



COASTAL CAPITAL INVESTMENTS  
Innovative Wealth Solutions

## **Valuation Summary for 3624 Morris Farm Drive**








3624 Morris Farm Drive, Unit 1C, Greensboro, NC is a 2 bedroom, 2 bath condominium that is currently rented as a short-term rental home for traveling nurses. Since purchasing the unit, the borrower has completed the specified renovations and done quite well as a short-term rental home.

The borrower is looking for a short-term bridge loan as they look to use one of our hedge fund partners for long-term financing. This process will take approximately 60 days to complete.

Client is solely looking at a 30-day bridge loan with the investor/Capital Partner earning no less than 13% APR.




The borrower is currently a real estate broker and is a long-time real estate investor. This is an extremely secure and transparent real estate transaction.

## Cross Property Agent Single Line w/Photo

Distance		ML #	St	Address	City	Subdivision	SqFt	BR	Baths	Gar/Car	Yr Blt	List Price	Close Price	DOM
0.5 mi		<a href="#">1106610</a>	A	<a href="#">4433 Piedmont Trace Drive</a>	Greensboro	Piedmont Trace	1300 - 1600	2	FB:2/t	1	2002	\$269,900		19
0.4 mi		<a href="#">1101607</a>	DDP	<a href="#">3841 Tarrant Trace Circle</a>	High Point	Tarrant Trace	1700 - 2100	3	FB:2/t	1	2002	\$269,900		17
0.4 mi		<a href="#">1103231</a>	P	<a href="#">4520 Piedmont Trace Drive</a>	Greensboro	Piedmont Trace	1500 - 1900	3	FB:2/t	1	2004	\$269,900		29
0.0 mi		<a href="#">1105870</a>	P	<a href="#">3705 Morris Farm Drive #2D</a>	Greensboro	River View Condominiums	1000 - 1300	2	FB:2/t		1999	\$189,990		8
0.2 mi		<a href="#">1107072</a>	P	<a href="#">3733 Morris Farm Drive #1A</a>	Greensboro	Commons at River View	1100 - 1300	2	FB:2/t		2000	\$189,900		3
0.4 mi		<a href="#">1102920</a>	C	<a href="#">4496 Veranda Lake Court</a>	Greensboro	Piedmont Trace	1,811	2	FB:2/t	1	2005	\$269,000	\$275,000	5
0.4 mi		<a href="#">1096743</a>	C	<a href="#">3892 Tarrant Trace Circle</a>	High Point	Tarrant Trace	1,974	3	FB:3/t	1	2003	\$272,000	\$273,000	9
0.3 mi		<a href="#">1106158</a>	C	<a href="#">3683 Waterwheel Court</a>	Greensboro	River View Townhomes	1,485	2	FB:2/t	1	1999	\$265,000	\$271,000	3
0.3 mi		<a href="#">1097721</a>	C	<a href="#">3687 Waterwheel Court</a>	Greensboro	River View Townhomes	1,745	3	FB:2/t	2	1999	\$275,000	\$270,000	0
0.5 mi		<a href="#">1078608</a>	C	<a href="#">4485 Veranda Lake Court</a>	Greensboro	Piedmont Trace	1,836	3	FB:2/t	2	2005	\$268,000	\$268,000	124

