A photograph of a garden bed with a wooden fence and trees in the background. The text "Graphics Pack Branded" is overlaid in the center. The garden bed is bordered by logs and contains various plants, including tall grasses and a small orange pot. The background is filled with lush green trees and a wooden fence.

# Graphics Pack Branded

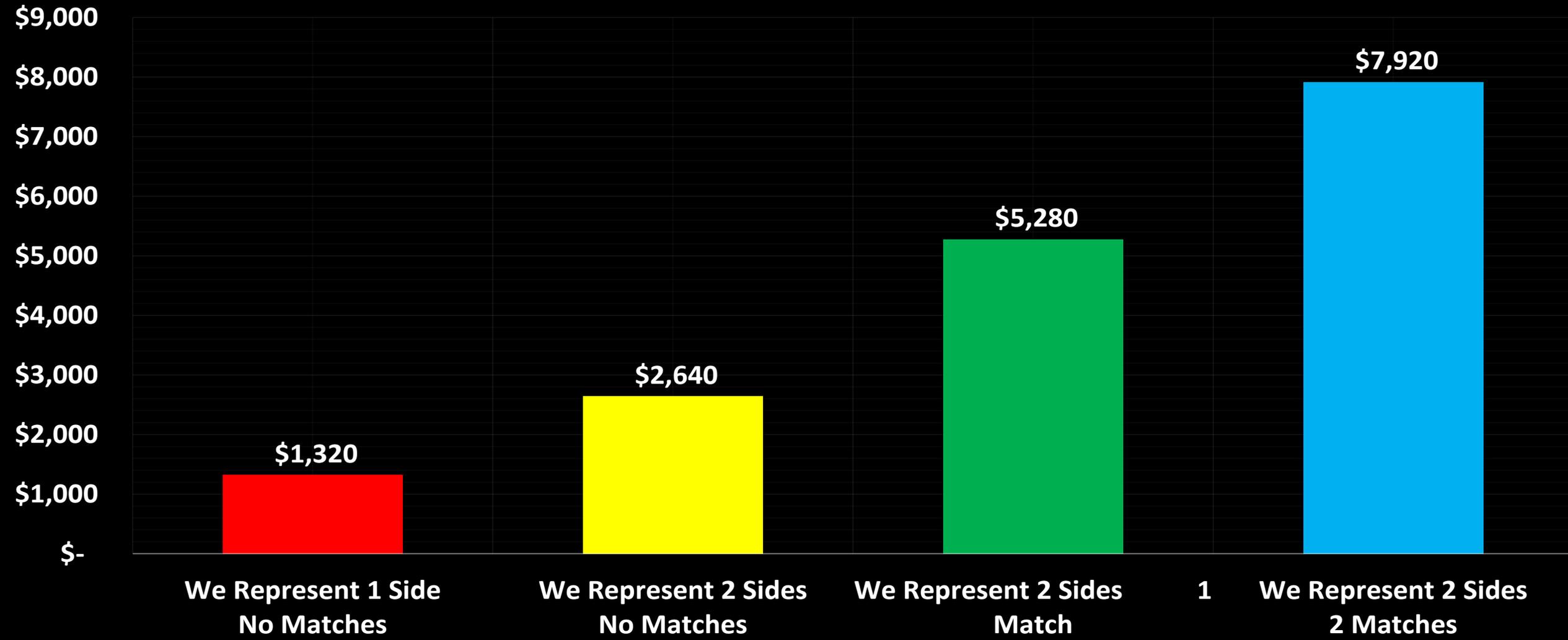


**Bahama NC – 11 MI N of Durham**  
**3/2** **1,833 SF**  
**1.435 Acres** **\$220,000**

# 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



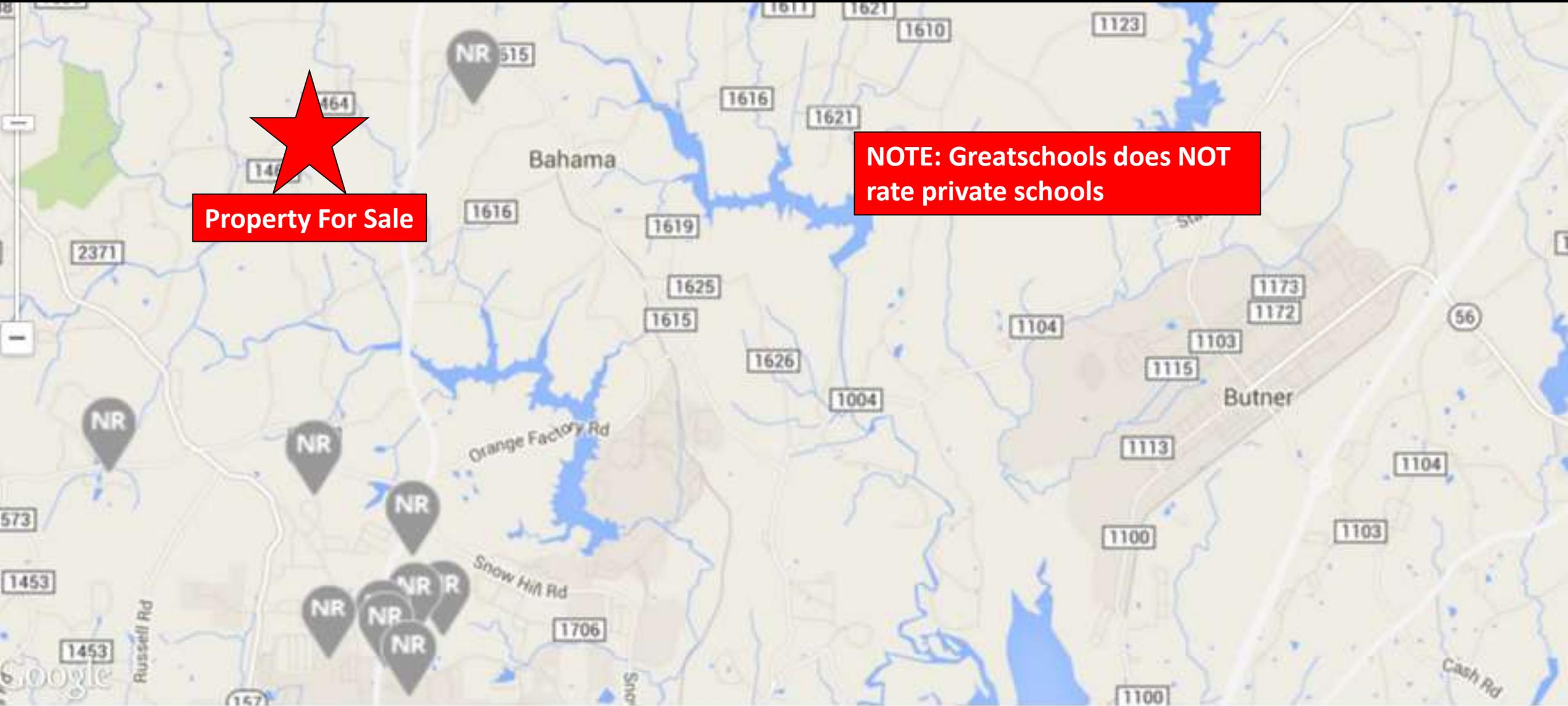
# Heavily Wooded Lot



# Great Neighborhood & Private Location

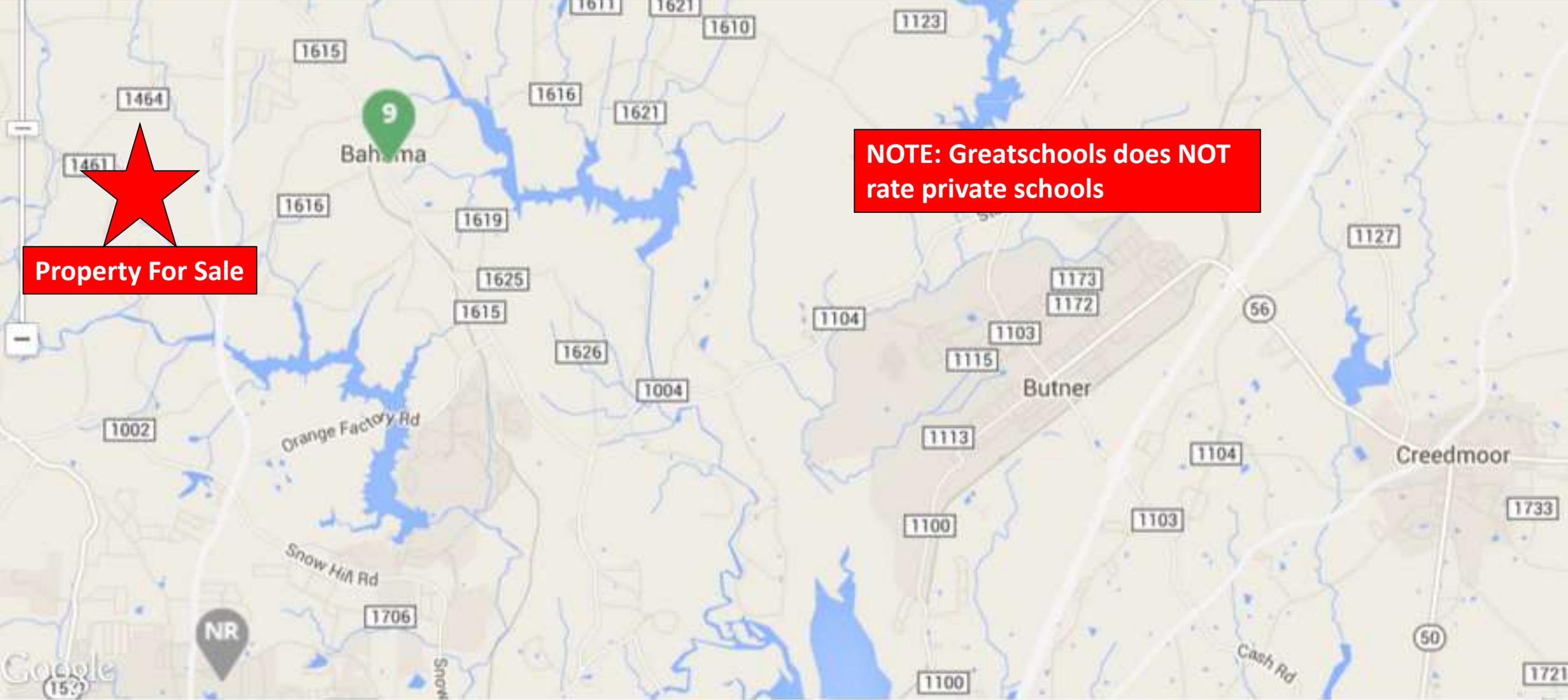


