

Obelisk Property Values

Obelisk Portfolio – Cost & Equity Snapshot (33 Properties, excluding 213, Cherry, and 8th Ave)

#	Property	Acquisition	Renovation	Total Cost	Fair Mkt Value	Equity
1	9645 9th Ave N	\$69,611	\$15,000	\$84,611	\$102,000	\$17,389
2	4129 Avenue Q	\$52,105	\$17,500	\$69,605	\$100,000	\$30,395
3	4011 43rd Ave N	\$66,606	\$10,250	\$76,856	\$100,000	\$23,144
4	7809 Vienna Ave	\$71,860	\$9,000	\$80,752	\$115,000	\$34,248
5	4617 Richard Arrington Jr Blvd N	\$27,500	\$51,700	\$79,148	\$90,000	\$10,852
6	1444 30th Street	\$50,700	\$24,100	\$74,778	\$90,000	\$15,222
7	1108 4th Ct W	\$73,400	\$11,000	\$84,338	\$110,000	\$25,662
8	4324 43rd Ave N	\$80,650	\$13,100	\$93,734	\$100,000	\$6,266
9	720 23rd Street SW	\$67,100	\$2,100	\$69,154	\$98,000	\$28,846
10	1429 Alabama Ave SW	\$33,280	\$44,710	\$77,992	\$95,000	\$17,008
11	1642 Graymont Ave	\$59,450	\$12,700	\$72,087	\$95,000	\$22,913
12	329 Valley Crest Dr	\$69,650	\$21,200	\$90,750	\$110,000	\$19,250
13	7776 Vienna Ave	\$66,800	\$36,450	\$103,207	\$125,000	\$21,793
14	952 45th Street	\$59,020	\$64,302	\$123,322	\$135,000	\$11,678
15	4405 10th Ave	\$71,700	\$31,860	\$103,550	\$105,000	\$1,450
16	1421 31st Street	\$70,500	\$25,350	\$95,802	\$110,000	\$14,198
17	1872 Fulton Ave SW	\$71,620	\$13,780	\$85,395	\$105,000	\$19,605
18	5809 Court Q	\$65,800	\$2,750	\$68,535	\$105,000	\$36,465
19	937 4th Ct W	\$56,473	\$29,759	\$86,232	\$100,000	\$13,768
20	1535 45th Street	\$78,006	\$12,688	\$90,694	\$105,000	\$14,306
21	4637 Terrace S	\$78,183	\$10,870	\$89,053	\$105,000	\$15,947
22	937 Mason Ave SW	~\$72,402	~\$39,000	\$111,402	\$125,000	\$13,598
23	4301 Greenwood St	\$44,489	\$54,328	\$98,817	\$102,000	\$3,183
24	1000 46th Street Ensley	\$61,230	\$22,114	\$83,344	\$98,000	\$14,656
25	5225 Avenue Q	\$53,224	\$795	\$54,019	\$105,000	\$50,981
26	1632 Alabama Ave SW	\$60,000	\$25,808	\$85,808	\$120,000	\$34,192
27	6125 Avenue O	\$59,730	\$30,420	\$90,150	\$110,000	\$19,850
28	248 McCormick St	\$56,670	\$37,182	\$93,852	\$110,000	\$16,148
29	1000 12th St, Midfield	\$66,130	\$16,349	\$82,479	\$110,000	\$27,521
30	1724 Horn Ave	\$66,724	\$20,220	\$86,944	\$112,000	\$25,056
31	112 9th Street, Midfield	\$80,257	\$8,230	\$88,487	\$105,000	\$16,513
32	115 Vann Street	\$76,078	\$12,280	\$88,358	\$115,000	\$26,642
33	336 Birwood Ave	\$80,913	\$30,632	\$111,545	\$115,000	\$3,455

SUMMARY

🔥 Executive Summary

- **Total Investment:** \$2,875,388 (33 Homes, excluding 213 22nd, Cherry, and 8th Ave)
- **Total Equity (Exclude 213):** \$652,200
- **Top performers:** 5225 Ave Q, Court Q, 7809 Vienna, 1632 Alabama
- **Middle band:** majority of the portfolio
- **Watchlist:** 4405 10th, 4301 Greenwood, 336 Birwood

💡 Top ROI Performers (“Equity Engines”)

These are the monsters. They print equity out of thin air. These 9 homes alone are your **refi fuel**. They are the nucleus of the coming REIT.

Property	Investment	Equity	ROI
5225 Avenue Q	\$54,019	\$50,981	94.4%
5809 Court Q	\$68,535	\$36,465	53.2%
4129 Avenue Q	\$69,605	\$30,395	43.7%
7809 Vienna Ave	\$80,860	\$34,248	42.4%
1632 Alabama Ave	\$85,808	\$34,192	39.9%
1000 12th St Midfield	\$82,479	\$27,521	33.4%
1724 Horn Ave	\$86,944	\$25,056	28.8%
1108 4th Ct W	\$84,338	\$25,662	30.4%
720 23rd SW	\$69,154	\$28,846	41.7%

🤔 Middle-band ROI (“Steady Compounders”)

ROI between **10%–25%**

Solid, stable, rent-driven movers. These heal with Section 8 annual increases.

Property	Investment	Equity	ROI
1642 Graymont Ave	\$72,150	\$22,913	31.7%
329 Valley Crest Dr	\$90,850	\$19,250	21.2%
1872 Fulton Ave SW	\$85,400	\$19,605	23.0%
6125 Avenue O	\$90,150	\$19,850	22.0%
248 McCormick St	\$93,852	\$16,148	17.2%
1429 Alabama Ave SW	\$77,990	\$17,008	21.8%
1535 45th Street	\$90,694	\$14,306	15.8%
1421 31st Street	\$95,850	\$14,198	14.8%
937 4th Ct W	\$86,232	\$13,768	16.0%
937 Mason Ave SW	\$111,402	\$13,598	12.2%
952 45th Street	\$123,322	\$11,678	9.5%

Property	Investment	Equity	ROI
1000 46th Street Ensley	\$83,344	\$14,656	17.6%
7776 Vienna Ave	\$103,207	\$21,793	21.1%

👉 **Bottom ROI (Basis-Heavy / Thin Equity)**

These aren't bad — they just need rent growth or time.

ROI under **5%–10%**.

Property	Investment	Equity	ROI
4405 10th Ave	\$103,550	\$1,450	1.4%
4301 Greenwood	\$98,817	\$3,183	3.2%
336 Birwood	\$111,545	\$3,455	3.1%
4324 43rd Ave N	\$93,734	\$6,266	6.7%

4.5% PRIVATE FINANCING SIMULATION

📋 Your Terms

- **Loan interest:** 4.5% simple interest (not amortizing)
- **Tenor:** 5 years
- **Collateral requirement:** Collateral value $\geq 1.2 \times$ Loan amount
- **Your total collateral value:** Based on Sy's Take FMVs = \$3,758,000

Since the lender only cares about **asset coverage**, not DSCR, not NOI, the limit is determined purely by:

Loan \leq Collateral Value / 1.2

Let's compute it.

🔥 Maximum Loan Calculation

$$\text{Max Loan} = \frac{3,758,000}{1.2}$$

$$\text{Max Loan} = 3,131,666$$

Round it to banker-friendly form: 🚀 **You can borrow up to $\approx \$3.13$ million.** That's your hard ceiling.

🎯 What This Means (And Why This Is NASTY Powerful!)

1) This exceeds any DSCR-based refi option

Your DSCR refi at 6.2% capped at $\approx \$2.71M$ –\$2.82M.

This private lender lets you push it to **\$3.13M**.

That is **\$330k–\$420k more leverage** unlocked immediately.

2) Simple interest = huge cashflow relief. 4.5% *simple* on \$3.13M = **\$140,850 per year interest-only.**

That's peanuts for a 33-property Section 8 portfolio. No amortization. No DSCR choke. No escrow demands. Just raw capital.

3) The collateral requirement is easy for you. Your portfolio value is strong and diversified. A 1.2 \times coverage ratio is actually *soft* — Wall Street prefers 1.4–1.6 \times . You're well above water.

4) The 5-year tenor aligns perfectly with your REIT narrative

This gives you:

- Time to improve OpEx from 45% \rightarrow 35%
- Time to cycle repairs in-house
- Time to raise rents annually under Section 8
- Time to stabilize NOI for a clean exit or refi

5) This is the “bridge to institutional capital” move

This is literally what early-phase SFR funds do before converting into:

- A securitized loan pool

- A warehouse facility
- A REIT line of credit

You're following the blueprint.

 **Optional but important:**

If you want, I can calculate:

Total interest cost over 5 years

(You'll be shocked how low it is under simple interest)

Your cashflow coverage ratio

(Your NOI easily covers the 4.5% carry)

Whether you can collateralize *only Tier 1 properties* and still raise \$3M

(You probably can)

PROPERTIES

1. 9645 9th Ave N — Real Valuation (Investor Grade)

Sy's Take: \$102,000

Total Cost: \$84,611

3/1 | 916 sf | Condition B | Sec 8 | \$1,000/mo | \$15k capex invested

1. Income-Based Valuation (Real Investor Math)

Rent: \$1,000/month

Sec8 rents in that pocket support \$1,050–1,150 for 3/1, so you're slightly under market but stable.

Cap rates for North Birmingham / Penfield Park 3/1 houses:

- Cheap rehab investor trades: 11–13% cap
- Clean, stabilized Sec8 rentals: 8.5–10% cap (realistic sale range)

Using a conservative 9.5% cap:

Value $\approx (1000 \times 12 \times 0.65) / 0.095$

Assuming typical 35% OPEX for a decent renovation.

$\rightarrow \approx \$82,000 - \$95,000$

This matches the behavior of real cash-flow buyers in that area.

2. Comparable Sales Reality Check

You're in a micro-location where comps split into two worlds:

Investor-grade 3/1s in Penfield Park

- \$65k–\$85k when average interiors
- \$85k–105k when clean & updated

You put **\$15k** into it, and you're Sec 8 stabilized, so you're on the **upper half** of that spread.

Retail buyers?

Basically nonexistent here. This ZIP is 95% investor-driven.

So don't chase a fantasy retail exit number — it won't convert.

3. Adjusted Valuation Based on Your Condition B Renovation

Your reno spend + stable voucher rent bumps you above pure wholesale deals but not into "A-grade retail."

****Your realistic selling range today:**

👉 \$90,000 – \$105,000**

- **\$90k** = investor low end
- **\$100–105k** = "clean and turnkey" investor
- **\$110k+** = theoretically possible but *rare* for this street; buyer pool shrinks fast
- **\$95k** is the centroid where most investors would make an offer

This aligns almost perfectly with your earlier Zestimate of \$93,900.

4. My final verdict

****Realistic Fair Value Today:**

👉 **\$95k–\$102k** (true market)

👉 **\$105k** (stretch price if the listing photos look sharp)

👉 **\$85k–90k** (quick-sale investor offer)**

You're sitting on roughly **\$20–30k equity uplift** from where you bought it + renovation.

5. Strategic Advice (Knowing You're Scaling to REIT Mode)

I would *NOT* sell this one.

It's a clean, low-basis, stable Section 8 cash-flow unit with very low downside risk. These are the exact properties you want in Fund III's eventual REIT roll-up:

- High DSCR
- Predictable rent
- Renovated recently
- Low capex pressure for 5–7 years
- Easy comps for refinancing
- Liquid in case you *do* want to offload it

If you refi these in bulk (CoreVest style), this becomes a **perfect collateral piece**.

2. 4129 Avenue Q — Real Valuation (Investor Grade)

Sy's Take: \$100,000

Total Cost: \$69,605

3/1 | 1,020 sf | Condition B | Sec 8 | \$1,025/mo | \$17,500 renovation

1. Income-Based Valuation (Real Investor Math)

Rent: \$1,025/month

Belview Heights supports **\$1,050–1,150** for a clean 3/1 Section 8 unit, so you're slightly below the upper end but comfortably at market for a B-condition rental.

True investor cap rates in Belview Heights:

- Distressed trades: 11–14%
- Stabilized Section 8: **9–10.5%**

Let's use **9.75%** as the fair-market cap.

$$\text{Value} \approx (1,025 \times 12 \times 0.65) / 0.0975$$

Assuming B-condition ~35% OPEX.

$$\rightarrow \approx \$85,000 - \$95,000$$

That's exactly where real investors transact today.

2. Comparable Sales Reality Check

Belview Heights has the widest pricing dispersion in Birmingham:

- **Trash/boarded-up 3/1:** \$35k–55k
- **Rental-grade investor product:** \$70k–90k
- **Nicely updated retail-ready units:** \$100k–130k+ (but rare and buyer pool thin)

Your home:

- Condition B
- Fully stabilized Section 8
- Solid renovation (\$17.5k)
- 1,020 sq ft (good functional size)

This places you above the cheap distress inventory and into the “respectable rental-grade” tier that regularly trades **\$80–100k** depending on how well it photographs.

3. Adjusted Valuation Based on Your Renovation + Rent

Considering all inputs:

- B-level interior
- \$1,025 guaranteed rent
- \$17.5k of fresh work
- Zero vacancy risk
- Stable tenant profile

****Your realistic current value:**

👉 \$88,000 – \$100,000**

Breakdown:

- **\$88k–92k** → smooth investor sale
 - **\$95–100k** → stretch investor pricing with great listing presentation
 - **\$100k+** → only possible with A-level cosmetic upgrades (which you did *not* mention), so I won't fake it
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4. My Final Verdict

****Fair Value Today (True Market):**

❖ \$90k–\$98k**

Stretch List Price:

❖ \$100k

Quick-sale investor number:

❖ \$75–82k

You bought at **\$51k**, put in **\$17.5k**, so your total basis ≈ **\$68.5k**.

Meaning you're sitting on **\$20–30k of real, liquid equity**, conservatively.

5. Strategic Advice (Given Your REIT-Minded Scaling Plan)

This one is a long-term hold.

Why?

- Solid Section 8 district
- High rent-to-basis ratio
- Low ongoing capex after recent renovation
- Consistent neighborhood demand
- Excellent DSCR for future CoreVest-type refinance
- Incremental appreciation upside if neighborhood continues cleaning up

This is *exactly* the profile of property I'd want on the books if I were steering Fund III toward a REIT structure.

If you *did* want to sell:

Aim for \$95k–100k, but don't fire-sale — your yield is too good to justify dumping it.

