

Private Lending Opportunity



1305 Pine Dr NW, Aiken, SC, 29801
Wolf Tide Homes.

Details: 3 Bed 1 Bath + Basement 1,276 SQFT

Purchase Price: \$99,000

Estimated Rehab: \$50,000: New kitchen, new bathroom, spot roof repair, refurbish basement

Estimated hold time: 3 months

Max hold time: 6 months

Loan Ask: \$149,000 Interest Only: 12-14%, loan secured by property.

After Repair Value: \$195,228

Subject Property:







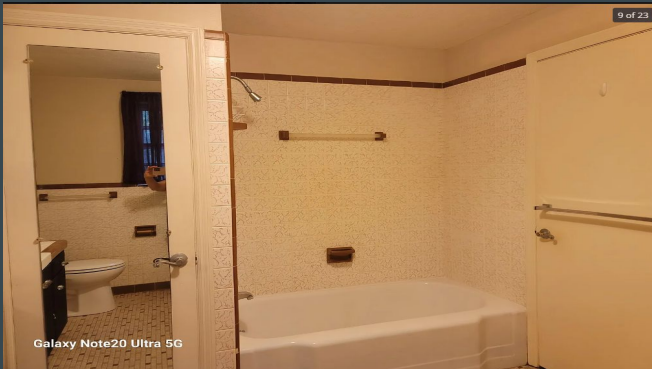
Comps: 1206 Pine Dr NW, Aiken, SC 29801

- 2 Bed 1 Bath: 1,089 Square Feet: Under Contract \$189,000



1111 Hilltop Ave NW, Aiken, SC 29801:

- 2 Bed 1 Bath 1,160 Square feet : Sold \$159,000 08/25/23



222 Hill Ave NW, Aiken, SC 29801:

- 3 Bed 1 Bath 1,438 Square Feet: \$210,000 Sold 7/30/24



Why Aiken?

- <https://www.wrdw.com/2024/07/15/aiken-continues-see-boom-population-business>
/ Focuses on population boom and mall redevelopment.
- [https://governor.sc.gov/index.php/news/2024-05/columbia-vehicle-group-selects-aiken-county-establish-first-south-carolina-operation#:~:text=Columbia%20Vehicle%20Group%20\(Columbia\)%20selects,maintenance%20vehicles%20and%20e%2Dbikes](https://governor.sc.gov/index.php/news/2024-05/columbia-vehicle-group-selects-aiken-county-establish-first-south-carolina-operation#:~:text=Columbia%20Vehicle%20Group%20(Columbia)%20selects,maintenance%20vehicles%20and%20e%2Dbikes). Focuses on Electric vehicle manufacturer moving to Aiken, investing 12.2 Million, and bringing 160 New jobs.
- 30 Minutes to Augusta, which hosts the Masters tournament. 40 Minutes to Columbia, SC, 10 minutes to I-20, 5 Minutes from University of SC - Aiken. 2 Minutes to Downtown Aiken
- Kevin Kisner is from Aiken.

Hopeland Gardens:



Downtown Aiken:



Kevin Kisner and Sage Valley:



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