Distance		ML #	St	Address	City	Subdivision	SqFt	BR	Baths	Gar/Car	Yr Blt	List Price	Close Price	DOM
0.4 mi		<a href="#">1099543</a>	C	<a href="#">3847 Tarrant Trace Circle</a>	High Point	Tarrant Trace	1,934	3	FB:2/t	1	2002	\$259,500	\$259,500	11
0.4 mi		<a href="#">1097992</a>	C	<a href="#">4492 Veranda Lake Court</a>	Greensboro	Piedmont Trace	1,654	2	FB:2/t	1	2005	\$259,000	\$259,000	6
0.2 mi		<a href="#">1092356</a>	C	<a href="#">3652 Rising River Lane</a>	Greensboro	River View Townhomes	1,340	3	FB:2/t	2	1998	\$260,000	\$250,000	76
0.4 mi		<a href="#">1089818</a>	C	<a href="#">4516 Piedmont Trace Drive</a>	Greensboro	Piedmont Trace	1,763	3	FB:2/t		2004	\$250,000	\$250,000	23
0.5 mi		<a href="#">1083738</a>	C	<a href="#">4415 Piedmont Trace Drive</a>	Greensboro	Piedmont Trace	1,467	3	FB:2/t	1	2003	\$231,000	\$250,000	136
0.1 mi		<a href="#">1097803</a>	C	<a href="#">3618 Grandway Circle</a>	Greensboro	River View Townhomes	1,124	2	FB:2/t	1	1997	\$237,500	\$230,000	39
0.2 mi		<a href="#">1104966</a>	C	<a href="#">3653 Rising River Lane</a>	Greensboro	River View Townhomes	1,120	2	FB:2/t	1	1996	\$212,500	\$215,000	9
0.3 mi		<a href="#">1103717</a>	C	<a href="#">4130 Tarrant Trace Circle</a>	High Point	Tarrant Trace	1,224	2	FB:2/t		2003	\$199,500	\$205,000	5
0.2 mi		<a href="#">1103782</a>	C	<a href="#">3721 Morris Farm Drive #1A</a>	Greensboro	River View Condominiums	1,200	2	FB:2/t		2000	\$189,000	\$200,000	3

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Matrix													
Distance	ML #	St	Address	City	Subdivision	SqFt	BR	Baths	Gar/Car	Yr Blt	List Price	Close Price	DOM
0.4 mi	 <a href="#">1092824</a>	C	<a href="#">4010 Tarrant Trace Circle</a>	High Point	Tarrant Trace	1,204	2	FB:2/t		2006	\$205,000	\$200,000	11
0.2 mi	 <a href="#">1104080</a>	C	<a href="#">3713 Morris Farm Drive #1A</a>	Greensboro	River View Condominiums	1,223	2	FB:2/t		1999	\$189,000	\$188,000	3
0.2 mi	 <a href="#">1091288</a>	C	<a href="#">3701 Morris Farm Drive #3B</a>	Greensboro	River View Condominiums	1,172	2	FB:2/t		1999	\$189,000	\$185,000	30

# Comparative Market Analysis

3624 Morris Farm Dr #1C, Greensboro, NC 27409

APN: 0209407

Guilford County Data as of: 06/12/2023



<b>Bedrooms:</b>	2	<b>Year Built:</b>	1994
<b>Bathrooms:</b>	2	<b>Square Feet:</b>	1,116
<b>Status:</b>	Off Market		
<b>Distressed:</b>	No		
<b>Ownership:</b>	Trust		
<b>Occupancy:</b>	Non-Owner Occupied		
<b>Property Type:</b>	Condo/Townhome		
<b>Owner Name:</b>	EVERGREEN MSCOC TRUST		
<b>Mailing Address:</b>	PO BOX 2851 GREENSBORO, NC 27402		

<b>Comparables</b>	
<b>Properties:</b>	36
<b>Avg. Sale Price:</b>	\$201,306
<b>Days on Market:</b>	46
<b>Opportunity</b>	
<b>Estimated Value:</b>	\$201,594
<b>Estimated Equity:</b>	\$201,594
<b>Mortgage Balance:</b>	\$0
<b>Monthly Rent:</b>	\$1,262
<b>Liens:</b>	\$0

**Property Description:**  
A PARCEL OF LAND LOCATED IN THE STATE OF NC, COUNTY OF GUILFORD, WITH A SITUS ADDRESS OF 3624 MORRIS FARM DR #1C, GREENSBORO, NC 27409-8949 R011 CURRENTLY OWNED BY EVERGREEN MSCOC TRUST HAVING A TAX ASSESSOR NUMBER OF 0209407 AND BEING THE SAME PROPERTY MORE FULLY DESCRIBED AS N-TRACT: BLOCK: 100 LOT: 16 AND DESCRIBED IN DOCUMENT NUMBER 2022.51134 DATED 08/12/2022 AND RECORDED 08/12/2022.

