

# Rented, Rehabbed, and Performing!

2418 Sunset Ave

Gastonia, NC 28052



3 Bedrooms

2 Bathroom

\$850 Rent

West Side

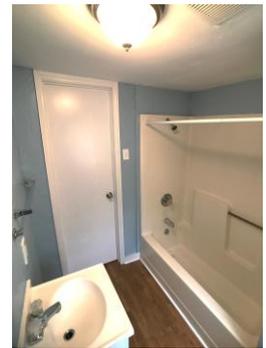
Lot Size 0.46 acres Sqft Living Area 1024

**Purchase Price \$108,400**

Gross Annual Rent \$10,200

Cash Flow Per Mo. \$677

Huge home surrounded by tons of local and foreign industries! Large manufacturing plants are bringing tons of growth to this area, especially 'American & Efird's' plant just down the street from this house. Although this neighborhood is booming with industries and local businesses, tenants love that it is still a quiet area. The nearby highway provides easy access to Charlotte which is perfect for commuters and for the industries' expansion!



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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	3446484	206 N Highland ST	None	1 Story	3	1/1	1923	1,213	0.460	\$90.60	97	\$109,900	10/25/18			
<b>Active Totals</b>																
Listing Count : 1					Minimums:		3	1923	1,213	0.460	\$90.60	97	\$109,900			
					Maximums:		3	1923	1,213	0.460	\$90.60	97	\$109,900			
					Averages:		3	1923	1,213	0.460	\$90.60	97	\$109,900			
Price :										High	\$109,900	Low	\$109,900	Median	\$109,900	
Closed Properties																
#	MLS #	Address	Subdivision	Type	Bds	Bths H/F	Yr Blt	Ttl HLA	Acres	\$/SqFt	SP/LP	CDOM	List Price	List Dt	Sold Price	Sold Dt
1	3348103	3124 Salem DR	Spring Valley	1 Story	3	1/0	1973	1,051	0.200	\$102.66	100.00	83	\$107,900	01/05/18	\$107,900	06/04/18
2	3407383	601 W 20th AVE	D B Hanna	1 Story	3	1/0	1940	954	0.190	\$117.40	97.48	136	\$114,900	06/26/18	\$112,000	12/19/18
3	3446727	206 Daniel DR #10	Yorkwood	1 Story	3	1/1	1968	1,126	0.340	\$102.13	95.83	19	\$120,000	11/01/18	\$115,000	12/21/18
4	3368172	906 W Second AVE	Firestone	1 Story	1	1/0	1906	988	0.150	\$116.40	76.67	56	\$150,000	03/09/18	\$115,000	06/08/18
<b>Closed Totals</b>																
Listing Count : 4					Minimums:		1	1906	954	0.150	\$102.13	76.67	19	\$107,900		\$107,900
					Maximums:		3	1973	1,126	0.340	\$117.40	100.00	136	\$150,000		\$115,000
					Averages:		3	1947	1,030	0.220	\$109.65	92.49	74	\$123,200		\$112,475
Price :										High	\$115,000	Low	\$107,900	Median	\$113,500	

### Location Information

School District :	<b>Gaston County Schools</b>	Carrier Route:	<b>C016</b>
Subdivision:	<b>Ma Mackie Prop</b>	Zoning:	<b>R1</b>
Township:	<b>Gastonia City</b>	Neighborhood Code:	<b>Galaxy 1-13-5a048</b>
Census Tract:	<b>318.00</b>		

### Tax Information

Parcel ID:	<b>102211</b>	Lot # :	<b>46</b>
% Improved:	<b>80%</b>	Tax Area:	<b>180</b>
Block # :	<b>1</b>	Tax Appraisal Area:	<b>180</b>
Legal Description:	<b>M A MACKIE BLK 1 L 46-49</b>		

### Assessment & Tax

Assessment Year	2018	2017	2016
Assessed Value - Total	\$41,010	\$41,010	\$41,010
Assessed Value - Land	\$8,400	\$8,400	\$8,400
Assessed Value - Improved	\$32,610	\$32,610	\$32,610
YOY Assessed Change (\$)	\$0	\$0	
YOY Assessed Change (%)	0%	0%	
Market Value - Total	\$41,010	\$41,010	\$41,010
Market Value - Land	\$8,400	\$8,400	\$8,400
Market Value - Improved	\$32,610	\$32,610	\$32,610
Tax Year	Total Tax	Change (\$)	Change (%)
2015	\$574		
2016	\$574	\$0	0%
2017	\$574	\$0	0%