# 10 Pre-School Options Within 5 MI



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

# 2 Kindergarten Options Within 5 MI

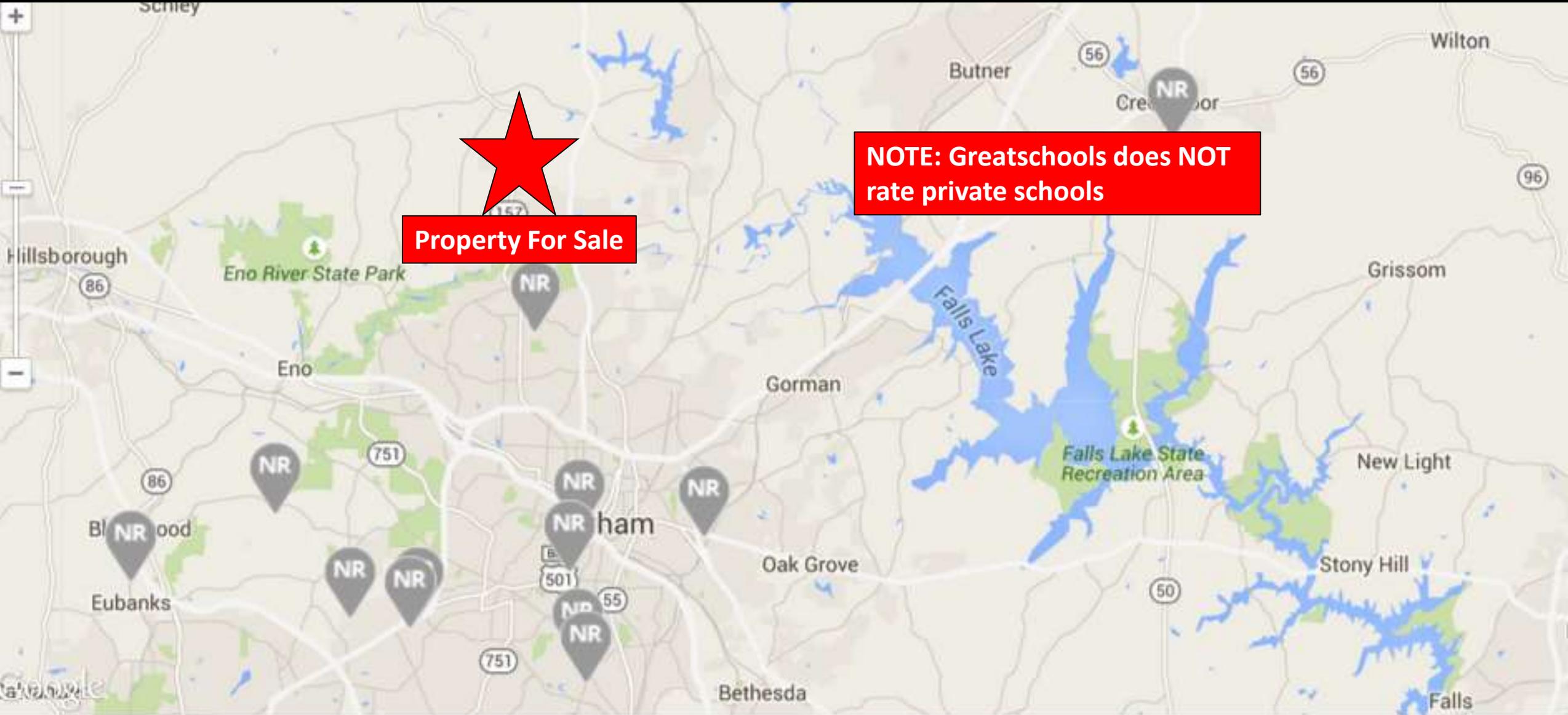


Property For Sale

NOTE: Greatschools does NOT rate private schools

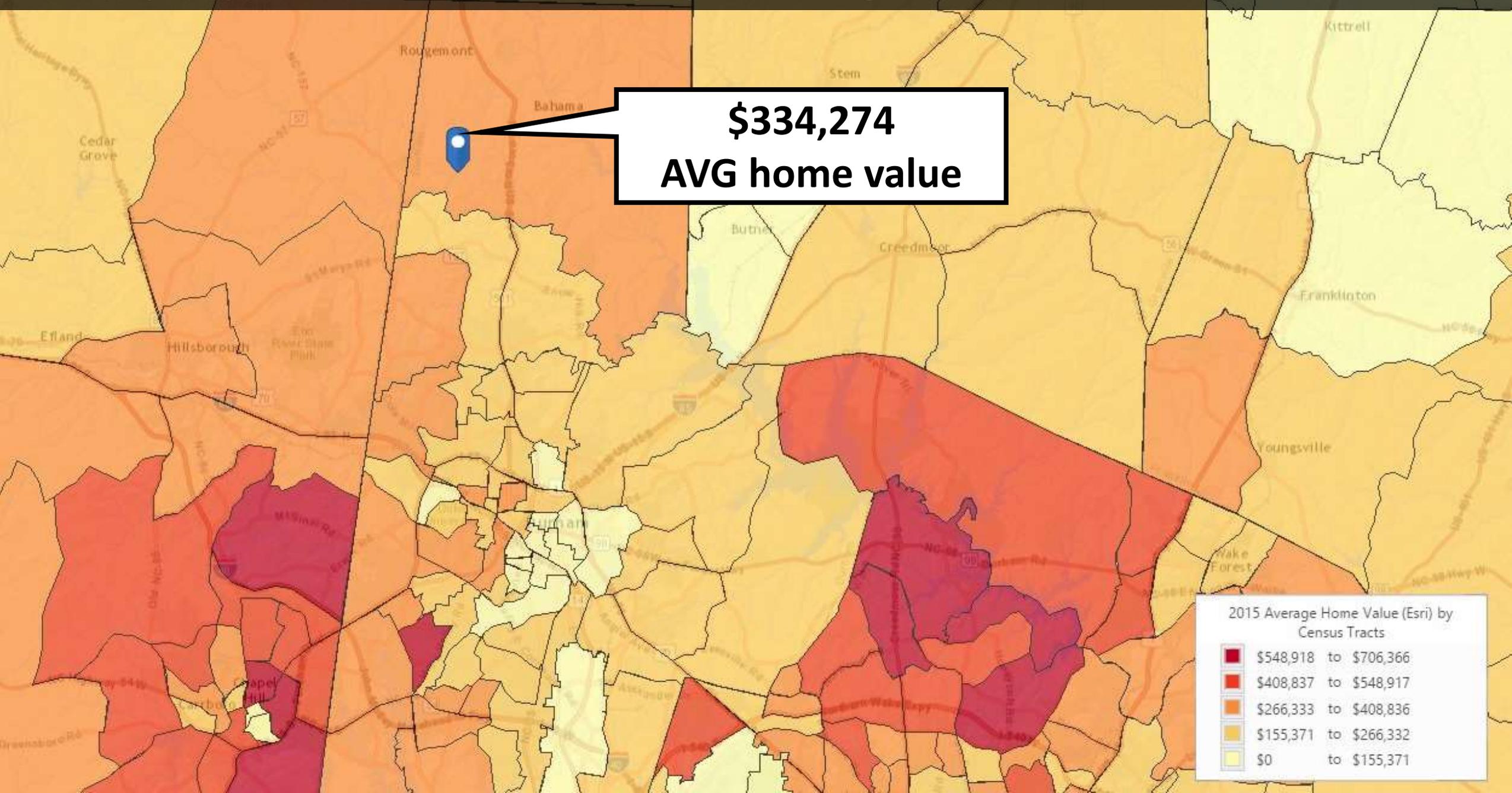
2 schools found within 5 miles of 8035 Lowell Valley Drive, Bahama, NC 27503