## Last Market Sale

**Seller:** REGINA BRIGHT  
**Buyer:** THC CAPITAL NC LLC  
**Rec. Date:** 08/12/2022  
**Sale Date:** 08/12/2022  
**Sale Price:** \$150,000

## Current Listing Status

**Status:** Sold  
**Date:** 11/2013  
**Price:** \$63,000/est

## Active Foreclosure Status

There is no foreclosure data available.

## Association Information

Type	Name	Fee Type	Fee Amount	Fee Frequency
Condo Owner Association	River View Townhome Owners Association	Home Owner Assessments Fee	\$162	
Condo Owner Association	River View Master Homeowners Association	Home Owner Assessments Fee	\$162	

## Property Details - Public Record

<b>Land Use:</b> Condominium	<b>Lot Size:</b> 436 SqFt.	<b>Stories:</b> 1	<b>Parking Spaces:</b>
<b>Zoning:</b> CU-RM-8	<b>Living Area:</b> 1,116 SqFt.	<b>Pool:</b>	<b>Parking Type:</b>
<b>Year Built:</b> 1994	<b>Bedrooms:</b> 2	<b>Fireplace:</b> 1	<b>Interior Wall:</b>
<b>Style:</b> unknown	<b>Bathrooms:</b> 2	<b>Heating:</b> Forced air unit	<b>Exterior Wall:</b> Siding (Alum/Vinyl)
<b>Basement:</b>	<b>Total Rooms:</b> 1	<b>Cooling:</b> Central	<b>Price / Sq.Ft.</b> \$134

## Open Liens

**Owner 1:** EVERGREEN MSCOC TRUST  
**Owner 2:**  
**Combined Loan To Value:** 0 %  
**Estimated Equity:** \$201,594

Date	Position / Type	Amount	Lender	Borrower(s)	Loan Type	Term
There is no open lien data available.						

## Involuntary Liens

Date	Type	Amount	Debtor	Petitioner	Document #
There is no involuntary lien data available.					

## Prior Loan History

Date	Position / Type	Amount	Lender	Borrower(s)	Loan Type	Term
08/08/2007	1st / Trust Deed/Mortgage	\$70,000	Bank Of North Carolina	Shavitz Henry H	Conventional	65 Months
11/08/2013	1st / Trust Deed/Mortgage	\$64,354	Sierra Pacific Mtg Co Inc	White Edward	Conventional	30 Years
04/12/2001	1st / Trust Deed/Mortgage	\$60,000	Branch Banking & Trust Co	Ingle Paul Eugene	Conventional	15 Years



Transfers & Conveyances

Date	Document Type	Transaction Type	From	To	Amount
04/11/2001	Intrafamily Transfer & Dissolution	Arm's-length Residential	Ingle I Paul, Ingle Susan I	Ingle Paul Eugene, Ingle Sherri	\$75,000
03/24/2017	Intrafamily Transfer & Dissolution	Non-Arm's length	Miller Yolanda, Miller David	Bright Regina	

Ownership History (Full Value Transfers)

Date	Document Type	Transaction Type	Seller	Buyer	Amount
08/08/2007	Warranty Deed	Arm's-length Residential	Gallman Terri L, Gallman John O	Shavitz Henry H, Shavitz Eloise B	\$73,000
11/08/2013	Warranty Deed	Arm's-length Residential	Shavitz Henry H, Shavitz Eloise B	White Edward	\$63,000
05/24/2023	Quit Claim Deed	Non-Arm's length	Thc Capital Nc Llc	Evergreen Mscoc Trust	
08/12/2022	Warranty Deed	Arm's-length Residential	Regina Bright	Thc Capital Nc Llc	\$150,000