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## Financials

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Purchase Price            \$108,400

### Cash Flow Breakdown:

\$850    Rent  
\$40    Insurance  
\$48    Taxes  
\$85    Management  
=       \$677 Per Month Cash Flow  
\$128   Maintenance & Vacancy

*\*this is a conservative amount that we recommend, the amount is not escrowed or held*  
=       \$550 Per Month Net Income

Annual Net Income       \$6,595

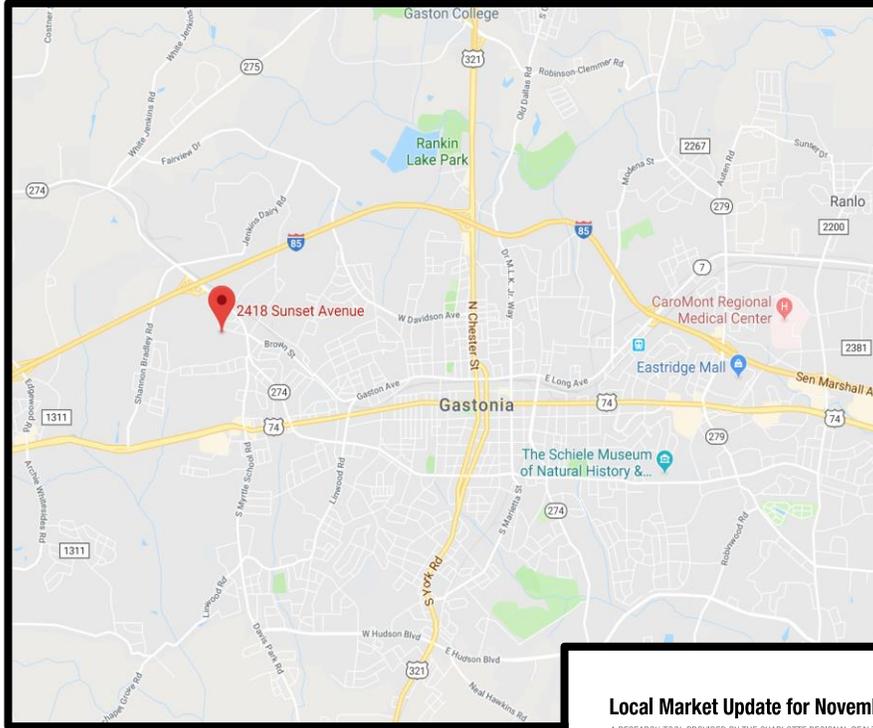
Annual Cash Flow       \$8,125

Cash Flow Return       8%

### FORMULAS:

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

## Map



### Local Market Update for November 2018

A RESEARCH TOOL PROVIDED BY THE CHARLOTTE REGIONAL REALTOR® ASSOCIATION  
FOR MORE INFORMATION, CONTACT A REALTOR®



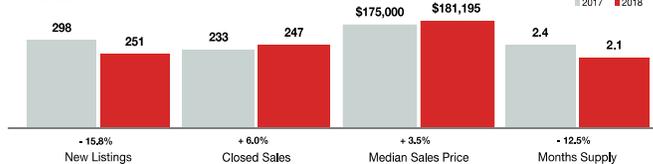
## Gastonia County

North Carolina

Key Metrics	November			Year to Date		
	2017	2018	Percent Change	Thru 11-2017	Thru 11-2018	Percent Change
New Listings	298	251	-15.8%	3,611	3,803	+5.3%
Pending Sales	229	263	+14.8%	3,067	3,185	+3.8%
Closed Sales	233	247	+6.0%	3,001	3,064	+2.1%
Median Sales Price*	\$175,000	\$181,195	+3.5%	\$164,150	\$180,000	+8.7%
Average Sales Price*	\$197,786	\$194,283	-1.8%	\$185,352	\$196,732	+6.1%
Percent of Original List Price Received*	97.8%	95.6%	-2.2%	96.9%	97.0%	+0.1%
List to Close	92	87	-5.4%	102	91	-10.8%
Days on Market Until Sale	38	36	-5.3%	47	39	-17.0%
Cumulative Days on Market Until Sale	45	39	-13.3%	55	44	-20.0%
Inventory of Homes for Sale	662	584	-11.8%	--	--	--
Months Supply of Inventory	2.4	2.1	-12.5%	--	--	--

\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

### November



### Median Sales Price

Rolling 12-Month Calculation

Entire Carolina/InMLS Area —  
Gastonia County —



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