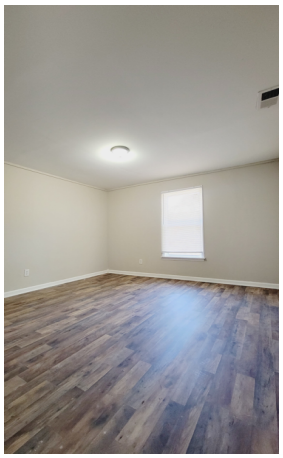
ALPINE
CAPITAL SOLUTIONS, LLC

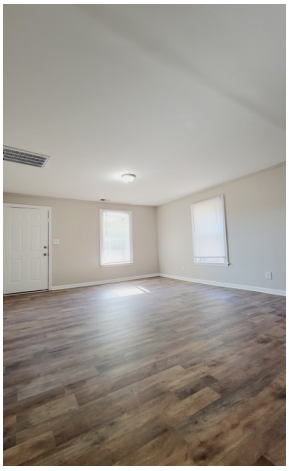
611 Buffalo St
Shelby, NC 28150

2 Bedrooms
2 Bathroom
$1,100 Rent
West Side

Lot Size	5,130 sq ft	Sqft Living Area	880

Purchase Price	**$154,400**
Gross Annual Rent	$13,200
Cash Flow Per Mo.	$900





Charming, remodeled Craftsman-style home! Featuring two bedrooms and two bathrooms, this home is conveniently situated just moments from vibrant Downtown Shelby. The home is located in a rapidly expanding neighborhood and offers easy access to the highway with scenic mountains just a quick drive away! Recent upgrades include all new plumbing, new electrical systems, new HVAC unit, and many other improvements. With a delightful park nearby, as well as local shops and cafes, this property boasts a location that tenants will adore!

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

#	MLS#	Address	Subdivision	Type	Bds	Baths	Yr Blt	Prim HLA	PropHLA	Acres	Date	$ SqFt	$ THLA	CDOM	List Price	Close Price	CP/LP
Listings: Active																	
1	4052270	507 Crawford St	None	SF	2	1 (1/0)	1930	745	745	0.08	09/07/23	$221.34	$221.34	13	$164,900		
Active Total: 1			**Min**		2	1.00	1930	745	745	0.08		$221.34	221.34	13	$164,900		
			Max		2	1.00	1930	745	745	0.08		$221.34	$221.34	13	$164,900		
			Avg		2	1.00	1930	745	745	0.08		$221.34	$221.34	13	$164,900		
			Med		2	1.00	1930	745	745	0.08		$221.34	$221.34	13	$164,900		
Listings: Closed																	
2	4027249	1102 Wilmouth St	none	SF	2	1 (1/0)	1950	744	744	0.20	09/08/23	$215.05	$215.05	73	$160,000	$160,000	100%
Closed Total: 1			**Min**		2	1.00	1950	744	744	0.20		$215.05	215.05	73	$160,000	$160,000	100%
			Max		2	1.00	1950	744	744	0.20		$215.05	$215.05	73	$160,000	$160,000	100%
			Avg		2	1.00	1950	744	744	0.20		$215.05	$215.05	73	$160,000	$160,000	100%
			Med		2	1.00	1950	744	744	0.20		$215.05	$215.05	73	$160,000	$160,000	100%
2	**Total Listings**		**Average for all:**		2	1.00	1940	745	745	0.14		$218.20	$218.20	43	$162,450	$160,000	100%
			Median for all:		2	1.00	1940	745	745	0.14		$218.20	$218.20	43	$162,450	$160,000	100%

Tax

☐ 611 Buffalo Street, Shelby, NC 28150-4139, Cleveland County

Tax | Last Listing | Photo | History | Parcel Map | Flood Map | Foreclosure

Assessment & Taxes

Tax Year	2022	2021	2020
Total Tax	$196.56	$197.55	$151.72
Change ($)	-$1	$46	
Change (%)	-1%	30%	

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Financials

Purchase Price $154,400

Cash Flow Breakdown:

$1,100	Rent	
$50	Insurance	
$40	Taxes	
$110	Management	
=	$900 Per Month Cash Flow	
$165	Maintenance & Vacancy	

