


A lush green garden scene. In the foreground, there's a wooden border for a garden bed filled with mulch and some tall grasses. A small terracotta pot sits on the ground. Behind the garden bed is a wooden fence made of horizontal rails and vertical posts. In the background, a large, dense green tree dominates the scene, with sunlight filtering through its leaves. A large, light-colored tree trunk is visible on the right side.

Graphics Pack Branded

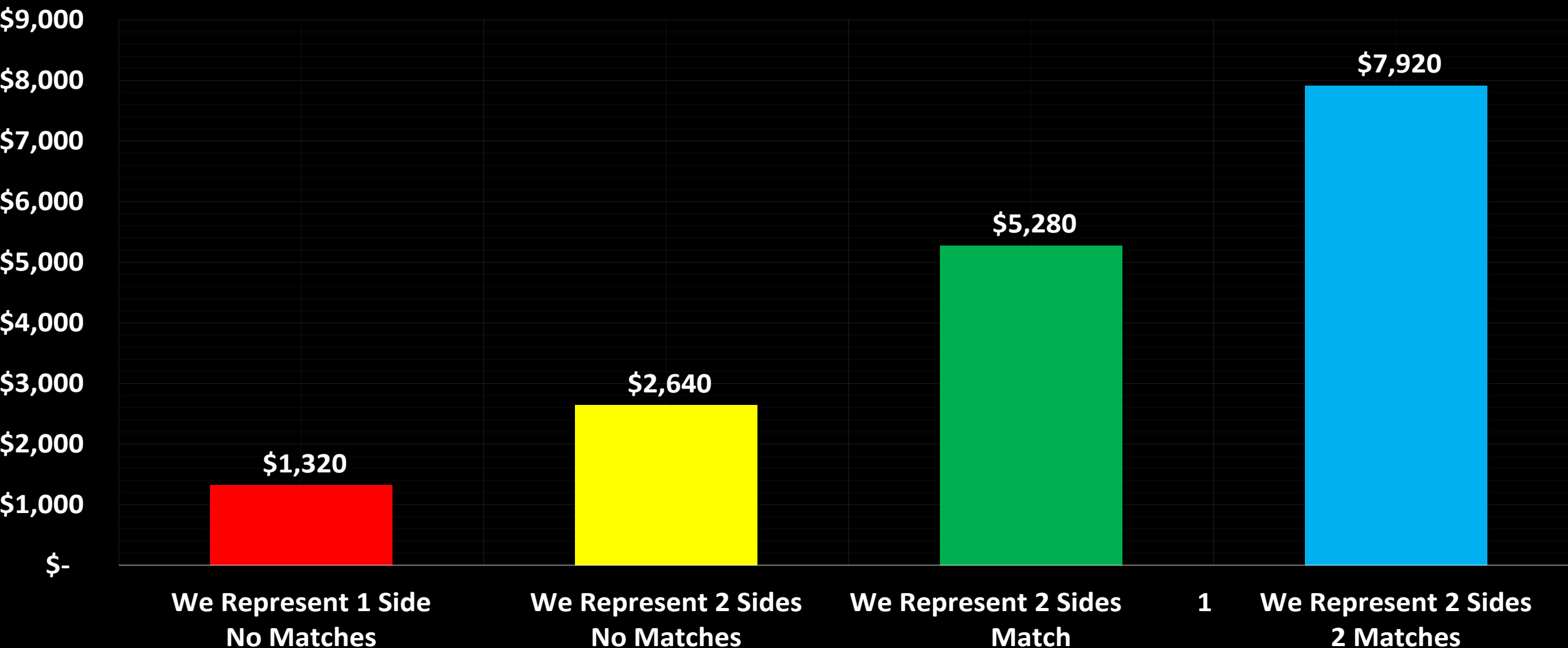


Bahama NC – 11 MI N of Durham
3/2 **1,833 SF**
1.435 Acres **\$220,000**

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

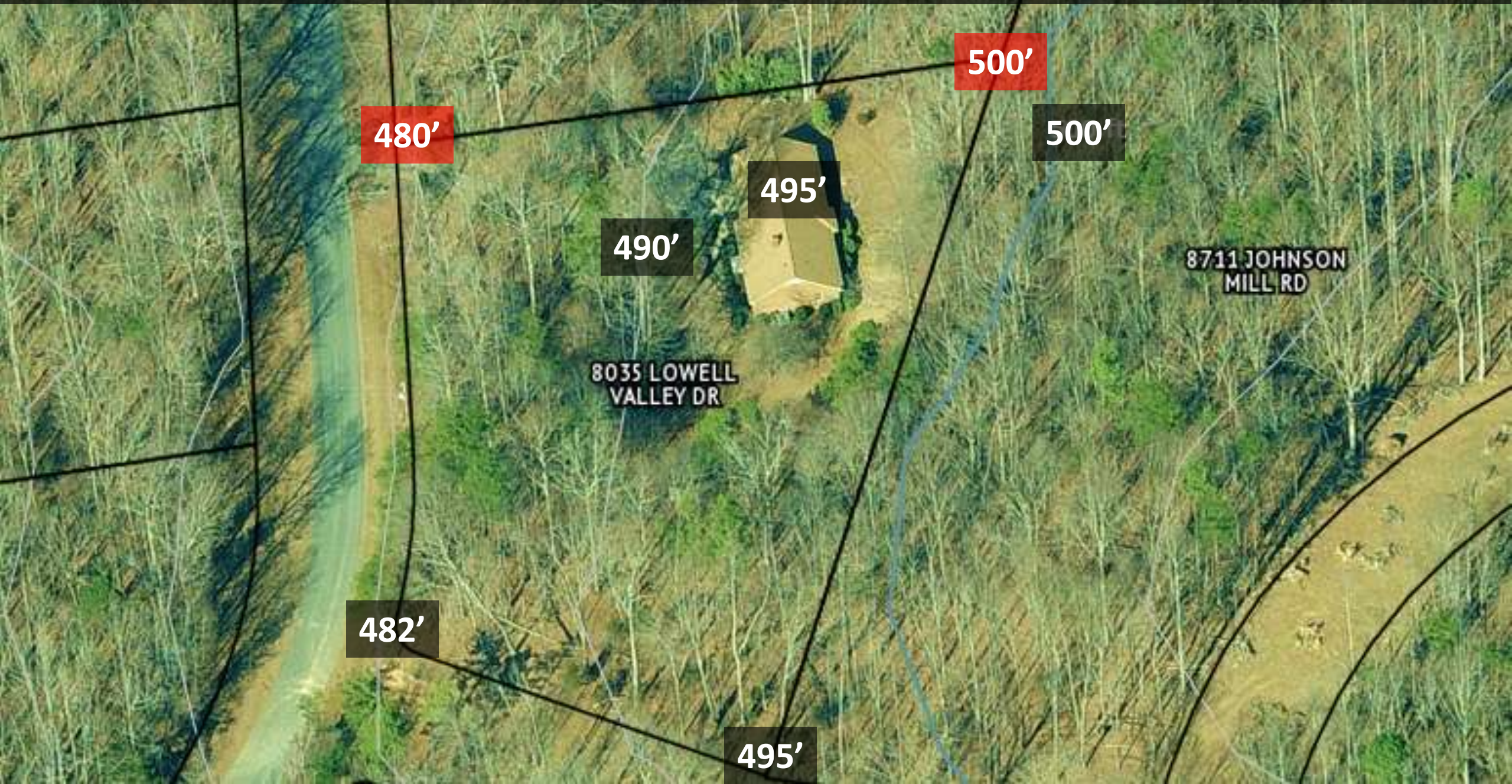
#	Category	Description	\$/#
1	Gross Income	Proforma	\$ 21,000
2	Maintenance/Repairs	\$100 Monthly	\$ (1,200)
3	Taxes	Actual	\$ (1,699)
4	Insurance	Estimated	\$ (1,500)
5	Total Expenses	#2 + #3 + #4	\$ (4,399)
6	Net Operating Income	#1 - #5	\$ 16,601
7	Annual Debt Service	BankRate.com*	\$ (9,484)
8	Pre-Tax 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