3. 4011 43rd Ave N — Real Valuation (Investor Grade)

Sy's Take: \$100,000

Total Cost: \$76,856

3/1 | 1,428 sf | Condition B | Market Tenant | \$1,100/mo | \$10,250 renovation

1. Income-Based Valuation (Real Investor Math)

Rent: \$1,100/month

For Inglenook / 35217, \$1,100 is solid — slightly above average for a 3/1 market tenant.

For Section 8, this could've pushed to ~\$1,200+, but let's value it based on current rent reality.

Cap rates in this micro-market:

- Distressed junk: 11–14%
- Clean B-grade rentals: **9.25–10.25%**
Your property sits squarely in the middle.

Let's use **9.75%** as the realistic investor cap.

Value ≈ (1,100 × 12 × 0.65) / 0.0975

NOI assumption: 35% OPEX (taxes, repairs, management typical for B-level rental).

→ ≈ \$90,000 – \$105,000

This is exactly where most investor offers would cluster today.

2. Comparable Sales Reality Check

Inglenook is notorious for:

- **Cheap distress:** \$25k–\$45k
- **Functional rental inventory:** \$75k–\$100k
- **Large or well-renovated units:** \$100k–\$115k
- **Retail buyers:** basically don't exist here

Your home has one major advantage:

1,428 sq ft is *big* for this submarket.

Larger homes get a mild premium but not proportionally — investors still think in rent yield terms.

With your **B condition + 10k refresh + good tenant paying \$1,100**, this property is clearly in the upper tier of the investor range.

3. Adjusted Valuation Based on Your Renovation + Size

Factoring in:

- Large SF for a 3/1
- Stable market tenant
- \$10k+ recent improvements
- Mid-to-upper-market rent for the ZIP
- B-condition (not retail, not distressed)

****Your realistic current value:**

👉 \$92,000 – \$108,000**

Breakdown:

- **\$92k–98k** → investor “fair offer” range
 - **\$100k–108k** → stretch pricing for larger SF + clean photos + solid rental history
 - **\$110k+** → borderline possible but usually requires A-condition updates (new kitchen/bath, full cosmetic reset)
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4. My Final Verdict

****Fair Value Today (True Market):**

👉 \$95k–103k**

Stretch List Price:

👉 \$105k–108k

Quick investor-offer number:

👉 \$80–88k

Your basis is low (you previously purchased around **\$65k**), so you’re sitting on **\$30–40k real equity** even without Section 8.

If you ever transition it to Section 8 at ~\$1,200–1,250, valuation climbs another **\$8–12k** because of improved NOI.

5. Strategic Advice (For REIT Scaling & DSCR Modeling)

Hold this.

Here’s why:

- Market tenant at \$1,100 is performing well
- Low downside risk; area is stable for renters
- Large square footage gives you long-term optionality
- Recent reno means low capex for 2–4 more years
- DSCR at refi will be strong because your basis is low

Refi potential:

At a valuation of ~\$100k and a cash-out loan at 70–75% LTV:

- You could pull **\$65k–75k** and still maintain DSCR comfortably.

That's the kind of recycling engine you want for Fund III scaling.

4. 7809 Vienna Avenue — Real Valuation (Investor Grade)

Sy's Take: \$115,000

Total Cost: \$80,752

3 beds / 2 baths | ~1,014 sf | Condition B | Section 8 tenant | \$1,250/month | Bought at ~\$71,860 + \$9,000 renovation

1. Income-Based Valuation (Real Investor Math)

Rent: \$1,250/month

That's a strong rent number for the 35206 zone given the size and tenant profile; it lifts this house above the typical baseline.

Cap rate environment for this sub-market (South East Lake / 35206):

- Distressed trades: ~11-14% cap
- Clean Section 8 stabilized rentals: ~9-10% cap

Let's use a **9.5% cap** given your higher rent and renovation spend.

Value $\approx (1,250 \times 12 \times 0.65) / 0.095$

Assuming ~35% OPEX (taxes, maintenance, vacancy buffer)

→ Gross = \$15,000/year, NOI $\approx \$9,750$

→ Value $\approx \$9,750 / 0.095 \approx \$102,500$

So purely on rent & cap rate you're looking at around **\$100k+**.

2. Comparable Sales Reality Check

- Public data shows this exact address sold for **\$70,000** in July 2023. [Redfin+2Homes+2](#)
- Automated estimates for the property show values up to ~\$120–140k, but those seem optimistic given transaction liquidity. [Zillow+1](#)
- Nearby homes: some smaller, less updated ones trade in the **\$80–100k** range; when nicely updated and larger they can reach **\$120k+**.

Given you have:

- A full 3/2 (strong for the area)
- Recently renovated (\$9k)
- Section 8 tenant with strong rent
- Condition B (not A-premium, but above average)

You're placed nicely above the bare-bones investor tier and near the upper mid-tier in this ZIP.

3. Adjusted Valuation Based on Your Inputs

Considering everything:

- Strong rent (\$1,250)
- Good bath count (2 baths helps)
- Renovation but still Condition B (not full luxury retail)
- Bought low (\$71,860 basis) + \$9k = ~\$80k all-in basis

****Your realistic current value:**

👉 **\$95,000 – \$115,000**

Breakdown:

- **\$95k–\$100k** → Conservative investor sale
 - **\$105k–\$115k** → Stretch position given larger SF & rent
 - **>\$115k** → Only possible if you upgraded to A-condition or marketed to retail owner-occupiers (which is tougher in 35206).
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4. My Final Verdict

****Fair Value Today (True Market):**

🏡 **\$102k – \$110k**

Stretch List Price:

🏡 **\$115k**

Quick Investor Offer Number:

🏡 **\$85k – \$90k**

Given your basis (~\$80k), you're sitting on **\$20k-\$30k+ of unrealized equity**, maybe closer to \$30k depending on final listing execution.

5. Strategic Advice (Aligned with Your Fund III / REIT Goals)

Hold this one.

It's a textbook winner for your portfolio: low basis, Section 8 stabilized, recent renovation, strong rent, and good upside. It ticks all your strategy boxes.

If you *were* to consider selling:

Aim for ~\$110k, and make sure listing presentation highlights the 3/2 layout, strong rent, and invest-ready condition. Don't accept a quick offer unless you want the cash for redeployment; your hold-value is strong.

5. 4617 Richard Arrington Jr Blvd N — Real Valuation (Investor Grade)

Sy's Take: \$90,000

Total Cost: \$79,148

3 beds / 1 bath | 1,138 sf | Condition B | Section 8 tenant | \$1,016/mo | Basis: \$27,500 + \$51,700 reno = ~\$79,200 all-in

1. Income-Based Valuation (Real Investor Math)

Rent: \$1,016/month

For Kingston / 35212, \$1,016 is absolutely on the strong end for a **3/1 Section 8**.

If this were market-rate, it would likely only pull \$800–900, so your voucher setup materially lifts valuation.

Cap rates for Kingston (REALITY):

This is one of Birmingham's *most investor-heavy* micro-neighborhoods.

Typical caps:

- Distressed junk: 12–15%
- Clean Section 8 rentals: **10–11%**
- Fully renovated A-grade: 9.5–10% (rare)

Let's use **10.5%** as your fair cap rate.

$$\text{Value} \approx (1,016 \times 12 \times 0.65) / 0.105$$

Gross = \$12,192/year

NOI \approx \$7,925 (assuming ~35% OPEX for a B-level rental)

$\rightarrow \approx \$75,000 - \$85,000$

That is what the income approach says — and income dictates pricing in Kingston, not cosmetic retail.

2. Comparable Sales Reality Check

Kingston comps behave differently than 35206 or 35208:

- **Distressed shells:** \$15–35k
- **Clean rental-grade 3/1:** \$55–75k
- **Heavily updated / good photos:** \$75–90k
- **Retail buyers:** essentially nonexistent

Your home has:

- A big renovation (\$51k is significant)
- Condition B (not A retail, but well above normal Kingston rentals)
- Section 8 stabilization
- Good size (1,138 sf is above average for the neighborhood)

This absolutely pushes you into the **upper investor range** — but **not above it**, because investor neighborhoods price off rent, not reno dollars.

3. Adjusted Valuation Based on Your Inputs

Given:

- Very high renovation spend (effectively a near-gut rehab)
- Section 8 at a strong rent (\$1,016)
- Condition B (functional, updated, but not high-end)
- 3/1 layout (limits rent ceiling)
- Kingston buyer pool (almost all investors)

Here is the **realistic valuation band**:

👉 **\$80,000 – \$95,000**

Breakdown:

- **\$80–85k** → investor “fair offer”
- **\$90–95k** → stretch pricing, high-end of Kingston investor market
- **\$100k+** → extremely unlikely unless you perform an A-condition cosmetic makeover and market aggressively, even then buyer pool is thin

4. My Final Verdict

****Fair Value Today (True Market):**

👉 **\$82k – \$92k**

Stretch List Price:

👉 **\$95k**

Quick-sale Investor Number:

👉 **\$65–75k**

Your all-in basis is ~**\$79k**, so your current equity is modest:

≈ \$5k–15k paper equity

(but with *very solid* cashflow and stability)

This is **not** a “flip profit” house — it’s a **cashflow monster** with a durable Section 8 tenant, which is exactly what your B-tier portfolio should hold.

5. Strategic Advice (For Fund III / REIT Scaling)

This is a classic KEEP.

Why?

- 35212 is extremely stable for Section 8 cashflow
- You’ve already put heavy capex into it — low future maintenance
- High DSCR due to very low basis
- Excellent “bread and butter” rental for collateralization
- Future rent bumps (Section 8 adjustments) will move valuation faster than comps

If you tempted to sell:

Only worth it if you get **\$90k+**.

Otherwise you lose the benefits of a deeply stabilized, high-yield asset.

6. 1444 30th Street — Real Valuation (Investor Grade)

Sy's Take: **\$90,000**

Total Cost: **\$74,778**

3 beds / 1 bath | ~1,334 sf | Condition B | Section 8 tenant | \$1,025/mo | Bought at ~\$50,700
+ ~\$24,100 renovation = ~\$74,800 all-in basis

1. Income-Based Valuation (Real Investor Math)

Rent: **\$1,025/month**

For the ZIP 35234 (Ensley/West End type area), \$1,025 is solid for a 3/1 Section 8. Good income for the area.

Cap rates in this micro-submarket:

This area tends to trade at somewhat higher caps due to higher risk neighborhood dynamics.

- Distressed trades often 12–15%
- Clean Section 8 rentals realistically 10–11%
- Let’s use **10.5%** cap rate as conservative/investor-realistic.

Value ≈ (1,025 × 12 × 0.65) / 0.105

Gross = \$12,300/year

NOI ≈ \$7,995

Value ≈ **\$7,995 / 0.105 ≈ \$76,100**

Income approach says around **\$75k–80k**.

2. Comparable Sales Reality Check

From listing/sales data:

- Address shows in 35218 (which often overlaps zones) as 3/1 1,334 sf sold for **\$51,000** in 9/2023. [Zillow+1](#)

- Zestimate for that same address gave ~\$101,100 (a broad range) [Trulia+1](#)
- Nearby properties show many 3/1's in the \$40k–\$80k range given condition.

Given your condition B, your reno spend, and voucher rent, you're at the **upper end of this band**.

3. Adjusted Valuation Based on Your Inputs

Considering:

- Basis ~\$74.8k (you're already in it)
- 1,334 sf is generous size for the area
- Renovation \$24k (good investment)
- Section 8 rent \$1,025 — strong
- Condition B (not "flip luxury")
- Neighborhood cap rate risk is elevated

****Your realistic value today:**

👉 \$80,000 – \$90,000**

Breakdown:

- **\$80k–\$85k** → solid investor sale quick
 - **\$85k–\$90k** → stretch given size + renovation + Section 8 stability
 - **>\$90k** → possible but needs exceptional presentation and marketing to slightly better investor/trader pool
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4. My Final Verdict

****Fair Value Today (True Market):**

👉 \$82k – \$88k

Stretch List Price:

👉 \$90k

Quick-sale Investor Number:

👉 \$70k – \$78k

Since your basis (~\$74.8k) is already lower than the fair value midpoint, you're sitting on **some paper upside**, though the magnitude is less than some of your other plays.

5. Strategic Advice (For Your Portfolio / Fund III Strategy)

Hold this one.

Reasons:

- You're already in with low basis → excellent margin of safety.
- Section 8 tenant + stabilized income.
- Larger square footage gives you optionality and helps cash-flow.
- Because neighborhood has higher risk, you may see slower appreciation, but your yield is strong.

If you wanted to sell:

Only worth considering if you can hit **\$88k–\$90k** easily and have another property with better upside to rotate into. Otherwise this is a good foundational asset to keep for the REIT roll.

7. 1108 4th Ct W — Real Valuation (Investor Grade)

Sy's Take: \$110,000

Total Cost: \$84,338

3 beds / 2 baths | 1,623 sf | Condition B | Section 8 tenant | \$1,180/month | Bought at ~\$73,400 + ~\$11,000 renovation ≈ ~\$84,400 basis

1. Income-Based Valuation (Real Investor Math)

Rent: \$1,180/month

You're slightly above typical market-rate for comparable 3/2s in the 35204 zip when stabilized under Section 8. Solid.

Cap-rate environment for 35204 (Bush Hills area)

- Distressed trades: ~11–14%
- Stabilized, renovated rentals: ~9–10%

Let's use **9.75% cap** given 2 baths + good size.

Value ≈ (1,180 × 12 × 0.65) / 0.0975

Gross = \$14,160/year

NOI ≈ ~\$9,204/year

Value ≈ **\$9,204 / 0.0975 ≈ ~\$94,400**

So the income approach suggests it's worth around **\$90k-\$100k**.

2. Comparable Sales Reality Check

- The listing data for that address shows a sale around \$70,000 in 2023. [Zillow+1](#)
- Nearby comparable 3-bed in the same street/area show AVM estimates in the **\$90k-\$110k** band. [Zillow+1](#)
- Larger size (1,623 sf) and having a 2-bath lifts you above smaller 3/1 models in the zone.

As expected, you're placed into the **upper investor grade tier** of Bush Hills rentals.

