

Alamance Residential Investment Portfolio

Original Portfolio: 8 Income-Producing Residential Properties | 10 Rental Units | Burlington, Graham & Mebane, NC

Portfolio at a Glance

Original Portfolio	8 Properties 10 Rental Units	Current Status	5 Active 1 Under Contract 2 Sold
Active Properties	5	Active Rental Units	7
Current Active List Price	\$1,144,500	Current Active Monthly Rent	\$7,025
Estimated Active Market Rent	\$8,390	Current Active Annual Gross Rent	\$84,300
Estimated Active Annual Market Rent	\$100,680		

Triad MLS # / Status	Property	List Price	Type	Bed/Bath	SF	Current Monthly Rent	Estimated Market Rent	2025 Taxes	Est. Insurance	Recent CapEx
SOLD	2208 Young St., Burlington	\$179,900	Single Family	3/1	1,095	\$1,320	\$1,400	\$1,496	\$797	2023 Complete Rehab; Roof & HVAC
1233157	2864 Maple Ave., Burlington	\$169,900	Single Family	2/1.5	917	\$1,000	\$1,300	\$1,900	\$668	None Reported
1233155	312 Chapel Hill Rd., Burlington	\$154,900	Single Family	2/1	844	\$745	\$1,100	\$1,467	\$654	2021 HVAC
SOLD	619 Everett St., Burlington	\$209,900	Single Family	3/1	1,134	\$1,525	\$1,600	\$1,477	\$1,062	Roof; Rehab; HVAC
1233158	300 Ward St., Graham	\$174,900	Single Family	2/2	1,007	\$845	\$1,200	\$1,097	\$818	Roof; HVAC; Rehab
1231775	317-319 E. Gilbreath St., Graham	\$329,900	Duplex	(2) 2/1	1,724	\$2,390	\$2,590	\$2,241	\$1,447	Built 2023
UNDER CONTRACT	204 West St., Mebane	\$169,900	Single Family	3/1	885	\$1,040	\$1,100	\$1,065	\$650	2024 HVAC; 2023 Rehab
1233110	406-408 N. Fifth St., Mebane	\$314,900	Duplex	(2) 2/1	1,730	\$2,045	\$2,200	\$2,064	\$1,071	2025 Furnace/Flooring; 2023 HVAC

Five properties remain available for purchase. Seller will consider a portfolio sale of the remaining properties or individual property sales. Contact listing broker for additional due diligence materials.

Disclaimer: Information is believed to be accurate but is not guaranteed. Information has been obtained from the seller, appraisal, public records, and other sources believed reliable. Buyer and Buyer's Agent should independently verify all information, including square footage, rents, taxes, insurance, condition, zoning, utilities, leases, and any other material facts prior to closing.

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