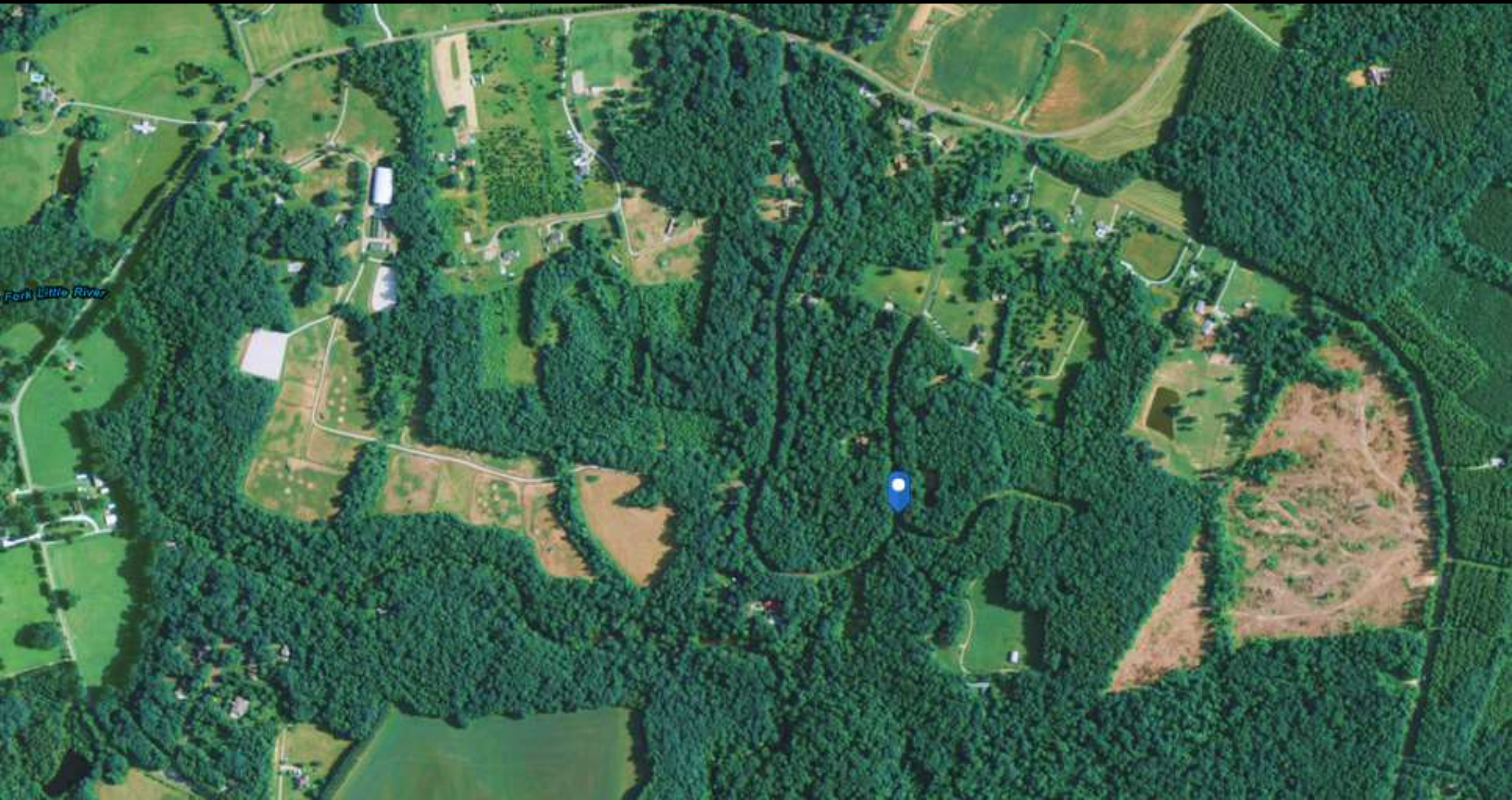
4 Acre Neighbor on Dirt Road Behind Home Makes Property Feel Bigger



