 pts and 15% interest						
30-day financing available - ZERO pts and 15% interest - This will allow for a no-seasoning refinance						
3529 Linecrest Road	S Dekalb/Ellenwood	3/2	118,900	N/A	145,000	Brick-Hardwoods-Vacant-\$1100/mo potential rent
3036 Harold Avenue	East Atlanta/Constitution	3/1	96,900	N/A	128,000	Basement - Large fenced lot - Vacant
1633 Van Vleck Ave	East Atlanta	3/1	123,900	15,000	238,000	Good condition - Hardwoods - Vacant
This house is pre-qualified for a Hard Money loan for purchase and renovation costs - 4 pts and 14% interest						
275 Haas Street	Kirkwood	3/1	97,900	15,000	200,000	Huge craftsman bungalow - Vacant
Can easily be made into a 5 bed/2 bath house - Great comps in the area						
Price is \$88,000 for an all cash offer that will close in 3 days (Title has already been completed on this property)						
This house is pre-qualified for a Hard Money loan for purchase and renovation costs - 5 pts and 15% interest						
30-day financing available - ZERO pts and 15% interest - This will allow for a no-seasoning refinance						

1680 Dixie Street	Kirkwood	3/1	113,900	30,000	240,000	House is vacant
	This house is pre-qualified for a Hard Money loan for purchase and renovation costs - 4 pts and 14% interest					
1554 Line Street	Decatur	3/1	102,900	2,000	165,000	Renovated for rental - Hardwoods - NewHVAC - Tile
	Currently a 2 bedroom house - Add a door to the den to make a 3 bedroom house - Vacant					
	This house is pre-qualified for a Hard Money loan for purchase and renovation costs - 4 pts and 14% interest					

Single Family Properties (continued)

Updated 8/8/03

Property Address	Area	Bed/Bath	Price	Repairs	ARV	Comments
1558 Line Street	Decatur	2/1	102,900	N/A	165,000	Renovated for rental - Hardwoods - NewHVAC - Vinyl Siding
	Occupied by a Section 8 tenant - \$750/month rent					
	This house is pre-qualified for a Hard Money loan for purchase and renovation costs - 4 pts and 14% interest					
3333 Glenco Drive	Decatur/Columbia	3/1.5	102,900	5,000	140,000	Brick - Hardwoods - New roof&windows - Vacant
	This house is pre-qualified for a Hard Money loan for purchase and renovation costs - 4 pts and 14% interest					

Vacant Lots

Updated 8/8/03

Property Address	Area	Price	Comments
3379 Almand Road	East Atlanta/Constitution	20,000	Zoned Industrial - 2 lots - Each lot is 65' wide x 154' deep
1139 Hillcrest Drive	East Atlanta/Constitution	36,500	Zoned residential single family
1009 Hillcrest Drive	East Atlanta/Constitution	36,500	Zoned residential single family
1054 Pluma Drive	East Atlanta/Constitution	36,500	Zoned residential single family
862 Scott Road	Riverdale	20,900	Zoned residential single family - Lot is 100' wide x 360' deep

Multi-Family & Commercial Properties

Property Address	Area	Type	Price	Repairs	ARV	Comments
239 Sciple Terrace	GA Dome/AU Center	Quadplex	175,000	N/A	180,000	Brick - Each unit is 1 bed/1 bath
	New roof (roll roofing) - Seasoned property for easier financing - Solid rental property					
	100% occupied - Rents total \$1825/month (\$50 rent discount for early payment per unit)					
	This house is pre-qualified for a Hard Money loan for purchase and renovation costs - 4 pts and 14% interest					
1145 First Street & 1158 St. James Place	NW Atlanta/Hollywood	2 Houses	123,900	31,000	195,000	Two houses on 1 large lot
	1145 First St: 1 bed/1 bath - Occupied month-to-month - \$300/month rent					
	1158 St. James Place: 3 bed/1 bath - Occupied month-to-month - \$550/month rent					
	Property has abandoned right-of-ways - you may be able to get these from the city to put up several homes					
	This house is pre-qualified for a Hard Money loan for purchase and renovation costs - 4 pts and 14% interest					
	No money down possible with good credit					
	30-day financing available - ZERO pts and 14% interest - This will allow for a no-seasoning refinance					
5772 Pinecrest Road	Austell	3 houses	133,900	1,000	250,000	3 houses on 1 large lot - \$2,200/mo potential rent
	Renovated-New carpet, baths, kitchens-Needs landscaping/minor finishing-Houses are 4 bed/1 bath, 2/1, 2/1-Vacant					
	Price is \$122,000 for an all cash offer that will close in 3 days (Title has already been completed on this property)					
	30-day financing available - ZERO pts and 15% interest - This will allow for a no-seasoning refinance					
201 South Avenue	Grant Park	Duplex	133,000	N/A	169,000	Each unit is 2 bed/1 bath - Vacant
	Renovated for rental in 2001 - Real stucco - New windows - Perfect for Section 8 rental					
188 Carol Street	Cabbagetown/Grant Park	4 units	350,900	15,000	400,000	Great location across from Cabbagetown lofts
	Seller has a triplex appraisal (for easier financing) for \$400,000 for this property					
	2 units upstairs are apartments - Each apartment is 2 bed/1 bath - Hardwoods					
	1 upstairs unit occupied for \$850/mo (lease ends July 2004) - 2nd upstairs unit is vacant					

	2 downstairs units are commercial spaces - Recently renovated					
	Seller is in the process of leasing each commercial space for \$1100/month - currently both are vacant					
	Great rental opportunity in a great location with \$3900/month total potential rents					
	Seller will hold a short-term 2nd mortgage to allow for minimal down payment					
	30-day financing available - ZERO pts and 14% interest - This will allow for a no-seasoning refinance					
3223 Altacrest Drive	Decatur/Scottsdale	Duplex	61,900	7,000	115,000	2 story - Each unit is 1bed/1 bath - Vacant
	Downstairs unit renovated - Upstairs unit needs TLC - Potential rent of \$998/mo (\$499/unit/mo)					
	This house is pre-qualified for a Hard Money loan for purchase and renovation costs - 4 pts and 14% interest					

Disclosure: Homes are sold strictly "as-is". No termite letter or property disclosure form will be provided at closing. **The figures for Repairs and ARV** are based upon the seller's estimates only. Welch-Co Realty & Investments encourages all buyers to do their own due diligence. The above information is believed to be accurate but not warranted. This offer is subject to errors, changes, omissions, prior sale and withdrawals without notice. Welch-Co Realty & Investments is a Licensed Real Estate Brokerage in the state of GA.