3. Adjusted Valuation Based on Your Inputs

Given all factors (large SF, 2 baths, Section 8, recent reno, Condition B), I'd peg your realistic resale value at:

👉 **\$95,000 – \$105,000**

Breakdown:

- **\$95k-\$99k** → fair investor market price
 - **\$100k-\$105k** → stretch if presentation is strong
 - **>\$105k** → very rarely achieved in this ZIP unless it's near A condition or marketed retail-buyer style
-

4. My Final Verdict

Fair Value Today (True Market):

👉 **\$97k – \$103k**

Stretch List Price:

👉 **\$105k**

Quick-sale Investor Number:

👉 **\$85k – \$90k**

Since your all-in basis is ~\$84,400, you now have **\$10k-\$20k meaningful equity**, good margin

given rental stability and Section 8.

5. Strategic Advice (Aligned with Fund III / REIT Goals)

I say hold.

- Low basis, modernized, strong rent, large size: checks all your boxes.
 - Ideal candidate for future refinance or cash-out once stabilized.
 - If you were to sell, only do so if you can hit near the top of the range (\$100k+). If not, you'll be better off continuing to hold for yield + appreciation.
-

8. 4324 43rd Ave N — Real Valuation (Investor Grade)

Sy's Take: \$100,000

Total Cost: \$93,734

3 beds / 1 bath | ~975 sf | Condition B | Section 8 tenant | \$1,100/month | Bought at ~\$80,650
+ ~\$13,100 renovation = ~\$93,750 all-in basis

1. Income-Based Valuation (Real Investor Math)

Rent: \$1,100/month

That's solid for the neighborhood (Inglenook / 35217) under Section 8 — maybe even slightly above average.

Cap rates for this micro-market:

Inglenook trades higher cap rates due to more risk.

- Distressed: ~12–15%
 - Stabilized Section 8: ~10–11%
- Let's use **10.5%** as a realistic cap.

Value $\approx (1,100 \times 12 \times 0.65) / 0.105$

Gross = \$13,200/year

NOI $\approx \$8,580$ /year

Value $\approx \$8,580 / 0.105 \approx \$81,700$

So on an income basis you're valuing around **\$80k–\$90k**.

2. Comparable Sales Reality Check

- This property sold for **\$68,500** on 10/10/2023. [Zillow+1](#)
- Zillow's Zestimate shows ~\$104,400 with a range \$90k–\$118k. [Zillow](#)

- Nearby 3/1s with similar size in Inglenook show very wide value bands (some ~\$58k for smaller units) [Homes+1](#)

Given that you have:

- A larger-than-average size (~975 sf is modest but ok)
- Section 8 tenant
- Recent renovations (\$13k)
- Condition B

You're above the super-cheap distress level but you're still in the investor-only buyer pool.

3. Adjusted Valuation Based on Your Inputs

Given your inputs:

- Basis ~\$93,750
- Rent high for area
- Good recent reno
- Condition B (not top-tier A but above average)

****Realistic current value:**

👉 \$88,000 – \$100,000

Breakdown:

- **\$88k–\$92k** → conservative investor price
 - **\$95k–\$100k** → stretch given rent + reno
 - **>\$100k** → possible but unlikely in this ZIP without A-level cosmetic finish or bigger bath count/layout
-

4. My Final Verdict

Fair Value Today (True Market):

👉 \$90k – \$98k

Stretch List Price:

👉 \$100k

Quick-sale Investor Number:

👉 \$75k – \$85k

Since your basis (~\$93.8k) is very close to the fair-market range, you're not sitting on large paper profits here compared to some of your other properties — but you are stable and good yield.

5. Strategic Advice (Aligned with Your Fund III / REIT Goals)

Hold this asset.

Why? Because:

- It's a Section 8 stabilized, rental-friendly unit in your portfolio.
- Near-term upside may be limited (your basis is almost at market).
- But downside is low and cash-flow good.

If you *did* consider selling, do it only if:

- You receive a solid offer close to \$100k, and
- You have another acquisition with greater upside, or
- You want to redeploy into a higher-return play.

Otherwise this is a strong "keep" component.

9. 720 23rd Street SW — Real Valuation (Investor Grade)

Sy's Take: \$98,000

Total Cost: \$69,154

3 beds / 1 bath | ~1,288 sf | Condition B | Section 8 tenant | \$1,075/mo | Bought at ~\$67,100
+ ~\$2,100 reno ≈ ~\$69,200 all-in

1. Income-Based Valuation (Real Investor Math)

Rent: \$1,075/month

Solid rent for the 35211 corridor. Section 8 pays well in this zone, and \$1,075 is right in the stable middle of the range.

Cap-rate environment for West Birmingham / 35211:

- Distressed investor junk: 12–15%
- Clean Section 8 units: **9.5–10.5%**
- Because your renovation was *light*, we'll use **10% cap** as fair.

Value ≈ $(1,075 \times 12 \times 0.65) / 0.10$

Gross = \$12,900/year

NOI ≈ ~\$8,385/year

Value ≈ **\$83,000–\$88,000**

So purely on income, you're looking upper-80s.

2. Comparable Sales Reality Check

23rd St SW in 35211 is a **classic Section 8 investor corridor**, with predictable pricing:

- **Distressed 3/1:** \$25k–55k
- **Rental-grade 3/1 (C/B condition):** \$70k–95k
- **Retail-quality flips:** Rare, ~\$110k–135k, but only with A-level upgrades
- **1,288 sf** is good size and helps valuation, but it doesn't double it — investors still price off rent

Given that you:

- Didn't do a major renovation (only \$2,100)
- Have B condition (functional, rental-ready)
- Section 8 paying \$1,075
- Solid 3/1 layout
- Low-basis purchase

You are right in the upper investor band.

3. Adjusted Valuation Based on Your Inputs

You bought incredibly well (mid-60s).

Even with minimal renovation, the house is stable and cash-flow positive.

****Your realistic value today:**

👉 \$85,000 – \$100,000**

Breakdown:

- **\$85k–90k** → conservative investor value

- **\$92k–100k** → stretch range, supported by size + Section 8 stability
 - **\$100k+** → possible but requires superior listing photos or turnkey condition upgrade
-

4. My Final Verdict

Fair Value Today (True Market):

❖ **\$88k – \$96k**

Stretch List Price:

❖ **\$98k – \$100k**

Quick-Sale Investor Number:

❖ **\$70k – \$78k**

Because your all-in basis is **~\$69k**, you're sitting on **\$18k–30k+ of real equity**, depending on which end of the value band you use.

5. Strategic Advice (In Line With Your REIT / Fund III Scaling)

Hold. 100% hold.

Why?

- Extremely low basis → almost no downside risk
- Good cashflow, minimal renovation → low future capex
- High DSCR if used for refi packaging
- Section 8 tenant → stable + predictable
- 35211 is one of your strongest “bread and butter” submarkets

Selling only makes sense if:

- You're offered **\$95k+**, AND
- You want to rotate into a property with significantly larger upside (e.g., a 3/2 or a property you can force-appreciate).

Otherwise this is exactly the kind of stable unit the REIT will want.

10. 1429 Alabama Ave SW — Real Valuation (Investor Grade)

Sy's Take: \$95,000

Total Cost: \$77,992

3 beds / 1 bath | ~1,099 sf | Condition B | Section 8 tenant | Rent \$1,040/mo | Bought ~ \$33,280 + \$44,710 renovation ≈ ~\$77,990 all-in

1. Income-Based Valuation (Real Investor Math)

Rent: \$1,040/month

Good number for 35211 under Section 8 — solid foundation.

Cap-rate environment for Arlington / West End (35211):

Because this neighborhood is more challenged, investor cap rates are higher (more risk).

- Distressed trades: ~13–15%
- Stabilized Section 8 rentals (Condition B): **10–11%**

Let's use **10.5% cap** as a realistic figure.

Value ≈ (1,040 × 12 × 0.65) / 0.105

Gross = \$12,480/year

$\text{NOI} \approx \$8,112/\text{year}$

$\text{Value} \approx \$8,112 / 0.105 \approx \$77,000$

So income-based value roughly **\$75k-\$85k**.

2. Comparable Sales Reality Check

- This address sold for **\$30,000** in October 2023. [Zillow+1](#)
 - Other similar 3/1s nearby in 35211 show AVMs pooled around \$50k-\$70k for smaller/less finished units. [Redfin](#)
 - Given you've done a hefty renovation (\$44k), your property is above those comps — but still constrained by area fundamentals.
-

3. Adjusted Valuation Based on Your Inputs

Given your all-in basis (~\$78k), good rent, solid renovation, and Condition B:

****Your realistic current value:**

👉 **\$80,000 – \$95,000**

Breakdown:

- **\$80k-\$85k** → conservative investor value
 - **\$90k-\$95k** → stretch for a very clean rental with strong tenancy
 - **>\$95k** → unlikely without A-grade finishes or identifying a niche retail buyer
-

4. My Final Verdict

Fair Value Today (True Market):

👉 **\$82k – \$90k**

Stretch List Price:

👉 **\$95k**

Quick-sale Investor Number:

👉 **\$70k – \$78k**

Since your basis (~\$78k) is very near the lower end of that range, your equity is modest but real: you're probably sitting on **\$4k-\$12k of built-in paper upside**, plus all the cash-flow.

5. Strategic Advice (Aligned with Fund III / REIT Scaling)

Hold this property.

- Basis low → risk very manageable
- Section 8 tenancy in place → reliable cash flow
- Recent renovation reduces capex risk
- Neighborhood has slower appreciation, but for a cash-flowing asset that's fine

If you *did* want to sell:

Only do so if you can fetch **\$90k+** and find redeployment with higher upside. Otherwise this is low-hassle yield asset you want in your "core rental" stack.

11. 1642 Graymont Ave — Real Valuation (Investor Grade)

Sy's Take: **\$95,000**

Total Cost: **\$72,087**

3 beds / 1 bath | ~1,219 sf | Condition B | Section 8 tenant | \$1,100/mo | Bought ~\$59,450 + ~\$12,700 renovation ≈ ~\$72,150 all-in

1. Income-Based Valuation (Real Investor Math)

Rent: \$1,100/month

Pretty strong for the 35208 area (Belview Heights / Fairview). Good.

Cap-rate environment for 35208 mid-grade rentals:

- Distressed: ~12–14%
- Stabilized Section 8 rentals: **9.75–10.5%**

Let's use a cap of **10.0%**, given condition B and decent rent.

Value ≈ (1,100 × 12 × 0.65) / 0.10

Gross = \$13,200/year

NOI ≈ ~\$8,580/year

Value ≈ **\$8,580 / 0.10 ≈ ~\$85,800**

So the income approach suggests around **\$80k-\$90k** length.

2. Comparable Sales Reality Check

- Nearby 3/1s in 35208 show value bands from ~\$70k to \$110k depending on size/condition.
 - Automated estimates for similar size units list around \$95k-\$105k for well-done ones.
 - Your all-in basis is ~\$72k, which is very low — you're sitting well ahead of many comparable investors.
-

3. Adjusted Valuation Based on Your Inputs

With your inputs:

- Large enough size (~1,219 sf)
- Section 8 tenant
- Renovation: ~\$12.7k (not huge but solid)
- Condition B
- Low basis

****Your realistic current value:**

👉 **\$85,000 – \$95,000**

Breakdown:

- **\$85k-\$90k** → safe investor value
 - **\$92k-\$95k** → stretch with strong presentation
 - **>\$95k** → optimistic, requires near “premium rental” condition
-

4. My Final Verdict

Fair Value Today (True Market):

👉 **\$87k – \$93k**

Stretch List Price:

👉 **\$95k**

Quick-sale Investor Number:

👉 **\$75k – \$80k**

Since your all-in basis (~\$72k) is well below the value band, you've got **\$15k-\$21k of paper equity** before counting future rent bumps.

5. Strategic Advice (Aligned with Your Fund III / REIT Scaling)

Hold.

- This is a strong low-basis asset with reliable cashflow.
- Good candidate for future refinancing and use as collateral in your scaling strategy.
- If market rent for Section 8 in 35208 continues to slowly rise, your upside increases without extra capital.

Sell only if:

- You can hit **\$90k+** cleanly and redeploy into something with a much higher return or better arbitrage.
 - Otherwise, you keep this as bread-and-butter rental in your portfolio.
-

12. 329 Valley Crest Drive — Real Valuation (Investor Grade)

Sy's Take: \$110,000

Total Cost: \$90,750

3 beds / 2 baths | 1,267 sf | Condition B | Section 8 tenant | \$1,200/mo | Bought ~ \$69,650 + ~\$21,200 renovation ≈ ~\$90,850 all-in*

1. Income-Based Valuation (Real Investor Math)

Rent: \$1,200/month

This is a strong rent number for the 35215 / Echo Highlands / Valley Crest area. Good.

Cap-rate environment for 35215 rental market:

- Distressed deals: ~12-15% cap
- Stabilized Section 8 rentals: ~9.5-10.5% cap

Because this one has 2 baths, renovated, good size, let's use a cap of **9.75%** as realistic.

Value ≈ $(1,200 \times 12 \times 0.65) / 0.0975$

Gross = \$14,400/year

NOI ≈ ~\$9,360/year

Value ≈ $\$9,360 / 0.0975 \approx \$96,000$

So the income-approach suggests around the **\$90k-\$100k** zone.

2. Comparable Sales Reality Check

- That same address sold for **\$65,000** in Nov 2023. [Zillow+1](#)
- Zestimate for the property lists ~\$113,600 with range ~\$93k-\$139k. [Zillow](#)
- Nearby 3/2 townhome-style properties in Valley Crest show rents ~\$1,100-1,200 and sale

values in the ~\$80k-110k band. (see 339 Valley Crest Dr asking \$1,095/month rent)
[Homes](#)

Given your property is renovated, Two baths, good rent — you should be in the **upper-half** of the investor band.

3. Adjusted Valuation Based on Your Inputs

Given:

- Basis ~\$90,850
- Rent \$1,200
- Renovation ~\$21,200 (good)
- Condition B
- 3 beds / 2 baths (a very favorable layout)

****Your realistic current value:**

👉 **\$95,000 – \$110,000**

Breakdown:

- **\$95k-\$100k** → safe investor pricing
 - **\$102k-\$110k** → stretch, given layout + condition + rent
 - **>\$110k** → possible but would need A-tier finishes and strong listing marketing.
-

4. My Final Verdict

Fair Value Today (True Market):

👉 **\$98k – \$105k**

Stretch List Price:

👉 **\$110k**

Quick-Sale Investor Number:

👉 **\$85k – \$90k**

With your basis of ~\$90,850, you're sitting on **\$7k-\$15k of built-in paper equity**, plus the ongoing rental income.

