

# LOADED RENTAL FOR SALE - 4BED / 2 BATH - GREENVILLE, SC

**INVESTOR SALE PRICE: \$128,000 SELLER FINANCED:**  
50% DOWN & BALANCE OF \$64,000 FINANCED AT 6.25% FOR 10 YEARS AT \$718.59/MO.



## 8 Athelone Avenue

Greenville, SC 29605

4 Bedrooms, 2 Bathroom, ~1867 Sq. Ft.\* with  
Partially Finished Basement

- ◆ Master Bedroom Suite with Full Bath and Walk-in Closet with Sliding Mirror Doors
- ◆ Kitchen upgraded with dishwasher
- ◆ Central Heating & Air Conditioning System
- ◆ Elegant Wood-burning Fireplace
- ◆ Refinished Hardwood Floors
- ◆ Basement Recreation Room or Storage
- ◆ Large Fenced-in Yard
- ◆ Newer Architectural Shingle Roof
- ◆ Renovated in 2012

### Long Term Rental:

- ◆ Monthly Rental Rate for 2019: \$1095
- ◆ Prof. Property Mgmt. Co. Since 2007

### Investor Loaded Rental Purchase Terms:

- ◆ Expenses per Month: Taxes: \$85 + Ins.: \$47 + Mgmt.: \$77 + HOA: N/A = \$209
- ◆ Net Income per Month after Expenses:  
\$1095 - \$209 = \$886



Fireplace & Hardwood Floors



Kitchen



Master Bed



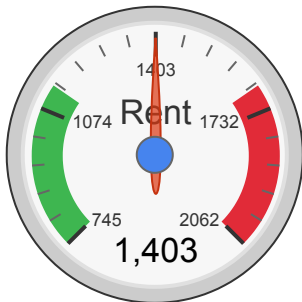
Master Full Bath

\*Buyer to verify SF if important. For more information, contact Dave Smythe via phone: (864) 881-1864 or email: [dave@futurestar.us](mailto:dave@futurestar.us)

Please provide the price you pay in monthly rent for analysis.

## 8 Athelone Avenue Greenville, South Carolina 29605

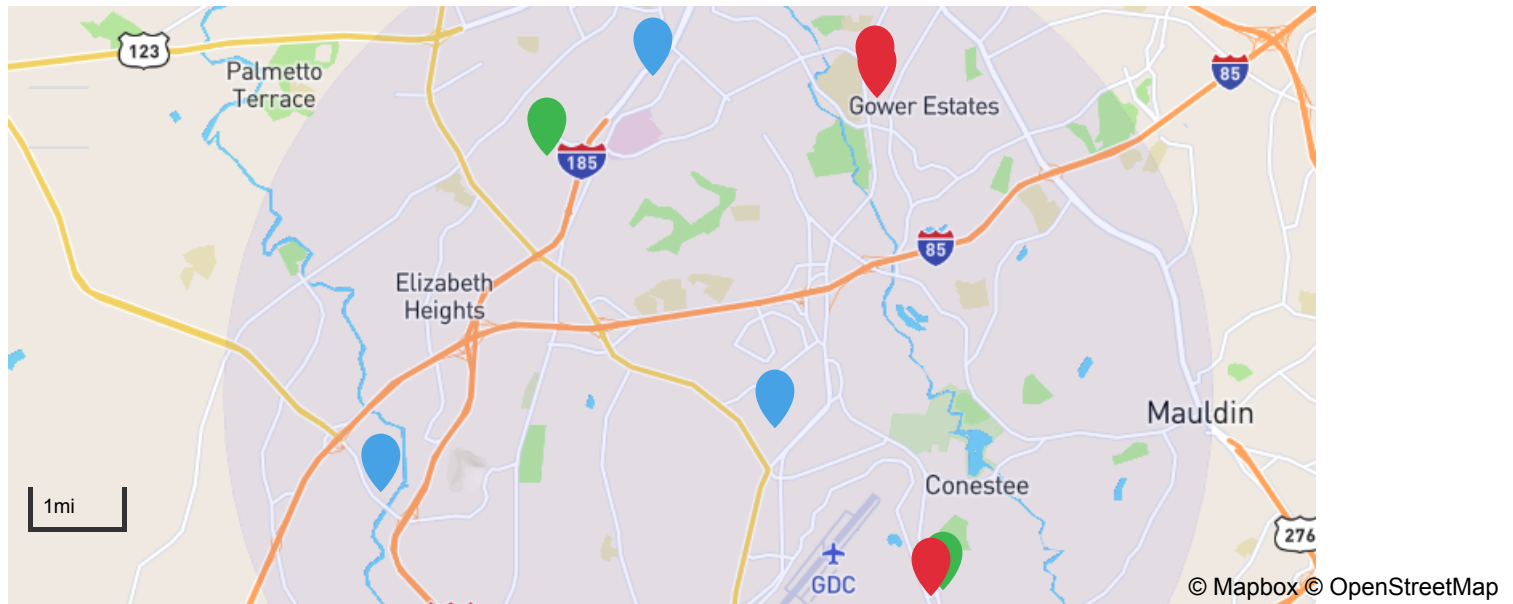
Results based on 8, 4-bedroom rentals seen within 12 months in a 5.00 mile radius.



