



308 N Ransom Street  
Gastonia, NC 28052



2 Bedrooms  
2 Bathroom  
\$850 Rent  
Northwest

Lot Size 6970 sq ft Sqft Living Area 812

**Purchase Price \$109,700**

Gross Annual Rent \$10,200

Cash Flow Per Mo. \$683



Beautiful craftsman style 2 bed 2 bath home is located in a nice quiet neighborhood. Home is also centered around many industries making it a great place for renters. Some of these industries are, Rauch Industries Inc (a plastic fabrication company), Rankin Industries (a company whose basic is to vendor machinery products to other large companies), EnPro Industries (a company leading in products sold around the world.) These are just a few of the many industries that brings renters and buyers looking for homes in this area. Home is fully rehabbed with new HVAC unit, electrical, plumbing, and more. This area is continuously transforming with new apartments, shops, and breweries.



All real estate investing involves risk or part or all of the capital invested. Past performance is no guarantee of future results. The investments and services offered may not be suitable for all investors. If you have any doubts as to the merits of an investment, you should seek advice from an independent financial adviser. Investments in real estate can be subject to fluctuations in the value of the underlying properties, the effect of economic conditions on real estate values, changes in interest rates, and risks related to renting properties. Proper legal structuring is always advised when dealing with investment real estate to protect the equity in the property and the owners from potential liability.



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## Recent Sales & Tax Record

Single Family																	
Active Properties																	
#	MLS #	Address	Subdivision	Type	Bds	Bths	H/F	Yr Blt	Ttl HLA	Acres	\$/SqFt	CDOM	List Price	List Dt			
1	3521202	405 Morris ST	None	1 Story	2	1/0		1940	840	1.010	\$476.07	22	\$399,900	06/20/19			
Active Totals																	
Listing Count : 1			Minumums:			2		1940	840	1.010	\$476.07	22	\$399,900				
			Maximums:			2		1940	840	1.010	\$476.07	22	\$399,900				
			Averages:			2		1940	840	1.010	\$476.07	22	\$399,900				
Price :										High	\$399,900	Low	\$399,900	Median			
Under Contract-Show Properties																	
#	MLS #	Address	Subdivision	Type	Bds	Bths	H/F	Yr Blt	Ttl HLA	Acres	\$/SqFt	CDOM	List Price	List Dt			
1	3241610	212 S Weldon ST	Firestone Textile	1.5 Story	2	1/0		1904	1,058	0.140	\$140.74	790	\$148,900	01/10/17			
Under Contract-Show Totals																	
Listing Count : 1			Minumums:			2		1904	1,058	0.140	\$140.74	790	\$148,900				
			Maximums:			2		1904	1,058	0.140	\$140.74	790	\$148,900				
			Averages:			2		1904	1,058	0.140	\$140.74	790	\$148,900				
Price :										High	\$148,900	Low	\$148,900	Median			
Under Contract-No Show Properties																	
#	MLS #	Address	Subdivision	Type	Bds	Bths	H/F	Yr Blt	Ttl HLA	Acres	\$/SqFt	CDOM	List Price	List Dt			
1	3515415	411 Emerson ST	None	1 Story	2	1/0		1900	1,278	0.160	\$121.21	6	\$154,900	06/04/19			
Under Contract-No Show Totals																	
Listing Count : 1			Minumums:			2		1900	1,278	0.160	\$121.21	6	\$154,900				
			Maximums:			2		1900	1,278	0.160	\$121.21	6	\$154,900				
			Averages:			2		1900	1,278	0.160	\$121.21	6	\$154,900				
Price :										High	\$154,900	Low	\$154,900	Median			

### Bill Information

Tax Payer Name	DOCKERY JOHN D HEIRS
	C/O J D DOCKERY
Address	308 N RANSOM ST
	GASTONIA, NC 28052-2150
Owner ID	1665386
Bill Number	6587092
Bill Type	REAL AND PERSONAL
Tax Year	2018

### Tax Information

Receipt Number	7232509
Base Tax Amount	\$353.47
Other Fees	\$7.07
Net Taxes Paid	\$360.54
Amount Due	\$0.00
Due Date	01/07/2019

### Property Information

Parcel Number	103491
Description	308 N RANSOM ST
District Code	180
Jurisdiction	GASTONIA
Tax Value	\$25,248.00

### Payment Information

Payment Status	Paid
Last Payment Date	01/14/2019
Net Taxes Paid	\$360.54
Total Due	\$0.00

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## Financials

Purchase Price            \$109,700

### Cash Flow Breakdown:

\$850	Rent
\$40	Insurance
\$42	Taxes
\$85	Management
=        \$683 Per Month Cash Flow	
\$128	Maintenance & Vacancy

*\*this is a conservative amount that we recommend, the amount is not escrowed or held*

=        \$555 Per Month Net Income

Annual Net Income        \$6,665

Annual Cash Flow        \$8,195

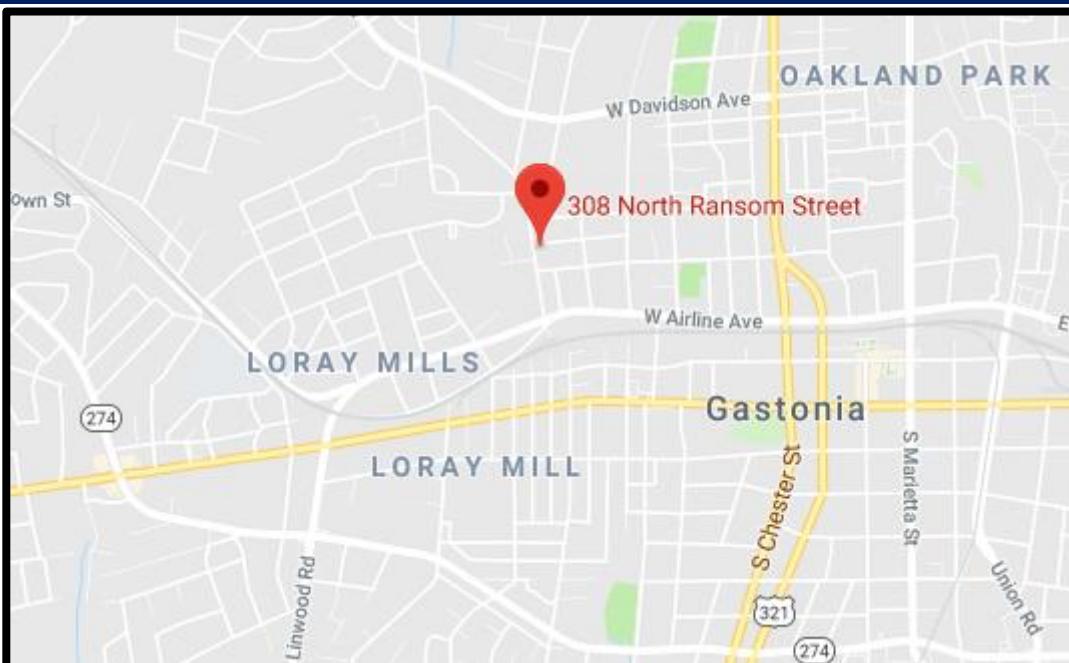
Cash Flow Return        8%

### FORMULAS:

Cash Flow Return = (Per Month Cash Flow \* 12) / Purchase Price

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## Map



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