



# Lender Report

145 Burton Hills Cir, Gastonia, NC 28054, USA

**Bedrooms: 0, Bathrooms: 0.0, Lot Size: 12632, Year Built: 1964**



## Project Summary

### Project Costs

Purchase Price	\$75,000
Purchase Costs	\$2,500
Rehab Costs	\$170,000
Rehab Contingency ( )	\$0
Rehab Holding Costs	\$260
<b>Total Project Costs</b>	<b>\$247,760</b>
Financing	\$0
<b>Cash out of Pocket</b>	<b>\$247,760</b>
Rehab Project Length	3 Month(s)

### Project Returns

Sales Price	\$320,000
Project Costs	(\$247,760)
Sale Costs	(\$6,400)
<b>Profit Amount</b>	<b>\$65,840</b>
ROI	26.57%
ROR	106.30%
Unlevered ROI	26.57%
Unlevered ROR	106.30%



# Comps

Address	Dist	Beds	Baths	Sqft	Sold (\$)	\$/sqft	Sale date
125 Burton Hills Cir	0.13 miles	3	2.0	1320	\$275,500	\$209	2023-08-25
2414 Wilmont Dr	0.41 miles	2	2.0	1236	\$280,000	\$227	2023-05-12
1401 Poston Cir	1.4 miles	3	2.0	1264	\$280,000	\$222	2024-02-26
1003 Warren St	1.9 miles	2	1.0	780	\$370,000	\$474	2024-01-31
510 Hawthorne Ln	19 miles	5	2.0	2976	\$358,000	\$120	2024-03-08
932 Nottingham Dr	2.7 miles	3	2.0	1924	\$305,000	\$159	2024-03-28
					<b>Average:</b>	<b>\$311,417</b>	<b>\$235</b>

## CMA Summary

### By Average of Sales

Adjusted Comps		Unadjusted Comps	
Avg of Adjusted Sales ARV	\$311,417	Avg of Sales ARV	\$311,417
Subject Sqft		Subject Sqft	
Adjusted \$/sqft	\$0	Avg of Sales ARV \$/sqft	\$0

### By Average of \$/Sqft

Adjusted Comps		Unadjusted Comps	
Avg of Adjusted \$/sqft	\$235	Avg of Unadjusted \$/sqft	\$235
Subject Sqft		Subject Sqft	
Calculated Adj. ARV	\$0	Calculated ARV	\$0



# CMA Detail

Basics	Subject		Comparable		Comparable		Comparable	
							Image Not Available	
Address	145 Burton Hills Cir, Gastonia, NC 28054, USA		125 Burton Hills Cir, Gastonia, NC 28054, USA		2414 Wilmont Dr, Gastonia, NC 28054, USA		1401 Poston Cir, Gastonia, NC 28054, USA	
Sold Date		-		2023-08-25		2023-05-12		2024-02-26
Sold \$				\$275,500		\$280,000		\$280,000
Sqft				1,320		1,236		1,264
\$/sqft		\$0		\$209		\$227		\$222
Features	Feature Values	Units	Units	Adjustment	Units	Adjustment	Units	Adjustment
Bedrooms	\$0	0.00	3.00	\$0	2.00	\$0	3.00	\$0
Bathrooms	\$0	0.00	2.00	\$0	2.00	\$0	2.00	\$0
Garage spaces	\$0	2.00	0.00	\$0	0.00	\$0	0.00	\$0
Carport spaces	\$0	2.00	0.00	\$0	0.00	\$0	0.00	\$0
Lot size sqft	\$0	12,632.00	21,344.00	\$0	13,939.00	\$0	10,019.00	\$0
Basement sqft	\$0	0.00	0.00	\$0	0.00	\$0	0.00	\$0
Has pool	\$0	0.00	0.00	\$0	0.00	\$0	0.00	\$0
Has view	\$0	1.00	1.00	\$0	1.00	\$0	1.00	\$0
<b>Adjustment Subtotals</b>				\$0		\$0		\$0
<b>Adjusted \$/sqft</b>		<b>\$0</b>		\$209		\$227		\$222
<b>Adjusted ARV \$</b>		<b>\$311,417</b>		\$275,500		\$280,000		\$280,000
<b>Notes</b>								



# CMA Detail (Continued)

Basics		Comparable		Comparable		Comparable	
		Image Not Available		Image Not Available		Image Not Available	
Address		1003 Warren St, Gastonia, NC 28054, USA		510 Hawthorne Ln, Charlotte, NC 28204, USA		932 Nottingham Dr, Gastonia, NC 28054, USA	
Sold Date			2024-01-31		2024-03-08		2024-03-28
Sold \$			\$370,000		\$358,000		\$305,000
Sqft			780		2,976		1,924
\$/sqft			\$474		\$120		\$159
Features	Feature Values	Units	Adjustment	Units	Adjustment	Units	Adjustment
Bedrooms	\$0	2.00	\$0	5.00	\$0	3.00	\$0
Bathrooms	\$0	1.00	\$0	2.00	\$0	2.00	\$0
Garage spaces	\$0	0.00	\$0	0.00	\$0	0.00	\$0
Carport spaces	\$0	0.00	\$0	0.00	\$0	0.00	\$0
Lot size sqft	\$0	6,098.00	\$0	11,633.00	\$0	14,810.00	\$0
Basement sqft	\$0	0.00	\$0	0.00	\$0	0.00	\$0
Has pool	\$0	0.00	\$0	0.00	\$0	0.00	\$0
Has view	\$0	1.00	\$0	1.00	\$0	1.00	\$0
<b>Adj Subtotal</b>			\$0		\$0		\$0
<b>Adj \$/sqft</b>			\$474		\$120		\$159
<b>Adjusted Value</b>			\$370,000		\$358,000		\$305,000
<b>Notes</b>							



# Property Photos

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