AVERAGE	MEDIAN	25TH PERCENTILE	75TH PERCENTILE
\$1,403	\$1,460	\$1,133	\$1,673

Report generated: 10 Jul 2019

## Sample of Listings Used



The research and data included in this report is aggregated from a variety of sources and many are third parties that are not affiliated with Rentometer, Inc. The information is believed to be accurate, but Rentometer, Inc. does not provide a warranty of any kind, either expressed or implied.



Actual SF = 1220 SF x \$105.49/SF = \$128,700 Market Value

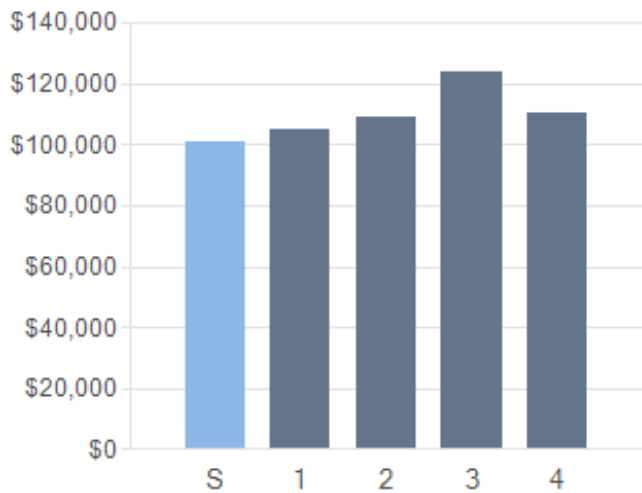
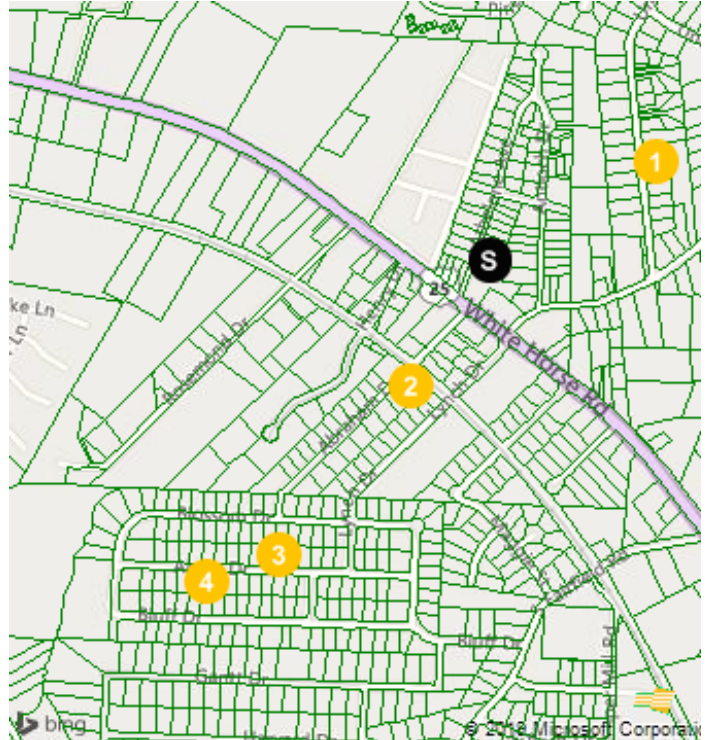
### CRS Data