Tax Status

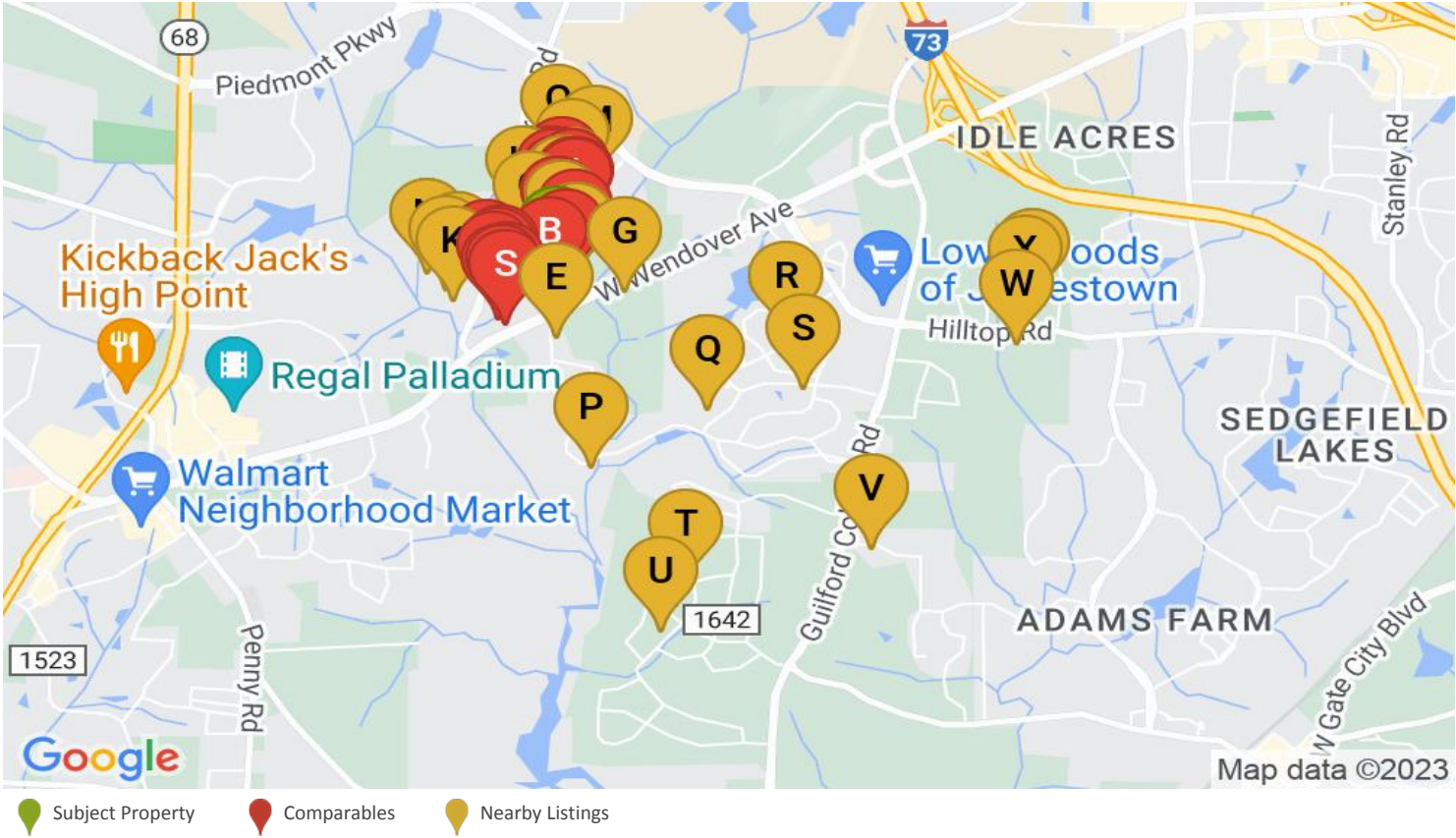
Assessor Parcel #:	0209407	Land Value:	\$24,000	Total Taxable Value:	\$98,700
Tax Year:	2022	Improvement Value:	\$74,700	Property Tax:	\$1,330

