




**Graphics Pack  
Unbranded**

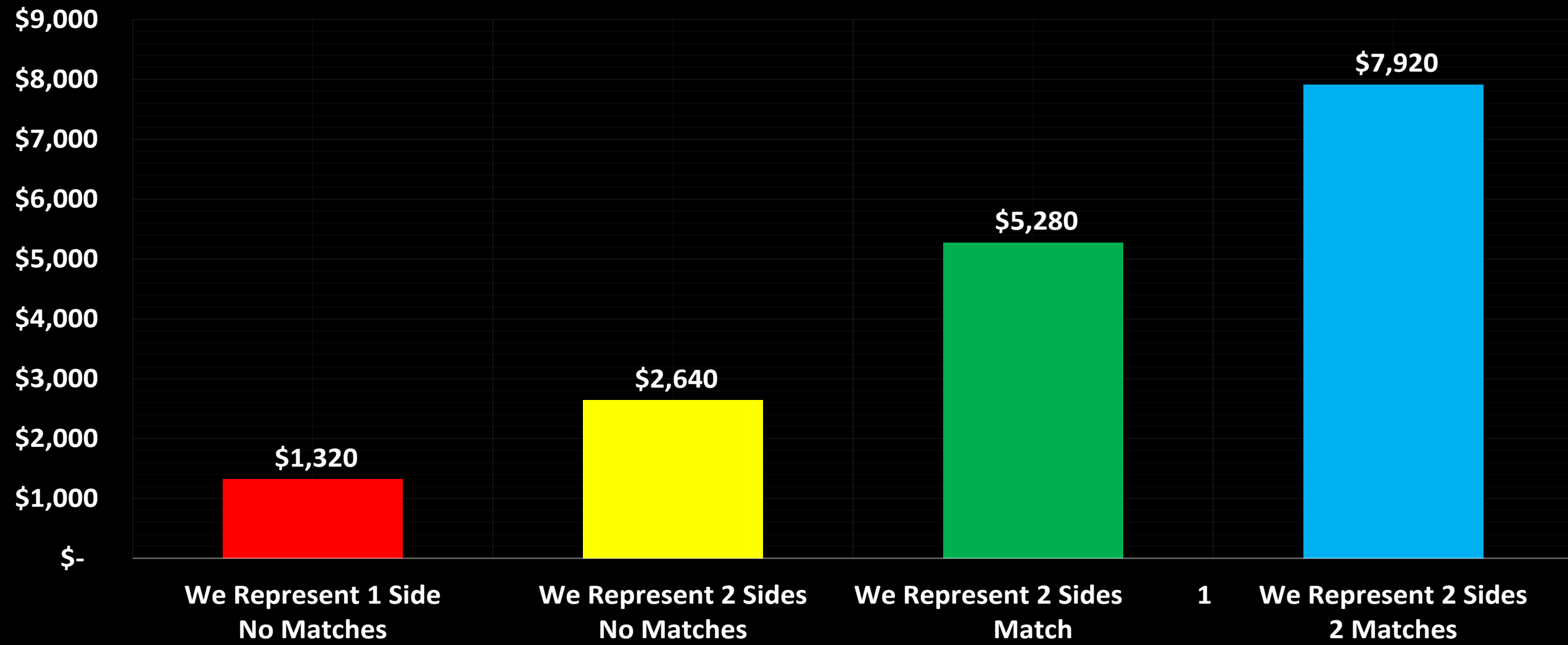


**Bahama NC – 11 MI N of Durham**  
**3/2** **1,833 SF**  
**1.435 Acres** **\$220,000**

# Eligible for Our Real Estate Philanthropy

**Bahama NC Home For Sale | 1.43 Acres | 11 MI N of Durham  
Sale at \$220,000 List Price**

## Real Estate Philanthropy Gifts Based on Matching



# Excellent Investment Rental Potential

## Bahama (RDU) Acreage Home

### SWPRE Annual Financial Model

**\$220,000 Investment**

**\$1,750 Monthly Rent**

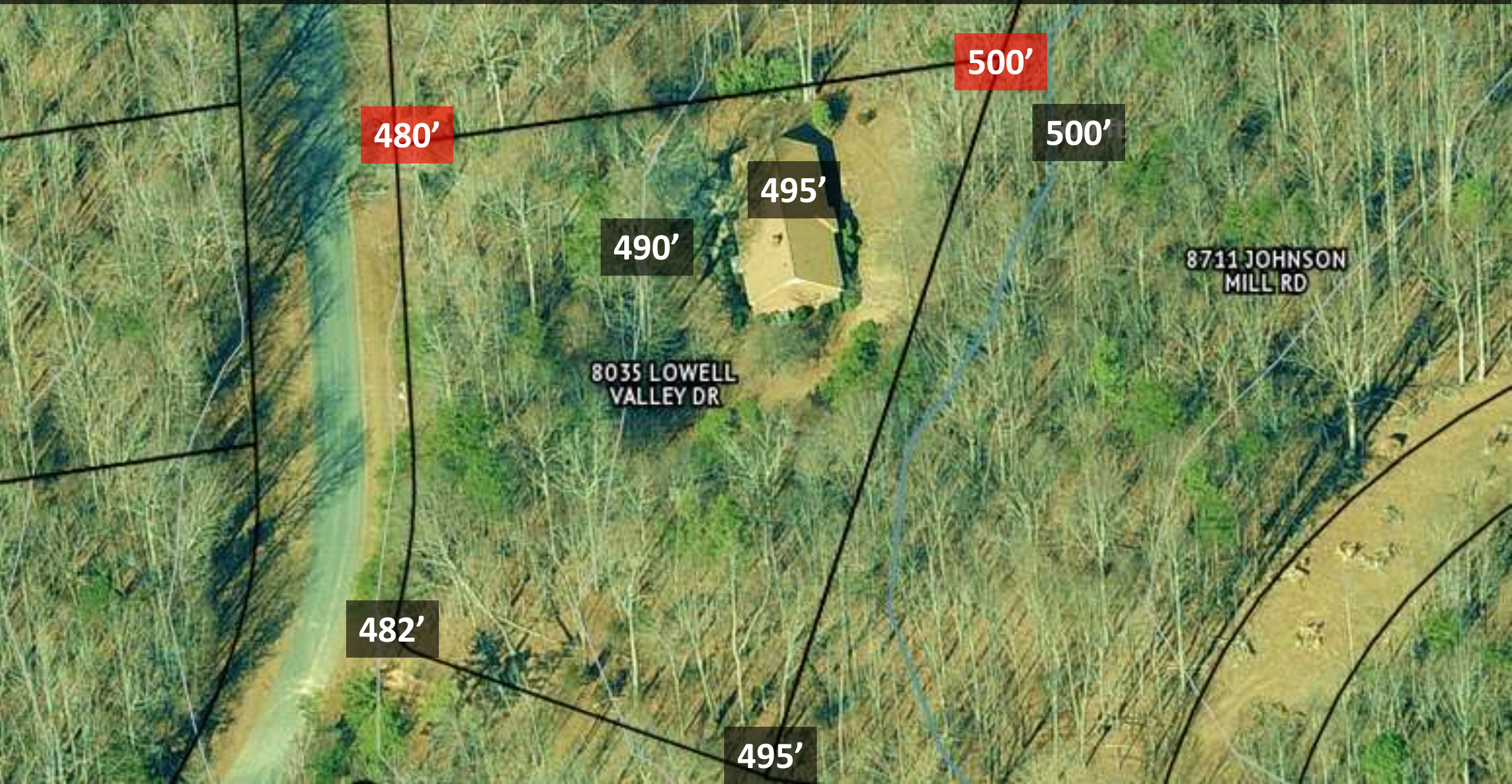
#	Category	Description	\$/#
1	Gross Income	Proforma	\$ 21,000
2	Maintenance/Repairs	\$100 Monthly	\$ (1,200)
3	Taxes	Actual	\$ (1,699)
4	Insurance	Estimated	\$ (1,500)
5	Total Expenses	#2 + #3 + #4	\$ (4,399)
6	Net Operating Income	#1 - #5	\$ 16,601
7	Annual Debt Service	BankRate.com*	\$ (9,484)
8	Pre-Tax Income	#6 - #7	\$ 7,117
9	Cash Flow Adjustment	Estimate	\$ 5,694
10	Est. Net Cash Flow	#8 + #9	\$ 12,811
11	Cap Rate	#6 / Sale Price	7.55%
12	Gross Rent Multiplier	Sale Price / #1	10.48

80% loan, 4% APR interest rate, 30-year amortization.

