GOLDPINE VENTURES, LLC

Investment Highlights & Thesis

204 / 206 W Holt St · Burlington, NC · Cash duplex · July 2026

1. Why this deal

• Dual rental streams reduce vacancy risk vs single-family product of similar total rent.

• Renovated interiors supporting market rents ($950/unit indicated).

• Attractive basis relative to recent sold duplex ($215k) and home comps ($195–274k).

• Immediate cash-flow orientation for cash buyers (CoC = cap on all-cash).

• Flexible use cases: pure hold, house-hack (occupy one unit), or light future value-add.

• Near-term closing feasibility for prepared cash purchasers.

2. Who it fits

Cash investors who understand secondary-market rental dynamics, can underwrite location and age-related risks, and value the operational simplicity of two compact units generating dual income. Strong property management and screening practices will be key to realizing projected returns.

3. Headline numbers

Indicated rent	**$1,900 / mo · $22,800 GPI**
Est. NOI	**$14,000 – $16,500 / yr**
Cap at $215k mid	**~6.5% – 7.7%**
Stabilized value band	**$210,000 – $230,000**
Subject prior transfer	**$204,000 · Dec 2024**

4. Conclusion

204/206 W Holt Street is a yield-oriented duplex opportunity in the Burlington market. Most appropriate for cash investors who prioritize dual-stream cash flow, can implement disciplined screening, and will independently verify all open diligence items before final commitment.