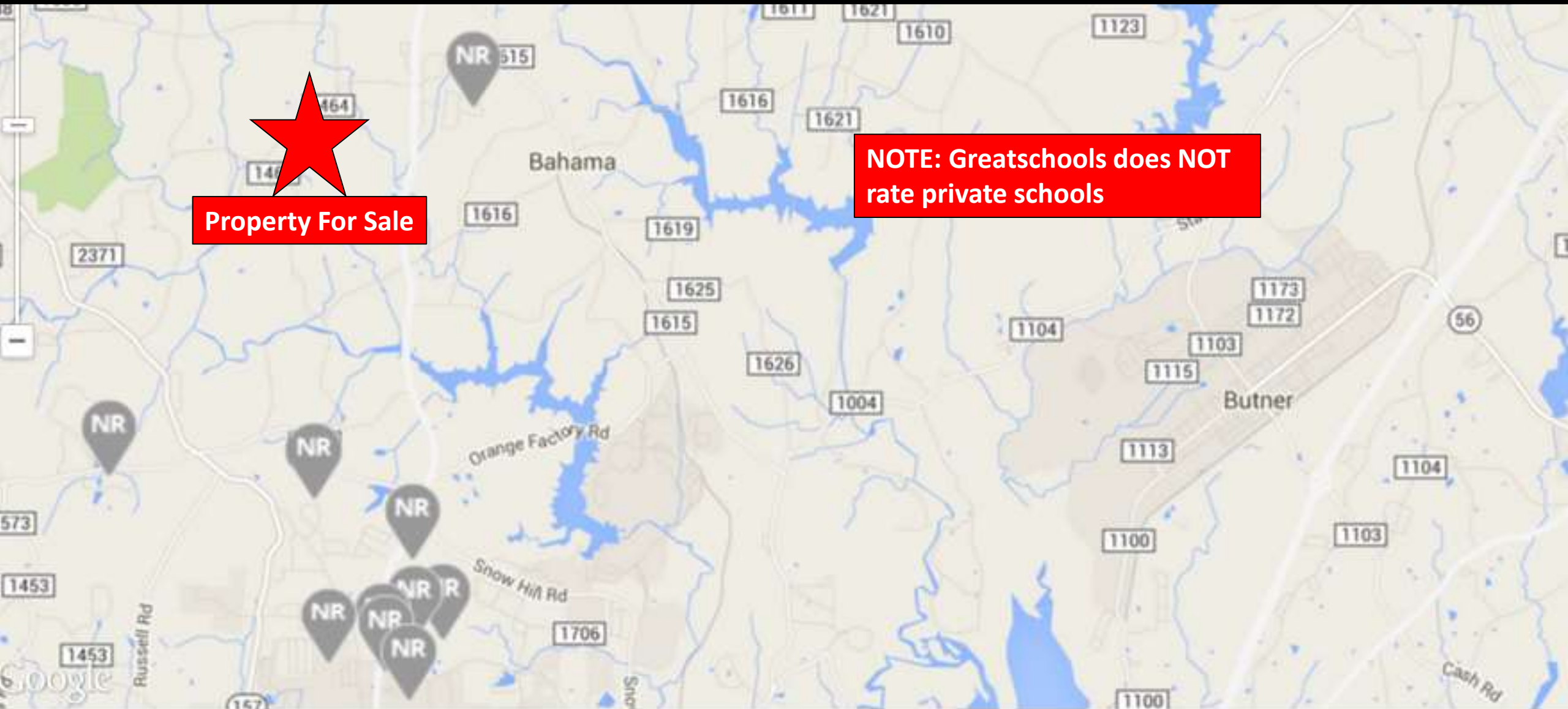
Heavily Wooded Lot



Great Neighborhood & Private Location



10 Pre-School Options Within 5 MI



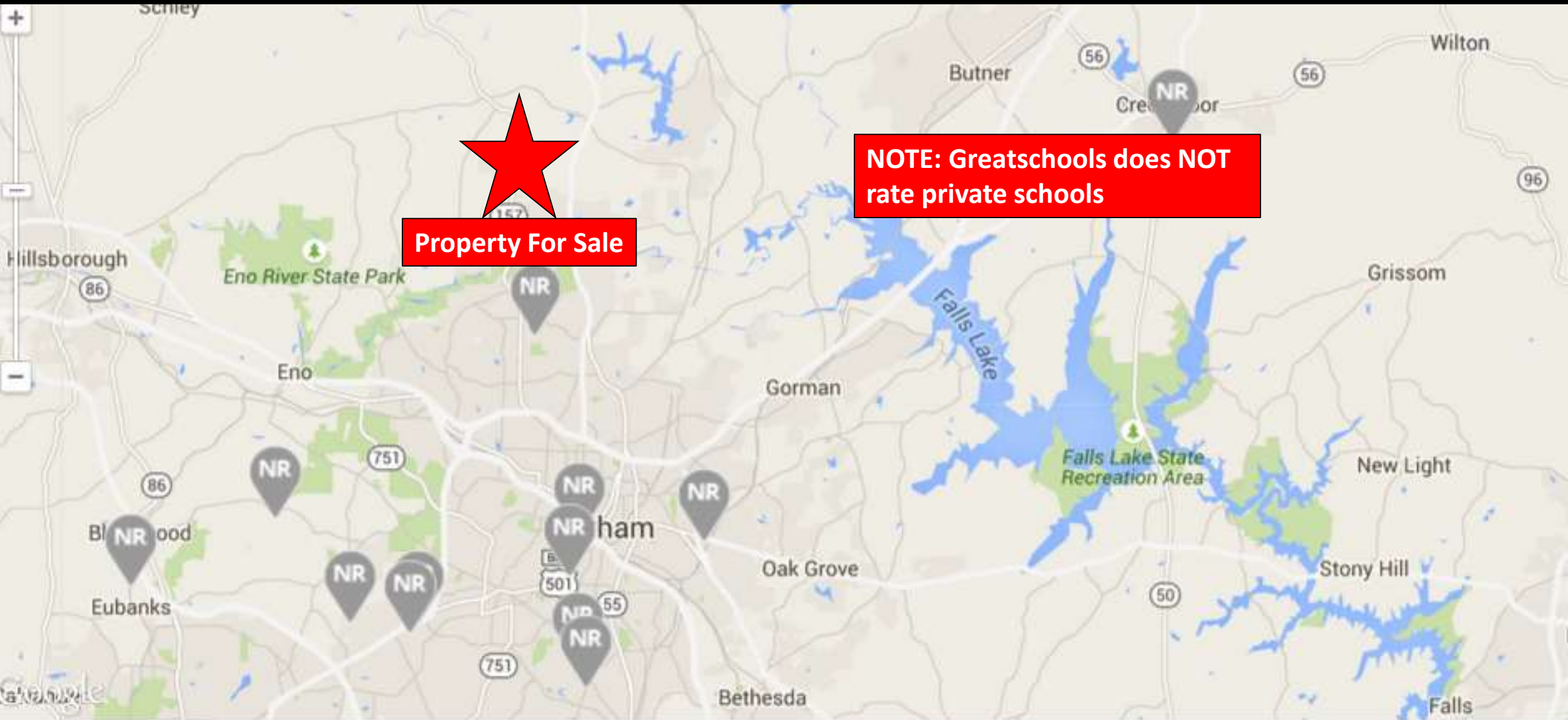
10 schools found within 5 miles of 8035 Lowell Valley Drive, Bahama, NC 27503

2 Kindergarten Options Within 5 MI



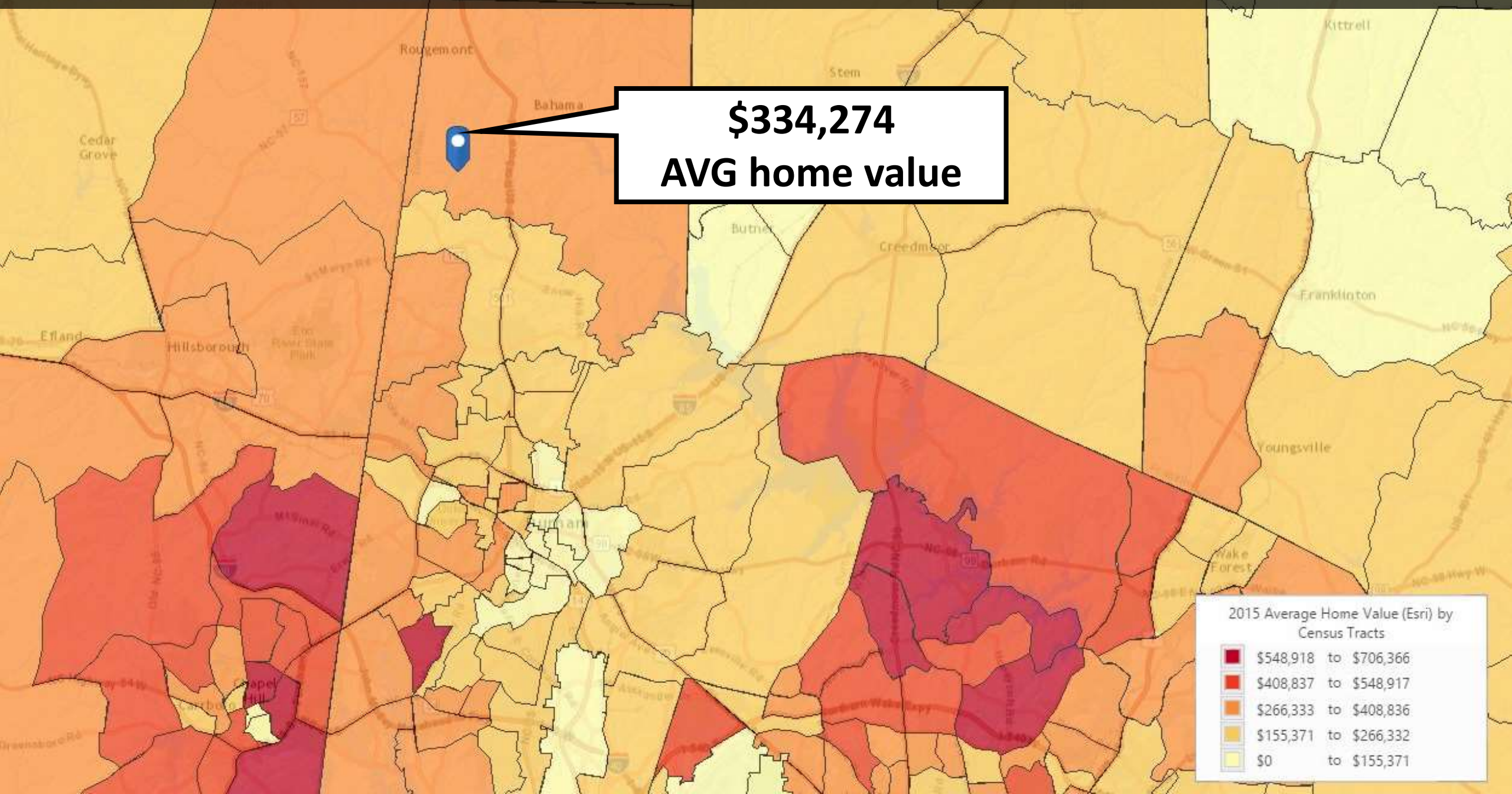
2 schools found within 5 miles of 8035 Lowell Valley Drive, Bahama, NC 27503

