

# 751 Woodson

## Property Details



3 Bedrooms / 1 Bathrooms

Sq Ft: 1188

Fire Damage & Structural Issues

Fulton County Tax Assessment: \$239k

## Comps



- Above is 3 Houses down
- 970 Grant St 3/2 \$184k
- 294 Augusta Ave 3/1 \$296
- 735 Grant St 3/1 \$271k

## Loan Details

**Purchase Price \$97,865**

**Rehab \$60,000**

**1<sup>st</sup> Mortgage \$120,000**

**2<sup>nd</sup> Mortgage held by  
Sam Stinnett / HGP  
Capital \$40,000**

***Total Loan \$160,000***

**6 month interest only**

**Borrower bringing \$5k  
downpayment**

## Highlights

- Near Grant Park with High Comps
- HGP Contractor Services performing the Rehab
- Existing Borrower who has other strong deals with HGP Capital. Expected to make \$100k+ on Violet as soon as 2/25/05