



**836 Goldeneye Court
Blythewood, SC 29016**

Rent Radar™ Rent Package

3/29/2016



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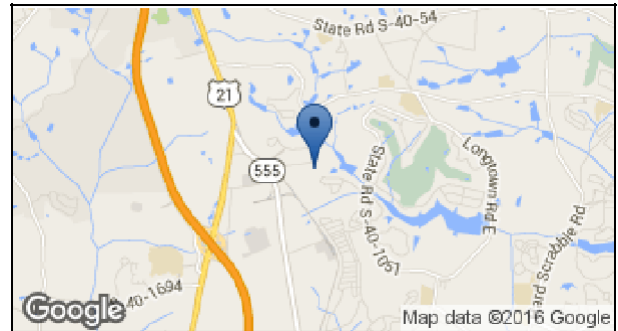
VACANCY

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Rent Package - Summary

Property Info

Address 836 Golden Eye Ct
City Blythewood
State SC
Zip 29016
Type Single-Family Home
Bedrooms 4 or More
Bathrooms 2.5
Square Feet 2,707



Summary Info

RISC™ Index - Neighborhood Scores



71.16
MSA

58.74
National

Rent - Predicted Range (Monthly)



\$1,330
Low

\$1,418 - \$1,544
Predicted Range

\$1,630
High

Vacancy - Investment Vacancy Rate (Annual)

3.20%
Low

3.99%

4.78%
High

RISC™ Report - Detailed

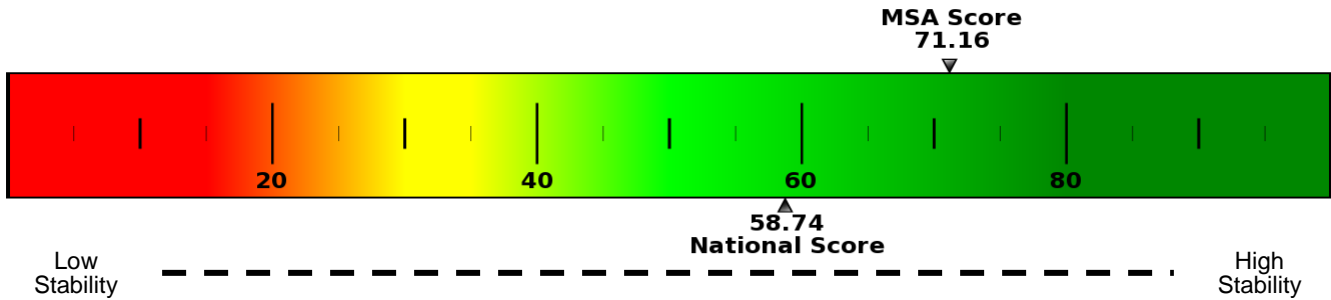
RISC™ Index

Neighborhood Scores



The **Rental Income Stability Composite (RISC™)** index is a composite index that reflects the relative stability of a property as it relates to factors that influence the non-equity income generation (current income rather than capital gain) of residential real estate investment property. The RISC index is computed over two data samples (MSA and USA) to allow property comparisons at the MSA (Metropolitan Statistical Area) and USA (national) levels, respectively. The RISC index ranges from 0 to 100, with higher scores reflecting greater rental income stability.

Income Stability Spectrum



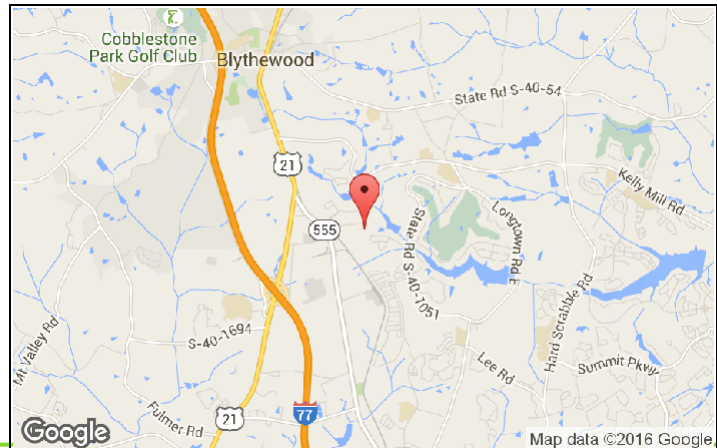
Income Stability reflects the likelihood of an event that will disrupt the rental income generation of a residential real estate investment property. A lower score indicates lower income stability and thus property location characteristics more likely to lead to interruption in rental income. Alternatively, higher scores reflect higher stability and a decreased potential for income disruption.