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

= $735 Per Month Net Income

Annual Net Income $8,825

Annual Cash Flow $10,805

Cash Flow Return 7%

FORMULAS:

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

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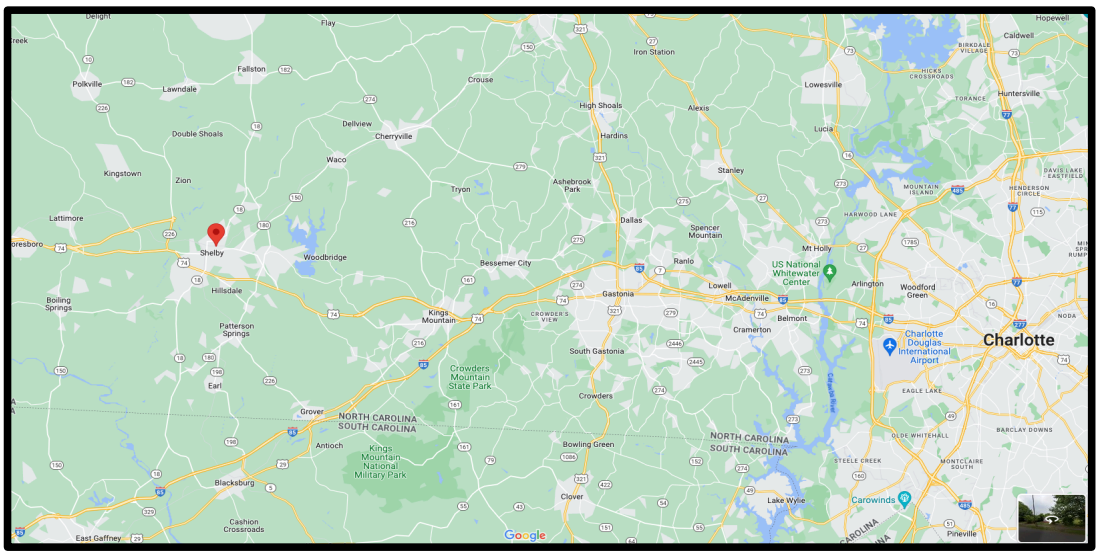
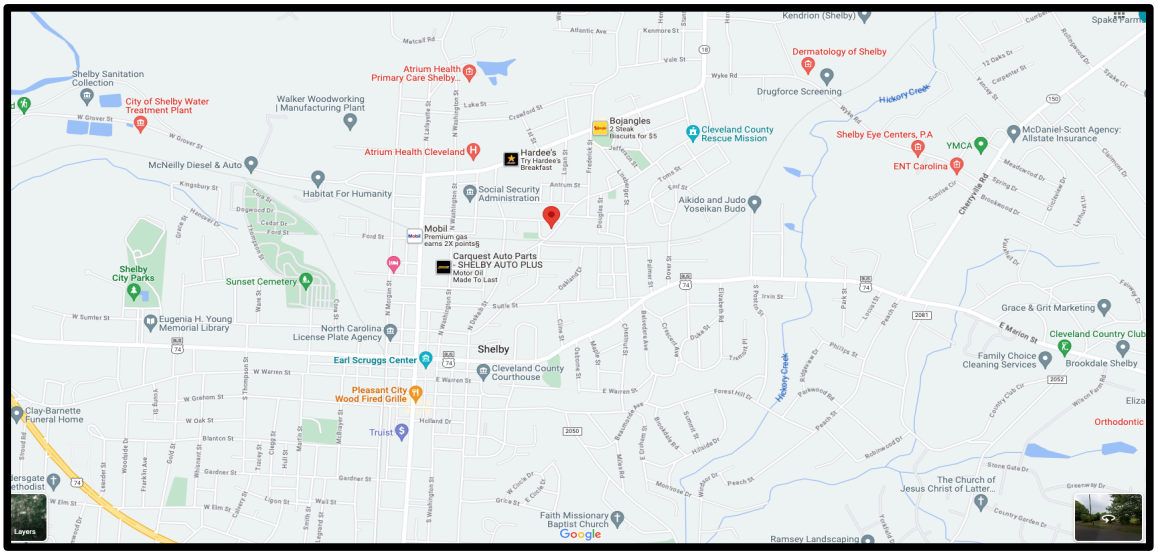
Map





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