

# LOADED LONG TERM RENTAL— TAYLORS—DOUBLE LOT

**FOR SALE : \$150,000 Owner will 100% finance to qualifying non-owner occupied Investor and carry back Two (2) \$75,000 Notes with 5 yr. Balloons:  
1st held by IRA @ 4.9%, 30 yr. term, \$398/mo.  
2nd held by LLC @ 7.9%, 30 yr. term, \$545/mo.**



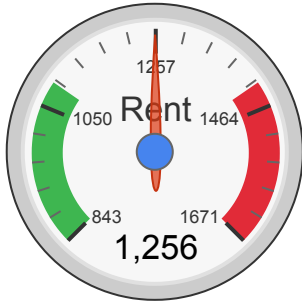
**3 Bedrooms, 1 Bathroom, 1112 Sq. Ft.,  
9 Ft. Ceilings, Entertain on Large 20 x 15 Ft Deck  
Private Cul-De-Sac Family Neighborhood**

- ◆ Completely Upgraded Throughout in Including Thermal Windows in 2011 with new Architectural Shingle Roof in 2017
- ◆ New Kitchen with Ceramic Top Stove and Dishwasher
- ◆ New Bathroom with Fiberglass Tub and Shower Unit
- ◆ Newly Finished Pine and Hardwood Flooring, Commercial Grade Vinyl Flooring in Kitchen & Bath, and New Carpet
- ◆ Freshly Painted, Large Closets, Ceiling Fans
- ◆ Large Lot for Boat Storage
- ◆ Large Back Yard, Fenced-in on Double Lot
- ◆ Brick Electric Fireplace and Heater
- ◆ Central Forced Air Heating & Air Conditioning System Installed 2014
- ◆ Riverside High, Northwood Middle, Taylors Elem Schools



**Contact for further information:  
Dave Smythe: (864) 881-1864  
email: [dave@futurestar.us](mailto:dave@futurestar.us)**

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



## 116 South Street Taylors, South Carolina 29687

Results based on 37, 3-bedroom rentals seen within 12 months in a 3.00 mile radius.

AVERAGE	MEDIAN	25 <sup>TH</sup> PERCENTILE	75 <sup>TH</sup> PERCENTILE
\$1,256	\$1,250	\$1,087	\$1,426

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 = 1112 SF x \$135/SF = \$150,000 Market Value

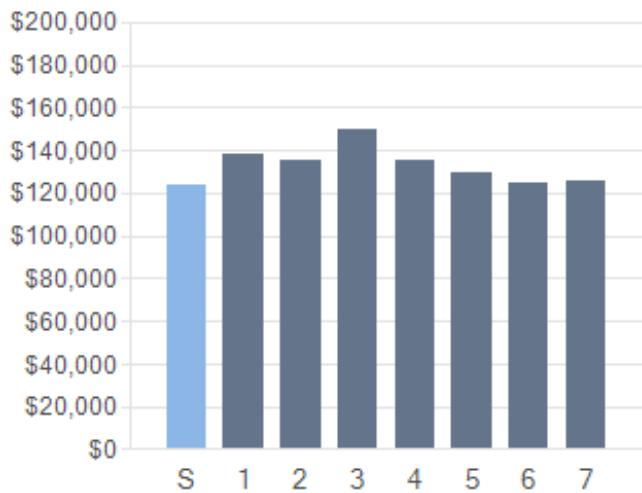
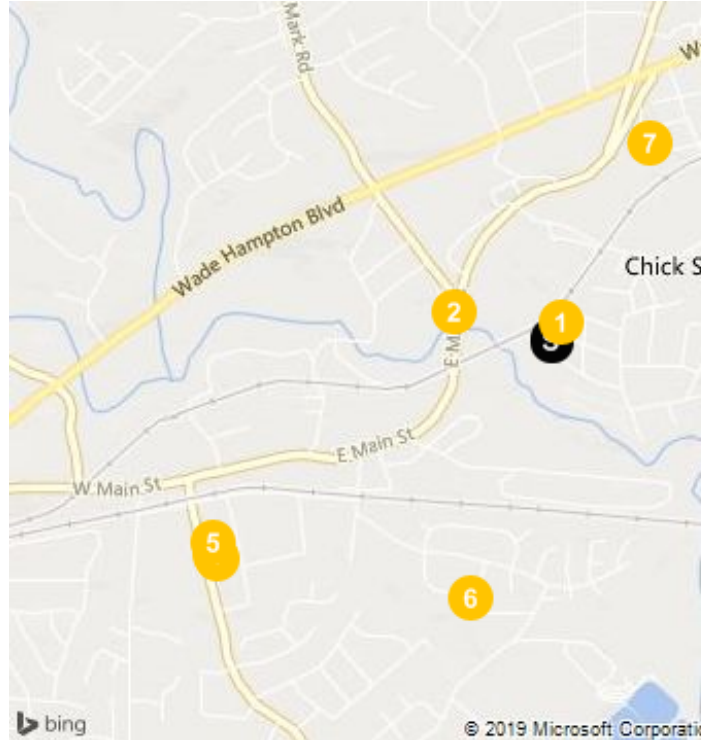
**CRS Data**