12 Private School Options Within 15 MI

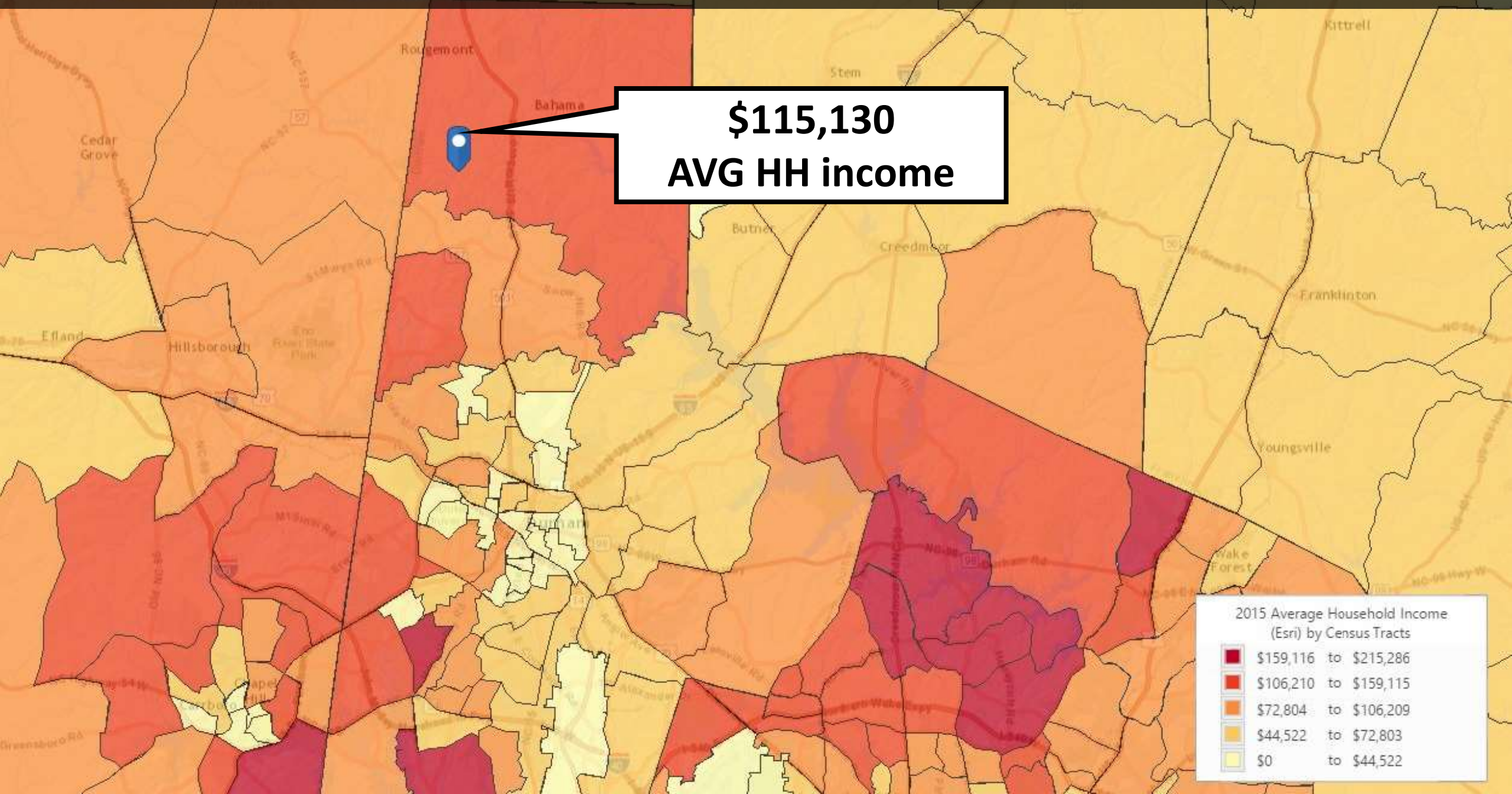


12 schools found within 15 miles of 8035 Lowell Valley Drive, Bahama, NC 27503

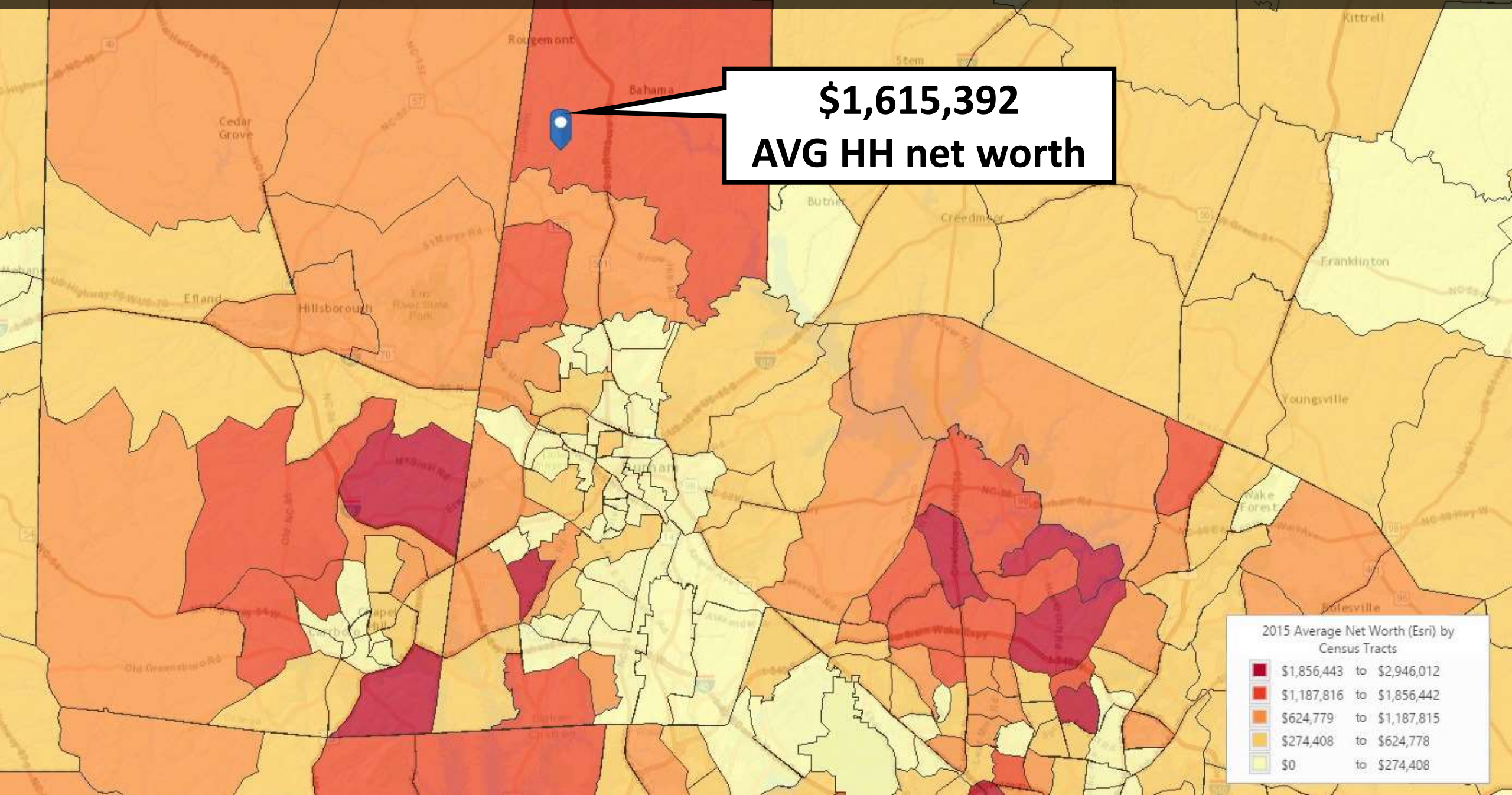
Property's Census Tract Demographics – High Home Value