\$790 monthly est. No PMI. National lender.

Calculations from Bank Rate Monitor.

# Composite Satellite, Property Line, Topo Map With Elevation Estimates



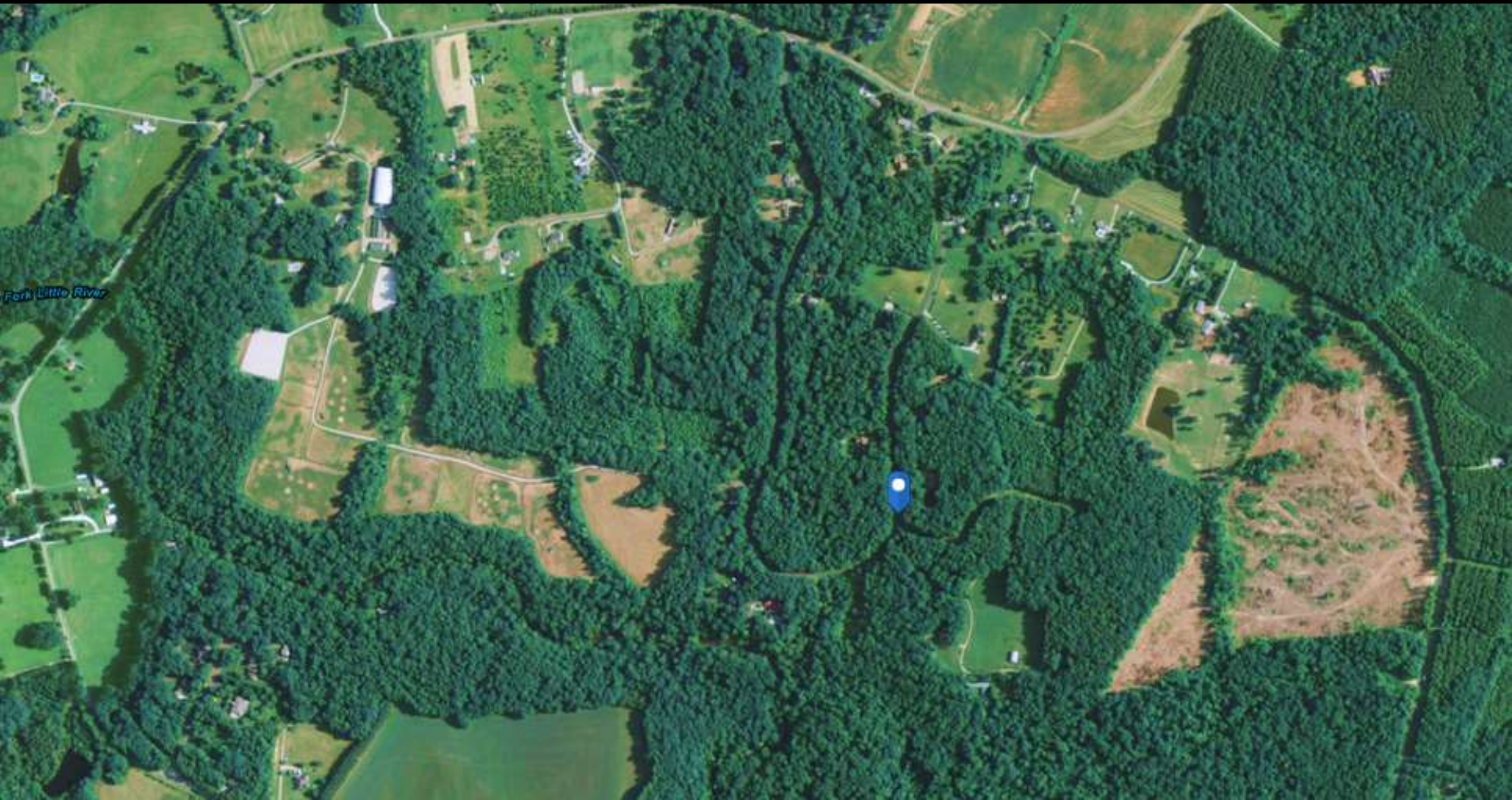
# 4 Acre Neighbor on Dirt Road Behind Home Makes Property Feel Bigger