Listing History

Date	Action	Price	PPSF	DOM	Agent	Brokerage	MLS/Listing#
11/2013	Sold	\$63,000/est	\$56	130	Amy M. Jackson		677875
06/2023	Fail - FAIL	\$2,400	\$2	14	Michelle Cherry	Open Door Realty Plus,Inc	1106488

Comparables & Nearby Listings

Subject Property: 3624 Morris Farm Dr #1C, Greensboro, NC 27409-8949



COMPARABLES													
#	MI	ST	Address	Sold	Sold For	Listed	Listed At	Sq.Ft.	\$/Sq.Ft.	Beds	Baths	Lot Size	Age
A	0.03		3634 Morris Farm Dr #3a, Greensboro, Nc 27409	7/27/22	\$138,000			1,013	\$136	2	2	436	27

B	0.04	3614 Morris Farm Dr #1d, Greensboro, Nc 27409	9/01/22	\$178,000	983	\$181	2	2	436	29
C	0.08	3650 Morris Farm Dr #1a, Greensboro, Nc 27409	2/10/23	\$109,000	1,116	\$98	2	2	436	27
D	0.11	3618 Grandway Cir, Greensboro, Nc 27409	5/01/23	\$230,000	1,124	\$205	2	2		26
E	0.18	3709 Morris Farm Dr #2b, Greensboro, Nc 27409	11/08/22	\$155,000	1,116	\$139	2	2	436	24
F	0.19	3701 Morris Farm Dr #3b, Greensboro, Nc 27409	1/26/23	\$185,000	1,172	\$158	2	2	436	24
G	0.19	3709 Morris Farm Dr #3a, Greensboro, Nc 27409	9/02/22	\$150,000	1,300	\$115	2	2	436	24
H	0.19	3701 Morris Farm Dr #1a, Greensboro, Nc 27409	7/22/22	\$157,000	1,300	\$121	2	2	436	24
I	0.19	3701 Morris Farm Dr #1b, Greensboro, Nc 27409	4/04/23	\$165,000	1,131	\$146	2	2	436	24
J	0.2	4306 Timberbrooke Dr #2b, Greensboro, Nc	10/20/22	\$150,000	1,188	\$126	2	2	436	16
K	0.21	3713 Morris Farm Dr #1a, Greensboro, Nc 27409	5/01/23	\$189,000	1,300	\$145	2	2	436	24
L	0.21	3721 Morris Farm Dr #2a, Greensboro, Nc 27409	9/16/22	\$195,000	1,200	\$162	2	2	436	23
M	0.21	4325 Cedarcroft Ct #2a, Greensboro, Nc 27409	8/04/22	\$134,500	900	\$149	2	2	436	17
N	0.21	4306 Timberbrooke Dr #3d, Greensboro, Nc	7/22/22	\$150,000	1,200	\$125	2	2	436	16
O	0.22	3733 Morris Farm Dr #3d, Greensboro, Nc 27409	9/30/22	\$160,000	1,300	\$123	2	2	436	23
P	0.22	3721 Morris Farm Dr #1a, Greensboro, Nc 27409	5/05/23	\$200,000	1,200	\$167	2	2	436	23
Q	0.22	3713 Morris Farm Dr #2d, Greensboro, Nc 27409	6/20/22	\$173,000	1,300	\$133	2	2	436	24
R	0.22	3733 Morris Farm Dr #1a, Greensboro, Nc 27409	5/04/23	\$125,000	1,300	\$96	2	2	436	23
S	0.23	4320 Cedarcroft Ct #1a, Greensboro, Nc 27409	7/25/22	\$150,000	1,200	\$125	2	2	436	18
T	0.23	4315 Cedarcroft Ct #3b, Greensboro, Nc 27409	9/23/22	\$151,000	1,204	\$125	2	2	436	18
U	0.23	4315 Cedarcroft Ct #3d, Greensboro, Nc 27409	7/14/22	\$150,000	1,300	\$115	2	2	436	18
V	0.23	4302 Timberbrooke Dr #3c, Greensboro, Nc 27409	9/3/23	\$119,500	1,188	\$101	2	2	436	17
W	0.24	4315 Cedarcroft Ct #2b, Greensboro, Nc 27409	2/23/23	\$78,000	1,093	\$71	2	2	436	18
X	0.24	4305 Timberbrooke Dr #1c, Greensboro, Nc 27409	9/3/23	\$158,000	1,104	\$143	2	2	436	16
Y	0.25	3725 Morris Farm Dr #3b, Greensboro, Nc 27409	8/05/22	\$185,000	900	\$206	2	2	436	24

