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

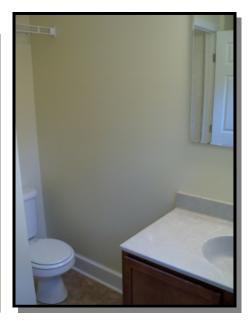
- Completely Upgraded Throughout in Including Thermal Windows in 2011 with new Architectural Shingle Roof in 2017
- New Kitchen with Ceramic Top Stove and Dishwasher
- New Bathroom with Fiberglass Tub and Shower Unit
- Newly Finished Pine and Hardwood Flooring, Commercial Grade Vinyl Flooring in Kitchen & 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





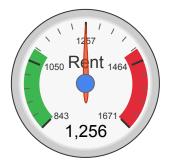




rentometer pro

Rentometer, Inc. www.rentometer.com feedback@rentometer.com

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



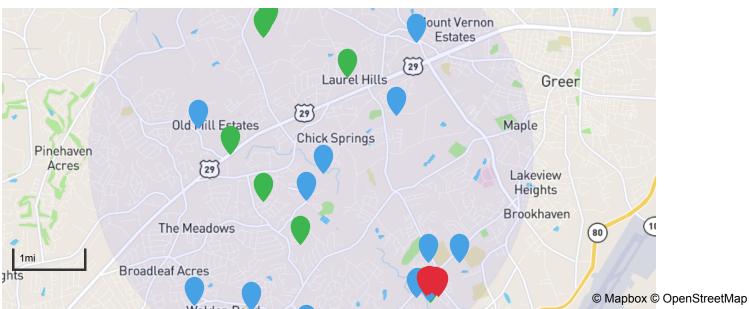
116 South Street Taylors, South Carolina 29687

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

AVERAGE MEDIAN \$1,256 \$1,250	^{25тн} PERCENTILE \$1,087	^{75тн} PERCENTILE \$1,426
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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.

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Wednesday, June 05, 2019

Average Cost per Sq. Foot

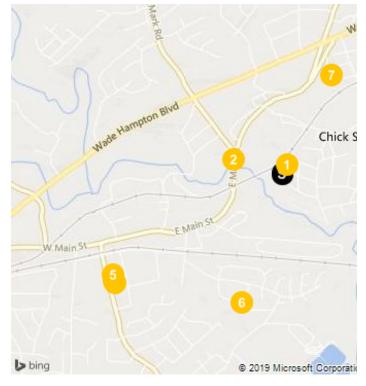
Property Address

\$135.79 /sq ft (7 Comps)

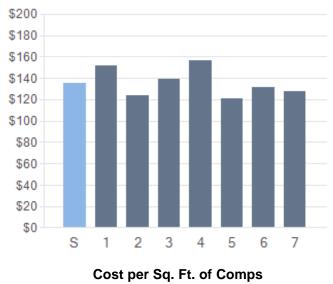
116 South St Taylors, SC 29687-2452 Parcel ID T007.00-01-050.00



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







(Average Cost per Sq. Ft. for Subject)