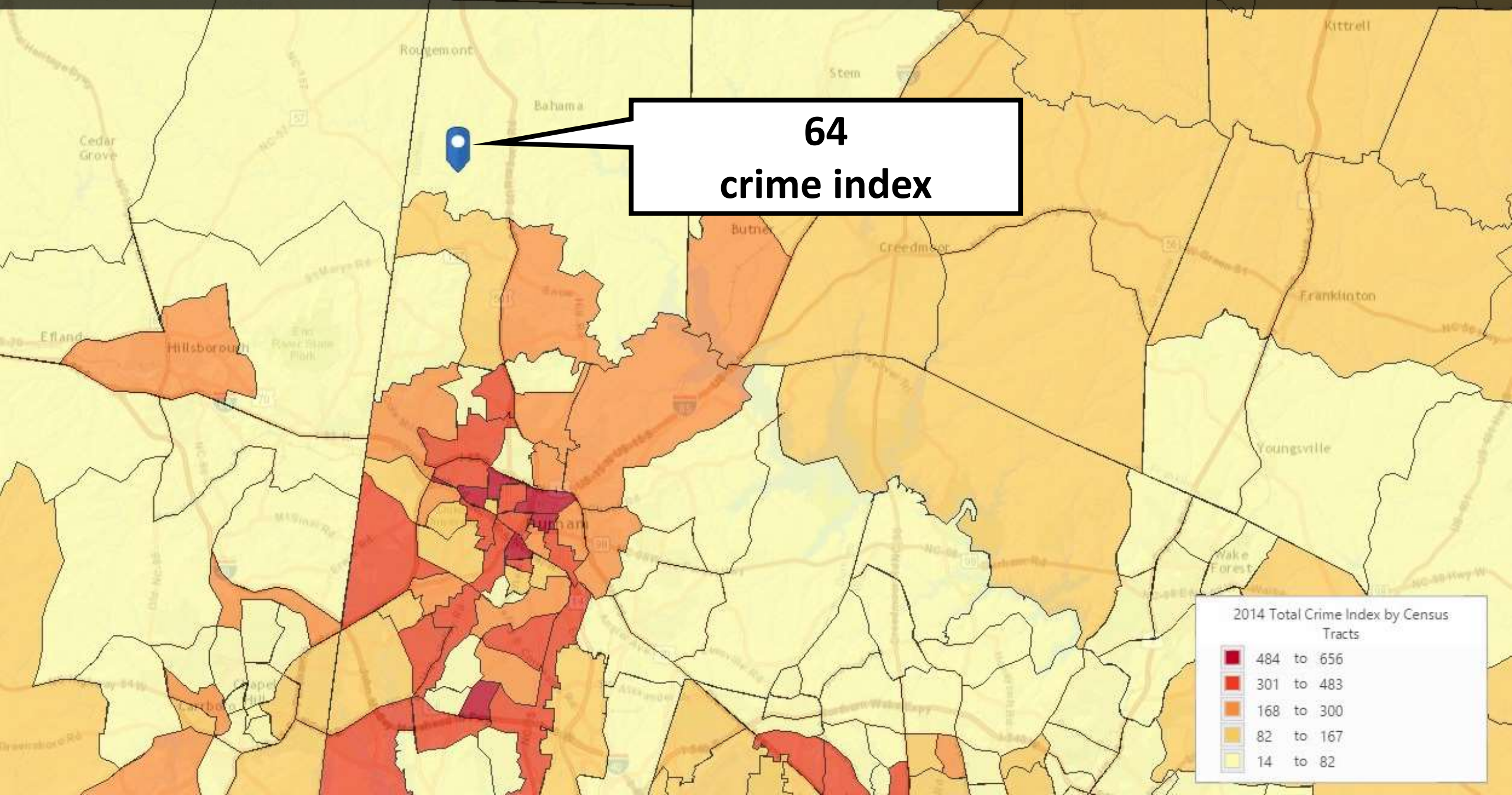
Property's Census Tract Demographics – High Household Income