COMPARABLE SALES FOR

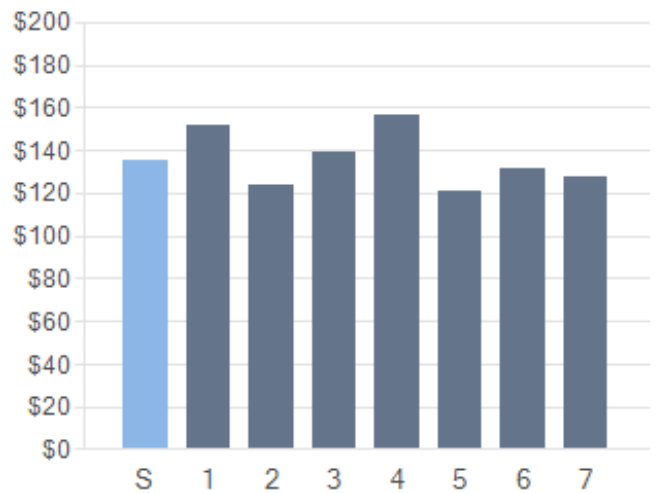
Wednesday, June 05, 2019

<b>Property Address</b>	116 South St Taylors, SC 29687-2452 Parcel ID T007.00-01-050.00
<b>Average Cost per Sq. Foot</b>	\$135.79 /sq ft (7 Comps)

<b>Estimated Market Price Based On</b>	
Average Cost per Sq. Foot	\$123,841
House Price Index	
Average Sales Price/Tax Appraisal Ratio	N/A



**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>116 South St</b>														
	<b>Taylors, SC 29687-2452</b>														
	Southern Bleachery	N/A	4/2/1			912	0.41		No		1950	12/21/2010	\$19,010	\$20.84	
1	<b>110 Center St</b>														
	<b>Taylors, SC 29687-2424</b>														
	Southern Bleachery	0.05 mi	4/2/1			912	0.24		No		1955	04/22/2019	\$138,500	\$151.86	
2	<b>13 River Hill Ct</b>														
	<b>Taylors, SC 29687-5207</b> 														
	Riverhill	0.24 mi	/3/1.5			1,088	<1		No		2001	04/17/2019	\$135,000	\$124.08	
3	<b>115 Taylors Rd</b>														
	<b>Taylors, SC 29687-2349</b> 														
		0.94 mi	5/2/1			1,080	0.34		No		1971	02/28/2019	\$150,000	\$138.89	
4	<b>113 Taylors Rd</b>														
	<b>Taylors, SC 29687-2349</b> 														
		0.94 mi	5/2/1			864	0.35		No		1961	11/09/2018	\$135,000	\$156.25	
5	<b>109 Taylors Rd</b>														
	<b>Taylors, SC 29687-2349</b>														
		0.93 mi	5/2/1			1,078	0.35		No		1961	11/08/2018	\$130,000	\$120.59	
6	<b>30 Cotswold Ter</b>														
	<b>Taylors, SC 29687-3119</b> 														
	Oakview	0.63 mi	5/3/1			950	0.24		No		1995	07/13/2018	\$125,000	\$131.58	
7	<b>16 Davis St</b>														
	<b>Taylors, SC 29687-5217</b> 														
		0.52 mi	/2/1.5			990	<1		No		1940	06/22/2018	\$126,000	\$127.27	