SUBJECT AND COMPARABLE PROPERTIES

🏠 For Sale 🛛 📥 Sold 🧴 Sale Pending 🔥 Sale Contingent

Subdiv.	Distance R	M/BR/BA Stories Condition	Sq. Ft.	Acres	Garage Size	Bsmnt	Bsmnt Sq.Ft.	Year Built	Last Sale Date	Last Sale Price	Price/ SqFt
116 South	C+						•				•
		404	040	0.44				1050	10/01/0010	0 10 010	*•••••••••••••
Bleachery	N/A	4/2/1	912	0.41		NO		1950	12/21/2010	\$19,010	\$20.84
110 Center	St										
Taylors, SC 2	9687-2424										
Southern Bleachery	0.05 mi	4/2/1	912	0.24		No		1955	04/22/2019	\$138,500	\$151.86
13 River H	lill Ct										
Taylors, SC 2	9687-5207 1	ł									
Riverhill	0.24 mi	/3/1.5	1,088	<1		No		2001	04/17/2019	\$135,000	\$124.08
115 Taylor	s Rd										
Taylors, SC 2	9687-2349 1	ł									
	0.94 mi	5/2/1	1,080	0.34		No		1971	02/28/2019	\$150,000	\$138.89
113 Taylor	s Rd										
Taylors, SC 2	9687-2349 1	ł									
	0.94 mi	5/2/1	864	0.35		No		1961	11/09/2018	\$135,000	\$156.25
109 Taylor	s Rd										
Taylors, SC 2	9687-2349										
	0.93 mi	5/2/1	1,078	0.35		No		1961	11/08/2018	\$130,000	\$120.59
30 Cotswo	ld Ter										
Taylors, SC 2	9687-3119 1	ł									
Oakview	0.63 mi	5/3/1	950	0.24		No		1995	07/13/2018	\$125,000	\$131.58
16 Davis S	t										
Taylors, SC 2	9687-5217 1	ł									
	0.52 mi	/2/1.5	990	<1		No		1940	06/22/2018	\$126,000	\$127.27
	116 South Taylors, SC 2 Southern Bleachery 110 Center Taylors, SC 2 Southern Bleachery 13 River H Taylors, SC 2 Riverhill 115 Taylors Taylors, SC 2 113 Taylors Taylors, SC 2 109 Taylor Taylors, SC 2 30 Cotswo Taylors, SC 2 Oakview	116 South St Taylors, SC 29687-2452 Southern N/A 110 Center St Taylors, SC 29687-2424 Southern 0.05 mi Bleachery 0.05 mi Southern 0.24 mi 115 Taylors Rd Taylors, SC 29687-2349 Taylors, SC 29687-2349 0.94 mi 113 Taylors Rd 109 Taylors Rd Taylors, SC 29687-2349 0.93 mi 30 Cotswold Ter 109 mi 30 Cotswold Ter 109 mi Cakview 0.63 mi Cakview 0.63 mi	116 South St Taylors, SC 29687-2452Southern BleacheryN/A4/2/1110 Center St Taylors, SC 29687-2424Southern Bleachery 0.05 mi $4/2/1$ Southern Bleachery 0.05 mi $4/2/1$ 13 River Hill Ct Taylors, SC 29687-5207 $4/2/1$ Riverhill 0.24 mi $/3/1.5$ 115 Taylors, SC 29687-2349 $$	116 South St Taylors, SC 29687-2452 912 Southern Bleachery N/A 4/2/1 912 110 Center St Taylors, SC 29687-2424 912 912 Southern Bleachery 0.05 mi 4/2/1 912 13 River Hill Ct Taylors, SC 29687-5207 ● 1088 115 Taylors Rd Taylors, SC 29687-2349 ● 1,088 113 Taylors Rd Taylors, SC 29687-2349 ● 1,080 113 Taylors Rd Taylors, SC 29687-2349 ● 1,080 113 Taylors Rd Taylors, SC 29687-2349 ● 1,080 109 Taylors Rd Taylors, SC 29687-2349 ● 1,078 0.93 mi 5/2/1 1,078 0.93 mi 5/2/1 1,078 0.93 mi 5/2/1 1,078 30 Cotswold Ter Taylors, SC 29687-3119 ● Oakview 0.63 mi 5/3/1 950 16 Davis St Taylors, SC 29687-5217 ● ●	116 South St Taylors, SC 29687-2452 912 0.41 Southern Bleachery N/A 4/2/1 912 0.41 110 Center St Taylors, SC 29687-2424 1/2 912 0.24 Southern Bleachery 0.05 mi 4/2/1 912 0.24 13 River HII Ct Taylors, SC 29687-5207 *	116 South St Taylors, SC 29687-2452 Southerm Bleachery N/A 4/2/1 912 0.41 110 Center St Taylors, SC 29687-2424 Southerm Bleachery 0.05 mi 4/2/1 912 0.24 13 River HIII Ct Taylors, SC 29687-5207 •	116 South St Taylors, SC 29687-2452 Southern Bleachery N/A 4/2/1 912 0.41 No 110 Center St Taylors, SC 29687-2424 Southern Bleachery 0.05 mi 4/2/1 912 0.24 No 13 River Hill Ct Taylors, SC 29687-5207 ▲ . No Riverhill 0.24 mi /3/1.5 1,088 <1	116 South St Taylors, SC 29687-2452 Southern Bleachery N/A 4/2/1 912 0.41 No 110 Center St Taylors, SC 29687-2424 Southern Bleachery 0.05 mi 4/2/1 912 0.24 No 13 River Hill Ct Taylors, SC 29687-5207 • • • • River hill 0.24 mi /3/1.5 1.088 <1	116 South St Taylors, SC 29687-2452 Southern Bleachery N/A 4/2/1 912 0.41 No 1950 110 Center St Taylors, SC 29687-2424 Southern 0.05 mi 4/2/1 912 0.24 No 1955 Southern Bleachery 0.05 mi 4/2/1 912 0.24 No 1955 13 River Hill Ct Taylors, SC 29687-2329 * . . . 2001 115 Taylors Rd Taylors, SC 29687-2349 * . No 2001 115 Taylors Rd Taylors, SC 29687-2349 * . . 2001 113 Taylors Rd Taylors, SC 29687-2349 * 0.94 mi 5/2/1 1,080 0.34 No 1961 109 Taylors Rd Taylors, SC 29687-2349 * 0.94 mi 5/2/1 0.93 mi 5/2/1 0.93 mi 5/3/1 <td>116 South St Taylors, SC 29687-2442 Southern N/A 4/2/1 912 0.41 No 1950 12/21/2010 110 Center St Taylors, SC 29687-2424 Southern 0.05 mi 4/2/1 912 0.24 No 1955 0.4/22/2019 Southern Bileachery 0.05 mi 4/2/1 912 0.24 No 1955 0.4/22/2019 Stiver Hill Ct Taylors, SC 29687-5207 River Mill 0.24 mi /3/1.5 1,088 <1</td> No 2001 0.4/17/2019 15 Taylors, SC 29687-5207 Colspan="4">Stiver Mill Taylors, SC 29687-5209 Colspan="4">Stiver Mill Taylors, SC 29687-2349 Stiver Mill 0.94 mi 5/2/1 10/78 0.35 No 1961 11/09/2018 1995 0.32 No 1961 11/08/2018 30 No	116 South St Taylors, SC 29687-2442 Southern N/A 4/2/1 912 0.41 No 1950 12/21/2010 110 Center St Taylors, SC 29687-2424 Southern 0.05 mi 4/2/1 912 0.24 No 1955 0.4/22/2019 Southern Bileachery 0.05 mi 4/2/1 912 0.24 No 1955 0.4/22/2019 Stiver Hill Ct Taylors, SC 29687-5207 River Mill 0.24 mi /3/1.5 1,088 <1	Subdiv Distance RM/BR/BA Stories Condition Fi. Acres Size Barm Sq.Ft. Built Date Price 116 South Taylors, SC 29687-2452 Image: Stress