

Rented, Rehabbed, and Performing!



2418 Sunset Ave
Gastonia, NC 28052



3 Bedrooms
2 Bathroom
\$850 Rent
West Side

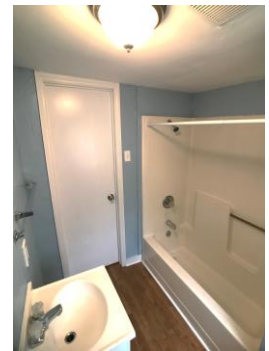
Lot Size 0.46 acres Sqft Living Area 1024

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!



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.

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			
Active Totals																
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
Closed Totals																
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 :	Gaston County Schools	Carrier Route:	C016
Subdivision:	Ma Mackie Prop	Zoning:	R1
Township:	Gastonia City	Neighborhood Code:	Galaxy 1-13-5a048
Census Tract:	318.00		

Tax Information

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

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

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

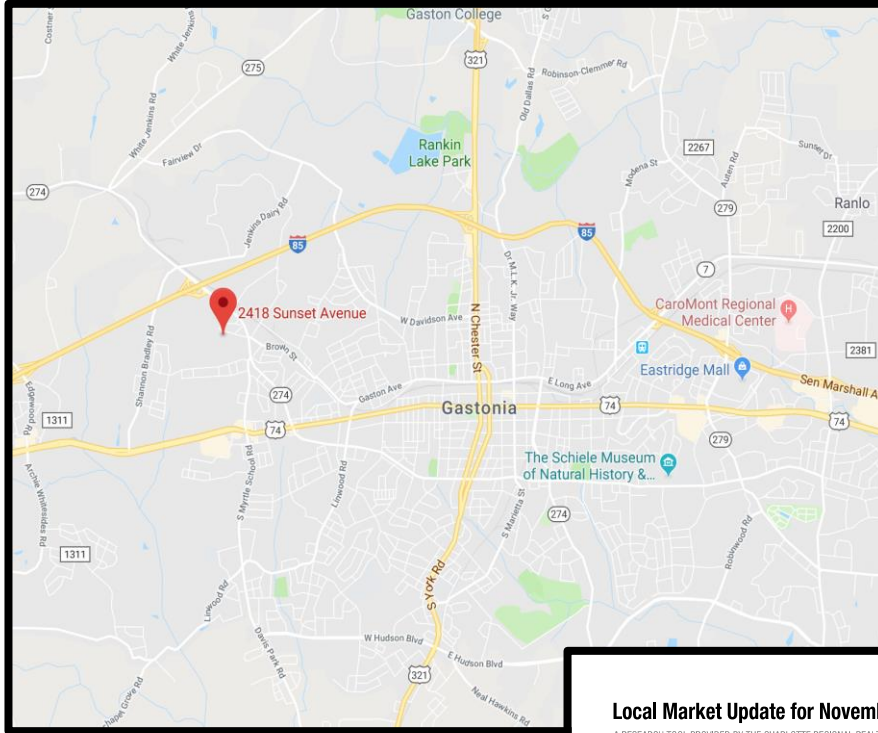
Annual Cash Flow \$8,125

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®



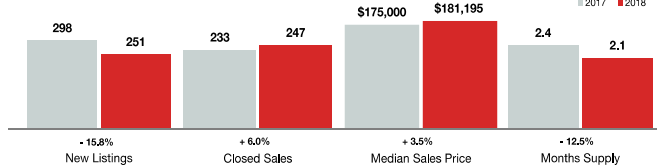
Gastonia County

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



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