Location

MSA

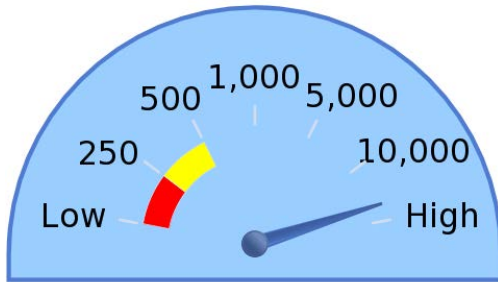


Neighborhood Map



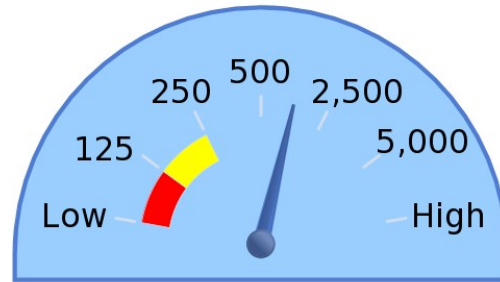
Population & Density

Population



4,481
People

Population Density



2,960
People per Sq. Mile

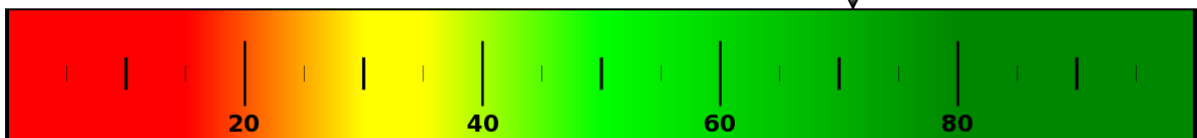
Population and Population Density - Data sampling within a neighborhood may influence the precision of the RISC index. Population and Population Density are two primary indicators of data sampling "strength". Accordingly, low population and/or population density may alter the precision of the RISC score.

RISC Influences

RISC Influences Graph



MSA Score
71.16

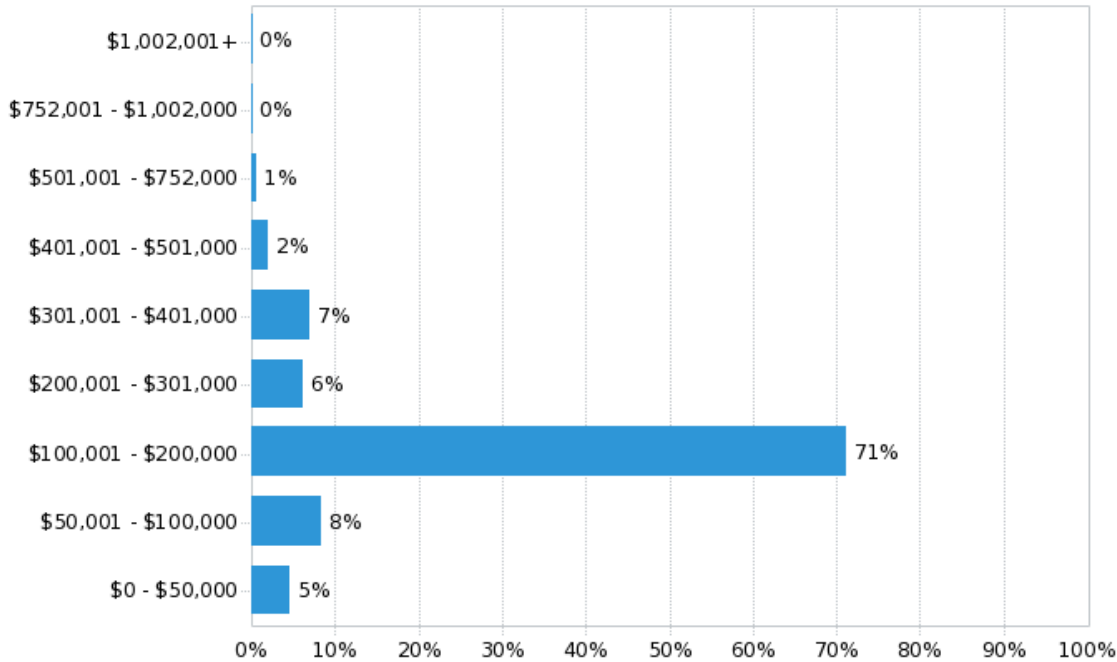


RISC Attributes, Influence, and Detailed Data - The RISC score is a composite index incorporating more than 15 unique data elements in the sectors of housing, economic, occupancy characteristics, social characteristics, and other localized data. Each data sector can have a positive or negative influence on the RISC score.

