



SUBJECT PROPERTY

2847 Larkspur Bend SE

Atlanta, GA, 30316

BEDS / BATHS	SQ FT	YEAR BUILT	STRATEGY
3 • 2	1,455	1962	Flip

Prepared by Fundry · June 1, 2026

Sample report — an illustrative Fundry Deal Analysis built on fictional data to show what a finished export looks like. Not a real property, listing, or appraisal. Suggested After-Repair Value and scenario projections are estimates.

Underwriting summary

Flip strategy · Fundry-generated projection

SUGGESTED FLIP ARV

\$474,330

FLIP SCENARIO · 4 COMPS

PROJECTED PROFIT

\$72,410

NET MARGIN

18.0%

CASH IN DEAL

\$98,400

HOLD PERIOD

6 mo

PROJECTED MARGIN VS TARGET

18.0%

Target margin 15.0% — clears target by 3.0 pts

SCENARIO ASSUMPTIONS

Offer price	\$325,000	Renovation	\$58,200
Reno \$/sqft	\$40	Resale estimate	\$474,330
Selling & closing	\$13,300	Hold & financing	\$5,420
Hold period	6 months	After-repair sqft	1,455
Avg comp \$/sqft	\$326	Comps counted	4

ANALYST NOTES

Renovated-comp set is tight — four sales 0.2–1.1 miles out, all closed within 90 days. The suggested After-Repair Value applies the counted comps' average price per square foot (\$326) to the after-repair size (1,455 sqft). At a \$325,000 offer with a \$58,200 renovation, the deal clears an 18.0% margin against a 15% target on a six-month hold.

Comparable properties

4 comps curated for this analysis — four recent sales

SOLD (4)

avg \$484K · \$326/sqft · 1,485 sqft



2812 Larkspur Bend SE

Atlanta GA 30316

CLOSED 5/20/26

\$499K

BEDS/BA	SQ FT	\$/SQFT
3 · 2	1,540	\$324



1190 Hazelbrook Dr SE

Atlanta GA 30316

CLOSED 5/2/26

\$464K

BEDS/BA	SQ FT	\$/SQFT
3 · 2	1,402	\$331



3024 Wrenwood Trl SE

Atlanta GA 30316

CLOSED 4/10/26

\$517K

BEDS/BA	SQ FT	\$/SQFT
4 · 2.50	1,610	\$321



941 Cobblefield Ct SE

Atlanta GA 30316

CLOSED 3/15/26

\$455K

BEDS/BA	SQ FT	\$/SQFT
3 · 2	1,388	\$328

PRICE / SQFT

2812 Larkspur Bend SE	\$324
1190 Hazelbrook Dr SE	\$331
3024 Wrenwood Trl SE	\$321
941 Cobblefield Ct SE	\$328

2812 Larkspur Bend SE

Atlanta, GA 30316

CLOSED · 5/20/26

\$499,000

BEDS	BATHS	SQ FT	YEAR	\$/SQFT	DAYS ON MKT
3	2	1,540	1961	\$324	38

DETAILS		FEATURES	
Prop type	Single Family Residence	COOLING	Central Air
County	DeKalb	HEATING	Forced Air, Natural Gas
Subdivision	Larkspur Park	FLOORING	Hardwood, Tile
Style	Ranch	APPLIANCES	Dishwasher, Microwave, Refrigerator, Gas Range
Full baths	2	CONSTRUCTION	Brick, HardiPlank Type
Half baths	0	ROOF	Composition Shingle
Acres	0.27	PARKING	Driveway, Detached Garage
Lot dim	—		
Lot size	11,761 sqft		
Garages	1		
List date	4/12/26		
Sold date	5/20/26		
Off-market	5/20/26		
List price	\$505,000		
Orig list	\$509,000		
Taxes	\$4,480		
Assoc fee	—		
High	Eastside High		
Middle	Rivers Edge Middle		
Elementary	Maplewood Elementary		

2812 Larkspur Bend SE

05 / 11

Atlanta, GA 30316 · listing photos & remarks



Illustrative example — not a real listing.

AGENT REMARKS

Beautifully renovated bungalow in the heart of intown Atlanta — new kitchen with quartz counters and stainless appliances, refinished hardwoods throughout, two fully updated baths, and a level fenced backyard. Minutes to the BeltLine, parks, and downtown. Move-in ready.