**L:** Listed
**F:** Foreclosure
**P:** Pre-Foreclosure
**A:** Auction

NEARBY LISTINGS													
#	MI	ST	Address	Sold	Sold For	Listed	Listed At	Sq.Ft.	\$/Sq.Ft.	Beds	Baths	Lot Size	Age
A	0.06	P	3642 Morris Farm Dr #2a, Greensboro, Nc 27409	1/31/17	\$58,650	4/25/23	\$185,000	1,116	\$166	2	2	436	27
B	0.1	P	3612 Grandway Cir, Greensboro, Nc 27409	10/08/18	\$150,000	5/30/23	\$280,000	1,412	\$198	2	2		26
C	0.16	P	3653 Rising River Ln, Greensboro, Nc 27409	7/12/21	\$210,000	5/08/23	\$212,500	1,120	\$190	2	2		27
D	0.19	A	3705 Morris Farm Dr #2d, Greensboro, Nc 27409	10/29/19	\$90,000	5/19/23	\$189,990	1,300	\$146	2	2	436	24
E	0.21	A	3508 Morris Farm Dr, Jamestown, Nc 27282	12/16/88	\$93,000	5/20/23	\$434,900	2,526	\$172	5	2		35
F	0.22	A	3733 Morris Farm Dr #1a, Greensboro, Nc 27409	5/04/23	\$125,000	5/28/23	\$189,900	1,300	\$146	2	2	436	23
G	0.23	A	2205 Cardinal Dr, Jamestown, Nc 27282	7/01/08		5/24/23	\$160,000	1,020	\$157	3	1	19,602	53
H	0.24	A	3683 Waterwheel Ct, Greensboro, Nc 27409	5/04/21	\$207,000	5/19/23	\$265,000	1,600	\$166	2	2	2,178	24
I	0.32	A	3807 Riverside Ct, Greensboro, Nc 27409	6/04/15	\$149,000	4/17/23	\$299,900	1,719	\$174	3	3	5,663	20
J	0.33	A	4052 Tarrant Trace Cir, High Point, Nc 27265	5/14/19	\$119,000	6/01/23	\$1,500	1,224	\$1	2	3	436	18
K	0.35	P	3841 Tarrant Trace Cir, High Point, Nc 27265	3/26/19	\$158,000	4/09/23	\$269,900	1,910	\$141	3	4		21
L	0.37	A	3854 Tarrant Trace Cir, High Point, Nc 27265	8/01/12	\$103,000	5/04/23	\$1,695	1,980	\$1	3	4	1,307	20
M	0.39	P	4520 Piedmont Trace Dr, Greensboro, Nc 27409	1/11/18	\$160,000	4/23/23	\$269,900	1,735	\$156	3	3		19
N	0.43	P	3915 Tarrant Trace Cir, High Point, Nc 27265	10/21/15	\$129,000	5/25/23	\$289,000	2,008	\$144	3	4		17
O	0.45	A	4433 Piedmont Trace Dr, Greensboro, Nc 27409	2/15/18	\$150,000	5/25/23	\$269,900	1,484	\$182	2	3	1,307	21
P	0.69	A	4502 Jamesford Dr, Jamestown, Nc 27282	3/23/20	\$340,000	5/28/23	\$479,000	3,082	\$155	3	2	36,590	29
Q	0.69	A	2903 Dray Ct, Jamestown, Nc 27282	7/03/17	\$347,000	5/12/23	\$499,900	3,160	\$158	4	3	436	32
R	0.78	A	4623 James Crossing Dr, Jamestown, Nc 27282	9/03/96	\$253,500	5/23/23	\$510,000	3,492	\$146	5	3.5	12,632	27