# 12 Private School Options Within 15 MI

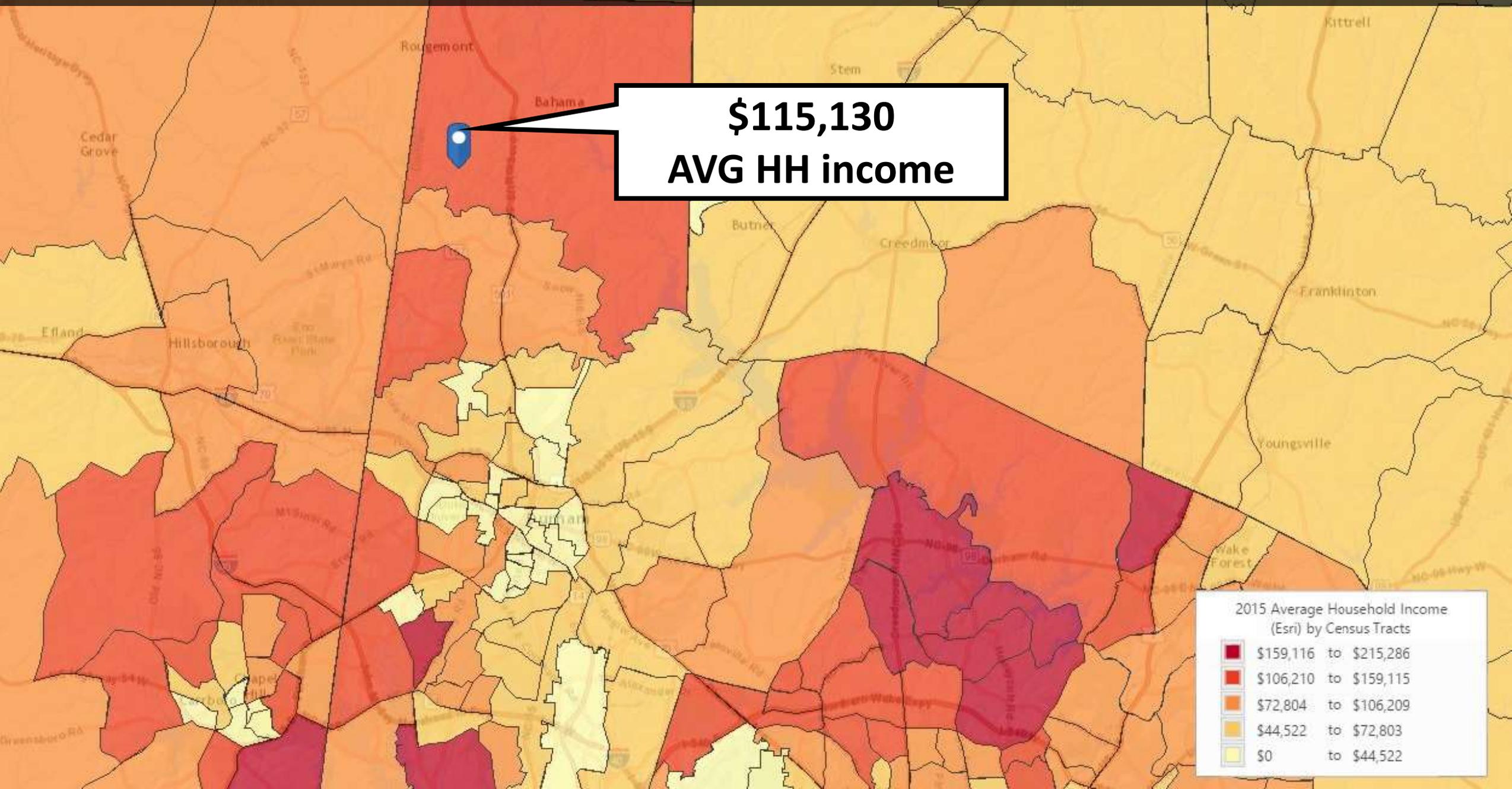


12 schools found within 15 miles of 8035 Lowell Valley Drive, Bahama, NC 27503

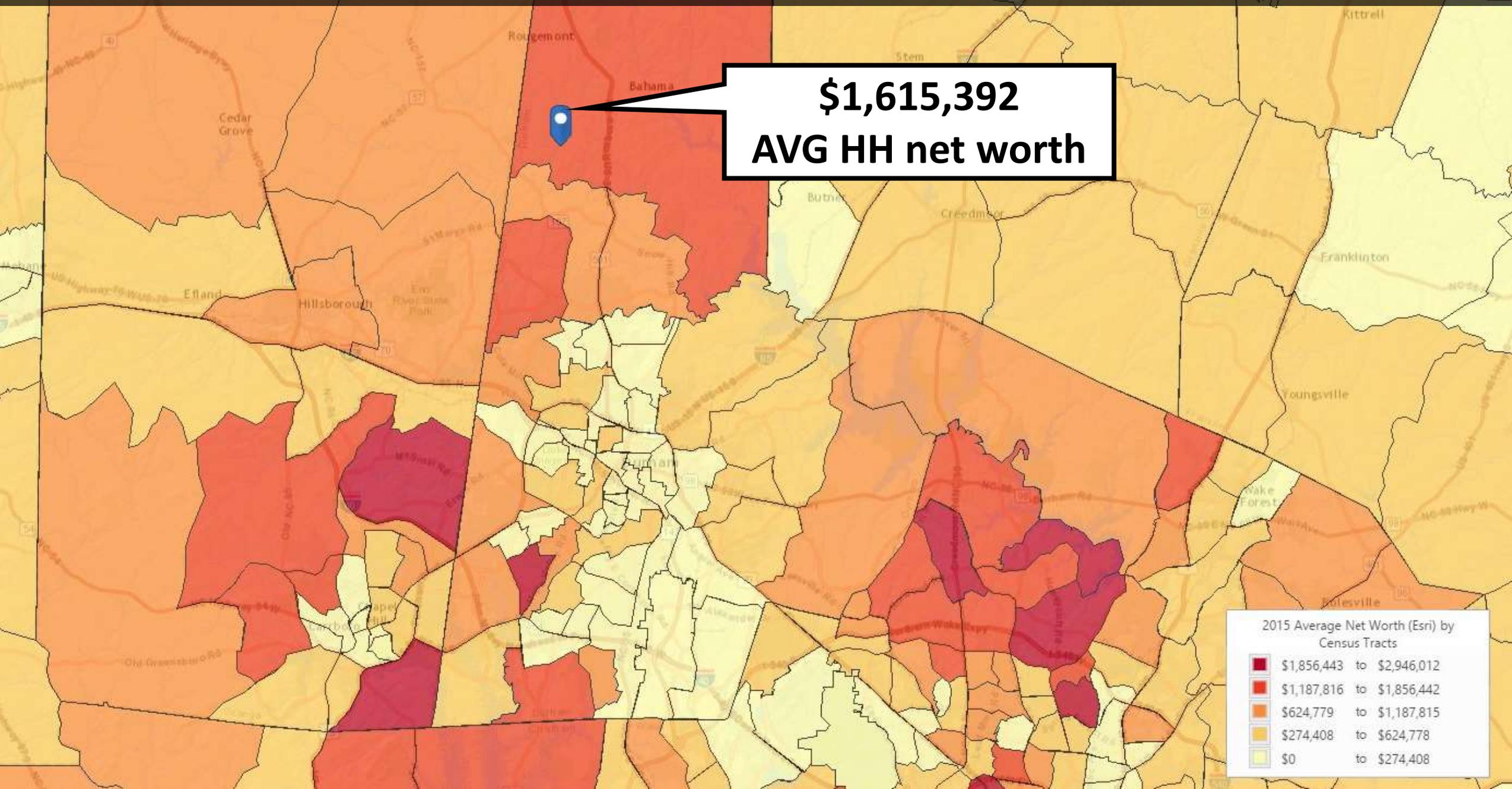
# Property's Census Tract Demographics – High Home Value