5. Strategic Advice (Aligned with Your Fund III / REIT Scaling)

Hold this one.

- This is a very strong “bread-and-butter” asset: 3/2, good SF, low basis, Section 8 stable.
- Perfect for your roll-up strategy: strong cash-flow + moderate appreciation + low risk.
- Because your all-in is ~\$90k and market value might reach ~\$100k+, you have good margin.

Selling only makes sense if:

- You get a clean offer near \$105k-110k, AND
- You can redeploy into something with higher upside or better layout (say 4 bed/2 bath or in a stronger sub-market).

Otherwise, this is a keeper.

13. 7776 Vienna Ave — Real Valuation (Investor Grade)

Sy's Take: **\$125,000**

Total Cost: \$103,207

4 beds / 2 baths | ~1,280 sf | Condition B | *Market tenant* | \$1,300/mo | Bought ~\$66,800 + ~\$36,450 renovation = ~\$103,250 all-in

1. Income-Based Valuation (Real Investor Math)

Rent: \$1,300/month

Very strong for 35206, especially for a market tenant.

A 4/2 pulls noticeably higher rent ceilings compared to 3/1s and 3/2s in East Lake.

Cap-rate environment for 35206 (South East Lake / Brown Springs):

- Distressed: 12–14%
- Renovated, stabilized rentals: **9.25–10%**

Given you have a 4/2 + heavy reno + strong rent, I'll use **9.5% cap** (fair for upper-tier investor stock).

Value $\approx (1,300 \times 12 \times 0.65) / 0.095$

Gross = \$15,600/year

NOI $\approx \$10,140$ /year

Value $\approx \$10,140 / 0.095 \approx \$107,000$

Income method says **\$100k–110k** range.

2. Comparable Sales Reality Check

Here's the story in 35206 for upgraded larger homes:

- **Basic 3/1 & 3/2 investor stock:** \$70k–100k
- **Renovated 3/2:** \$100k–130k
- **4 beds** very often command the top band for investors
- Homes with heavier reno work (like your \$36k) generally land in the **upper tier** of investor pricing
- Retail buyers do show up occasionally in this pocket, especially with 4-bed layouts — meaning there *is* stretch potential

With your:

- 4 beds / 2 baths
- Good SF
- Condition B with big \$36k renovation
- Strong rent at \$1,300
- Extremely low original purchase price

You're well positioned in the **higher end** of the investor market for this ZIP.

3. Adjusted Valuation Based on Your Inputs

Given:

- All-in basis ~\$103k
- Market tenant paying \$1,300 (very solid)
- 4/2 layout (premium)
- Renovation was significant (\$36k)
- Decent curb appeal area for 35206

****Realistic value today:**

👉 \$105,000 – \$125,000**

Breakdown:

- **\$105k–110k** → conservative investor value
 - **\$112k–120k** → stretch, fully justified based on rent & layout
 - **\$120k–125k** → possible with strong listing photos and FHA-buyer targeting
 - **>\$125k** → unlikely without A-condition retail finishes
-

4. My Final Verdict

Fair Value Today (True Market):

✳️ \$108k – \$118k

Stretch List Price:

✳️ \$120k – \$125k

Quick-Sale Investor Number:

✳️ \$90k – \$100k

Because your all-in is ~\$103k, your current equity is modest but meaningful:

~\$5k–\$20k of real equity, depending on disposition route.

But — this one has **the best appreciation profile** of anything you've shown me on Vienna Ave so far, because 4/2 layouts age extremely well in this part of Birmingham.

5. Strategic Advice (For Your Fund III / REIT Modeling)

Hold. Easy decision.

Why?

- 4 beds + 2 baths is **premium inventory** in your entire portfolio.
- Strong rent (\$1,300) with room to grow — Section 8 could even take it to ~\$1,400 if you ever switch.
- Recently renovated → low capex 3–5 years
- Great for future DSCR bundling
- Appreciates better than the typical 3/1 or 3/2 in 35206

Only consider selling if:

- You get **\$120k+**, AND
- You immediately redeploy into a significantly deeper-value acquisition (e.g., \$50–60k basis into a \$90k+ valuation pocket).

Otherwise this is a core “top-quartile” hold in your Birmingham lineup.

14. 952 45th Street — Real Valuation (Investor Grade)

Sy's Take: **\$135,000**

Total Cost: **\$123,322**

4 beds / 2 baths | ~1,696 sf | Condition A | Section 8 tenant | \$1,400/mo | Bought ~\$59,020
+ ~\$64,302 renovation = ~\$123,322 all-in

1. Income-Based Valuation (Real Investor Math)

Rent: **\$1,400/month**

That's strong for the 35212 zone, especially for a larger home (4/2) with a voucher component

(Section 8 covers \$952 portion and tenant pays remaining) — which is de-risking.

Cap-rates for this micro-market (Ensley / 35212):

Because this is a larger home, Condition A and tenant structure stable, you can aim for a better cap than typical distressed deals.

Typical bands:

- Distressed / heavy rehab: ~12–15% cap
- Stabilized rental Grade (3/1, props in average condition): ~10–11% cap
- Larger, improved 4/2s, strong tenant profile: maybe **9.25–10% cap**

Let's use **9.0%** (slightly aggressive but justified given size + recent reno + tenant structure) as a high-end investor cap.

Value $\approx (1,400 \times 12 \times 0.65) / 0.09$

- Gross annual rent: $\$1,400 \times 12 = \$16,800$
- Estimate NOI (assuming ~35% OPEX): $\$16,800 \times 0.65 = \$10,920/\text{year}$
- Value $\approx \$10,920 \div 0.09 \approx \$121,300$

If you used a slightly more conservative cap (say 9.5%):

- Value $\approx \$10,920 \div 0.095 \approx \$115,000$

So from income method we're looking in the **\$115k–\$125k** range.

2. Comparable Sales Reality Check

- For this property address, public listings show a sale in 2023 around ~\$57,000 (though that may have been pre-renovation or listing price) for same address (3 bed / 2 bath, 1,696 sf). [redfin.com](#)+[2realtor.com](#)+[2](#)
- The large size (1,696 sf) is above average for the area, especially for a 4/2, which tends to command a premium among investors.
- Condition A (you flagged) + major renovation (\$64k) means it should be in the upper tier of the market in 35212 for rental investor stock.
- Buyer pool: mostly investor buyers, some voucher-ready retail buyers, but still predominantly rental market.

Given all that, your house is positioned near the top of its sub-market.

3. Adjusted Valuation Based on Your Specific Inputs

Given:

- All-in basis ~\$123,322
- Rent \$1,400/mo (very good)
- Large SF, 4 bed / 2 bath (premium layout)
- Condition A (highest bracket in this market)
- Section 8 voucher + co-tenant adds stability
- Buyer pool still investor heavy but you've mitigated many risks

****Your realistic current value:**

👉 **\$115,000 – \$135,000**

Breakdown:

- Conservative investor sale: **\$115k–\$120k**
- Base “carry market” value: **\$120k–\$130k**
- Stretch list price (if marketed well, strong presentation, ideally retail-type buyer): **\$130k–**

\$135k

- Over \$135k? Unlikely unless conditions outside improve or you target a strong owner-occupier/flip buyer with a premium finish.
-

4. My Final Verdict

Fair Value Today (True Market):

❖ \$120k – \$128k

Stretch List Price:

❖ \$130k – \$135k

Quick-Sale Investor Number (if you wanted to exit fast):

❖ \$100k – \$110k

Given your basis (~\$123k), you're at **approximately breakeven to modest profit territory** depending on exit timing and cost structure—but this is still a strong hold asset with upside.

5. Strategic Advice (For Fund III / REIT Scaling)

Hold this property—it's a standout within your portfolio.

Why:

- 4/2 layout + 1,696 sf is rare in your portfolio (more premium)
- Condition A and strong voucher rent make it a low-maintenance high-yield unit
- Basis is relatively higher than your other deals, but the stability and size make it ideal for being part of the “anchor tier” of your eventual REIT roll-up
- Could also be an excellent anchor property for a refinance: high size + quality = strong lender interest

If you were ever to sell:

You'd want **\$125k+** to make sense, because your all-in basis is ~\$123k. And only if you can redeploy into something with higher arbitrage (stronger rent growth, larger upside) should you consider it.

15. 4405 10th Ave — Real Valuation (Investor Grade)

Sy's Take: **\$105,000**

Total Cost: **\$103,550**

3 beds / 1 bath | ~1,489 sf | Condition B | Section 8 tenant | \$1,100/mo | Bought ~\$71,700 + ~\$31,860 renovation ≈ ~\$103,560 all-in

1. Income-Based Valuation (Real Investor Math)

Rent: **\$1,100/month**

That rent is solid for the 35224 zone under Section 8. A good income anchor.

Cap-rate environment for 35224 / Wylam / Ensley edge:

- Distressed trades: ~12-15%
- Stabilized Section 8 rentals: ~10-11%

Given Condition B + good square footage, let's use **10% cap** for a fair investor market.

Value ≈ $(1,100 \times 12 \times 0.65) / 0.10$

Gross = \$13,200/year

$\text{NOI} \approx \$8,580/\text{year}$

$\text{Value} \approx \$8,580 \div 0.10 \approx \$85,800$

So the income approach says value around **\$80k-\$90k**.

2. Comparable Sales Reality Check

- Public listing shows 4405 10th Ave as 1,489 sf, 3/1. [Zillow+1](#)
 - The listing mentioning current rent \$1,100 indicates the market is accepting that rent level for this size in that ZIP. [Zillow](#)
 - However, historical sales in 35224 tend to be lower for similar units because of neighborhood condition, so the comps likely support lower evaluation unless your reno is exceptional.
-

3. Adjusted Valuation Based on Your Inputs

Given the longer-SF (1,489 sf) which is somewhat generous for 3/1, your Condition B + decent renovation teases extra value, but you're still in a tougher sub-market.

Adjustment factors:

- SF is above typical 3/1 (good)
- Section 8 rent stable (good)
- Renovation spend ~\$31.8k is robust (good)
- Neighborhood risk + 1 bath only (limiting)
- Basis is high (~\$103.5k) compared to investor typical basis in region

****Your realistic current value:**

👉 **\$90,000 – \$105,000**

Breakdown:

- **\$90k-\$95k** → safe investor market price
 - **\$100k-\$105k** → stretch given size and reno
 - **>\$105k** → unlikely unless condition moves to A-grade or 2 baths added or big jump in neighborhood fundamentals
-

4. My Final Verdict

Fair Value Today (True Market):

↗️ **\$92k – \$100k**

Stretch List Price:

↗️ **\$105k**

Quick-Sale Investor Number:

↗️ **\$75k – \$85k**

Given your all-in basis ~\$103.5k, you're effectively at **near par** or maybe slightly underwater if you sold today – unless you price toward the stretch. The value upside is modest from here unless you improve condition further or wait for neighborhood uplift.

5. Strategic Advice (For Your Fund III / REIT Scaling)

Hold this unless you have a compelling exit price.

Why?

- You already spent a good chunk on reno; you likely have lower capex moving forward.

- Long-term rental profile is solid: Section 8, 3 beds, large SF.
- If you can bump rent or convert to market tenant or add 2nd bath, value jumps meaningfully.

If you **choose to sell**, only do so if:

- You receive ~\$100k+ offer clean, or
 - You have replacement acquisition with materially higher upside return.
-

16. 1421 31st Street — Real Valuation (Investor Grade)

Sy's Take: \$110,000 (Upon Tenant Occupancy)

Total Cost: \$95,802

4 beds / 2 baths | ~1,088 sf | Condition B | *Currently leasing (no tenant yet)* | Bought ~\$70,500 + ~\$25,350 renovation = ~\$95,850 all-in

1. Income-Based Valuation (Real Investor Math)

Est. Rent (Based on 4/2 layout in 35218)

Because it's *not yet occupied*, we must project the rent.

A **4 bed / 2 bath** in 35218 under today's rent market likely supports:

- **Market rent:** \$1,150–\$1,250
- **Section 8 rent:** \$1,250–\$1,350 (depending on condition & final inspection)

A fair modeled rent for valuation = **\$1,200/month**.

Cap-rate environment for 35218 (Ensley / Belview Heights side):

- Distressed junk: 12–15%
- Stabilized rentals: **10–11%**

Given you have a 4/2 (strong layout) + B condition after renovation:

👉 Use **10% cap** as a fair investor market cap.

Value ≈ (1,200 × 12 × 0.65) / 0.10

Gross = \$14,400/year

NOI ≈ ~\$9,360/year

Value ≈ **\$93,600**

So the income valuation lands in the **\$90k–\$100k** range.

2. Comparable Sales Reality Check

For 35218:

- **Basic 3/1 rentals:** \$55k–\$80k
- **Renovated 3/1 (Condition B):** \$75k–\$95k
- **4/2 layouts:** **\$95k–\$120k** depending on rent, photos, and street
- **Retail buyers are limited**, but 4-bed homes do attract a small owner-occupant pool.

Your reno spending (\$25k) puts you above "entry rental" but still clearly investor product, so valuation will track rent and layout more than cosmetics.

3. Adjusted Valuation Based on Your Inputs

Let's synthesize the key variables:

- 4 beds / 2 baths (premium layout for W Birmingham)

- Renovation: \$25k = decent but not A-grade
- Currently leasing (slightly reduces valuation vs stabilized tenant)
- Projected rent ~\$1,200/mo
- Condition B
- All-in cost ~\$96k

****Your realistic valuation today:**

👉 \$95,000 – \$112,000**

Breakdown:

- **\$95k–\$100k** → investor-grade pricing
- **\$102k–\$110k** → stretch pricing achievable with strong listing photos & securing the tenant
- **\$110k–\$112k** → top-end band (requires stabilized tenancy + clean marketing)

4. My Final Verdict

Fair Value Today (True Market):

↗ \$98k – \$108k

Stretch List Price:

↗ \$110k – \$115k (only once tenant is in place)

Quick-Sale Investor Number:

↗ \$80k – \$88k

Because your all-in basis is ~\$96k, your paper equity at the moment is modest:

≈ \$5k–\$12k

…but that can increase ~instantly once the tenant signs at a strong rent number.

5. Strategic Advice (For Your Fund III / REIT Build-Out)

Hold this one — especially until it stabilizes.

- As soon as the lease is finalized at **\$1,150–\$1,250**, valuation jumps.
- 4-bed inventory is *rare* in this ZIP and improves long-term desirability.
- Once stabilized, it becomes a strong DSCR contributor for portfolio refinancing.
- You've already put in significant renovation — low capex risk for next 3–5 years.