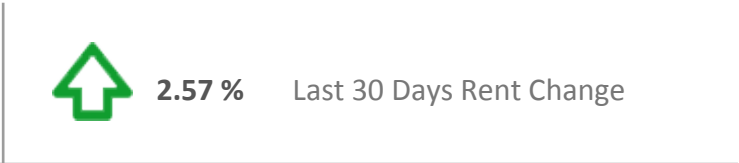
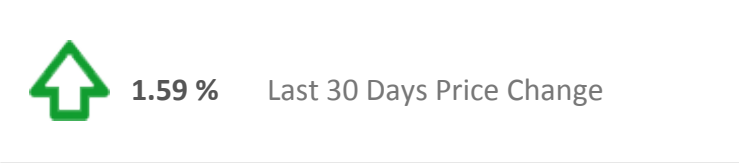
S	0.91	A	4807 Worchester Pl, Jamestown, Nc 27282	6/03/02	\$313,000	5/31/23	\$510,000	3,600	\$142	4	2	17,424	31
T	1.19	A	509 Tangle Dr, Jamestown, Nc 27282			5/22/23	\$559,900	2,660	\$210	4	2	36,590	52
U	1.32	P	405 Tangle Dr, Jamestown, Nc 27282	4/20/06	\$293,000	5/14/23	\$450,000	2,471	\$182	4	3	1	18
V	1.43	P	112 Heritage Hill Dr, Jamestown, Nc 27282	12/15/05	\$240,500	4/16/23	\$375,000	1,953	\$192	3	2		18
W	1.54	A	5309 Hilltop Rd, Greensboro, Nc 27407			6/07/23	\$759,900	1,344	\$565	3	1	3	66
X	1.55	P	203 Andrea Dr, Jamestown, Nc 27282	2/28/11	\$96,000	4/21/23	\$200,000	900	\$222	3	1	41,382	65
Y	1.57	A	201 Andrea Dr, Jamestown, Nc 27282	6/19/98	\$15,500	12/14/22	\$39,000					1	

**A:** Active
**P:** Pending
**C:** Contingent

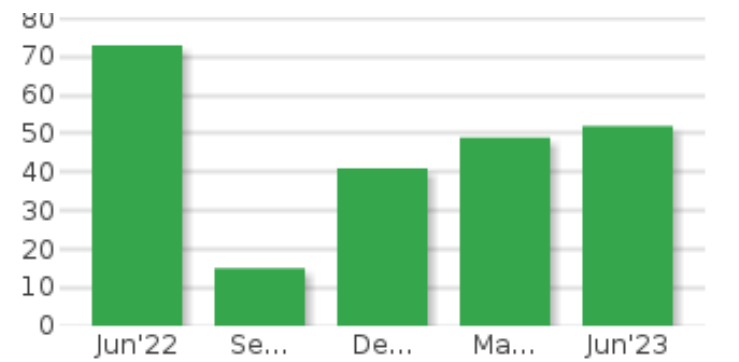
Property Images (5)