#### COMPARABLE SALES FOR

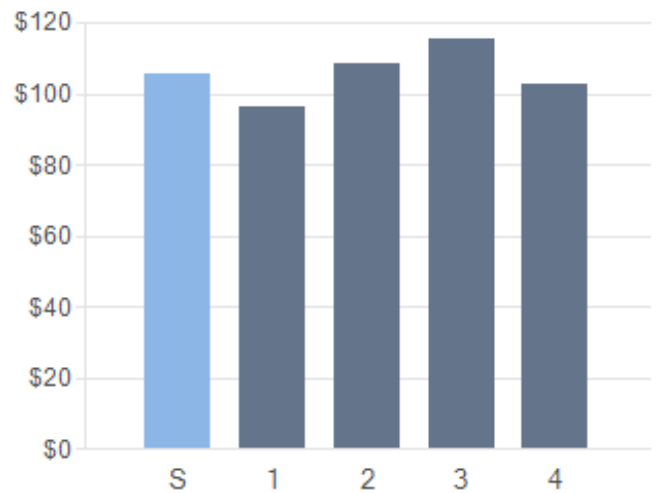
Wednesday, June 05, 2019

<b>Property Address</b>	8 Athelone Ave Greenville, SC 29605-3504 Parcel ID 0374.00-02-014.01
<b>Average Cost per Sq. Foot</b>	\$105.49/sq ft (4 Comps)

<b>Estimated Market Price Based On</b>	
Average Cost per Sq. Foot	\$100,849






**Sales Prices of Comps**  
(Estimated Market Price for Subject)



**Cost per Sq. Ft. of Comps**  
(Average Cost per Sq. Ft. for Subject)

SUBJECT AND COMPARABLE PROPERTIES

 For Sale
  Sold
  Sale Pending
  Sale Contingent

	Subdiv.	Distance	RM/BR/BA	Stories	Condition	Sq. Ft.	Acres	Garage Size	Bsmnt	Bsmnt Sq.Ft.	Year Built	Last Sale Date	Last Sale Price	Price/SqFt	
S	<b>8 Athelone Ave</b>														
	<b>Greenville, SC 29605-3504</b>														
	Athelone Heights	N/A	5/2/1			956	<1		Unf	494	1945	08/31/2006	\$24,275	\$25.39	
1	<b>12 Uneeda Dr</b>														
	<b>Greenville, SC 29605-3508</b> 														
	Sherman Park	0.23 mi	6/3/1.5			1,092	<1		No		1965	05/03/2019	\$105,000	\$96.15	
2	<b>103 Abraham Dr</b>														
	<b>Greenville, SC 29605-4901</b> 														
	Fairfield Place	0.18 mi	/3/2			1,008	<1		No		2003	04/17/2019	\$109,000	\$108.13	
3	<b>110 Alpha Dr</b>														
	<b>Greenville, SC 29605-4906</b> 														
	Kennedy Park	0.43 mi	5/3/1.5			1,075	<1		No		1950	01/07/2019	\$124,000	\$115.35	
4	<b>121 Alpha Dr</b>														
	<b>Greenville, SC 29605-4905</b>														
	Kennedy Park	0.51 mi	5/3/1.5			1,075	0.23		No		1960	09/08/2018	\$110,000	\$102.33	