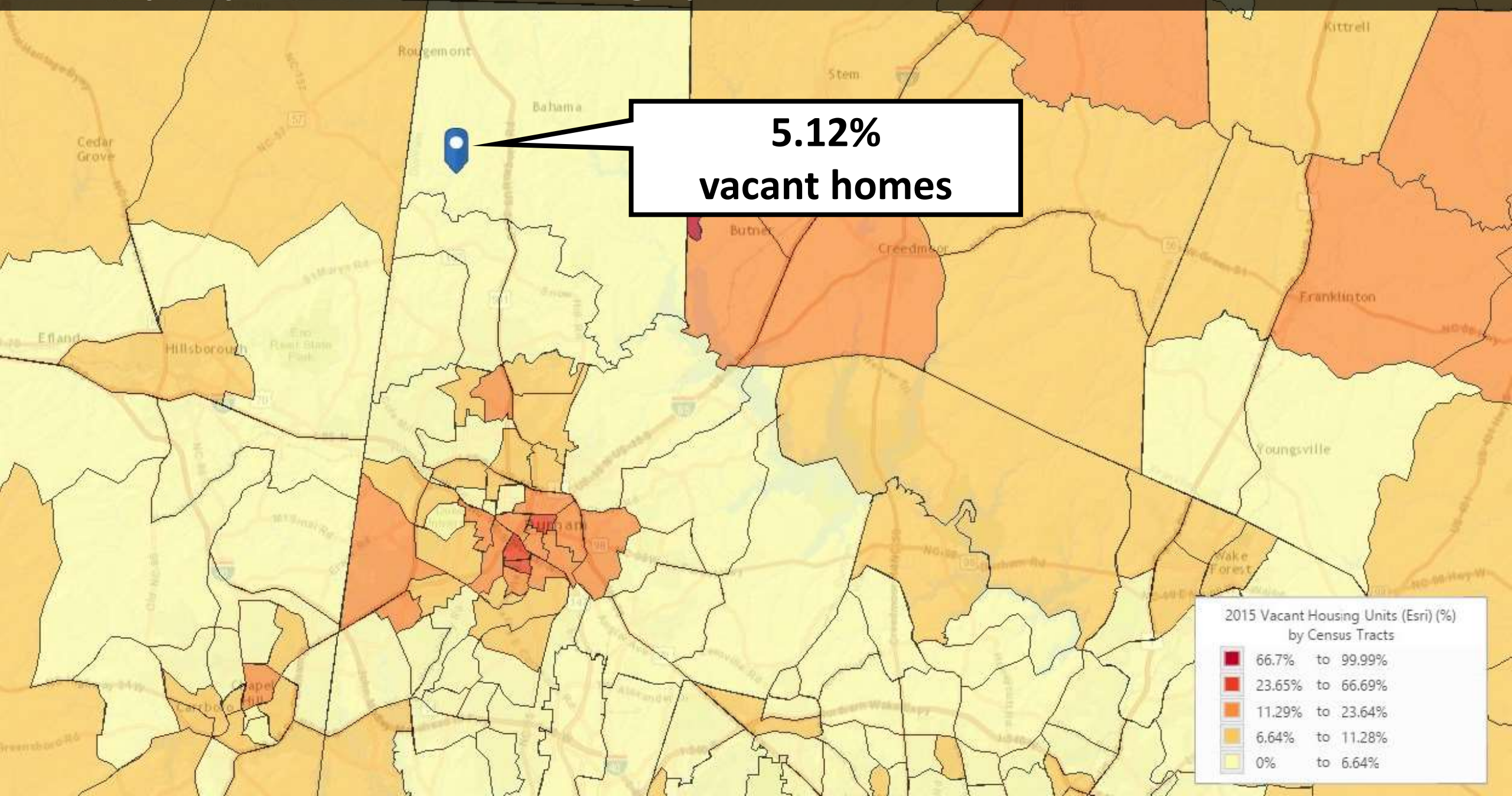
Property's Census Tract Demographics – High Net Worth



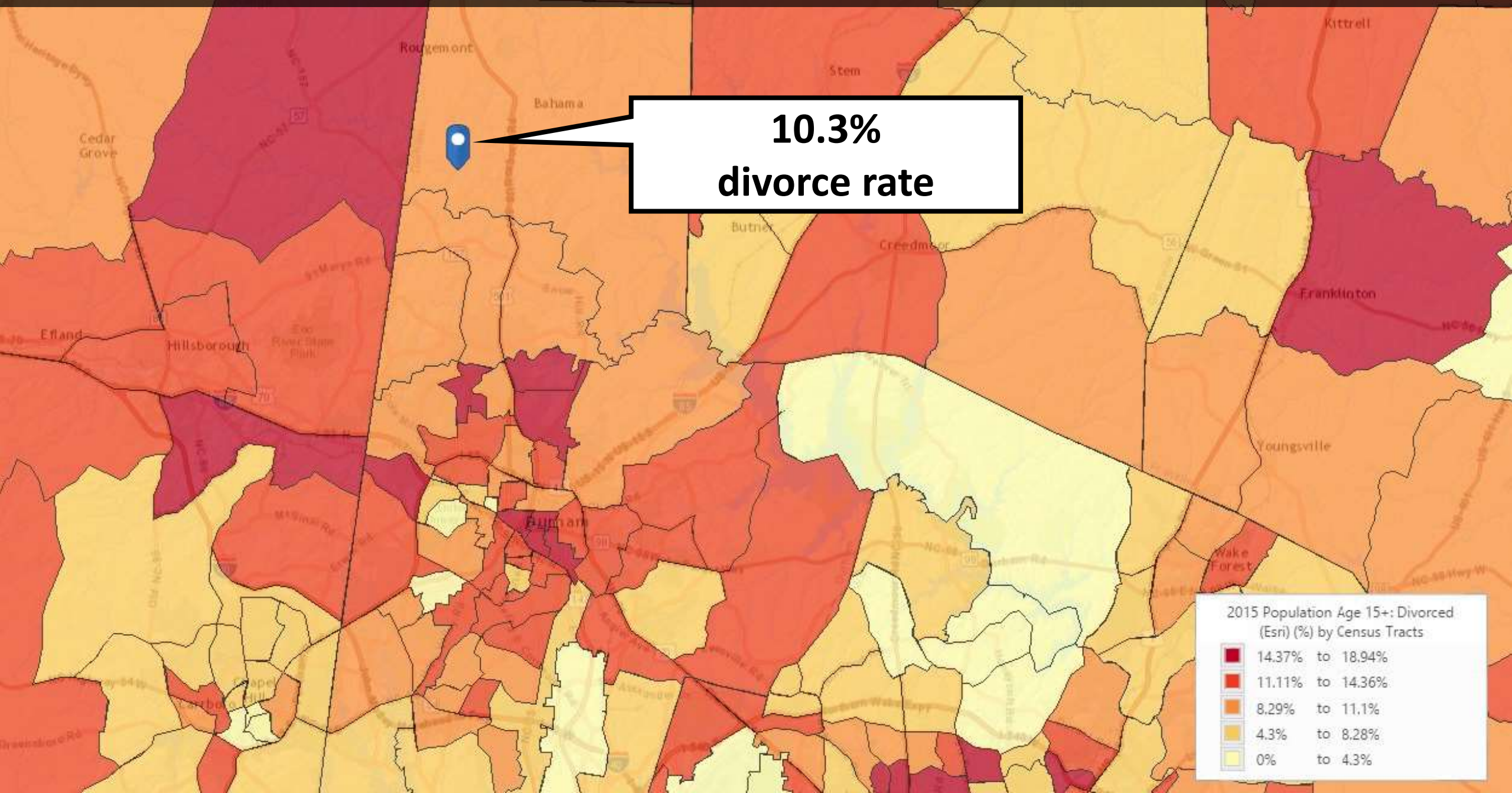
Property's Census Tract Demographics – Low Crime Rate



