

**1989 Grant Rd SW
Atlanta, GA 30331-5730**



Investors; Location! Location! Location! Opportunity on the westside between Cascade Road and Camp Creek, near Niskey Lake Road SW, easy access to Airport, I-285, Highway 166*Nice level lot almost 1 acre* adequate parking* this bungalow awaits your creative touch AIRBNB Come see for yourself. A "diamond in the rough" Will not last long.

Exclusively Presented By:

Dedric Hawkins

Northwood Realty Group

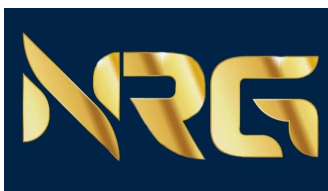
1357 Belfaire Lake Trail

Dacula, GA 30019

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PROJECT SUMMARY

1989 Grant Rd Sw - Wholesale

PROJECT SUMMARY - FLIP

<u>PURCHASE/REHAB ASSUMPTIONS</u>		
Purchase Price	104,510	A
Rehab Cost	32,557	B
Total Closing (not inc. Sale) and Holding Costs	3,000	C
Total Financing Costs	-	D
Projected Cost of Sale	14,548	E
Total Project Cost	154,615	(A+B+C+D+E)
Total Amount Financed	-	F
Total Cash Committed	140,067	G
<u>RESULTS</u>		
Projected Resale Price	207,834	H
Total Project Cost	154,615	I
Lender Split of Profits	-	J
Flip Profit	53,219	K=H-I-J
ROI	38.00%	K/G
Annualized ROI	113.99%	

<u>Breakdown of Financing Costs:</u>	
Origination/Discount Points	-
Other Closing Costs for Loan	-
Interest on Original Loan	-
Interest on Rehab Money	-
Total Cost of Financing	-

BUYER MARKETING SHEET (FLIP)

1989 Grant Rd Sw - Wholesale

Property Address: **1989 Grant Rd SW**
 Property City, State, ZIP: **Atlanta, GA 30331-5730**
 Bedrooms: **2** Baths: **1** Sq.Feet: **1034** Built: **1950**
Notes:

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Project Description:

Additional Notes:

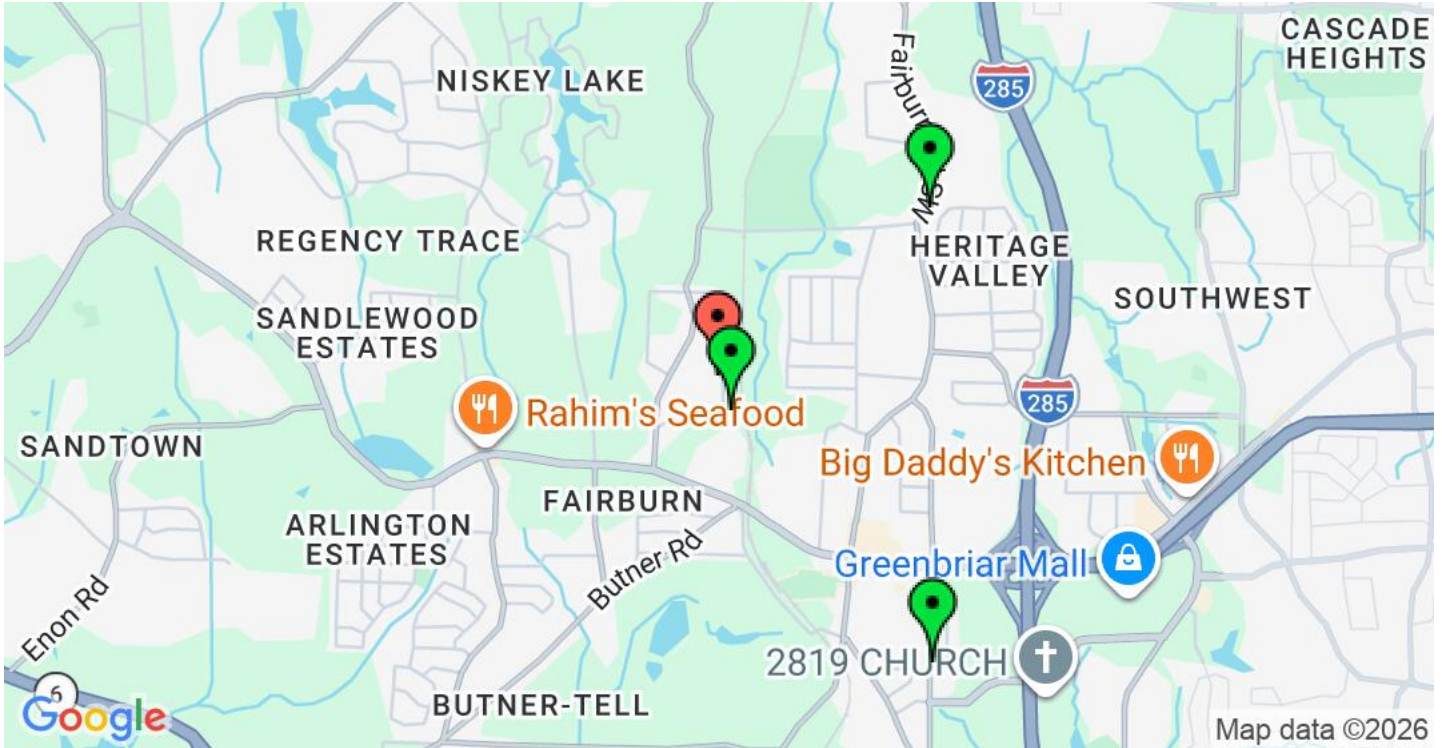
PURCHASE/REHAB ASSUMPTIONS			PROJECTED RESULTS	
After-Repair Value (ARV)	207,834	% of ARV	Projected Resale Price	207,834
Purchase Price (Offer Price)	104,510	50.29%	Total Project Cost Basis	154,615
Rehab Costs	32,557	15.66%	Flip Profit	53,219
Total Closing and Holding Costs	3,000	1.44%	ROI	38.00%
Total Financing Costs	0	0.00%	Annualized ROI	113.99%
Projected Cost of Sale	14,548	7.00%	<u>Timeline Assumptions</u>	
Total Project Cost Basis	154,615	74.39%	Time to Complete Rehab	2 Months
Total Amount Financed	0		Time to Complete Sale	2 Months
Total Cash Committed	140,067		Total Time	4 Months



COMPARABLE SALES REPORT

Property Address: **1989 Grant Rd SW**
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<u>Property Address</u>	<u>Beds</u>	<u>Baths</u>	<u>SqFt</u>	<u>Sold</u>	<u>Built</u>	<u>Price</u>	<u>\$/SqFt</u>	<u>Dist</u>	<u>Notes</u>
1. 2056 Grant Rd Sw Atlanta GA 30331	2	1	1,032	1/27/2025	1950	250,000	242	0.15	
2. 3594 Rou Royal Ave Sw Atlanta GA 30331	2	1	1,068	12/19/2024	1953	210,000	197	1.35	
3. 1640 Fairburn Rd Sw Atlanta GA 30331	2	1	1,128	3/12/2025	1961	185,000	164	1.02	
Average						215,000	201		

Additional Pictures

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