If you were to sell:

Only do so **after** the tenant is secured, and only if you can command **\$108k+**.

Any earlier sale just wastes your reno spend and the premium that comes from stabilization.

17. 🏠 1872 Fulton Ave SW — Real Valuation (Investor Grade)

Sy's Take: \$105,000

Total Cost: \$85,395

3 beds / 2 baths | ~1,332 sf | Condition B | Section 8 tenant *pending* | Lease rent ~\$1,200/mo
| Bought ~\$71,620 + ~\$13,780 renovation = ~\$85,400 all-in

1. Income-Based Valuation (Real Investor Math)

Rent: \$1,200/month

For 35218, that's a solid voucher lease cancellation once executed.

Cap-rate environment for this zone:

- Distressed rental stock, heavy rehab: ~12-14%
- Stabilized 3/2 Section 8: **9.75-10.5%**
Because this is 3/2, size 1,332 sf, after renovation, I'll use **10% cap** (balanced) given it's not yet fully stabilized.

Value $\approx (1,200 \times 12 \times 0.65) / 0.10$

Gross = \$14,400/year

NOI \approx ~\$9,360/year

Value \approx **\$93,600**

Hence, based on income, you're in the **\$90k-\$100k** range.

2. Comparable Sales Reality Check

- 3 bed / 2 bath listings in 35218 are seeing strong appetite, especially once voucher-ready.
 - Similar properties post-renovation trade ~\$90k-\$120k depending on size and finish.
 - Your size & 2 baths give added upside relative to many 3/1 units in the area.
-

3. Adjusted Valuation Based on Your Inputs

Given:

- All-in basis ~\$85,400
- 3 beds / 2 baths (friendly layout)
- Section 8 lease about to execute
- Condition B + renovation ~\$13,780 (fair)
- Neighborhood cap risk still present

****Your realistic current value:**

👉 **\$90,000 – \$105,000**

Breakdown:

- **\$90k-\$95k** → conservative investor value
 - **\$97k-\$105k** → stretch after lease is executed and lease starts
 - **>\$105k** → only if marketing is excellent and you secure a very strong voucher lease quickly
-

4. My Final Verdict

Fair Value Today (True Market):

❖ **\$92k – \$100k**

Stretch List Price:**

❖ **\$105k**

Quick-Sale Investor Number:**

❖ **\$80k – \$88k**

Your all-in basis ~\$85.4k means you already have **some built-in equity**, and once that lease kicks you're set nicely.

5. Strategic Advice (For Fund III / REIT-Scale)

Hold, aim for stabilization first.

- Once the Section 8 lease executes and tenant moves in, your tenant risk drops.

- Then you can consider if you ever want to sell or continue holding as core.
- On the plus side: good layout, moderate capex, strong income profile.

Consider refinancing after 6-12 months of occupancy to lock in value and maybe pull some equity for your next acquisition.

18. 5809 Court Q — Real Valuation (Investor Grade)

Sy's Take: \$105,000

Total Cost: \$68,535

3 beds / 2 baths | ~1,205 sf | Condition B | Section 8 tenant | \$1,149/mo | Bought ~\$65,800
+ ~\$2,750 renovation ≈ ~\$68,550 all-in

1. Income-Based Valuation (Real Investor Math)

Rent: \$1,149/month

That's a good number for 35228 — the Section 8 payment standards support this range well for a 3/2.

Cap-rate environment for 35228 (Midfield / Fairfield side):

- Distressed stock: 12–14%
- Stabilized Section 8 product: **10–11%**

Given the layout (3/2), decent SF, and light renovation:

👉 Use **10% cap** as fair value.

Value ≈ $(1,149 \times 12 \times 0.65) / 0.10$

Gross = \$13,788/year

NOI ≈ ~\$8,962/year

Value ≈ **\$89,600**

Income approach puts you in the **\$88k–\$95k** bracket.

2. Comparable Sales Reality Check

For 35228:

- Renovated 3/1: \$70k–\$90k
- Renovated 3/2: **\$85k–\$110k**
- Investor pool deep, but retail pool shallow
- Section 8 increases investor willingness to pay (rent stability premium)

Your specifics:

- Light renovation (\$2,750) → Condition B, not A
- Strong rent: \$1,149
- Low basis ~\$68k
- 3/2 layout is a big advantage

This puts you firmly in the **healthy middle investor tier**.

3. Adjusted Valuation Based on Your Inputs

Let's combine the variables:

- 3/2 layout → premium over 3/1
- 1,205 sf → strong functional size

- Section 8 tenant → stable income
- Condition B
- Bare-minimum reno spend
- Low all-in cost
- Neighborhood has moderate cap-rate pressure

****Your realistic valuation today:**

👉 \$90,000 – \$105,000**

Breakdown:

- **\$90k–\$95k** → conservative investor trade
 - **\$98k–\$105k** → stretch pricing supported by rent + layout
 - **>\$105k** → unlikely unless upgraded to A-condition
-

4. My Final Verdict

Fair Value Today (True Market):

↗ \$92k – \$100k

Stretch List Price:

↗ \$102k – \$105k

Quick-Sale Investor Number:

↗ \$75k – \$85k

Given your all-in basis (~\$68.5k), you are sitting on **\$20k–\$35k of real, liquid equity**, depending on where you sell.

5. Strategic Advice (For Fund III / REIT Scaling)

****Hold.**

Very strong yield-to-basis.**

Why:

- Low all-in basis → excellent DSCR if refinanced
- Strong Section 8 rent → predictable income
- 3/2 layout → best long-term appreciation profile in these ZIPs
- Minimal renovation → low capex liability
- Perfect “mid-tier, high-yield” asset for your REIT roll-up

Sell only if:

- You get **\$100k+**
- AND you’re rotating into a significantly deeper-value purchase (e.g., \$40–50k basis that can stabilize near \$90–100k).

Otherwise, keep this — it’s a classic high-yield hold.

19. 🏠 937 4th Ct W — Real Valuation (Investor Grade)

Sy's Take: **\$100,000**

Total Cost: **\$86,232**

3 beds / 1 bath | ~1,317 sf | Condition B | Section 8 tenant | \$1,000/mo | Bought ~\$56,473 + ~\$29,759 renovation ≈ ~\$86,232 all-in

1. Income-Based Valuation (Real Investor Math)

Rent: \$1,000/month

For 35204 (Bush Hills), this is a **solid Section 8 number** for a 3/1 in B-condition.

Cap-rate environment for 35204:

- Distressed/rough stock: 12–14%
- Stabilized Section 8 (Condition B): **9.75–10.5%**

Given your size (1,317 sf, above average for a 3/1), your reno spend, and good stability:

👉 **Use 10% cap** as fair investor pricing.

Value $\approx (1,000 \times 12 \times 0.65) / 0.10$

Gross = \$12,000/year

NOI $\approx \sim \$7,800/\text{year}$

Value $\approx \$78,000$

Income approach places value in the **\$75k–85k** zone.

2. Comparable Sales Reality Check

35204 comps behave like this:

- **3/1 distressed:** \$30k–\$55k
- **3/1 stabilized Condition B:** **\$70k–\$95k**
- **Larger 3/1s (1,200–1,400 sf):** sometimes hit **\$95k–\$110k** if well updated
- **Retail buyers are limited,** but exist sporadically in Bush Hills
- Section 8 ensures stable income → improves investor offer levels

Your property specifics:

- 1,317 sf (larger than typical 3/1) → valuation boost
 - Condition B (solid but not retail A)
 - Renovation: $\sim \$30k$ (good investment)
 - Section 8 rent is slightly under market potential (could be \$1,050–1,125), but still stable
 - All-in basis $\sim \$86k$ → on the higher end of investor basis for this ZIP
-

3. Adjusted Valuation Based on Your Inputs

Consider these inputs:

- 1,317 sf = “big 3/1” premium
- Solid Section 8 tenant
- Renovation $\sim \$30k$
- Condition B, not A
- One bathroom is the main limiting factor
- 35204 is an investor-heavy buyer pool
- Your basis is relatively high compared to typical investor entries

****Your realistic valuation today:**

👉 **\$85,000 – \$100,000****

Breakdown:

- **\$85k–90k** → conservative investor number
 - **\$92k–100k** → justified by size + reno + stable Section 8
 - **\$100k+** → possible only with excellent listing photos & an owner-occupant buyer (rare)
-

4. My Final Verdict

Fair Value Today (True Market):

↗ \$88k – \$95k

Stretch List Price:

↗ \$100k

Quick-Sale Investor Number:

↗ \$72k – \$80k

Your all-in basis (~\$86k) means:

You are basically at par with fair value

…with mild upside (maybe \$5k–\$10k) if marketed aggressively.

This is not one of your largest equity-win houses, but it *is* a stable income asset.

5. Strategic Advice (For Fund III / REIT Scaling)

Hold (recommended)

- Section 8 income stable
- Plenty of recent renovation → reduced future capex
- 1,317 sf → large, comfortable rental
- Performs well as a core “yield anchor” asset
- Basis is fine; DSCR will be strong when levered

Consider selling only if:

- You get **\$95k–100k** with ease
 - AND you have another deeper-value deal (\$50k–\$60k basis) ready to redeploy into
Otherwise, holding produces better long-term return.
-

20. 1535 45th Street — Real Valuation (Investor Grade)

Sy's Take: **\$105,000**

Total Cost: **\$90,694**

3 beds / 1 bath | ~1,368 sf | Condition B | Section 8 tenant | \$1,025/mo | Bought ~\$78,006 +
~\$12,688 reno = ~\$90,694 all-in

1. Income-Based Valuation (Real Investor Math)

Rent: **\$1,025/month**

For 35208 (Belview Heights / Fairview side), this is a very standard Section 8 rent for a 3/1 in B condition.

Cap-rate environment for 35208:

- Distressed: 12–14%
- Stabilized Section 8 (B condition): **10–10.75%**

Given the larger-than-average SF (1,368), recent reno, and steady tenancy:

👉 Use **10% cap** as the fair valuation benchmark.

Value ≈ (1,025 × 12 × 0.65) / 0.10

Gross = \$12,300/year

NOI ≈ \$7,995

Value ≈ **\$79,950 ≈ \$80k**

Income approach puts you in the **\$78k–\$88k** valuation zone.

2. Comparable Sales Reality Check

For 35208:

- **Renovated 3/1 rentals:** \$75k–\$95k
- **Larger 3/1s (1,300–1,450 sf):** \$90k–\$110k if nicer upgrades
- **Retail buyers present but limited**
- **Section 8 units with B condition typically trade in the \$80–100k bracket**

Your house has:

- 1,368 sf → a noticeable premium over the standard 950–1,150 sf 3/1s
- Section 8 stability
- Moderate reno (~\$12k) → solid but not A-grade
- Condition B
- 1 bathroom (the cap on upside)

The **1 bathroom** is the key limiter — it prevents the home from breaking into the true \$110k+ bracket even if square footage is large.

3. Adjusted Valuation Based on Your Inputs

Considering:

- All-in basis: ~\$90.7k
- Large SF (1,368)
- Section 8 income
- B-condition
- Layout capped at 3/1
- Belview Heights has wide pricing variance but strong investor demand

****Your realistic valuation today:**

👉 \$88,000 – \$105,000**

Breakdown:

- **\$88k–95k** → conservative investor pricing
- **\$97k–105k** → stretch pricing supported by size + rent stability
- **>\$105k** → possible only with A-grade finishes or a retail buyer with FHA financing

4. My Final Verdict

Fair Value Today (True Market):

❖ \$90k – \$100k

Stretch List Price:

❖ \$102k – \$108k

Quick-Sale Investor Number:

❖ \$75k – \$82k

Your all-in basis (~\$90.7k) means:

You have light equity (~\$5k–\$15k) depending on final sale execution.

This is more of a **cashflow performer** than an appreciation winner.

5. Strategic Advice (For Fund III / REIT Scaling)

Hold — recommended.

Why:

- Large SF → good long-term Section 8 stability
- Only 1 bathroom; upgrading to 3/2 is *possible* if structurally feasible, which would instantly create \$20k–\$35k of equity (we can discuss)
- Already renovated → low future capex risk
- Good DSCR if leveraged later
- Fits well as a “middle-tier, high-yield” asset in your REIT roll-up

Consider selling only if:

- You get **\$100k+**
- AND you can rotate into a deeper-value opportunity (\$50–60k basis that can convert into \$95–110k asset)

Otherwise, this is an easy, predictable hold.

21. 4637 Terrace S — Real Valuation (Investor Grade)

Sy's Take: \$105,000

Total Cost: \$89,053

3 beds / 1 bath | ~1,286 sf | Condition B | *Vacant, leasing now* | Previous market rent: \$1,100/mo | Bought ~\$78,183 + ~\$10,870 reno ≈ ~\$89,053 all-in

1. Income-Based Valuation (Real Investor Math)

Estimated Rent: \$1,050–\$1,150/month

Since the previous tenant paid **\$1,100** as a *market tenant*, and given Condition B + size, a realistic rent assumption is:

 **\$1,100/month** (same as before)

Cap-rate environment for 35208 (Belview Heights / Fairview):

- Distressed: 12–14%
- Stabilized B-condition rentals: **10–11%**

Because the home is *currently vacant*, you must apply a mild vacancy discount.

 Use **10.25% cap** instead of 10%.

Value ≈ (1,100 × 12 × 0.65) / 0.1025

Gross = \$13,200/year

NOI ≈ ~\$8,580/year

Value ≈ **\$8,580 ÷ 0.1025 ≈ ~\$83,800**

Meaning income-based value = **\$82k–\$90k** while vacant.

Once leased again, valuation rises.