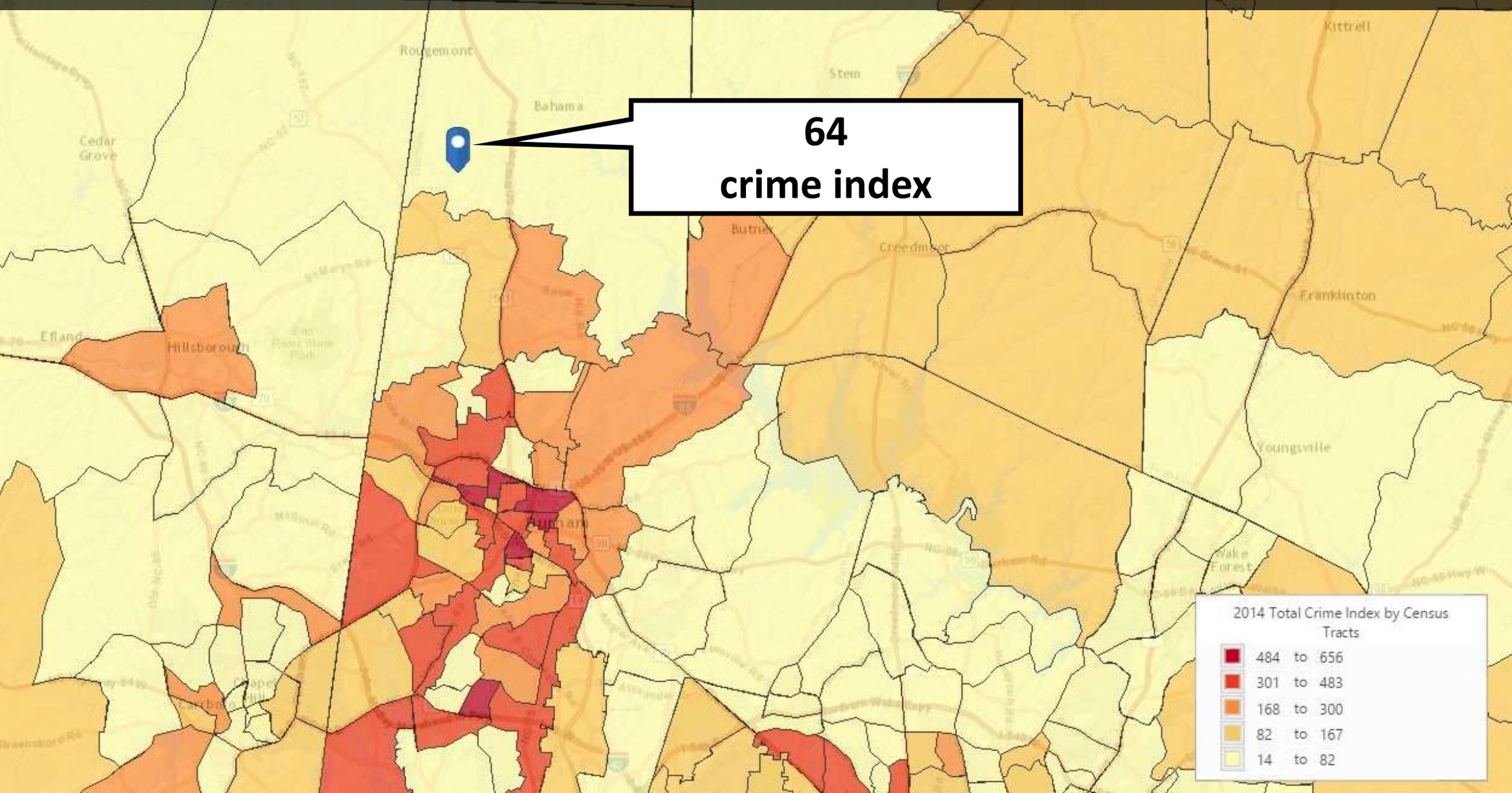
# Property's Census Tract Demographics – High Household Income



# Property's Census Tract Demographics – High Net Worth



# Property's Census Tract Demographics – Low Crime Rate

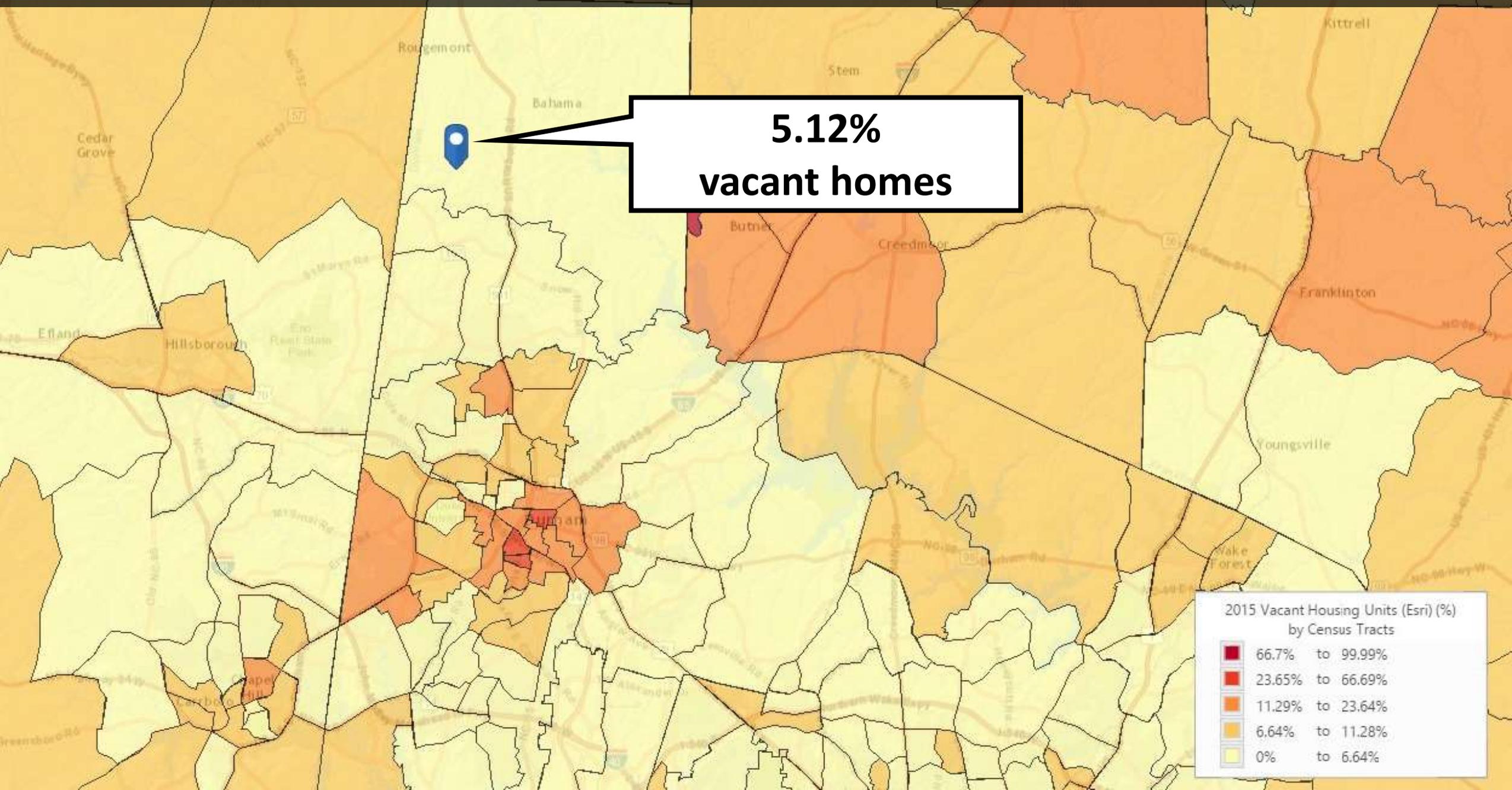


**64**  
**crime index**

2014 Total Crime Index by Census Tracts

Dark Red	484 to 656
Red	301 to 483
Orange	168 to 300
Light Orange	82 to 167
Yellow	14 to 81