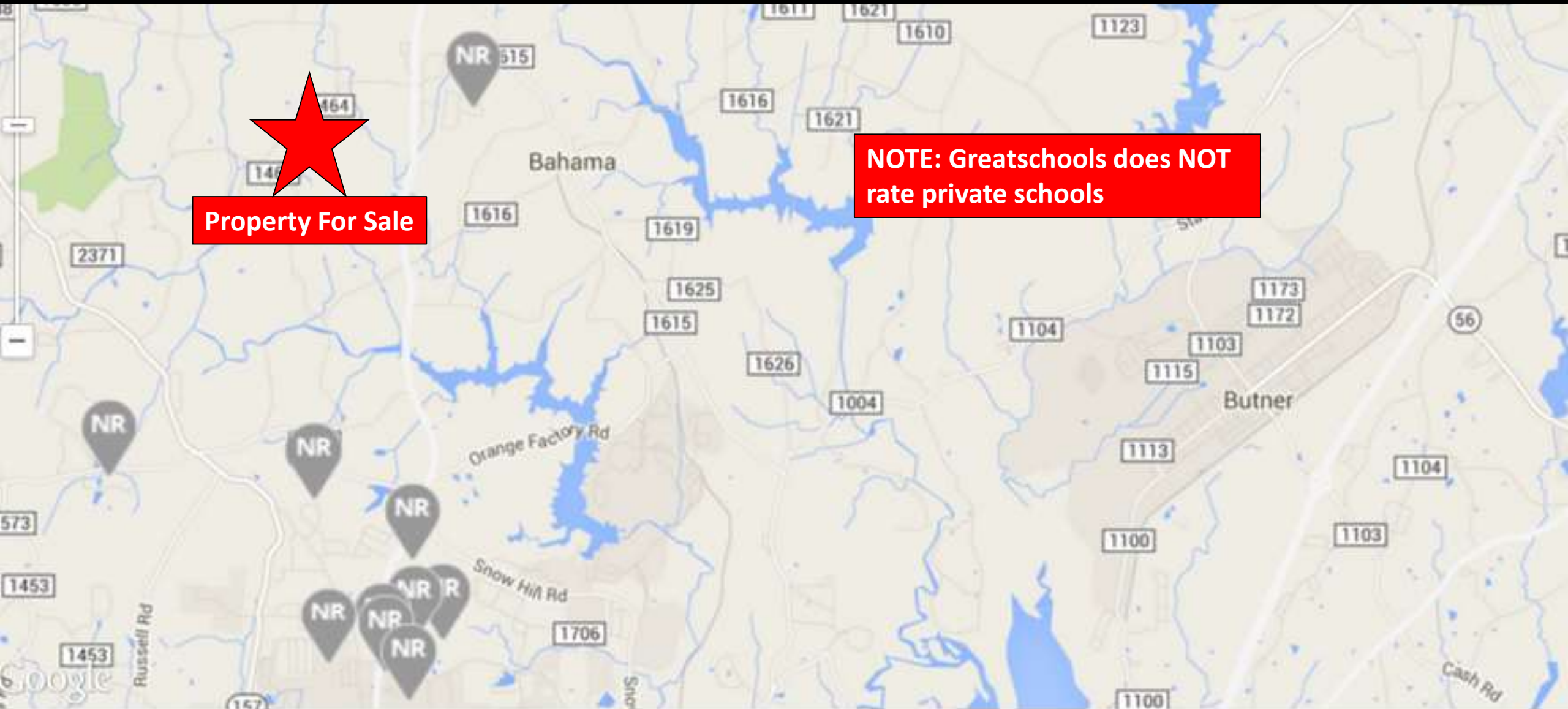
Heavily Wooded Lot



# Great Neighborhood & Private Location



## 10 Pre-School Options Within 5 MI



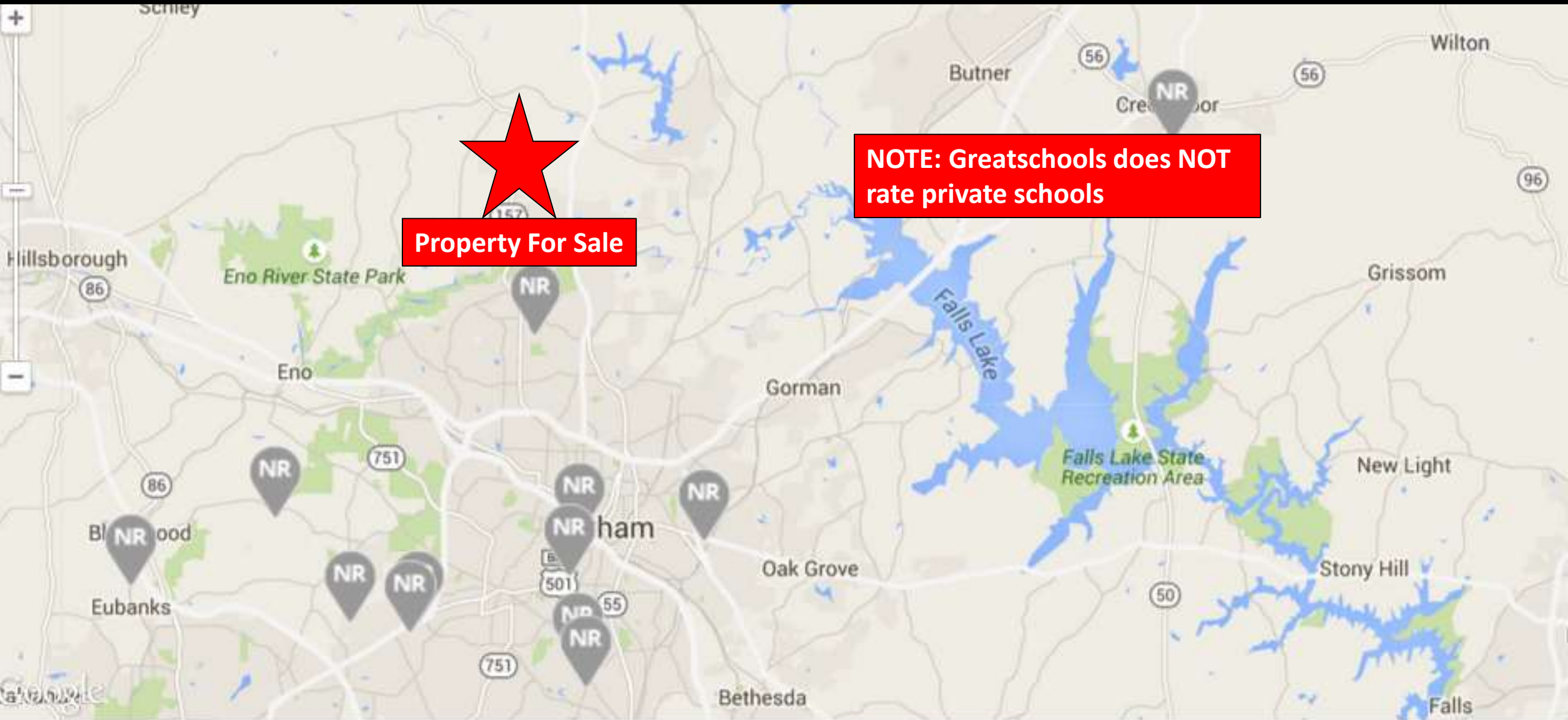
10 schools found within 5 miles of 8035 Lowell Valley Drive, Bahama, NC 27503

## 2 Kindergarten Options Within 5 MI



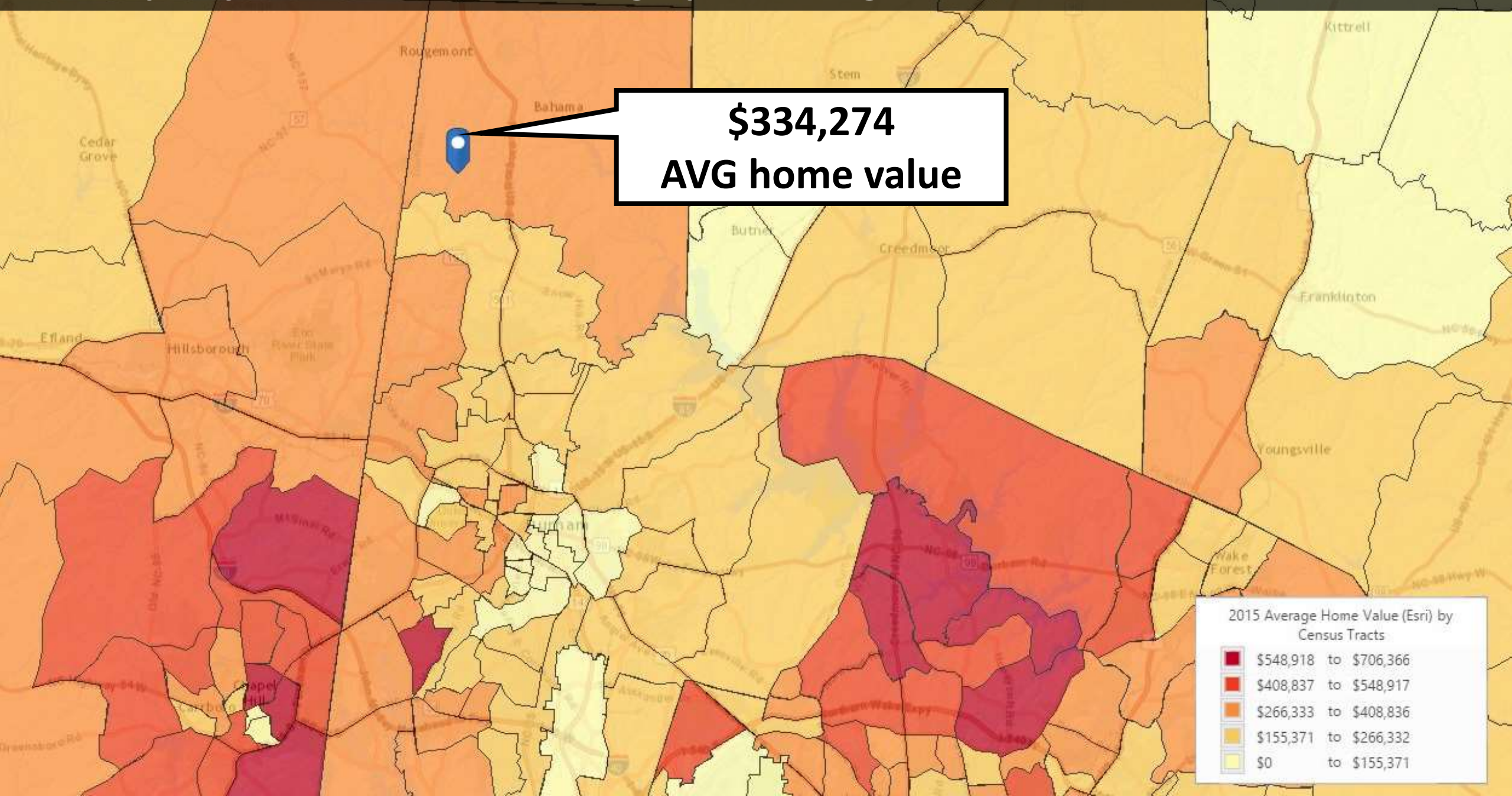
2 schools found within 5 miles of 8035 Lowell Valley Drive, Bahama, NC 27503