1190 Hazelbrook Dr SE

Atlanta, GA 30316

CLOSED · 5/2/26

\$464,100

BEDS	BATHS	SQ FT	YEAR	\$/SQFT	DAYS ON MKT
3	2	1,402	1958	\$331	54

DETAILS

Prop type	Single Family Residence
County	DeKalb
Subdivision	Hazelbrook
Style	Bungalow
Full baths	2
Half baths	0
Acres	0.22
Lot dim	—
Lot size	9,583 sqft
Garages	0
List date	3/9/26
Sold date	5/2/26
Off-market	5/2/26
List price	\$469,000
Orig list	\$469,000
Taxes	\$4,120
Assoc fee	—
High	Eastside High
Middle	Rivers Edge Middle
Elementary	Maplewood Elementary

FEATURES

COOLING
Central Air, Ceiling Fans
HEATING
Forced Air
FLOORING
Refinished Hardwood
INTERIOR
Quartz Counters, Walk-in Closet, Recessed Lighting
CONSTRUCTION
Brick 4 Sides
ROOF
Composition
FENCING
Back Yard, Wood

1190 Hazelbrook Dr SE

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Atlanta, GA 30316 · listing photos & remarks



Illustrative example — not a real listing.

AGENT REMARKS

Turnkey renovation on a quiet street. Open-concept living, designer kitchen, new systems top to bottom, and a covered front porch. Walkable to shops and transit. Nothing left to do but move in.

3024 Wrenwood Trl SE

Atlanta, GA 30316

CLOSED · 4/10/26

\$516,800

BEDS	BATHS	SQ FT	YEAR	\$/SQFT	DAYS ON MKT
4	2.50	1,610	1959	\$321	71

DETAILS		FEATURES	
Prop type	Single Family Residence	COOLING	Central Air
County	DeKalb	HEATING	Forced Air, Natural Gas
Subdivision	Wrenwood	FLOORING	Hardwood, Tile
Style	Cottage	APPLIANCES	Dishwasher, Microwave, Refrigerator, Gas Range
Full baths	2	CONSTRUCTION	Brick, HardiPlank Type
Half baths	1	ROOF	Composition Shingle
Acres	0.31	PARKING	Driveway, Detached Garage
Lot dim	—		
Lot size	13,504 sqft		
Garages	2		
List date	1/29/26		
Sold date	4/10/26		
Off-market	4/10/26		
List price	\$519,900		
Orig list	\$524,900		
Taxes	\$4,960		
Assoc fee	—		
High	Eastside High		
Middle	Rivers Edge Middle		
Elementary	Maplewood Elementary		

3024 Wrenwood Trl SE

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Atlanta, GA 30316 · listing photos & remarks



Illustrative example — not a real listing.

AGENT REMARKS

Studs-out renovation completed this year — new roof, HVAC, electrical, and plumbing. Bright open floor plan, spa-style primary bath, and a private back patio. Prime location near the park.

941 Cobblefield Ct SE

Atlanta, GA 30316

CLOSED · 3/15/26

\$455,300

BEDS	BATHS	SQ FT	YEAR	\$/SQFT	DAYS ON MKT
3	2	1,388	1962	\$328	87

DETAILS		FEATURES	
Prop type	Single Family Residence	COOLING	Central Air, Ceiling Fans
County	DeKalb	HEATING	Forced Air
Subdivision	Cobblefield	FLOORING	Refinished Hardwood
Style	Traditional	INTERIOR	Quartz Counters, Walk-in Closet, Recessed Lighting
Full baths	2	CONSTRUCTION	Brick 4 Sides
Half baths	0	ROOF	Composition
Acres	0.24	FENCING	Back Yard, Wood
Lot dim	—		
Lot size	10,454 sqft		
Garages	1		
List date	12/18/25		
Sold date	3/15/26		
Off-market	3/15/26		
List price	\$459,000		
Orig list	\$462,000		
Taxes	\$3,980		
Assoc fee	—		
High	Eastside High		
Middle	Rivers Edge Middle		
Elementary	Maplewood Elementary		

941 Cobblefield Ct SE

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Atlanta, GA 30316 · listing photos & remarks



Illustrative example — not a real listing.

AGENT REMARKS

Charming updated cottage with classic curb appeal and modern finishes. Gourmet kitchen, hardwoods, and an oversized lot with mature trees. Easy access to the highway and the city.