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

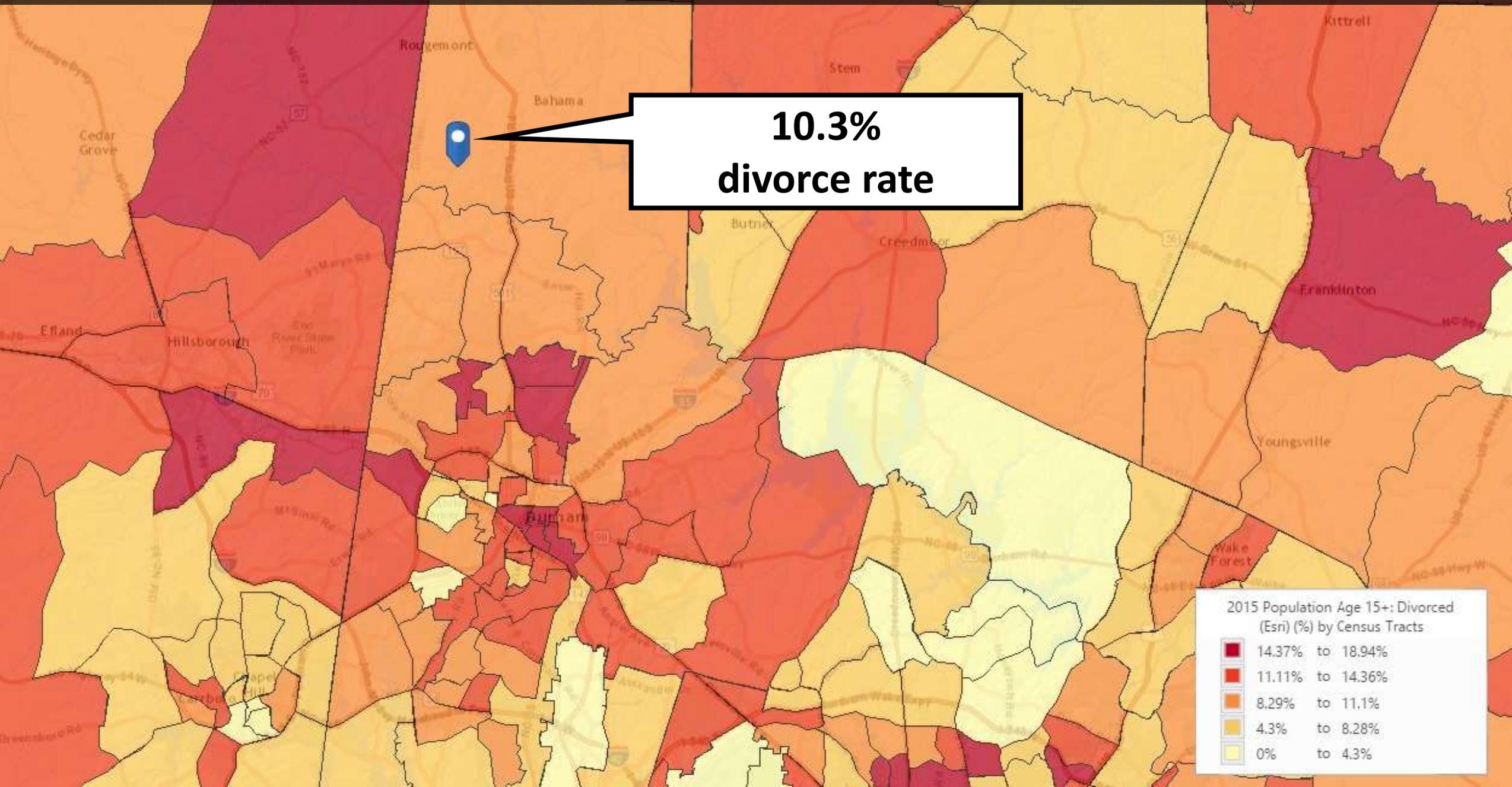


**5.12%**  
**vacant homes**

2015 Vacant Housing Units (Esri) (%)  
by Census Tracts

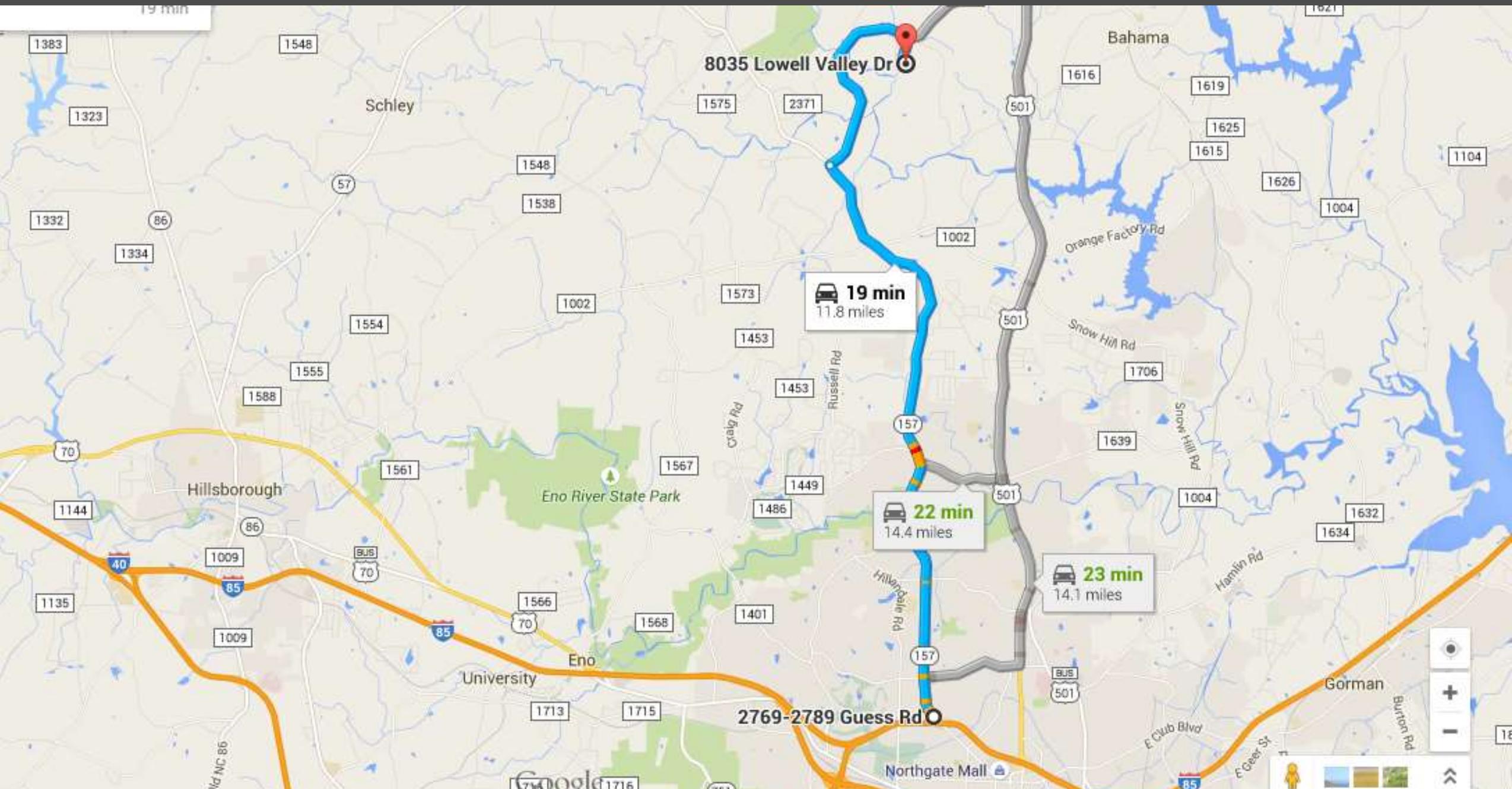
Dark Red	66.7% to 99.99%
Red	23.65% to 66.69%
Orange	11.29% to 23.64%
Light Orange	6.64% to 11.28%
Yellow	0% to 6.64%