# 12 Private School Options Within 15 MI

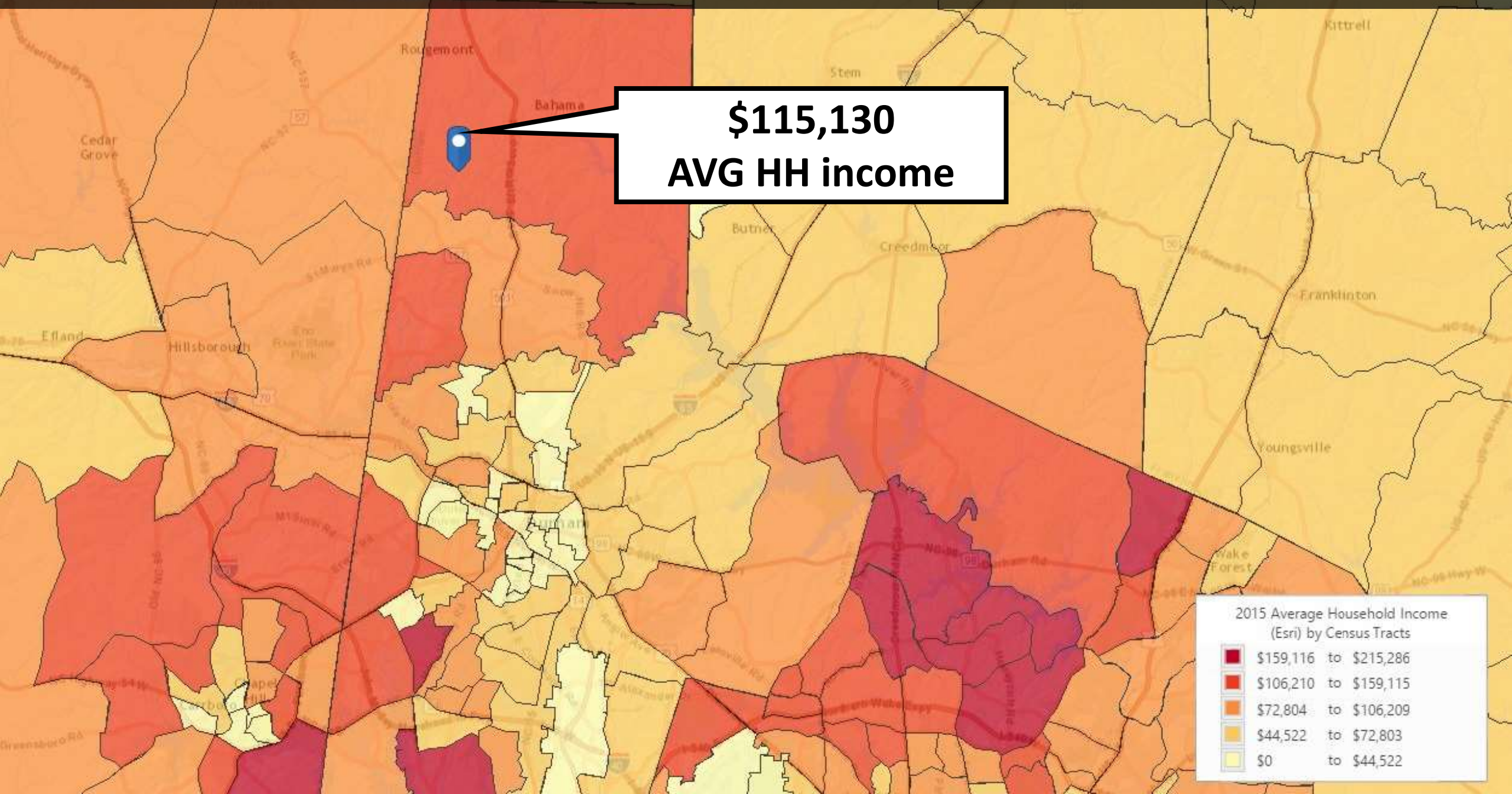


12 schools found within 15 miles of 8035 Lowell Valley Drive, Bahama, NC 27503

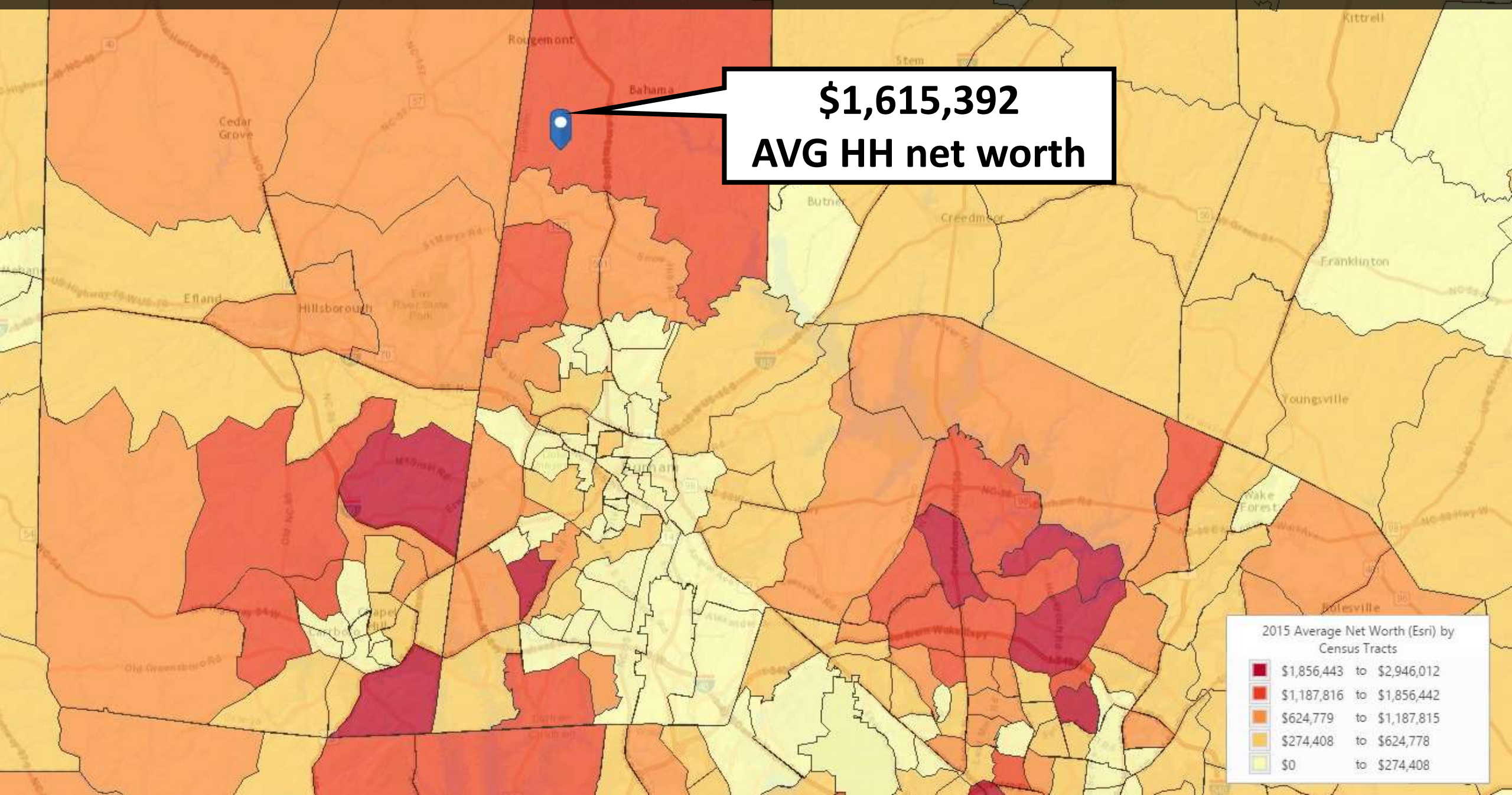
# Property's Census Tract Demographics – High Home Value