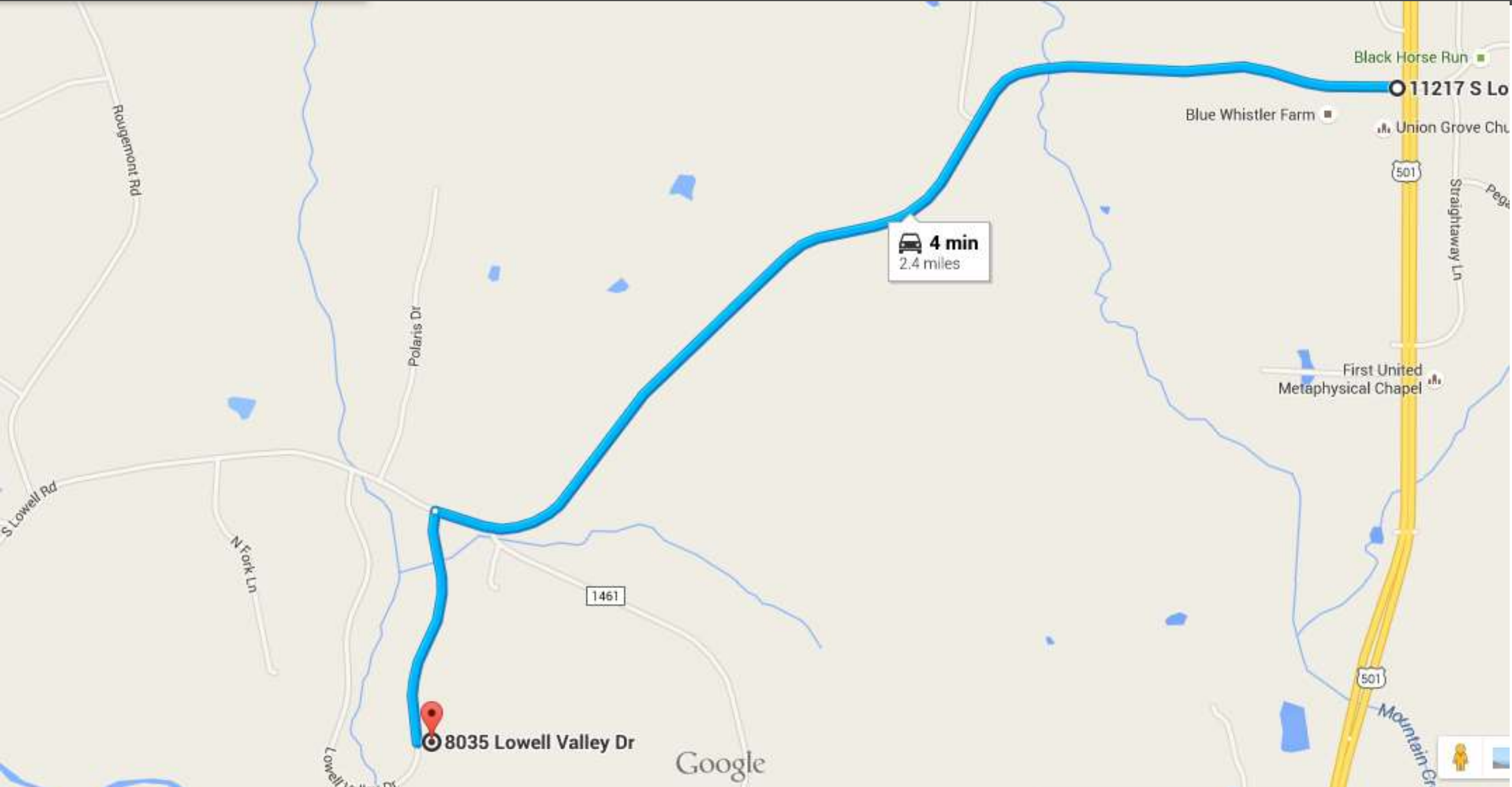
Property's Census Tract Demographics – Low % Vacant Homes



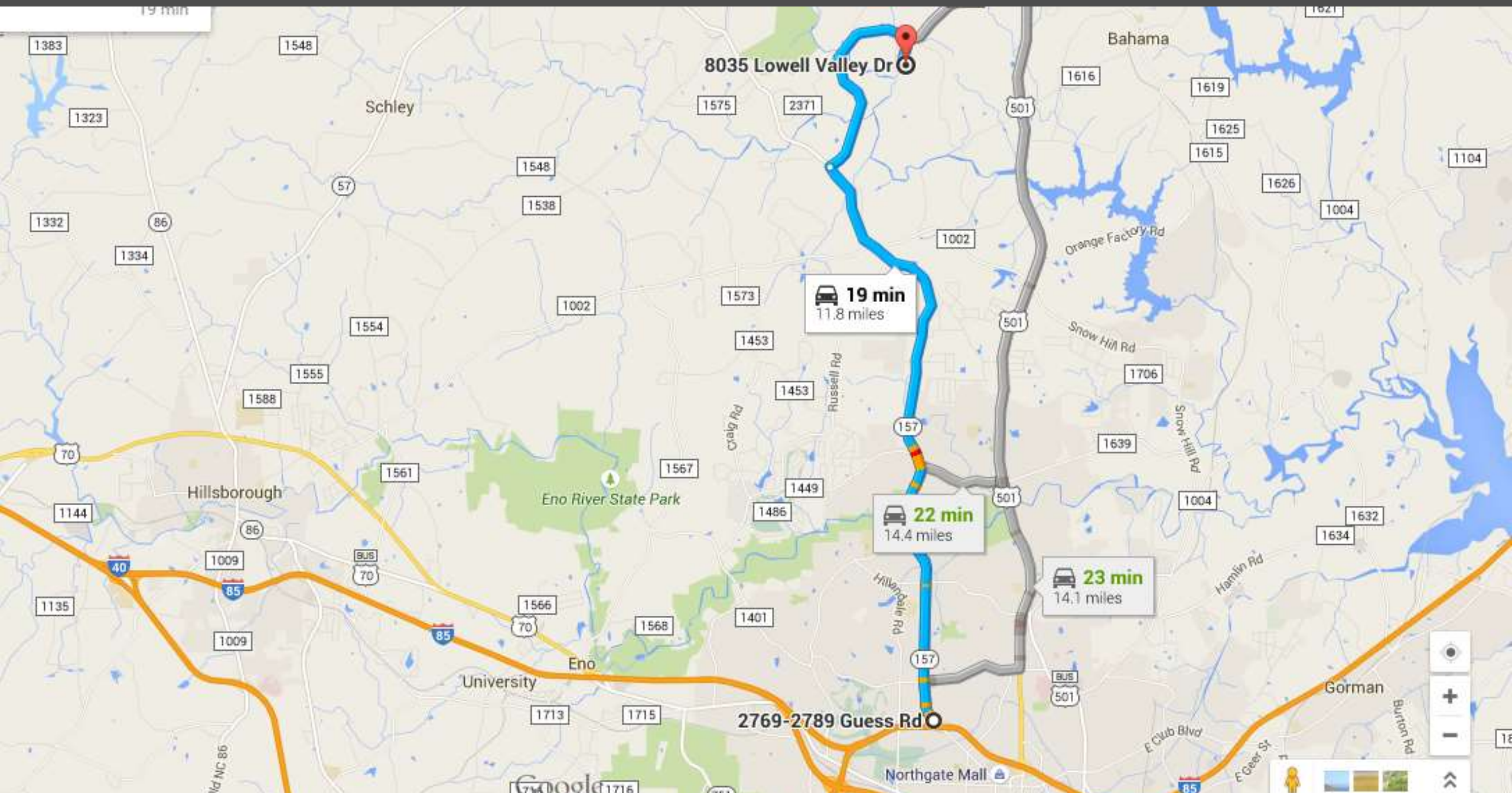
Property's Census Tract Demographics – Low % Divorced