# Property's Census Tract Demographics – Low % Divorced

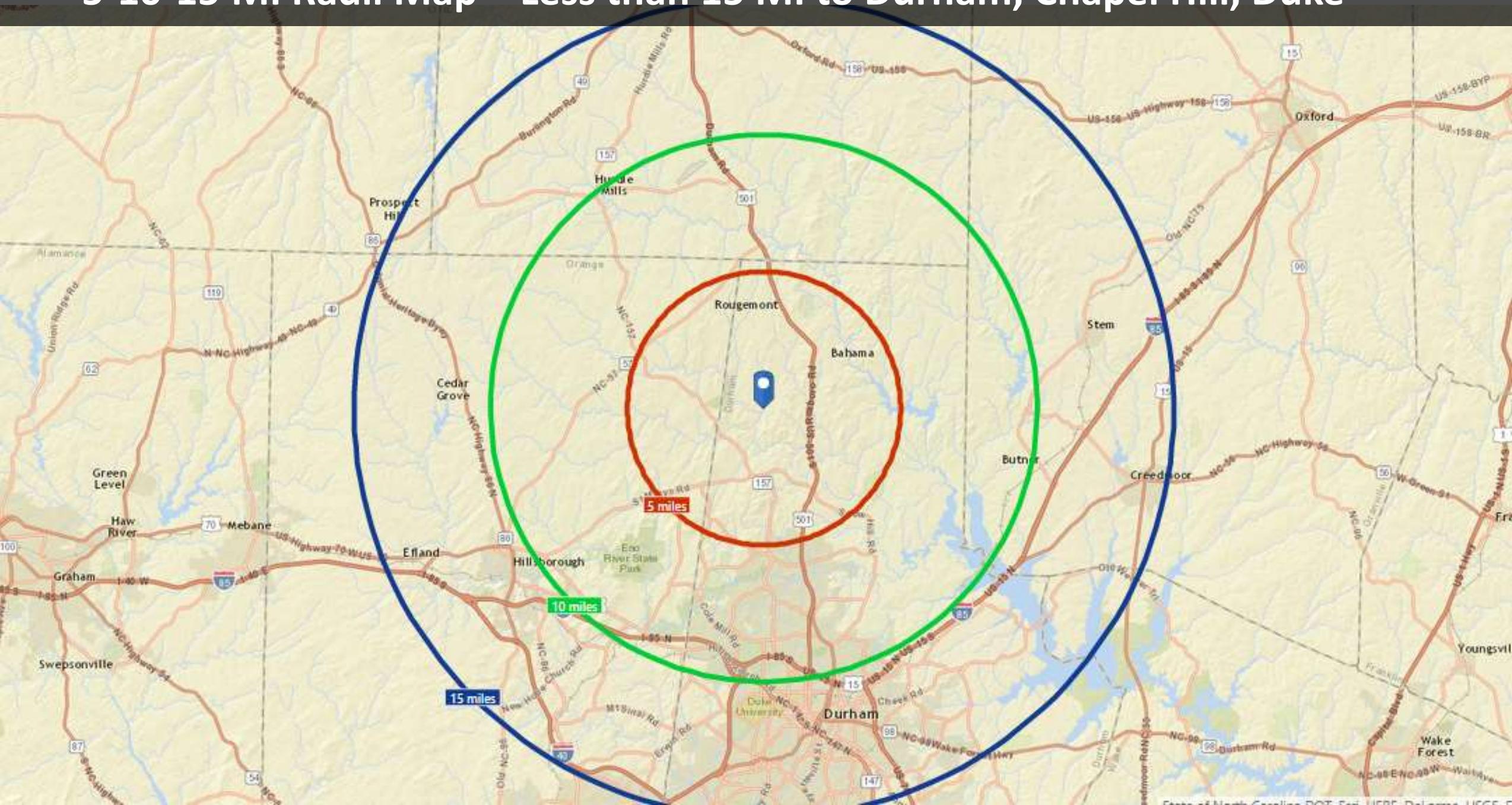




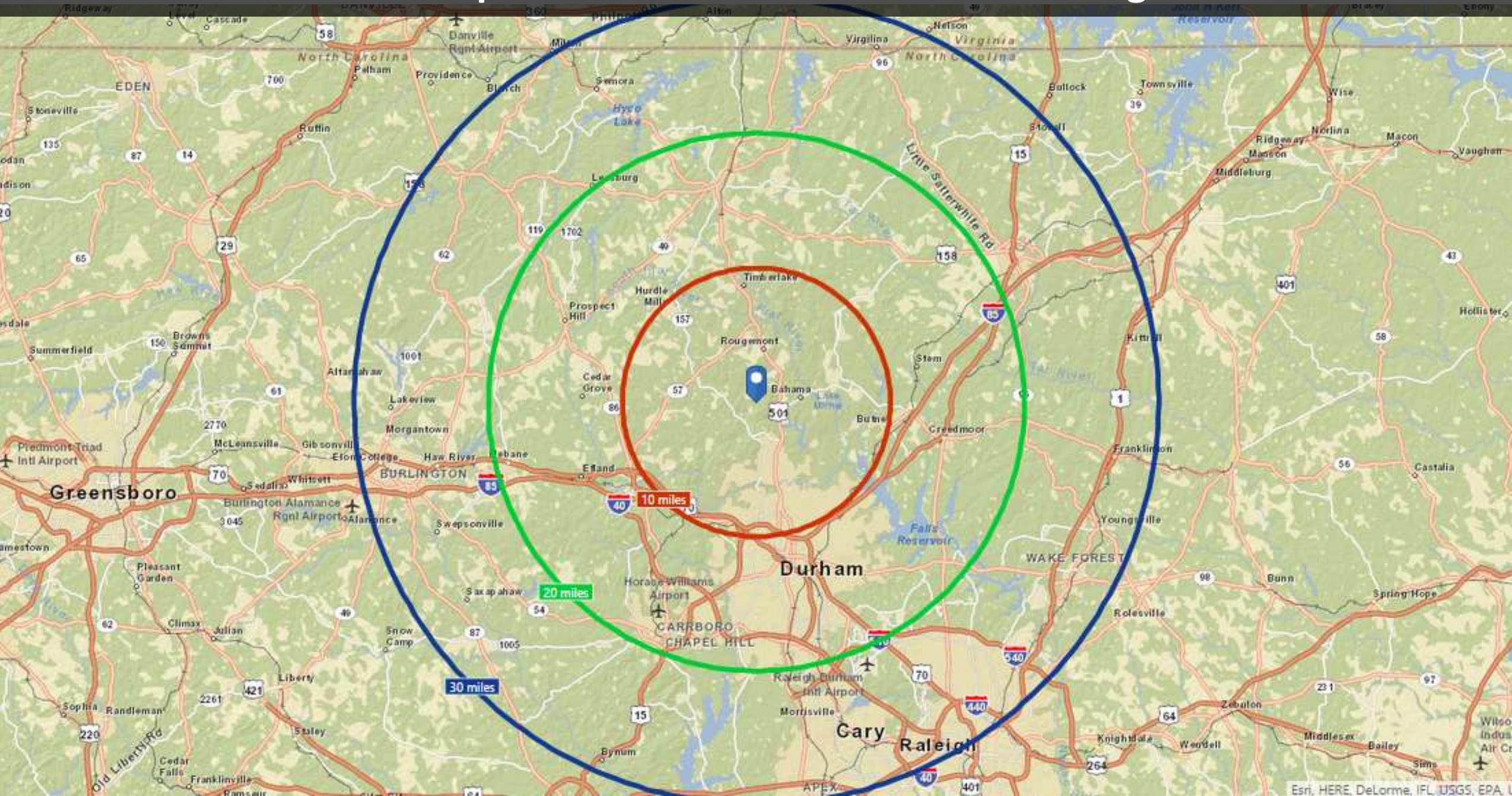
# 11.8 MI from I-85/US-501 at Guess Rd/NC-157



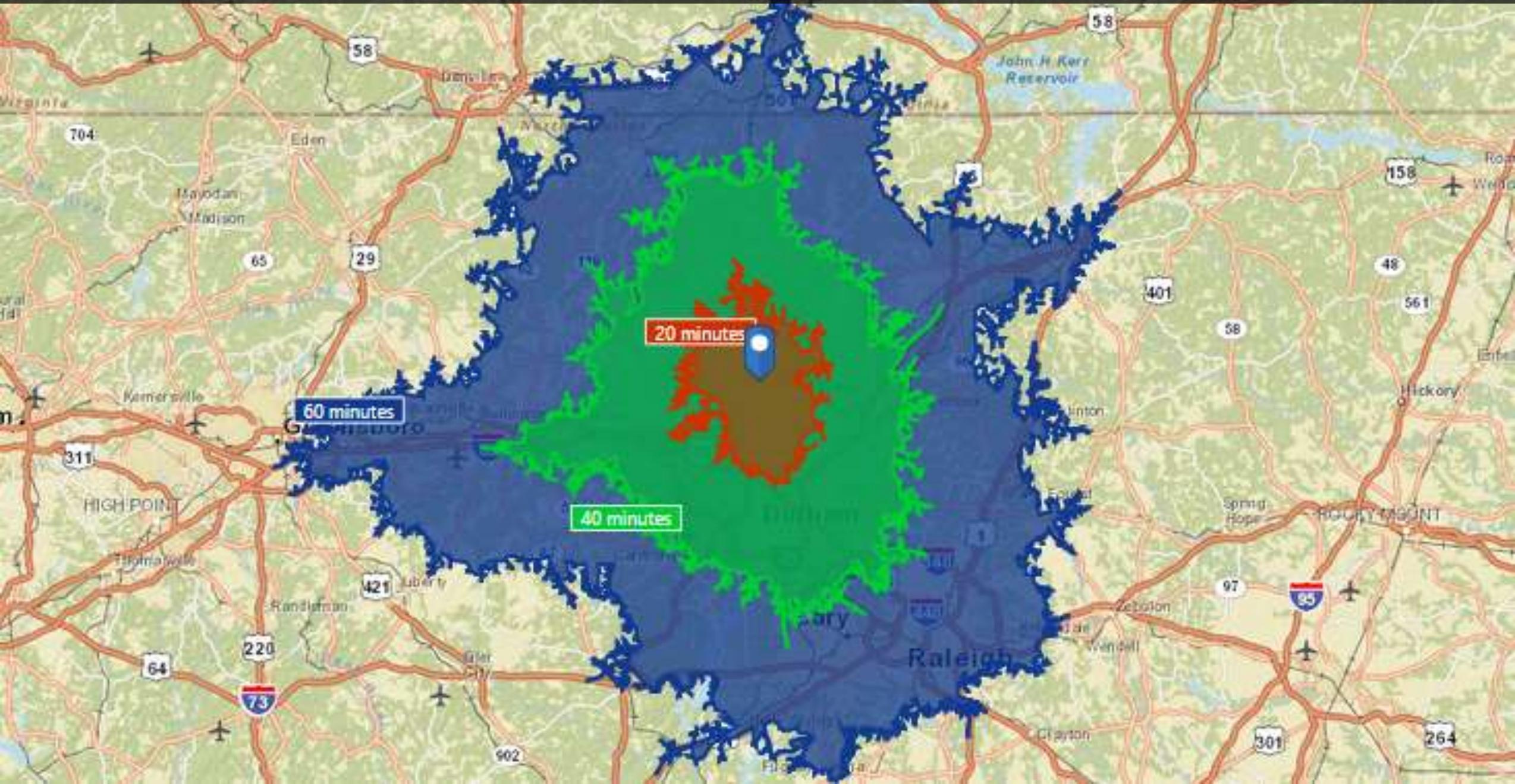
# 5-10-15 MI Radii Map – Less than 15 MI to Durham, Chapel Hill, Duke



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



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



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