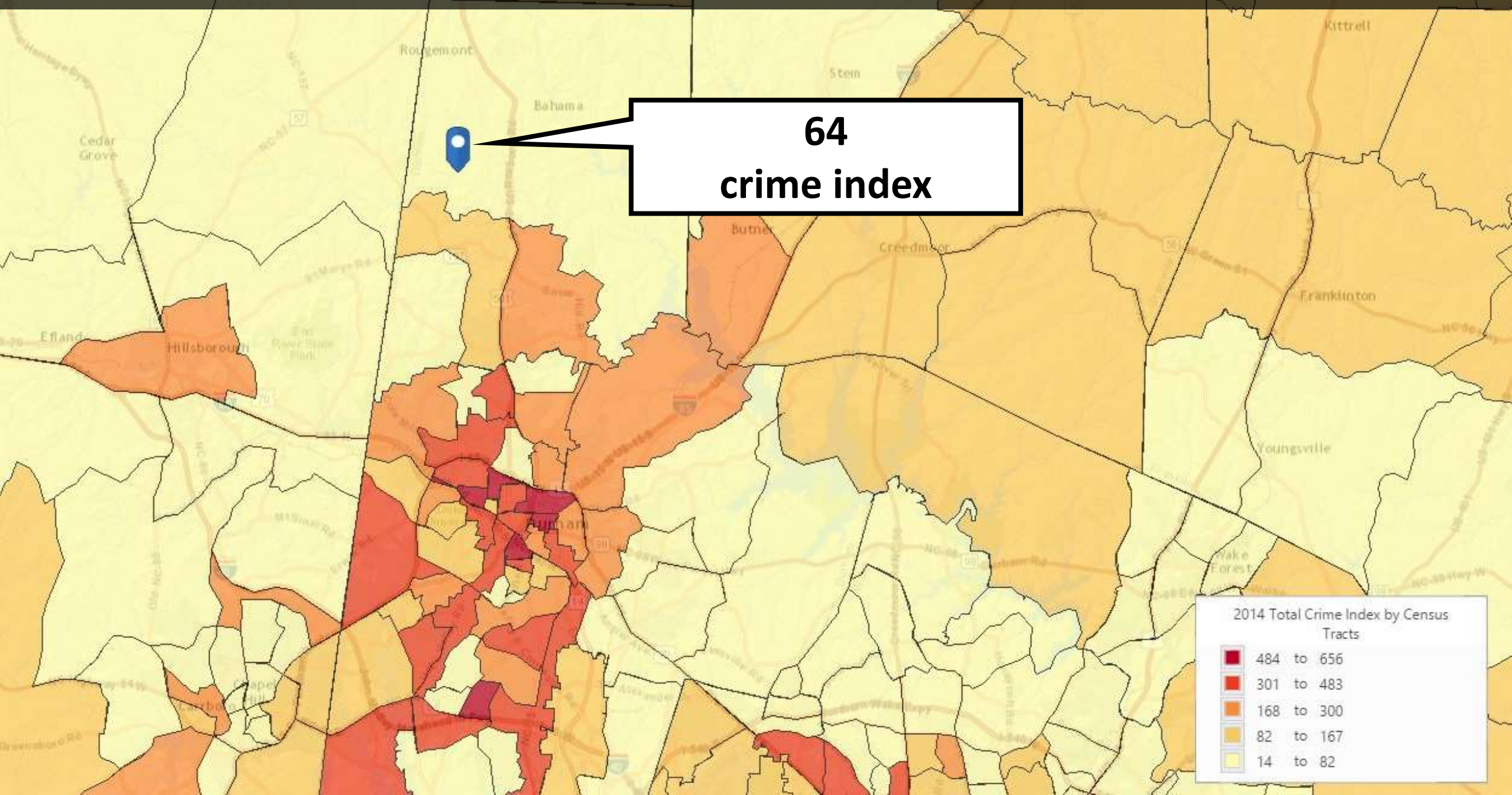
# Property's Census Tract Demographics – High Household Income



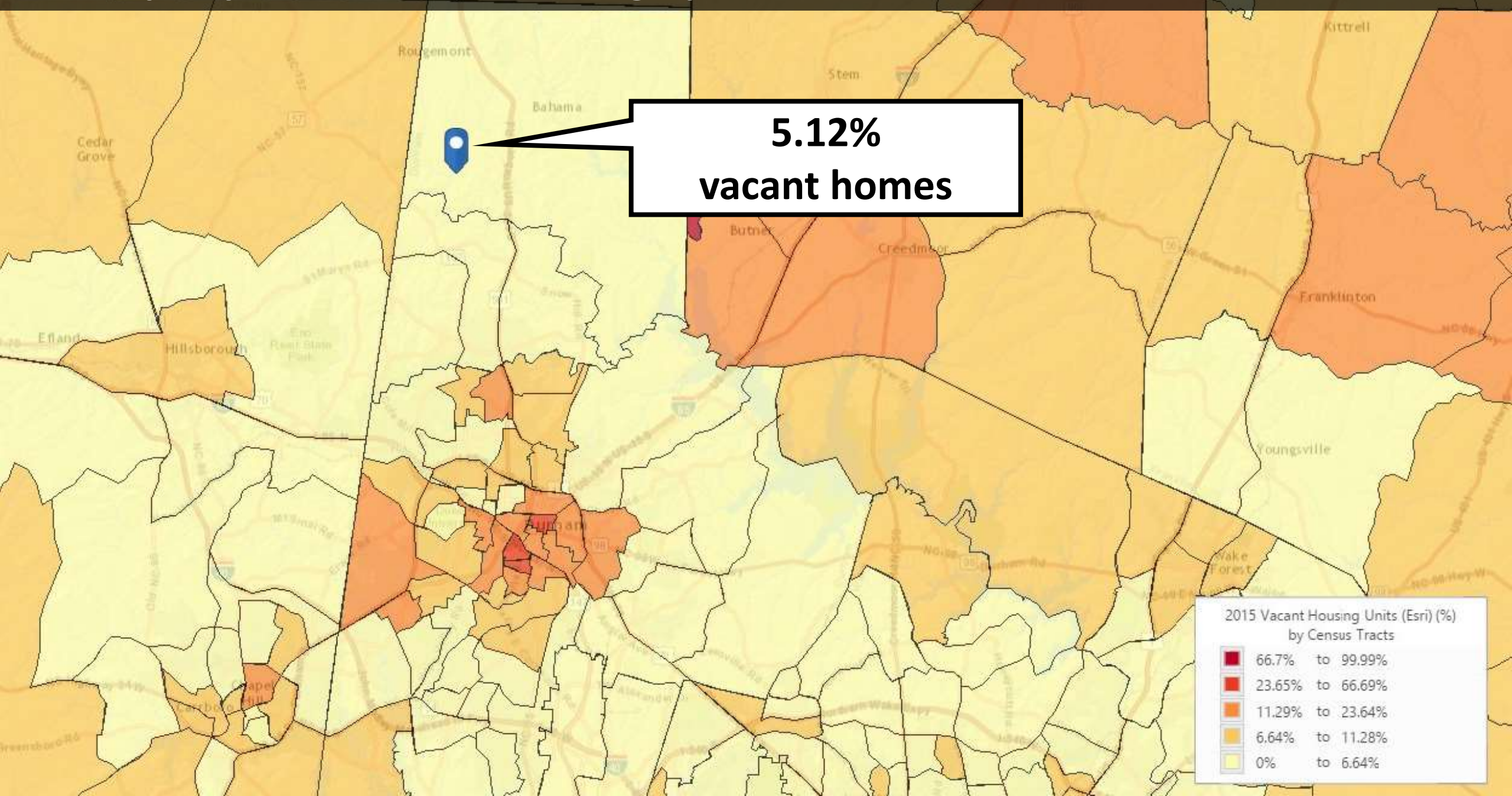
# Property's Census Tract Demographics – High Net Worth



