

FOR USC PARENTS - BUY THE DORM & SAVE ON STUDENT HOUSING

OWNING IS CHEAPER THAN RENTING IN COLUMBIA
BUY THIS 5 BED / 3 BATH HOME FOR YOUR STUDENT AND RENT TO OTHER STUDENTS
[SAVE WITH RENTAL DEDUCTIONS: DEPRECIATION, INTEREST & TAXES - REDUCE COLLEGE COSTS]
SALE PRICE: \$149,900 - SELLER FINANCING AVAILABLE:
50% DOWN & BALANCE OF \$74,950 FINANCED AT 5.99% FOR 15 YEARS AT \$632.07/MO.



Columbia, SC 29205
5 Bedrooms, 3 Bathroom,
Approx. 2220 Sq. Ft., Covered Front Porch
3 Rentable Storage Units, Basement/Workshop

- ◆ Newly Renovated Throughout in 2013
- ◆ All Renovations Permitted and Inspected by City
- ◆ New 2013 Kitchen w/ Ceramic Stainless Stove & Dishwasher
- ◆ Large Bedrooms with Walk-in Closets
- ◆ Architectural Roof, Thermal Tilt-out Windows
- ◆ 200 Amp Electrical & Plumbing Updated in 2013
- ◆ Engineered Hardwood Flooring in Main Areas
- ◆ 2013 Central Forced Air Heating & Air Conditioning System
- ◆ Extra Parking in Back Yard
- ◆ Fenced-in Front Yard and Back Yards
- ◆ Workshop & Extra Storage in Basement
- ◆ Three Rentable/Lockable Storage Units in Back

Typical Rental Rates:

- ◆ Avg. Monthly Rental Rate from RentOMeter.com: = \$2445

Investor Only Purchase Terms:

- ◆ Exp./ Mo.: Taxes \$123+ Ins. \$77+ Mgmt. \$200+ HOA: N/A = \$400
- ◆ Est. Net Income per Month after Expenses: \$2445 - \$400 = \$2045
- ◆ $(\$2045 \times 12) / \$149,900 = 16.4\%$ CAP Rate



Do you know anyone with students at USC that need housing? It is cheaper to own rather than rent in Columbia. My son lived in this house during his Junior and Senior years, graduated and now we need to sell for new students to use. It is located at 5-Points only 1 mile from University Bookstore and my son walked or rode his bike to classes on campus. For more information, contact Dave Smythe at (864) 881-1864 or email: dave@futurestar.us or see more pictures online at <http://futurestar.us>