2. Comparable Sales Reality Check

35208 comps behave like this:

- **3/1 investor-grade (small 950–1,150 sf):** \$70k–\$90k
- **Larger 3/1 (1,200–1,400 sf):** \$90k–\$110k if stabilized and photographed well
- **Section 8 eligible homes** rent higher than market, pushing investor value upward
- **Vacant homes always sell lower** unless marketed retail-ready

Your specifics:

- 1,286 sf = strong size
 - Condition B after ~\$11k reno = upgraded but not fully modern
 - Market rent \$1,100 proves income strength
 - Vacant today → slight pricing penalty
 - All-in basis ~\$89k → on the higher side for this ZIP, so margin is tighter unless rent is maximized
-

3. Adjusted Valuation Based on Your Inputs

Combine all factors:

- Above-average SF
- Good rent potential (\$1,100)
- Section 8 potential (could raise rent further)
- Condition B
- Home currently **vacant** (value penalty of \$5–8k)
- Mid-to-high basis (\$89k all-in)
- 1 bath → caps appreciation potential

****Your realistic valuation today (vacant):**

👉 \$85,000 – \$95,000**

Once re-leased:

👉 \$90,000 – \$105,000

Breakdown:

- **\$85k–90k** → conservative investor price (today)
 - **\$92k–100k** → leased, stable, strong photos
 - **\$100k–105k** → stretch pricing once stabilized
 - **>\$105k** → unlikely unless Condition A-level finishes added
-

4. My Final Verdict

Fair Value Today (vacant):

✖️ \$85k – \$92k

Fair Value Once Leased:

✖️ \$92k – \$100k

Stretch List Price (after stabilization):

✖️ \$102k – \$108k

Quick-Sale Investor Number:

✖️ \$72k – \$82k

Your all-in basis (~\$89k) means:

Today: break-even to \$3k equity

Once leased: \$5k–\$15k equity

Fully optimized Section 8: possibly \$15k–\$20k equity

5. Strategic Advice (For Fund III / REIT Scaling)

Step 1: Lease it ASAP.

- At **\$1,100–1,150** market rate, or
- Convert to **Section 8 at ~\$1,150–1,225**, which would boost value faster.

Step 2: Then hold.

- Stable 3/1 B-grade 35208 homes are excellent DSCR engines.
- Once rented, this becomes a proper fit for your “yield tier” of the REIT stack.

Only consider selling if:

- You receive **\$100k+** after stabilizing tenant,
- AND you want to rotate into a deeper-value deal (like a \$50–60k basis home).

22. 937 Mason Ave SW — UPDATED Valuation (Section 8 Approved)

Sy's Take: **\$125,000**

Total Cost: **\$111,402**

Total Cost:

4 beds / 2 baths | ~1,612 sf | Condition B | Section 8 APPROVED | \$1,234/mo | All-in ≈ **\$111,402**

Now we treat the property as effectively **stabilized** — the last 5% of the process (reinspection) does NOT materially reduce valuation.

1. Revised Income-Based Valuation

Rent: **\$1,234/month (confirmed Section 8)**

Voucher-approved rent is the *strongest* income anchor in this ZIP.

Using a stronger cap rate:

Given:

- 4 bedrooms
- 2 baths
- 1,612 sf
- Heavy renovation
- Section 8 confirmed

You can now justify **9.0–9.25% cap**, not 9.5–10%.

Let's use **9.25%**.

Value ≈ (1,234 × 12 × 0.65) / 0.0925

Gross = \$14,808

NOI ≈ \$9,625

Value \approx \$104,000 – \$108,000

This is your *income floor* — but your comps and layout push it higher.

2. Revised Comparable Sales Reality Check

With Section 8 confirmed, you now fall into the **top valuation lane** for 35211 investor-grade 4/2s:

- Renovated 3/2: \$95k–115k
- Renovated 4/2 (1,500–1,700 sf): **\$110k–135k** depending on finishes, photos, and rent
- Larger + voucher = higher investor confidence
- 35211 has high investor demand for cashflow-ready 4/2s

Your reno was heavy, layout ideal, rent high — so you're above mid-tier comps.

3. Adjusted Valuation (Section 8 Approved)

****Updated realistic valuation:**

👉 \$110,000 – \$125,000**

Breakdown:

- **\$110k–115k** → conservative
 - **\$118k–122k** → fair for condition & rent
 - **\$123k–125k** → stretch range for a stabilized 4/2
 - **>\$125k** → only if A-condition finishes & retail buyer shows up
-

4. Updated Final Verdict

Fair Value (True Market):

👉 \$112k – \$120k

Stretch List Price:

👉 \$123k – \$128k

Quick-Sale Investor Number:

👉 \$95k – \$105k

5. Updated Equity Picture

Your all-in basis: ~\$111,402

With Section 8 approved:

You now have:

- **\$1k–\$9k equity (low end)**
- **\$10k–18k equity (mid-range)**
- **Up to ~\$20k+ (if you sell at stretch pricing)**

This is a **cashflow-quality asset** rather than a pure equity play — and it fits the REIT roll-up extremely well.

6. Updated Strategic Advice

✓ Hold — now even more strongly recommended.

Section 8 approval turns this into a **highly bankable, low-risk 4/2 asset**.

- DSCR will be excellent
- Capex is low after \$39k renovation
- Layout and size are winners for long-term renting

- The rent-to-basis ratio is strong for scaling purposes

Only consider selling if:

- You can lock **\$123k+**,
- AND you have a clear higher-upside redeployment target.

Otherwise?

This is a **keep-it-forever cashflow anchor**.

23. 4301 Greenwood Street — Real Valuation (Investor Grade)

Sy's Take: **\$102,000**

Total Cost: **\$98,817**

3 beds / 1 bath | ~1,140 sf | Condition B | *Vacant* | Previous rent: \$1,100/mo (market) | Bought ~\$44,489 + ~\$54,328 reno = ~\$98,817 all-in

This one had a **big renovation** — so you essentially repositioned it from a distressed unit to a stabilized B-grade product. But since it's vacant, that drags value slightly until leased.

1. Income-Based Valuation (Real Investor Math)

Projected Rent: \$1,050–\$1,150

Given you previously achieved **\$1,100**, using **\$1,100** is reasonable for valuation.

Cap-rate environment for 35217 (Inglenook / Norwood fringe):

- Distressed investor junk: 12–15%
- Renovated, rent-ready 3/1: **10–11%**
- Vacant units → slight discount (investor uncertainty)

Given vacancy + market rent:

👉 Use **10.5% cap**.

Value ≈ (1,100 × 12 × 0.65) / 0.105

Gross = \$13,200

NOI ≈ ~\$8,580

Value ≈ **\$81,700**

Income method: ~\$80k–90k.

2. Comparable Sales Reality Check

35217 performs like this:

- **Rough 3/1 investor stock:** \$35k–\$60k
- **Renovated 3/1, 1,000–1,200 sf:** \$80k–105k
- **Premium finishes or Section 8:** can push upper 90s–low 100s
- **Vacancy definitely lowers immediate value** unless marketed turnkey

Your property's features:

- **1,140 sf** → above-average for a 3/1
- **\$54k renovation** → substantial upgrade
- **Condition B** → not A-level, but significantly improved
- **Vacant** right now → value drag
- **High basis (~\$99k)** → means equity margin is tighter

If this were leased at \$1,100 and marketed well, it could hit mid-90s.

Vacant? Investors will bid more cautiously.

3. Adjusted Valuation Based on Your Inputs

Synthesis:

- Above-average SF
- Strong achievable rent
- Heavy reno (really meaningful)
- Condition B (upgrade, but not luxury)
- Vacant (temporary discount)
- ZIP code dictates cap-rate pressure
- All-in basis ~\$99k is higher than average for this zone

****Your realistic valuation today (vacant):**

👉 \$82,000 – \$95,000**

Once leased again:

👉 \$90,000 – \$105,000

Breakdown:

- **\$82k–88k** → conservative investor
- **\$90k–100k** → realistic with tenant in place
- **\$102k–105k** → stretch for clean presentation + strong rent

You *can* hit \$100k+ if Section 8 approves \$1,100–1,150 — but in its current vacant state, value is lower.

4. My Final Verdict

Fair Value Today (vacant):

👉 \$85k – \$92k

Fair Value When Leased:

👉 \$92k – \$102k

Stretch List Price (leased & well photographed):

👉 \$105k – \$110k

Quick-Sale Investor Number:

👉 \$70k – \$78k

Equity Status

Your all-in basis: ~\$98.8k

- **Today:** you're underwater (~\$6k to ~\$10k)
- **Once leased:** near par or slight equity (\$0 to +\$5k)
- **At stretch pricing: \$5k–\$12k+ equity**

This is a *yield-driven asset*, not an immediate equity winner.

5. Strategic Advice (Fund III / REIT Strategy)

1) Lease it ASAP

Vacancy → biggest drag on value.

Once a tenant is in (Section 8 or market):

- DSCR strengthens
- Value jumps 10–15%

- You eliminate investor vacancy fear
- You position it better for future refinancing

2) Consider Section 8 instead of market

Section 8 likely pays **\$1,100–\$1,150**, and that premium moves valuation into the **mid-90s to \$100k+** range.

3) Hold

Given your basis, selling today makes no sense unless you're forced to.

Holding + stabilizing is the equity recovery plan.

4) Sell only AFTER stabilization

If you do sell:

- Wait until leased
 - Price at **\$100k–105k**
 - Present as turnkey, renovated, large-SF rental
-

24. 1000 46th Street Ensley — Real Valuation (Investor Grade)

Sy's Take: \$98,000 (Leased Value)

Total Cost: \$83,344

3 beds / 1 bath | ~1,117 sf | Condition B | *Vacant, leasing now* | Bought ~\$61,230 + ~\$22,114 reno = ~\$83,344 all-in

1. Income-Based Valuation (Real Investor Math)

Projected Rent: \$1,000–\$1,100/month

For a 3/1 B-condition home in this 35212 pocket, **\$1,050–1,100** is realistic.

To stay conservative, let's use **\$1,050/mo.**

Cap-rate environment for 35212 (South East Lake fringe):

- Distressed junk: 12–15%
- Decent renovated 3/1 rentals: **10–11%**
- *Vacancy penalty*: apply slightly higher cap rate

👉 Use **10.5% cap** until it's leased.

Value ≈ (1,050 × 12 × 0.65) / 0.105

Gross = \$12,600

NOI ≈ \$8,190

Value ≈ **\$78,000**

Income-based valuation lands in **\$75k–85k** while vacant.

2. Comparable Sales Reality Check

35212 comps indicate:

- **Basic 3/1 rentals: \$60k–85k**

- **Renovated 3/1 with 1,100+ sf: \$85k–105k** if stabilized
- Properties with vacancy almost always sell lower
- This ZIP has investor demand but also volatility — stability (tenant secured) = value

Your property:

- 1,117 sf → solid size
- \$22k renovation → meaningful but not heavy
- Condition B
- Vacant (value penalty)
- All-in ~\$83k → decent basis for this ZIP

3. Adjusted Valuation Based on Your Inputs

Synthesis:

- Layout: 3/1 (limits upside vs 3/2 or 4/2)
- Good SF
- Renovation mid-level
- Strong rent potential (\$1,050–1,100)
- Vacant (temporary drag)
- Basis at ~\$83k → that's okay, but equity depends on achieving **\$90k+** value

****Your realistic valuation today (vacant):**

👉 \$78,000 – \$88,000**

Once leased:

👉 \$88,000 – \$100,000

Breakdown:

- **\$78k–85k** → conservative investor range (today)
- **\$88k–95k** → likely range once tenant secured
- **\$95k–100k** → stretch pricing with strong rent + good photos
- **>\$100k** → unlikely unless condition is upgraded further

4. My Final Verdict

Fair Value Today (vacant):

👉 \$80k – \$88k

Fair Value Once Leased:

👉 \$90k – \$98k

Stretch List Price (stabilized):

👉 \$100k – \$105k

Quick-Sale Investor Number:

👉 \$65k – \$75k

Equity Position

All-in basis: ~\$83,344

- **Today:** slightly underwater (–\$3k to –\$8k)
- **Once leased:** at par or +\$5k–\$15k equity
- **Stretch sale:** +\$15k–\$20k equity

This one is a **pure cashflow and DSCR play**, not a big appreciation win.

5. Strategic Advice (For Fund III / REIT Roll-Up)

✓ Best move: stabilize at \$1,050–1,100 ASAP

Vacancy hurts your valuation the most.

✓ Hold once leased

- Section 8 eligible if you want to push rent to \$1,150+
- Low basis compared to many comps
- 1,117 sf is attractive for long-term income
- Renovation reduces capex risk for several years
- Solid DSCR once levered

✗ Do *not* sell today

You'd be losing equity by selling vacant.

👉 If you ever sell:

Wait for stabilization → aim for **\$95k–100k**.

25. 🏠 5225 Avenue Q — Real Valuation (Investor Grade)

Sy's Take: **\$105,000**

Total Cost: **\$54,019**

3 beds / 1 bath | ~1,228 sf | Condition B | Section 8 tenant | \$1,000/mo | Bought ~\$53,224 + ~\$795 reno = ~\$54,019 all-in

This is one of your *cleanest basis deals* so far.

1. Income-Based Valuation (Real Investor Math)

Rent: **\$1,000/month (Section 8)**

For 35208 (Belview Heights), \$1,000 is right in the typical voucher range for a 3/1 B-condition home.

Cap-rate environment for 35208:

- Distressed 3/1 junk: 12–14%
- Stabilized Section 8 rentals: **10–10.75%**
- Square footage above average → slight premium
- Condition B, not A → typical investor pool

👉 Use **10% cap rate** for fair valuation.

Value ≈ (1,000 × 12 × 0.65) / 0.10

Gross = \$12,000

NOI ≈ ~\$7,800

Value ≈ **\$78,000**

Income-based valuation range: **\$75k–85k**.

2. Comparable Sales Reality Check

In 35208:

- **Basic 3/1 (850–1,000 sf):** \$60k–85k
- **Larger 3/1 (1,150–1,350 sf):** \$85k–105k
- Section 8 homes command stronger investor pricing
- *Minimal renovation (\$795)* means the home is stable but not premium
- Condition B = mid-tier rental grade

Your features:

- **1,228 sf** → a noticeable size premium
- Section 8 tenant → extremely stable
- B condition → fine for investor sale
- All-in basis **just \$54k** → huge value capture
- One bath → limits ceiling above \$100k unless fully modernized

3. Adjusted Valuation Based on Inputs

Performance drivers:

- Low basis (\$54k)
- Good size (1,228 sf)
- Voucher rent (\$1,000)
- Condition B
- Zero high-end finishes → caps top-end price
- Still a pure investor asset — no retail buyer lift

****Your realistic valuation today:**

👉 \$85,000 – \$100,000**

Breakdown:

- **\$85k–90k** → conservative investor pricing
- **\$92k–100k** → justified by SF + voucher stability
- **>\$100k** → possible only if marketed perfectly and buyer overpays for size

4. My Final Verdict

Fair Value Today (True Market):

👉 \$88,000 – \$95,000

Stretch List Price:

👉 \$98,000 – \$105,000

Quick-Sale Investor Number:

👉 \$70,000 – \$78,000

Equity Position:

All-in basis: **\$54,019**

You have **massive equity** here:

👉 \$34,000 – \$41,000 (fair market)

👉 Up to ~\$50,000 (stretch sale)

This is one of your **strongest margin properties**.

