

HW-3 -Jing Wang

Target Property: 6622 NEVIN GLEN DRIVE CHARLOTTE, North Carolina 28269 from Auction.com

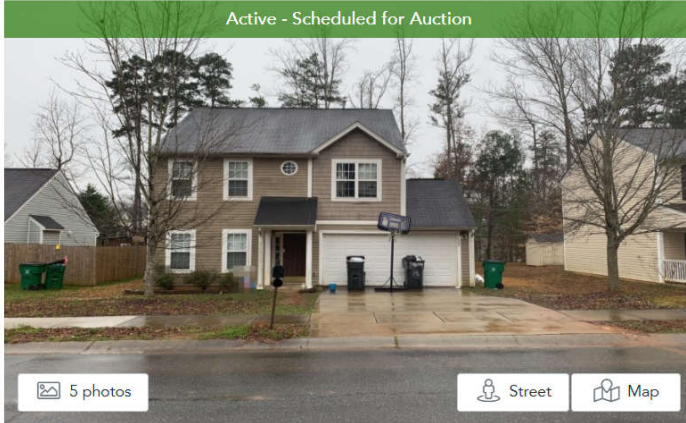
Foreclosure ⓘ

6622 NEVIN GLEN DRIVE

CHARLOTTE, North Carolina 28269

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3 Beds | 3 Baths | 2,008 Sq. Ft.



Investment Opportunity

Est. Resale Value ⓘ **\$218,000**
[See Comparable Sales](#) Source: Collateral Analytics

Rental Estimate ⓘ **\$1,800**
[See Details](#) Source: Collateral Analytics

Pros:

1. Foreclosure; maybe a good deal
2. Standard 3bd single family house; located in a quiet neighbor hood
3. Estimated rent \$1,800/mon (online resource)
4. Year built:2005; relatively new
5. Lot:7,405 sqft
6. Zestimate® \$231,839
7. Property tax for 2019: \$1,733
8. Great location: closed to major highways 77;85;485;24

Cons:

1. Tenant occupied
2. Can not take a look of the inside property condition
3. Middle-school Greatschool rating is only 2

GreatSchools rating



Winding Springs Elementary

Grades: **PK-5** Distance: **0.7 mi**



James Martin Middle

Grades: **6-8** Distance: **4.2 mi**



North Mecklenburg High

Grades: **9-12** Distance: **4.6 mi**

Comp: \$198,000; **3 bd2 ba1,150 sqft; 5440 Statesville Rd, Charlotte, NC 28269**

For sale by owner

Bid Price: Based on the information gathering, I will start the bid from \$75,000 and max for the price I will go is \$100,000