House Value

Median Housing Value	Average Annual Appreciation (5yr)	Appreciation Rate Index (5yr)
\$162,529	-3.01%	1
\$163,833 for Columbia	2.03% for Columbia	Higher than 1%
\$144,615 for South Carolina	1.00% for South Carolina	of U.S. neighborhoods

Housing Values



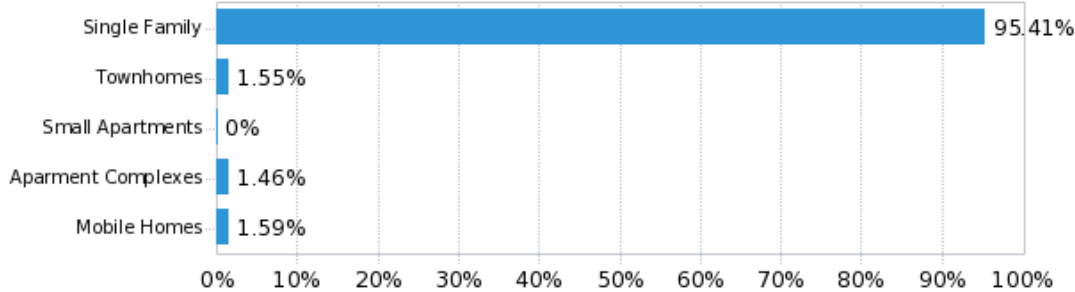
Appreciation Rates

	This Neighborhood			Columbia (citywide)			South Carolina		
	Average Annual	Total	Compared to U.S. *	Average Annual	Total	Compared to U.S. *	Average Annual	Total	Compared to U.S. *
1 Quarter	1.89%	0.47%	12	7.00%	1.71%	52	6.81%	1.66%	62
1 Year	2.36%	2.36%	11	7.31%	7.31%	77	5.43%	5.43%	77
2 Years	-0.04%	-0.07%	3	4.80%	9.83%	57	4.15%	8.47%	60
5 Years	-3.01%	-14.17%	1	2.03%	10.57%	49	1.00%	5.08%	38
10 Years	-2.30%	-20.73%	5	2.25%	24.93%	72	1.09%	11.49%	60
Since 1990	2.33%	78.80%	21	2.70%	95.96%	42	2.94%	107.69%	37