5. Strategic Advice (For Fund III / REIT Scaling)

✓ Hold. Very high-yield asset.

Why:

- Incredibly low basis → near-zero downside
- High DSCR when levered
- Section 8 = predictable income
- Good size & stable neighborhood segment
- Minimal reno already done → low ongoing capex

✓ **Potential Move:**

Apply for **Section 8 rent increase**.

A bump from **\$1,000 → \$1,050–1,100** lifts valuation by **\$6k–10k** instantly.

✓ **Sell only if:**

You can extract **\$98k–105k+**, and have a deeper-value buy lined up.

26.  1632 Alabama Ave SW — Real Valuation (Investor Grade)

Sy's Take: \$120,000

Total Cost: \$85,808

3 beds / 2 baths | ~1,397 sf | Condition B | Market tenant | \$1,325/mo | Bought ~\$60,000 +
~\$25,808 reno ≈ ~\$85,808 all-in

1. Income-Based Valuation (Real Investor Math)

Rent: **\$1,325/month (market tenant)**

For 35211, that's *excellent* for a 3/2 in B-condition.

Cap-rate environment for 35211 (West End / Arlington):

- Basic investor 3/1: 12–15%
- Renovated 3/2 Section 8: 9.5–10.5%
- Renovated 3/2 market tenant: **9.75–10%**

Given your size + layout + B condition:

👉 **Use 9.75% cap.**

Value ≈ (1,325 × 12 × 0.65) / 0.0975

Gross: \$15,900

NOI: ~\$10,335

Value ≈ **\$106,000**

Income range: **\$100k–115k**.

2. Comparable Sales Reality Check

In 35211:

- **Renovated 3/1: \$75k–95k**

- Renovated 3/2 (1,300–1,500 sf): \$100k–130k
- FHA retail buyers occasionally show up
- Market tenants paying >\$1,250 are premium signals to investors
- Renovation ~\$26k is meaningful but not A-grade
- 3/2 layout is *very* valuable — big difference vs 3/1

Your home is in the **sweet spot**:

- 1,397 sf → above-average
 - 2 baths → major premium in this ZIP
 - Good renovation → stable
 - Strong rent → at top of market band
 - Basis ~\$86k → fantastic
-

3. Adjusted Valuation Based on Your Inputs

Combining:

- 1,397 sf
- 3/2 layout
- Market tenant at **\$1,325** (strong)
- Condition B
- Solid renovation
- All-in basis extremely favorable

****Your realistic valuation today:**

👉 \$105,000 – \$125,000**

Breakdown:

- **\$105k–112k** → conservative
 - **\$115k–122k** → mid, realistic
 - **\$123k–125k** → stretch, likely with great listing photos
 - **>\$125k** → only if A+ cosmetics or FHA retail buyer
-

4. My Final Verdict

Fair Value Today (True Market):

❖ \$108k – \$118k

Stretch List Price:

❖ \$122k – \$128k

Quick-Sale Investor Number:

❖ \$90k – \$98k

Equity Position:

All-in: ~\$85,808

So you're holding:

👉 **\$22k–32k in real equity** (fair value)

👉 **\$35k–42k** if marketed at stretch range

This is one of your **better performers**.

5. Strategic Advice (Fund III / REIT Scaling)

✓ Hold — this is a long-term keeper.

Why:

- 3/2 layout is GOLD for your portfolio
- Rent at \$1,325 is excellent
- Basis is low
- Newer renovation → low capex
- Very strong DSCR if levered
- Fits perfectly as upper-tier income-producing property in REIT roll-up

Optional Upside Move:

Convert to Section 8.

You could likely get **\$1,350–1,425** under current standards.

That pushes valuation up another **\$8k–15k**.

Sell only if:

You can secure **\$120k+** and have a better arbitrage deal ready.

27. 6125 Avenue O — Real Valuation (Investor Grade)

Sy's Take: \$110,000

Total Cost: \$90,150

3 beds / 2 baths | ~1,240 sf | Condition B | Market tenant | \$1,135/mo | Bought ~\$59,730 + ~\$30,420 reno = ~\$90,150 all-in

1. Income-Based Valuation (Real Investor Math)

Rent: \$1,135/month (market tenant)

For Midfield / 35228, this is **above-average** and close to what Section 8 would pay. Strong anchor.

Cap-rate environment (35228, renovated 3/2):

- Rough 3/1: 12–14%
- Stabilized 3/2: **9.75–10.25%**
- Market tenant (slightly more risk than Section 8): push cap a hair higher

👉 Use 10% cap for fair valuation.

Value ≈ (1,135 × 12 × 0.65) / 0.10

Gross = \$13,620

NOI ≈ ~\$8,853

Value ≈ **\$88,500**

Income approach gives you ~\$85k–95k.

But comps and layout push higher.

2. Comparable Sales Reality Check

In 35228, renovated 3/2s behave like this:

- **Entry investor 3/1:** \$60k–85k

- **Renovated 3/2: \$90k–115k**
- **Larger 3/2 (1,200+ sf): \$100k–125k if nicely presented**

Your home has:

- Good SF (1,240)
- 3/2 layout (big premium)
- Condition B (solid)
- Renovation of ~\$30k (meaningful)
- Strong market rent (\$1,135)
- All-in basis ~ \$90k (good but not super-low)

This positions the house near the **mid-to-upper investor tier**.

3. Adjusted Valuation Based on Your Inputs

Key drivers:

- 3/2 layout → +\$10–20k over 3/1s
- Strong rent → supports valuation
- Condition B, not A → caps the ceiling
- Market tenant → good, but Section 8 could push rent higher
- ZIP risk (35228) → cap-rate pressure

****Your realistic valuation today:**

👉 \$95,000 – \$112,000**

Breakdown:

- **\$95k–100k** → conservative investor pricing
- **\$102k–110k** → very realistic given rent + layout
- **\$110k–112k** → stretch
- **>\$115k** → unlikely unless A-grade cosmetics added

4. My Final Verdict

Fair Value Today (True Market):

👉 \$98,000 – \$108,000

Stretch List Price:

👉 \$110,000 – \$115,000

Quick-Sale Investor Number:

👉 \$80,000 – \$88,000

Equity Position:

All-in basis: ~\$90,150

You currently hold:

👉 \$8k–18k equity (fair value)

👉 \$20k–25k equity (stretch sale)

This is a **solid mid-tier performer**.

5. Strategic Advice (Fund III / REIT Strategy)

✓ **Hold — recommended.**

Why:

- 3/2 layout = strong long-term income asset

- Rent is already good at \$1,135
- Recent \$30k reno → low future capex
- Basis ~\$90k → your DSCR will be excellent when leveraged
- Fits squarely into your stable cashflow bucket

✓ **Optional value-add play:**

Convert to Section 8

Section 8 likely pays **\$1,200–1,275** for a 3/2 in 35228.

That would lift valuation another **\$8k–12k**.

✗ **Do NOT sell now unless:**

You get **\$110k+** *and* have a deeper-value deal waiting.

28. 🏠 248 McCormick St — Real Valuation (Investor Grade)

Sy's Take: \$110,000

Total Cost: \$93,852

3 beds / 1 bath | ~1,331 sf | Condition B | Market tenant | \$1,070/mo | Bought ~\$56,670 + ~\$37,182 reno = ~\$93,852 all-in

1. Income-Based Valuation (Real Investor Math)

Rent: \$1,070/month (market tenant)

For 35215, this is a *strong* rent number for a 3/1. Section 8 would likely pay equal or higher (\$1,075–1,125).

Cap-rate environment for 35215 (Center Point / Echo Highlands):

- Rough stock: 12–14%
- Stabilized 3/1 rentals: **9.75–10.25%**
- Market tenant = slightly more risk than voucher

👉 **Use 10% cap** — fair for your B-condition asset.

Value ≈ $(1,070 \times 12 \times 0.65) / 0.10$

Gross = \$12,840

NOI ≈ ~\$8,346

Value ≈ **\$83,500**

Income-based range: **\$82k–92k**.

But comps and SF push it *higher*.

2. Comparable Sales Reality Check

For **35215**, renovated larger 3/1s behave like this:

- **Basic 3/1:** \$70k–90k
- **Renovated 3/1 (1,200–1,400 sf):** \$90k–115k
- **Renovated 3/2:** \$110k–140k
- Market tenants paying **\$1,050+** = investor confidence signal

Your home:

- **1,331 sf** → bigger than typical
- **Renovation ~\$37k** → meaningful upgrade
- **Condition B** → rental-ready
- **Rent \$1,070** → strong for a 3/1
- ZIP 35215 has wide investor demand and higher ceilings than 35204/08

These comps comfortably place the house in the **upper mid-tier investor band**.

3. Adjusted Valuation Based on Inputs

Synthesizing:

- Large SF
- Good rent
- Market tenant
- Heavy renovation
- Strong ZIP relative to west-side markets
- 3/1 layout caps the upside (not a 3/2)

****Your realistic valuation today:**

👉 \$92,000 – \$110,000**

Breakdown:

- **\$92k–98k** → conservative investor pricing
 - **\$100k–108k** → realistic fair-value range
 - **\$108k–110k** → stretch, supported by SF + reno + rent
 - **>\$110k** → only if A-condition or marketed FHA retail
-

4. My Final Verdict

Fair Value Today (True Market):

👉 \$98,000 – \$108,000

Stretch List Price:

👉 \$110,000 – \$115,000

Quick-Sale Investor Number:

👉 \$75,000 – \$85,000

Equity Position:

All-in basis ≈ **\$93,852**

So you're holding:

👉 **\$4k–14k equity (fair value)**

👉 Up to ~\$20k if stretch-sold

This one is **solid**, not a home-run, but a dependable performer.

5. Strategic Advice (Fund III / REIT Scaling)

✓ Hold — recommended.

Why:

- Big SF + strong rent
- Good tenant, stable income
- Heavy reno → low capex
- 35215 has better appreciation trajectory than 35208/35211
- DSCR will be healthy when levered
- Fits middle-tier yield profile for the REIT bucket

Optional Optimization

Convert to Section 8

You'd likely get **\$1,075–1,125**, which nudges valuation up another **\$5k–10k**.

Only Sell If:

You get **\$110k+**, AND you are rotating into a sub-\$60k basis deal with big forced-equity upside.

29. 1000 12th St, Midfield — Real Valuation (Investor Grade)

Sy's Take: **\$110,000**

Total Cost: **\$82,479**

3 beds / 1 bath | ~2,248 sf (!!) | Condition B | Market tenant | \$1,125/mo | Bought ~\$66,130 + ~\$16,349 reno = **~\$82,479 all-in**

This thing is a tank.

1. Income-Based Valuation (Investor Math)

Rent: **\$1,125/month (market tenant)**

For 35228, that is solid, though frankly **this size** should rent for more — layout is limiting you, not square footage.

Cap-rate environment for Midfield (35228):

- Rough 3/1 inventory: 12–14%
- Stabilized 3/1 B-condition: **10–10.5%**
- Large SF = slight premium
- Market tenant = slightly more risk than Section 8

👉 Use **10.25% cap** for accurate modeling.

Value $\approx (1,125 \times 12 \times 0.65) / 0.1025$

Gross = \$13,500

NOI $\approx \sim \$8,775$

Value $\approx \$85,560$

Income-based value: **\$82k–92k**.

But this is where the story gets interesting…

2. Comparable Sales Reality Check

Midfield behaves differently than Bham westside:

Normal renovated 3/1 (900–1,200 sf):

- \$75k–100k

Renovated 3/1 that are *oversized* (1,500–2,300 sf):

- **\$100k–135k**

- Retail buyers occasionally show up
- Investors pay a premium for SF IF the condition is solid
- “Bonus rooms” or flexible living spaces boost valuation

Your house checks boxes:

- **2,248 sf** → literally double the typical 3/1
 - **Condition B** after ~\$16k reno → good rental shape
 - **Layout is the only limiter** (still a 3/1)
 - **Basis is stupid low** for this size
 - A retail flip could turn this into a 3/2 and easily push \$150k+ — the *hidden value* here is enormous
-

3. Adjusted Valuation Based on Your Inputs

Key drivers:

- **Massive size** → premium
- **1 bathroom** → biggest handicap (caps rent + investor pricing)
- Good rent (\$1,125)
- Good condition
- Good ZIP trajectory for 35228
- All-in basis only ~\$82k
- Market tenant instead of Section 8 = slight valuation haircut

****Your realistic valuation today:**

👉 \$95,000 – \$115,000**

Breakdown:

- **\$95k–102k** → conservative investor pricing
 - **\$105k–112k** → very realistic given SF
 - **\$112k–115k** → stretch
 - **> \$115k** → possible ONLY if you target FHA retail buyer
 - **> \$135k** → possible ONLY if you convert to a 3/2 (add 2nd bath)
-

4. My Final Verdict

Fair Value Today (True Market):

👉 \$100,000 – \$110,000

Stretch List Price:

👉 \$112,000 – \$118,000

Quick-Sale Investor Number:

👉 \$80,000 – \$90,000

Equity Position:

All-in basis: ~\$82,479

You're holding:

👉 \$17k–27k of equity (fair value)

👉 Up to ~\$35k if marketed at stretch range

👉 Up to \$60k+ equity if you add a second bath and optimize rent

This is **one of your most underpriced assets relative to structure.**

5. Strategic Advice (Fund III / REIT Strategy)

✓ Hold — big long-term upside.

Why:

- 2,248 sq ft is *rare* in this ZIP
- Adding a **second bathroom** would instantly create **\$25k–40k equity**
- Rent is under market for the size; Section 8 would likely pay **\$1,250–1,350**
- Renovation modest but adequate
- Perfect DSCR asset when leveraged
- Fits your “hidden-value” bucket extremely well

✓ Optional Upside Play (HIGH VALUE):

Add bath → Convert into a 3/2.

Cost: \$8k–\$15k

Value created: **\$25k–40k+**

✓ Sell only if:

You get **\$110k–115k+** right now

OR

You convert to 3/2 and aim for **\$135k–150k**.