2.4 MI from US-501



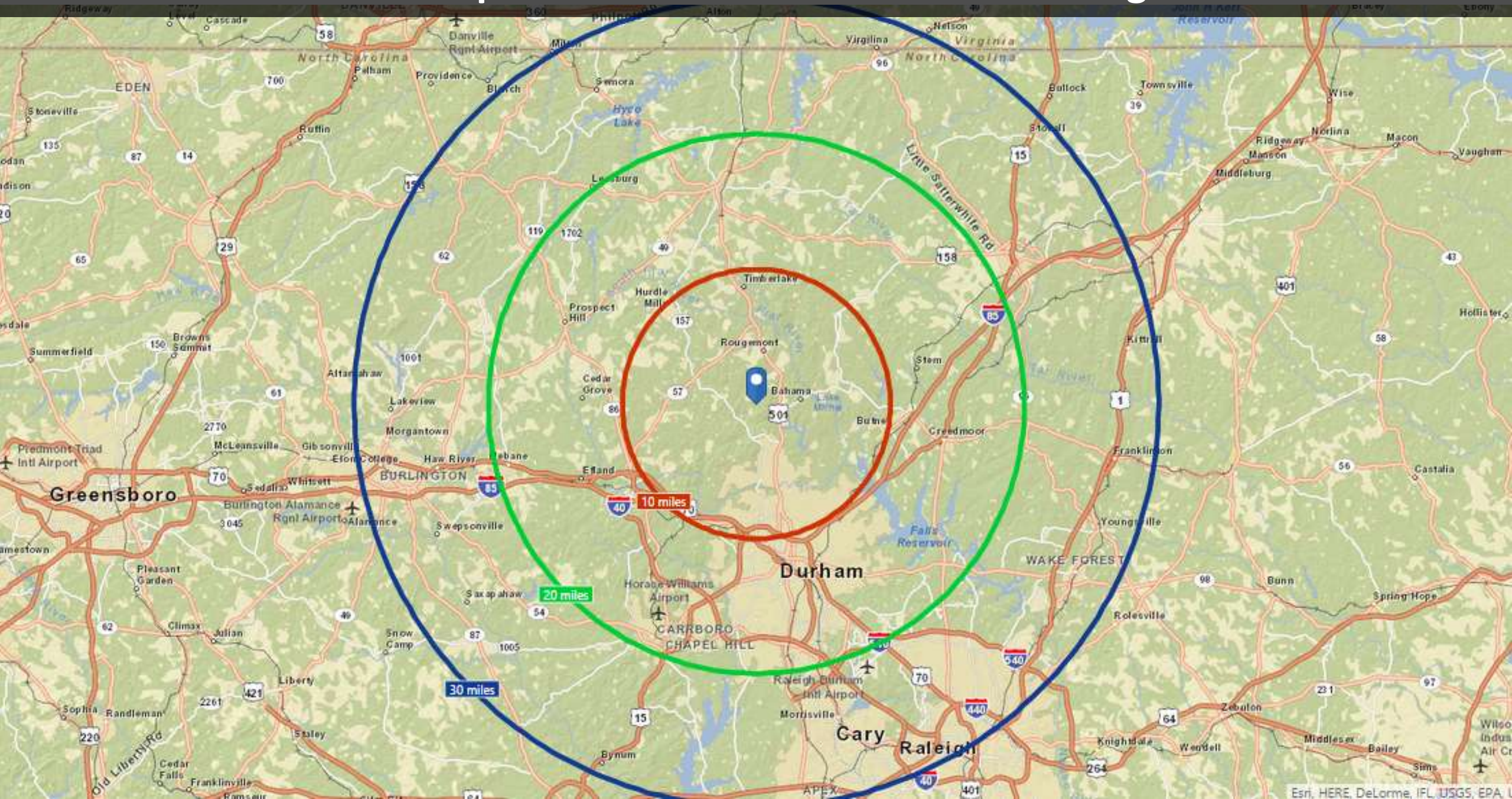
11.8 MI from I-85/US-501 at Guess Rd/NC-157



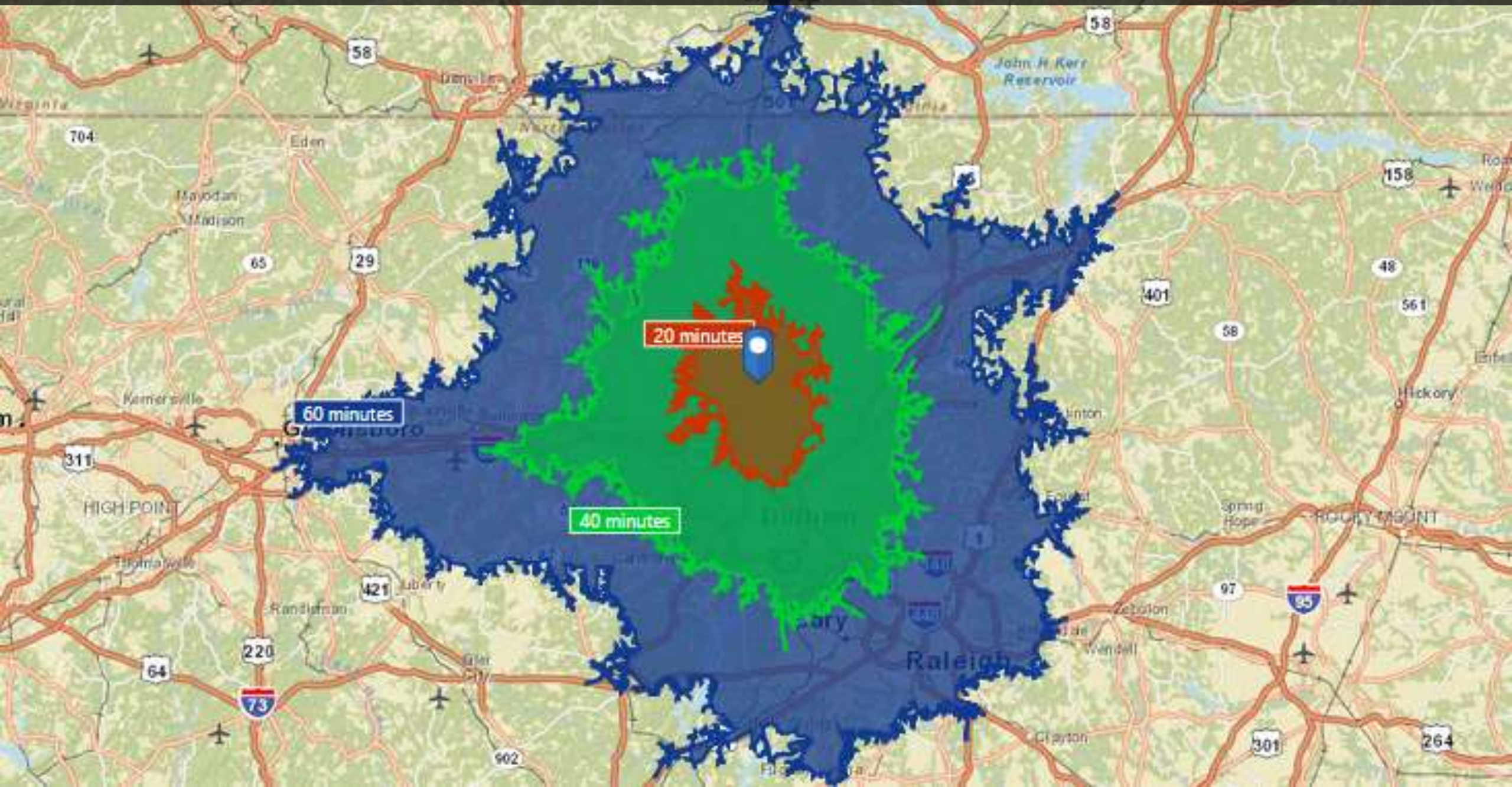
5-10-15 MI Radii Map – Less than 15 MI to Durham, Chapel Hill, Duke

The map displays three concentric circles centered on Durham, North Carolina, representing distances of 5, 10, and 15 miles. The 5-mile radius is shown in red, the 10-mile radius in green, and the 15-mile radius in blue. The map includes major highways, cities, and geographical features. Key locations within the 15-mile radius include Durham, Chapel Hill, and the University of North Carolina. The map also shows the surrounding region, including parts of Virginia and South Carolina.

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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NC Home For Sale | 1.43 Acres | 11 MI N of Durham



<http://swpre.com/?p=23802>



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