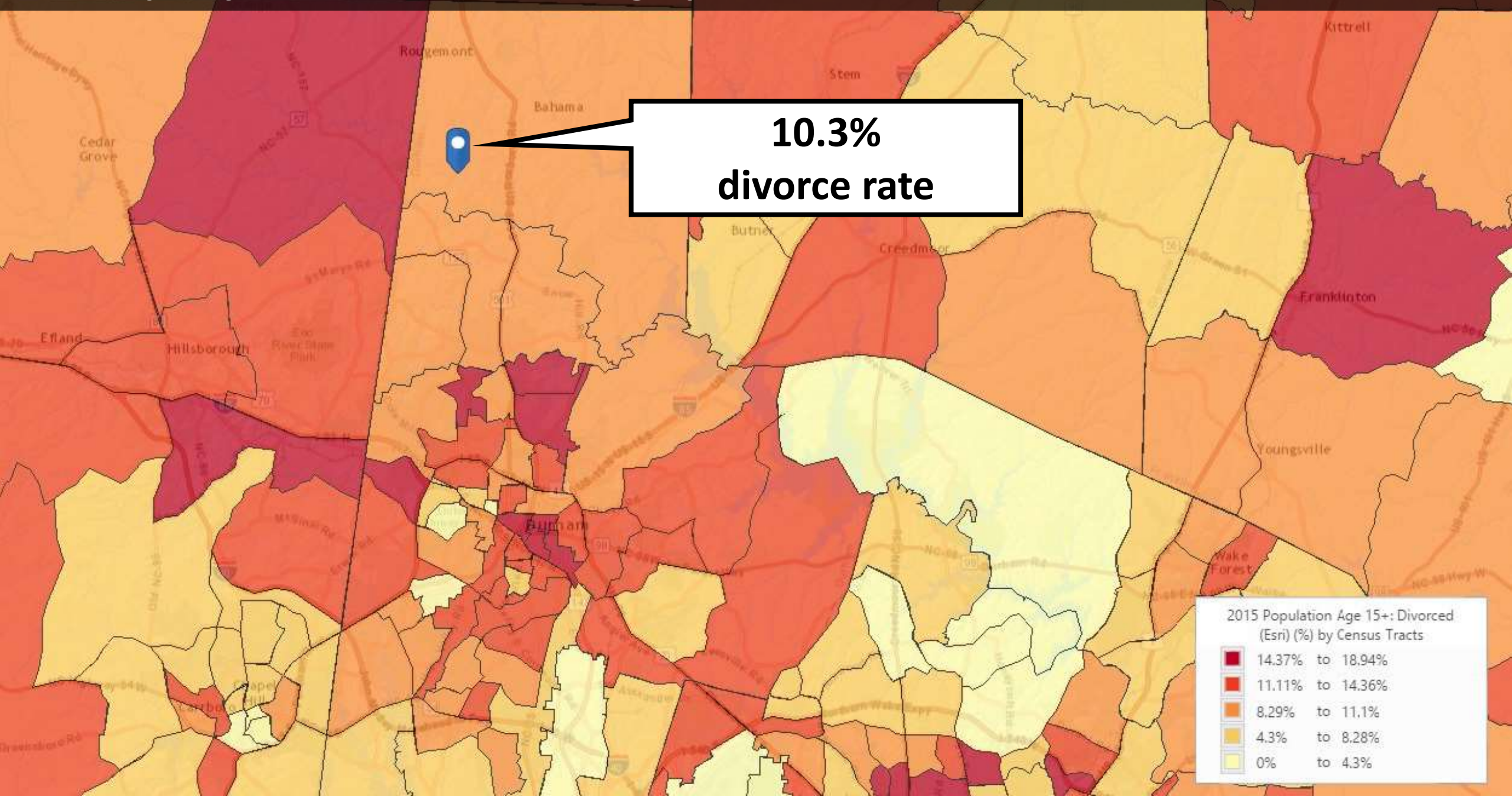
# Property's Census Tract Demographics – Low Crime Rate



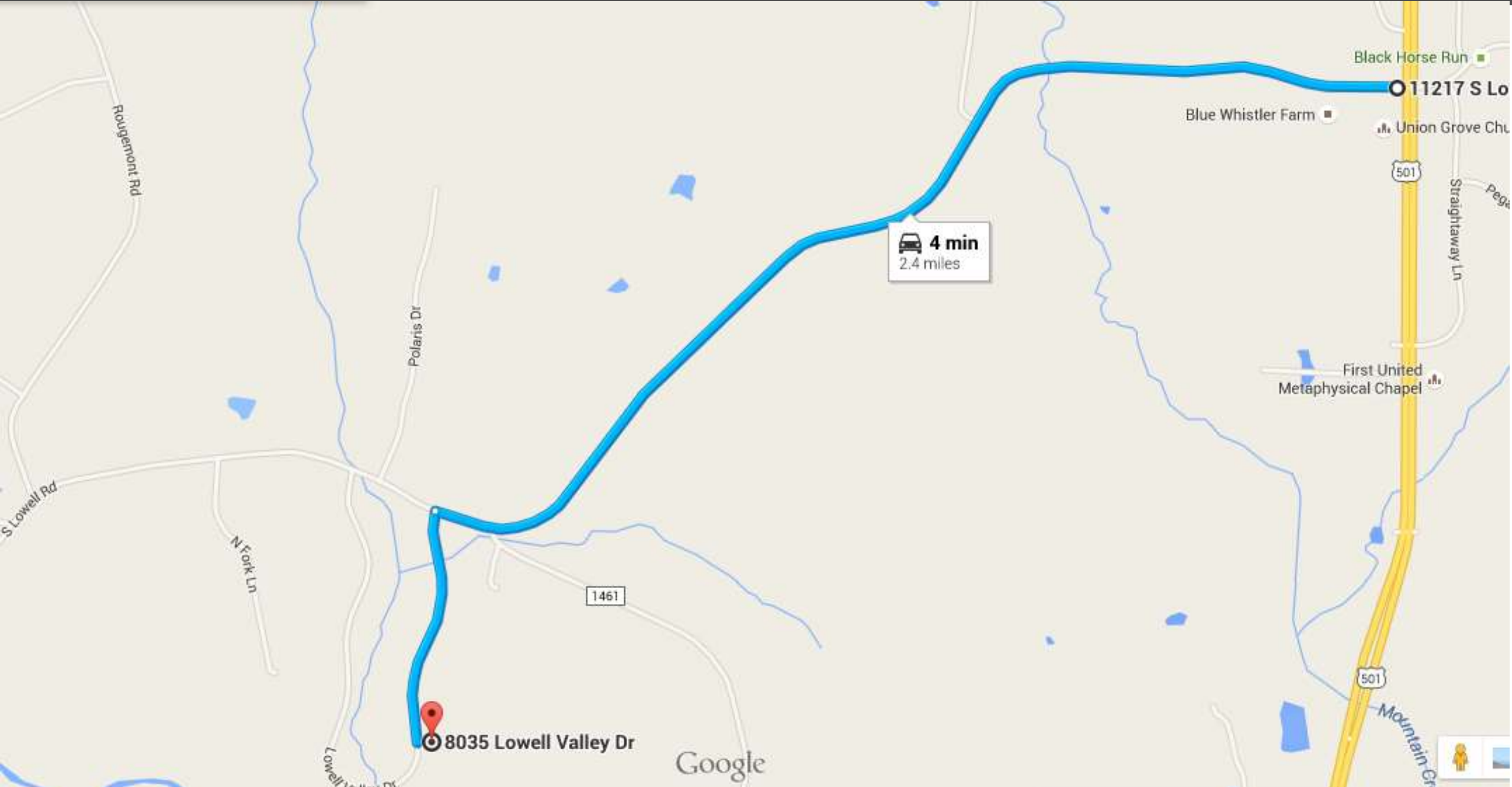
# Property's Census Tract Demographics – Low % Vacant Homes