30. 1724 Horn Ave — Real Valuation (Investor Grade)

Sy's Take: **\$112,000**

Total Cost: **\$86,944**

3 beds / 1 bath | ~1,208 sf | Condition B | Section 8 tenant | \$1,200/mo | Bought ~\$66,724 + ~\$20,220 reno = ~\$86,944 all-in

35214 is *quietly one of the most stable cashflow pockets* in Birmingham — often overlooked, but values hold better and cap rates compress faster.

1. Income-Based Valuation (Real Investor Math)

Rent: **\$1,200/month (Section 8)**

That is **premium rent** for a 3/1 in this ZIP.

Cap-rate environment for 35214 (Forestdale / Brookside fringe):

- Distressed: 11–13%
- Renovated 3/1 Section 8: **9.25–9.75%**
- Better tenant stability → better pricing
- Good SF → slight premium

👉 Use **9.5% cap**.

Value ≈ (1,200 × 12 × 0.65) / 0.095

Gross = \$14,400

NOI ≈ ~\$9,360

Value ≈ **\$98,500**

Income-based valuation: **\$95k–105k**.

2. Comparable Sales Reality Check

35214 behaves differently from 35208/35211:

- **Renovated 3/1 (1000–1300 sf):** \$95k–125k
- **Section 8 3/1 with \$1,200 rent:** pushes into the **upper 90s–110s**
- Homes with meaningful renovation get real traction
- Investor demand is high because turnover rates are lower

Your property:

- **1,208 sf** → great
 - **Section 8 at \$1,200** → extremely strong
 - **\$20k renovation** → meaningful
 - **Condition B** → solid
 - Layout 3/1 → caps absolute top ceiling, but rent is doing the heavy lifting
 - **Basis ~87k** → decent but not dirt cheap
-

3. Adjusted Valuation Based on Inputs

Synthesis:

- Great SF
- Strong voucher rent (\$1,200)
- Renovation meaningful
- Stable ZIP with premium investor appetite
- Condition B
- 3/1 layout → caps ceiling below \$125k barring A-upgrade

****Your realistic valuation today:**

👉 \$98,000 – \$112,000**

Breakdown:

- **\$98k–104k** → conservative
 - **\$105k–110k** → realistic fair market
 - **\$110k–112k** → stretch
 - **>\$115k** → only with A-condition cosmetics or excellent listing
-

4. My Final Verdict

Fair Value Today (True Market):

❖ \$102,000 – \$110,000

Stretch List Price:

❖ \$112,000 – \$118,000

Quick-Sale Investor Number:

❖ \$85,000 – \$92,000

Equity Position:

All-in: ~\$86,944

This means you're holding:

👉 \$15k–23k equity (fair value)

👉 Up to ~\$30k+ at stretch pricing

Very solid.

5. Strategic Advice (Fund III / REIT Strategy)

✓ **Strong Hold — top-tier stability in the SFR portfolio**

Why:

- Section 8 rent *above market*
- Very strong ZIP for long-term tenants
- Predictable DSCR once levered
- Renovation reduces 5-year capex
- Easily fits as a “core yield” asset in your REIT future

✓ **Optional Upside Moves:**

- **Ask for a Section 8 rent bump** — \$1,225–\$1,275 is achievable
- **Upgrade kitchen cosmetics** next tenant turn → adds another +\$5k–10k valuation

✗ **Do NOT sell unless:**

You clear **\$115k+**, which fully captures the valuation ceiling.

31.  **112 9th Street, Midfield — Real Valuation (Investor Grade)**

Sy's Take: \$105,000

Total Cost: \$88,487

3 beds / 1 bath | ~1,026 sf | Condition B | Section 8 tenant | \$1,100/mo | Bought ~\$80,257 +
~\$8,230 reno = ~\$88,487 all-in

1. Income-Based Valuation (Real Investor Math)

Rent: \$1,100/month (Section 8)

This is *strong* for Midfield. Voucher policies typically favor this ZIP because of school and neighborhood scoring.

Cap-rate environment for Midfield (35228):

- Rough investor stock: 12–14%
- Stabilized 3/1 Section 8: **10–10.5%**
- Smaller SF (1,026) → slight cap-rate push upward
- Condition B, not A → investor middle band

👉 **Use 10.25% cap** for accurate modeling.

Value ≈ (1,100 × 12 × 0.65) / 0.1025

Gross = \$13,200

NOI ≈ ~\$8,580

Value ≈ **\$83,700**

Income approach suggests **\$82k–90k**.

2. Comparable Sales Reality Check

Midfield comps (renovated):

- **Renovated 3/1 (900–1,150 sf):** \$85k–105k
- **Section 8 3/1 renting at \$1,050–1,100:** \$95k–115k (investor tier)
- **Condition B, light-reno units:** \$90k–105k
- Homes <1,050 sf rarely exceed \$110k unless fully A-condition flipped

Your house:

- Good rent (\$1,100)
- Clean B condition
- Light reno (~\$8k)
- Stable Section 8 income
- SF (1,026) slightly caps the upside
- All-in basis of ~\$88k → you need a mid-90s valuation to create equity

This positions the home in the **mid-band investor zone**.

3. Adjusted Valuation Based on Inputs

Key drivers:

- Strong rent
- Steady Section 8 income
- Smallish SF (limits ceiling)
- Light renovation
- Higher basis than many of your other assets
- Midfield is a better performer than 35208/35211, so valuations are tighter and less volatile

****Realistic valuation today:**

👉 \$90,000 – \$105,000**

Breakdown:

- **\$90k–95k** → conservative investor range
 - **\$96k–102k** → realistic fair-value
 - **\$102k–105k** → stretch for clean listing
 - **>\$105k** → unlikely without A-grade cosmetic upgrades
-

4. My Final Verdict

Fair Value Today (True Market):

❖ \$94,000 – \$102,000

Stretch List Price:

❖ \$105,000 – \$110,000

Quick-Sale Investor Number:

❖ \$78,000 – \$86,000

Equity Position:

All-in basis ≈ **\$88,487**

You currently have:

👉 **\$6k–13k equity** (fair value)

👉 **\$15k–20k equity** (stretch sale)

This is a **solid, stable, middle-tier Section 8 performer**.

5. Strategic Advice (Fund III / REIT Strategy)

✓ Hold — predictable, low-volatility asset.

Why:

- Section 8 already paying healthy rent
- Midfield tenant base tends to stay longer
- Renovation recent enough to reduce capex
- Great DSCR on leverage
- Fits the “stable bread-and-butter” bucket for your REIT model

⚡ Optional Upside

Request a rent increase from Section 8 next cycle:

- Likely bump to **\$1,150–1,175**
- That alone adds **\$6k–10k in valuation** instantly

✗ Only consider selling if:

A buyer pays **\$105k+**, and you deploy proceeds into a deeper-value deal.

32.  115 Vann Street — Real Valuation (Investor Grade)

Sy's Take: \$115,000 (Upon Sec 8 Stabilization)

Total Cost: \$88,358 (Might change due to Section 8 move in repairs)

3 beds / 1 bath | ~1,351 sf | Condition B | *Vacant, leasing now* | Bought ~\$76,078 + ~\$12,280
reno = ~\$88,358 all-in

This is a **large 3/1**, which performs better than 3/1s on the west side AND usually rents higher once occupied.

1. Income-Based Valuation (Real Investor Math)

Expected Rent: \$1,050–1,125/month

Midfield's 3/1 rent band (B-condition) typically sits around:

- Market: **\$1,000–1,100**
- Section 8: **\$1,050–1,150**

Given the **1,351 sf** size → very likely toward upper range:

👉 Use **\$1,100/month** as the valuation anchor.

Cap-rate environment for Midfield (35228):

- Rough inventory: 12–14%
- Stabilized renovated 3/1: **10–10.25%**
- *Vacant = cap-rate penalty* → 10.25–10.5%

👉 Use **10.5% cap** for current valuation.

Value ≈ $(1,100 \times 12 \times 0.65) / 0.105$

Gross = \$13,200

NOI ≈ ~\$8,580

Value ≈ **\$81,700**

Income-based valuation while vacant: **\$80k–90k**.

Once leased, cap rate normalizes upward → valuation rises.

2. Comparable Sales Reality Check

Midfield comps (renovated):

- **Basic 3/1 (900–1,050 sf):** \$75k–95k
- **Renovated 3/1 (1,250–1,450 sf):** **\$95k–120k**
- Strong Section 8 homes rent-backed at \$1,050–1,150 → often sell **\$100k–115k**
- Midfield tends to value stability over finishes — occupancy matters a LOT

Your property:

- **1,351 sf** — big premium
 - Renovation = ~\$12k (light) → B condition
 - Vacant → *hurts pricing for now*
 - Basis ~\$88k → you need a \$95k+ valuation to clear healthy equity
-

3. Adjusted Valuation Based on Inputs

Drivers:

- Excellent square footage
- Vacancy → temporary discount
- B condition → middle band
- Potential rent ~\$1,100 → strong
- All-in basis ~88k → slightly on the higher side for a 3/1
- Midfield market → more stable, less volatile, but rewards occupancy heavily

****Your realistic valuation today (vacant):**

👉 \$88,000 – \$100,000**

****Once leased (market \$1,100):**

👉 \$100,000 – \$112,000**

Breakdown:

- **\$88k–94k** → conservative investor
 - **\$95k–105k** → fair once stabilized
 - **\$105k–112k** → stretch range for clean photos + strong rent
 - **>\$115k** → only if converted to Section 8 at \$1,150+ AND marketed well
-

4. My Final Verdict

Fair Value Today (Vacant):

✳️ \$90,000 – \$98,000

Fair Value Once Leased:

✳️ \$100,000 – \$108,000

Stretch List Price (Stabilized):

✳️ \$110,000 – \$115,000

Quick-Sale Investor Number:

✳️ \$75,000 – \$82,000

Equity Position:

All-in basis: ~\$88,358

- **Today:** at or slightly below par → (-\$3k to +\$10k)
 - **Once leased:** +\$12k–20k
 - **Stretch sale:** +\$20k–27k
-

5. Strategic Advice (Fund III / REIT Strategy)

✓ **Lease ASAP** — value jumps immediately.

Vacancy is the *only* real drag here.

✓ **Consider Section 8**

You'd likely get **\$1,125–1,175**, increasing valuation by **\$6k–12k**.

✓ **Hold after stabilization**

- Big SF
- Predictable income
- Good ZIP
- Renovation stable
- Strong DSCR for refinancing
- Fits your mid-tier REIT bucket perfectly

✗ **Only sell if:**

You clear **\$110k+**, AND you have a clearly superior arbitrage acquisition in hand.

33. 336 Birwood Ave — Real Valuation (Investor Grade)

Sy's Take: **\$115,000 (Upon Stabilization, Sec 8 tenant)**

Total Cost: \$111,545

3 beds / 1 bath | ~1,093 sf | Condition B | *Vacant, leasing now* | Bought ~\$80,913 + ~\$30,632
reno = ~\$111,545 all-in

This one sits in the *upper basis tier* of your portfolio, so valuation vs. equity matters here.

1. Income-Based Valuation (Real Investor Math)

Expected Rent (Midfield):

For a 3/1 B-grade home of this size:

- Market: **\$1,000–1,075**
- Section 8: **\$1,050–1,125**

Given the reno quality (you spent \$30k+), assume **\$1,075/mo** as the fair estimate once leased.

Cap-rate environment for Midfield (35228):

- Rough 3/1: 12–14%
- Renovated 3/1: **10–10.25%**
- Vacant → +0.25% cap penalty → **10.25–10.5%**

👉 Use **10.5% cap** for valuation today.

Value ≈ (1,075 × 12 × 0.65) / 0.105

Gross = \$12,900

NOI ≈ \$8,385

Value ≈ **\$79,850**

Income-based valuation (vacant): **\$78k–88k**

But comps push it higher once occupied.

2. Comparable Sales Reality Check

Midfield comps (renovated):

- **Basic 3/1, 900–1,100 sf:** \$75k–95k
- **Renovated 3/1 B-condition:** \$95k–110k
- Larger SF (1,100 sf): can stretch to **\$105k–115k**
- Vacancy reduces investor willingness
- Heavy reno (\$30k) should help capex expectations
- All-in basis here (~\$111k) is high, so equity will be tighter

Your home's attributes:

- Good SF (1,093)
- Very meaningful reno → B-plus interior
- Vacant → valuation drag
- Basis high → needs \$105k+ valuation for meaningful equity
- Layout 3/1 → caps ceiling below \$115k

3. Adjusted Valuation Based on Inputs

Key drivers:

- Interior should be in good condition (big reno)
- Vacancy is the biggest reduction factor
- Midfield performs consistently once leased
- Rent expected ~\$1,050–1,100
- Basis is relatively high

****Your realistic valuation today (vacant):**

👉 \$90,000 – \$102,000**

****Once leased (market \$1,075 or Section 8 \$1,100–1,125):**

👉 \$102,000 – \$112,000**

Breakdown:

- **\$90k–95k** → conservative investor
- **\$96k–102k** → fair value while vacant
- **\$102k–110k** → fair when leased
- **\$110k–112k** → stretch
- **>\$115k** → only with A-condition cosmetics + Section 8 at ~\$1,125+

4. My Final Verdict

Fair Value Today (Vacant):

✳️ \$92,000 – \$100,000

Fair Value Once Leased:

✳️ \$102,000 – \$110,000

Stretch List Price (Stabilized):

✳️ \$110,000 – \$115,000

Quick-Sale Investor Number:

✳️ \$78,000 – \$85,000

Equity Position:

All-in basis: ~\$111,545

- **Today:** underwater (−\$10k to −\$20k)
- **Once leased:** near par / slightly below (−\$1k to −\$10k)
- **Stretch sale:** small positive equity (+\$0 to +\$4k)

This is one of your **few** properties where your basis is higher than market conditions truly support.

5. Strategic Advice (Fund III / REIT Strategy)

- ✓ **Lease ASAP — the entire valuation depends on occupancy.**

Vacancy is killing the number more than anything else.

- ✓ **Consider Section 8 conversion**

Section 8 in Midfield will likely approve **\$1,100–1,150**

→ immediate **\$6k–12k valuation bump.**

- ✓ **Hold for now**

Selling vacant or even newly leased at fair value will likely create a loss.

Hold → stabilize → rent increase next year → valuation recovery.

- ✓ **Optional Value Add:**

Minor cosmetic refresh (kitchen/bath touch-ups) at next turn may lift value to the **\$115k–120k** band.