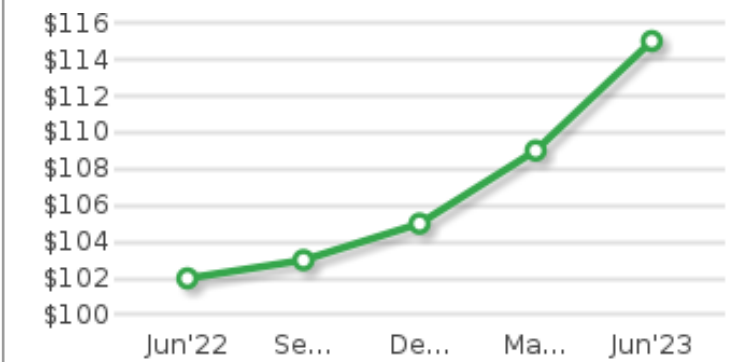




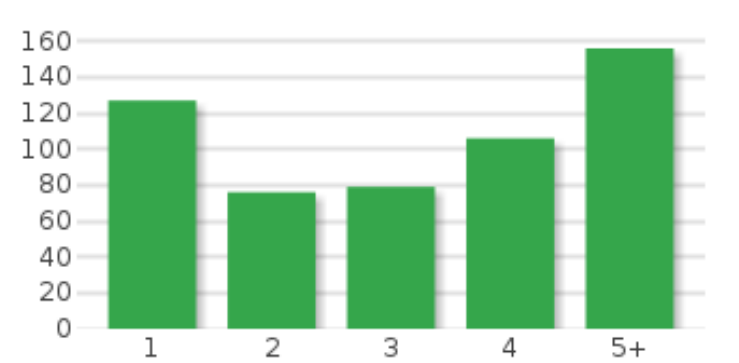
New Pre-Foreclosures



\$ / SqFt



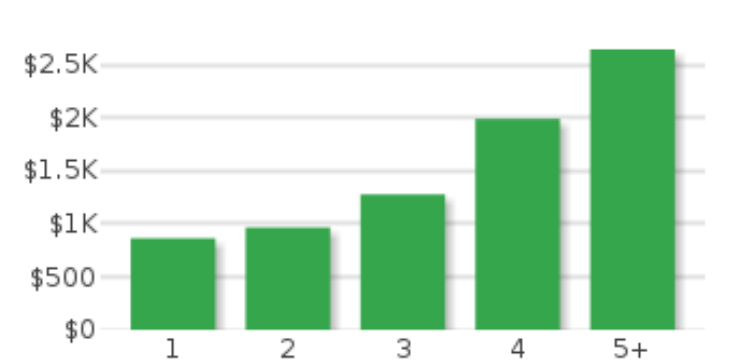
Average Days on Market



List Price vs. Sale Price



Average Monthly Rent



Days on Market vs. Inventory



Statistics for Greensboro, NC

Market Trend		Last 30 Days		Market Trend		Last 6 Months	
 0 % 418		 0 % 262		 0 % 2,347		 0 % 1,767	
New Listings		Closed Sales		New Listings		Closed Sales	
Listing Trend		Last 30 Days		Listing Trend		Last 6 Months	
 0 % 239		 -11.77 % \$207,157		 0 % 2,179		 3.8 % \$270,342	
Homes for Sale		Average List Price		Homes for Sale		Average List Price	
 -1.92 % \$108		 0.48 % 87		 2.09 % \$121		 -23.26 % 110	
Average List \$ / SqFt		Average DOM		Average List \$ / SqFt		Average DOM	
Sales Trend		Last 30 Days		Sales Trend		Last 6 Months	
 0 % 96		 -1.41 % \$210,411		 0 % 2,605		 7.6 % \$232,056	
Homes Sold		Average Sale Price		Homes Sold		Average Sale Price	
 -2.48 % \$111		 -10.67 % 70		 15.82 % \$127		 -19.1 % 84	
Average Sale \$ / SqFt		Average DOM		Average Sale \$ / SqFt		Average DOM	