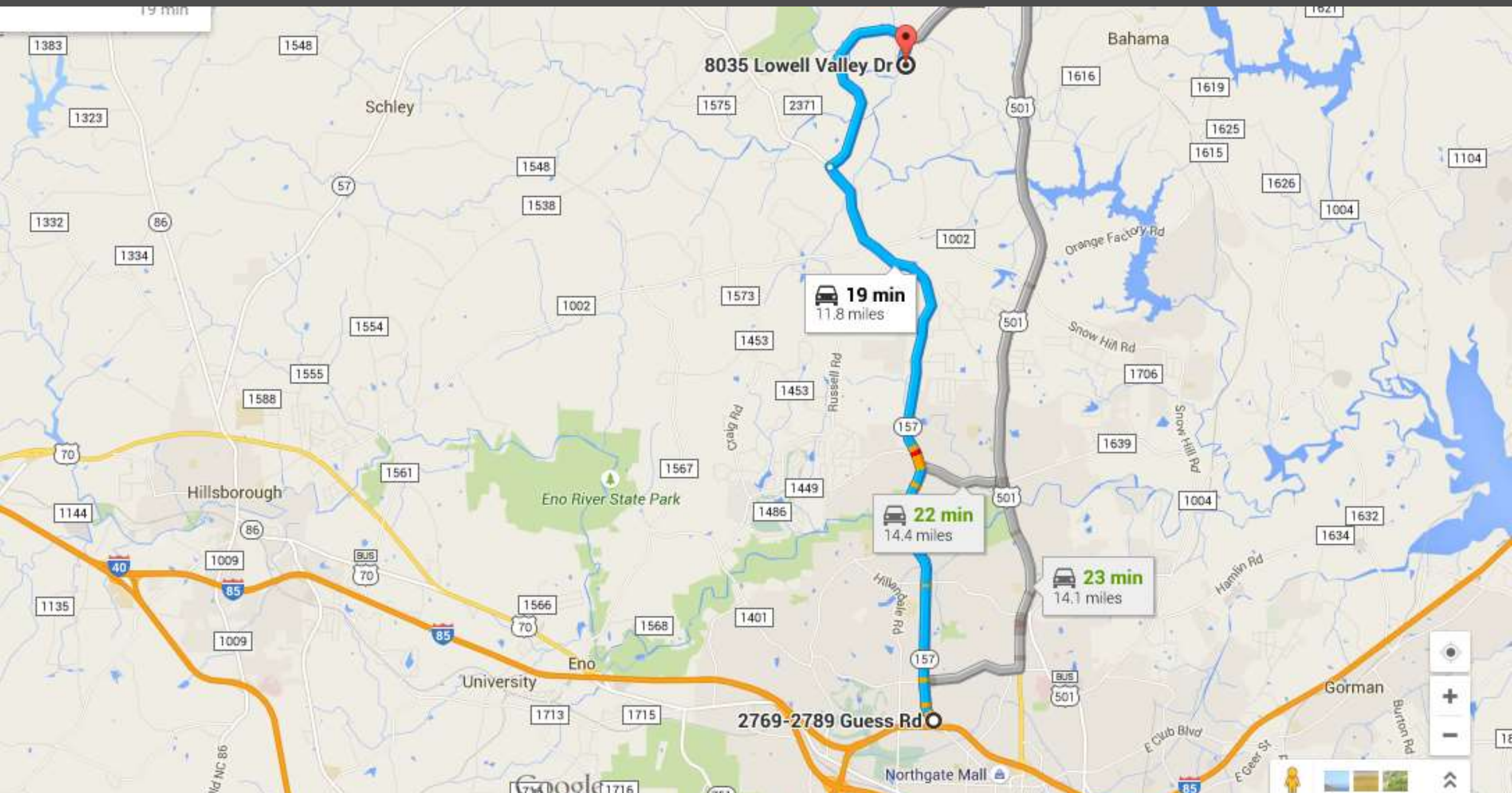
# Property's Census Tract Demographics – Low % Divorced



