GOLDPINE VENTURES, LLC

Property Fact Sheet — Cash Investors

204 / 206 West Holt Street · Burlington, NC 27217 · Alamance County · Parcel 136542

Off-market duplex disposition · July 2026 · Prepared for qualified cash buyers

Compact 1910 brick bungalow duplex with two independent 1-bed / 1-bath units after interior renovations. Indicated combined rent **$1,900/mo** ($950 + $950). Stabilized basis supported in the low-to-mid **$200,000s** by a recent duplex sale ($215,000 · Feb 2026) and the subject's own prior transfer ($204,000 · Dec 2024).

1. Property facts

Address	**204 / 206 W Holt St, Burlington, NC 27217**
Configuration	**Duplex · 1 bed / 1 bath + 1 bed / 1 bath**
Total living area	**1,011 sf (approx. ~500 sf per unit)**
Year built	**1910 · 1-story brick bungalow · crawl-space foundation**
Lot / parcel	**0.11 ac (≈4,790 sf) · Parcel ID 136542 · Alamance County**
Systems	**Heat pump (electric) · central air · public water & sewer**
Tax assessed value	**$84,568**
HOA	**None**
Walk / Bike Score	**67 / 61**

2. Income shape (indicated)

Unit A rent (indicated)	**$950 / month**
Unit B rent (indicated)	**$950 / month**
Gross potential income	**$22,800 / year**
Vacancy allowance (5–8%)	**$1,140 – $1,824 / year**
Est. opex (tax / ins / reserves)	**~$5,000 – $7,000 / year**
Est. NOI band	**$14,000 – $16,500 / year**
Rental comps (1-bed renovated)	**$775 – $1,100+ in market**

3. Sensitivity (all-cash)

Purchase	GRM	Cap (low NOI)	Cap (high NOI)
$200,000	~8.8×	~7.0%	~8.3%
$215,000	~9.4×	~6.5%	~7.7%
$225,000	~9.9×	~6.2%	~7.3%

4. Sales comps (summary)

Closest duplex comp	**$215,000 · Feb 2026 · two 1/1 · ~1,200 sf · mid-1950s (listed ~$240k)**
Subject prior transfer	**$204,000 · Dec 2024 (after interior work)**
Nearby similar-size homes	**$195,000 – $274,000**
Stabilized ARV estimate	**$210,000 – $230,000**
ZIP 27217 median (recent)	**~$255,000 · $189/sf · DOM mid-50s · ~3% YoY**

5. Primary risks

• **Crime environment** — elevated vs national averages; underwrite insurance + screening.

• **Building age (1910)** — confirm roof, foundation, plumbing, electrical, HVAC, crawl space.

• **Unit size** — compact ~500 sf/unit limits absolute rent growth.

• **Expense trajectory** — taxes/insurance likely rise post-transfer (assessment currently low).

• **Docs still open** — occupancy, leases, collections, renos, systems — see diligence checklist.