

Mark Galey

The Atlanta Fuller Center



Discussing latest Fuller Center project

Helping tornado victims in Spalding County

Help in any way that you can!



**THE ATLANTA
FULLER CENTER
FOR HOUSING**
Building on Higher Ground

It's about providing a HAND-UP, not a hand-out

The Fuller Center for Housing

A house is the FOUNDATION upon which human development occurs

Each one of these houses is a sermon of God's LOVE

We believe this is what JESUS would be doing

The best way to change a COMMUNITY is through love

"Faith without works is as dead as a doornail."



Linda & Millard Fuller
The Fuller Center for Housing
Co-Founders
Habitat for Humanity



Jim Gibson
Reverse Mortgage Consultant



Wells Fargo Home Mortgage
MAC M2168-041
555 N Point Center E
Alpharetta, GA 30022
Tel: 770 605 2080
Fax: 877 302 6062
james.m.gibson@wellsfargo.com
www.JimReverse.com

Jim Gibson

jim@jimreverse.com

jim@reversejim.com

**Jim has
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WORTH!!!

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YOUR
PROPERTY TAX
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Ed Sweeney

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~ ~ ~

georgiamountainsforsale.com

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Toby Jackson

HAVES:

Five (5) Lease Purchase & Future Homebuyer Clients.

Snellville, Lawrenceville, North Atlanta, & Henry County.

FHA Price Points From \$80,000 To \$150,000.

WANTS:

“Short Fuse” Short Sales – Listing About To Expire.

Preferably Where The Homeowner Wants To Keep The House.

Preforeclosures With A “Short Fuse”.

Toby Jackson 678-851-1260 tkjack@comcast.net

678-851-1260

tkjack@comcast.net

Craig Halperin

Halperin Lyman LLC Attorneys at Law

Haves

many investor clients
looking to SELL
properties

Wants

closing Attorneys that
specialize in investor
needs

Making an Investor Expo
Looking for vendors to
display their services

Craig.halperin@halperinlyman.com

678-999-9220

INVESTOR LOANS

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LOAN TERMS:

Loan Amt	\$20,000 - \$1,500,000
Term	3 - 24 Months
Points	2 - 10 points
Interest Rate	12 - 18%
LTV	60% Commercial, 65% Residential 50% Undeveloped Land

David Dick, CCIM

Atlanta Capital Funding

5201 Oakdale Road, Smyrna GA 30082

404-794-5322 ext. 6 (office)

404-583-8662 (cell)

david@atlantacapitalfunding.com

www.atlantacapitalfunding.com

Larry Fried

ServPro of Chamblee/Dunwoody

770-396-3883

larry@servproofchambleedunwoody.com



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RESTORATION NEWSLINE

Volume 22, Issue 4

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Home Emergency Tips: Clean Water Damages

The following are a few helpful tips on action you or your family can follow until SERVPRO arrives.

DO:

- Remove as much excess water as possible by mopping and blotting.
- Wipe excess water from wood furniture after removal of lamps and tabletop items.
- Place aluminum foil or wood blocks between furniture legs and wet carpeting.
- Turn air conditioning on for maximum drying in summer.
- Remove Oriental rugs or other colored rugs from wet wall-to-wall carpeting or hardwood floors.
- Open and place luggage in sunlight to dry, if possible.

DON'T:

- Leave wet fabrics in place; dry as soon as possible.
- Leave books, magazines or other colored items on wet carpets or floors.
- Use TVs or other household appliances while standing on wet carpets or floors, especially not on wet concrete floors.



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Call the

CLEANUP TEAM

that's faster
to any size disaster.



Picture this: After a great week of relaxing on vacation with your family, you come home to find your bathroom has been leaking water all over your house for days.

That moment of realization, when your beloved home and keepsakes seem damaged beyond repair, can be a heartbreaking and stressful time.

It doesn't have to be.

For more than 40 years, SERVPRO® Franchise Professionals have been helping

put homeowners and business owners back in control after water-damage disasters. Backed by award-winning training, top-of-the-line technology and a nationwide system with more than 1,500 Franchises, no loss is too big or too small for your local SERVPRO® Franchise Professional.

We have seen the havoc a few inches of water can cause in our customers' lives. Take the first step toward restoring your peace of mind by calling your local SERVPRO® Franchise Professional. We'll be there to help make it "Like it never even happened." ■

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John Marion

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Sandra Watkins

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Property Management

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Broker / Owner

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1353 Riverstone Pkwy
Suite 120-228
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770-324-3680 Cell

678-668-7971 Fax



Lee Budden
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lee.budden@coldwellbankeratlanta.com

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For the first 7 appointments between now and June 4th, I will give you \$100 off your APSD staging, design and marketing service.

Just ask yourself, how much does it cost you to hold your house? Wouldn't you like to sell in 1/2 the time at full market value? All you have to do is let us work our magic and your buyers will fall in love with their new home!



**PS—Hurry though, I will only take 7 appointments with the \$100 rebate offer. And you must call before June 4th, 2011 --
-TAKE ACTION TODAY & then I will see YOU at the closing table!!!**



Metro 8 Real Estate

Scan the code to capture our contact info

Google "QR reader" to download a free code reader



3168 Mercer Univ Dr Ste 106
Atlanta, GA 30341

www.Metro8RealEstate.com



Susan L. Will

Broker Lic# 311710
Cell 404.849.4938

Phone: 678-218-4646
Fax: 678-336-7123

E-mail: Susan@Metro8RealEstate.com



3168 Mercer Univ Dr Ste 106
Atlanta, GA 30341

www.Metro8RealEstate.com



Deb Henning

Assoc Broker Lic# 240174
Cell 770.307.6394

Phone: 678-218-4646
Fax: 770-217-9071

E-mail: DebHenning@Live.com



SOLUTIONS REALTY NETWORK

Chris & Donna Littleton

Chris & Donna have delivered over \$70 million of investment property to investors & currently manage more than 250 properties in the Metro Atlanta area. Together they provide a full service for investors from acquisitions to rehab to property management to resale. Their passion: helping others achieve financial and lifestyle freedom by providing reliable real estate investment opportunities.

What will Investing \$250,000 in Real Estate do for YOU?



Walnut



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Total Portfolio

Last Sales Price	\$126,536, 5/08	\$122,999, 10/05	\$126,900, 11/06	\$153,767, 12/02	-----
Tax Appraisal Value	\$114,800	\$112,624	\$122,100	\$123,200	\$472,724
Purchase Price	\$50,122	\$44,900	\$53,500	\$58,930	\$207,452
Rehab Cost	\$7,625	\$5,514	\$6,762	\$9,245	\$29,146
Closing Cost	\$969	\$948	\$1,248	\$885	\$4050
Total Investment	\$58,716	\$51,362	\$61,510	\$69,060	\$240,648
Estimated Yearly Rental Income	\$10,800	\$10,740	\$9,600	\$10,500	\$41,640
*Estimated Yearly Expenses	\$2,877	\$3,068	\$2,476	\$3,202	\$11,623
Estimated Yearly Cash Flow	\$7,923	\$7,672	\$7,124	\$7,298	\$30,017

* Estimated yearly expenses include taxes, estimated insurance, & management fees

**Actual properties that our office has helped investors purchase in the last 6 months

Cash-on-Cash Return 12.5%

Chris Littleton Solutions Realty Network
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CONTACT: IVAN GORDON

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