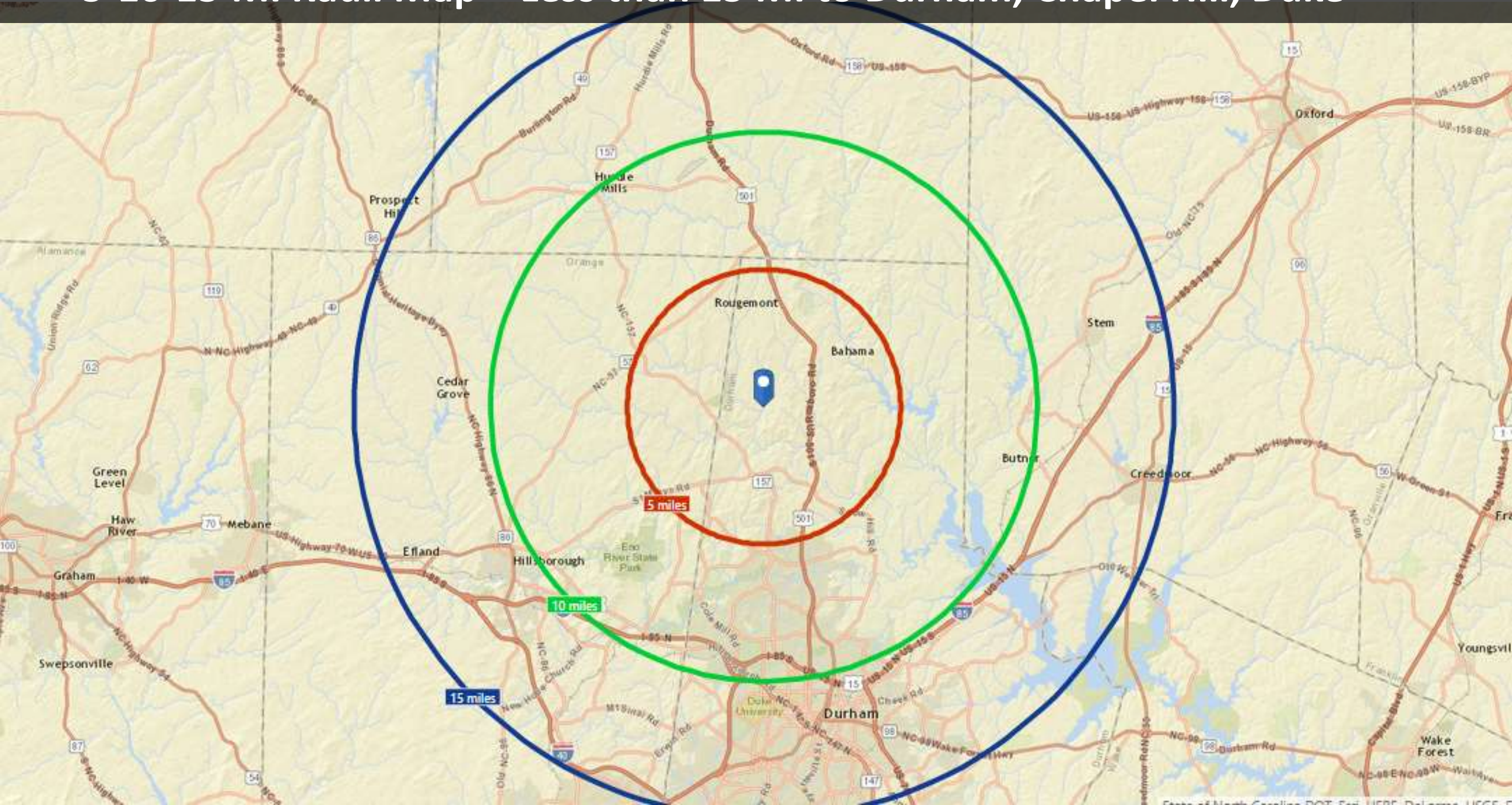
2.4 MI from US-501



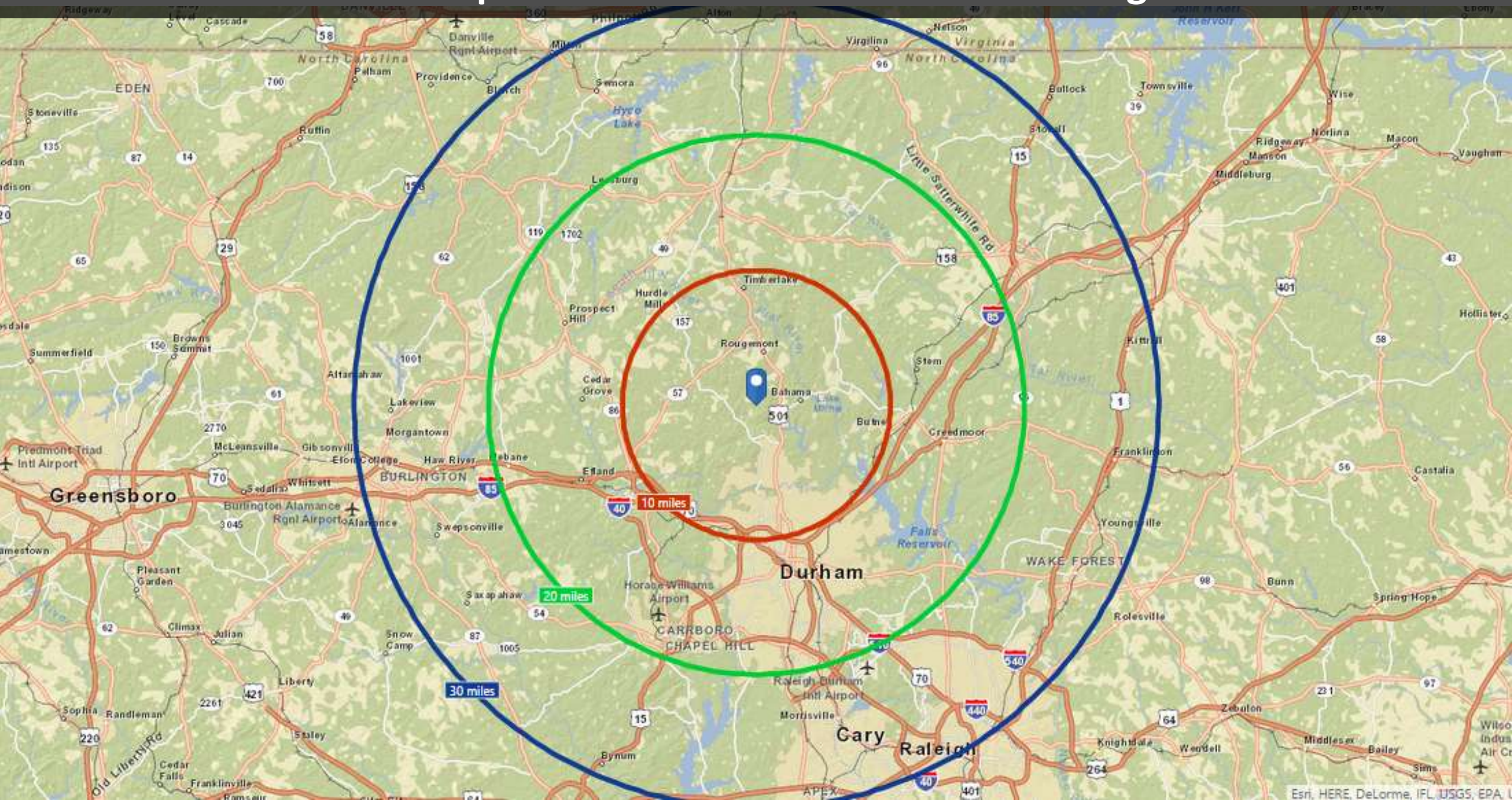
# 11.8 MI from I-85/US-501 at Guess Rd/NC-157



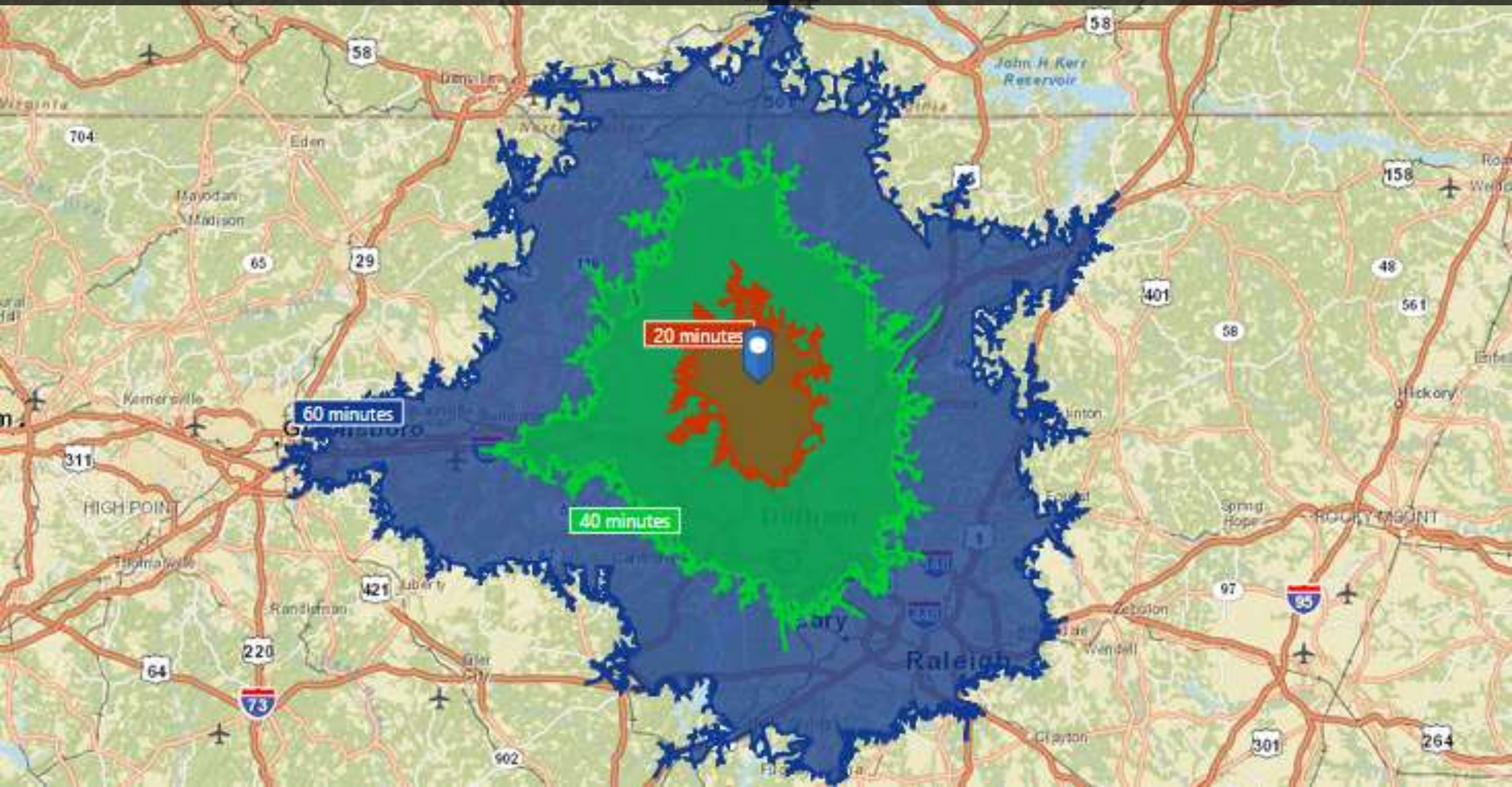
# 5-10-15 MI Radii Map – Less than 15 MI to Durham, Chapel Hill, Duke




# 10-20-30 MI Radii Map – Less than 30 Miles of all of Raleigh-Durham Metro



20-40-60 MIN Drive Time Map – Less than 1 Hour to Greensboro & Raleigh





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