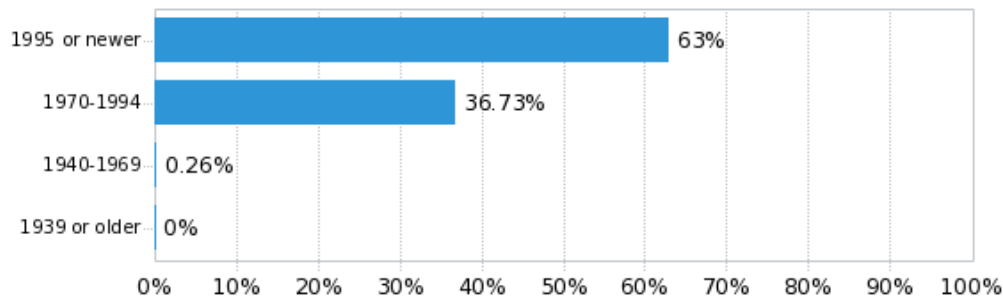
* 100 is Highest

Housing Profile

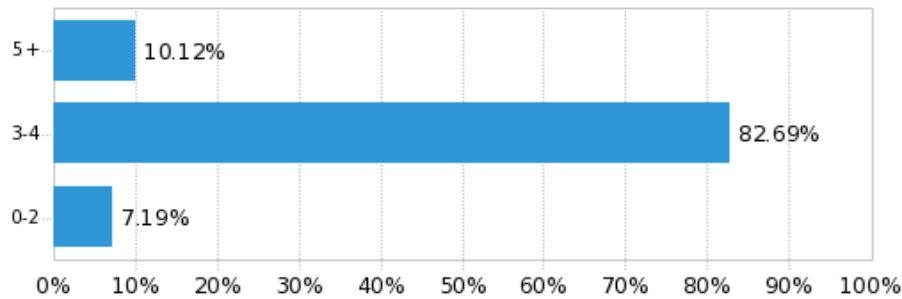
Housing Types



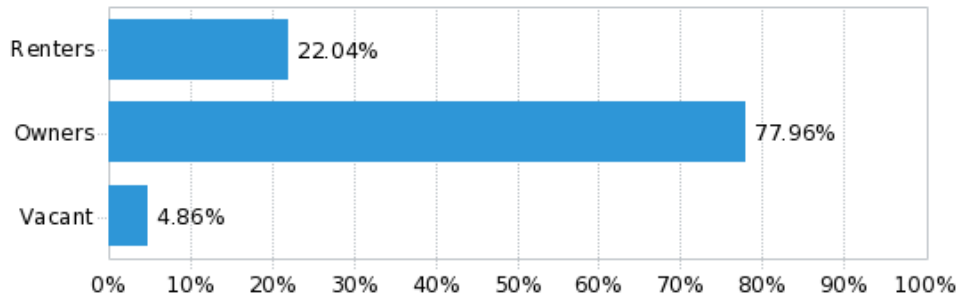
Year Built



Number of Bedrooms



Occupancy



Crime

Total Crime Index

51

Safer than 51% of the neighborhoods in the U.S.

Rank in Columbia

10 of 80

10th safest neighborhood in Columbia

Crime Rate

26.25 crimes

per 1,000 residents
181 crime incident(s)

Violent Crime

Violent Crime Index

46

Safer than 46% of the neighborhoods in the U.S.

Chance of being a victim of violent crime

1 in 363

1 in 133 for Columbia

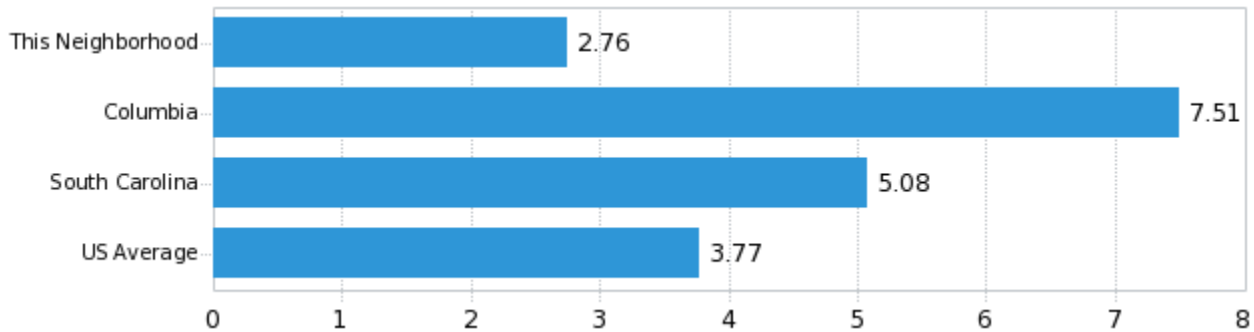
1 in 197 for SC

Crime Rate

2.76 crimes

per 1,000 residents
19 violent crime incident(s)

Violent Crimes Per 1,000 Residents



Property Crime

Property Crime Index

50

Safer than 50% of the neighborhoods in the U.S.

Chance of being a victim of property crime

1 in 43

1 in 16 for Columbia

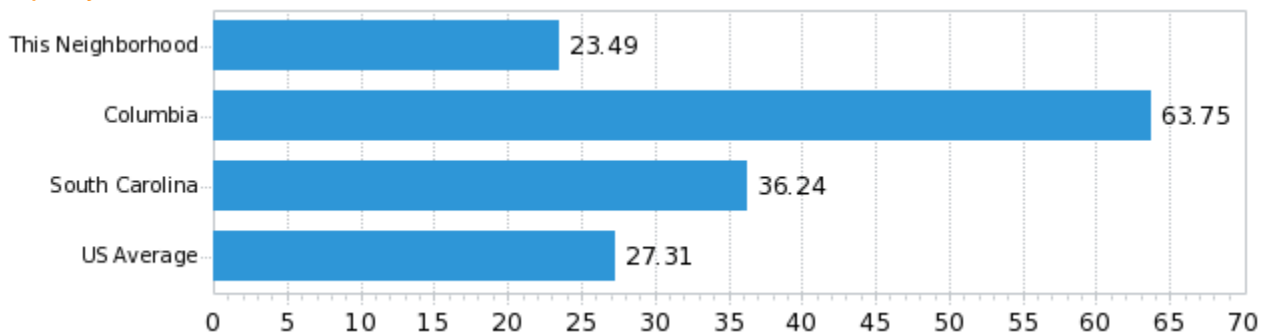
1 in 28 for SC

Crime Rate

23.49 crimes

per 1,000 residents
162 property crime incident(s)

Property Crime Per 1,000 Residents



Crime Density

Crime Density Index

57

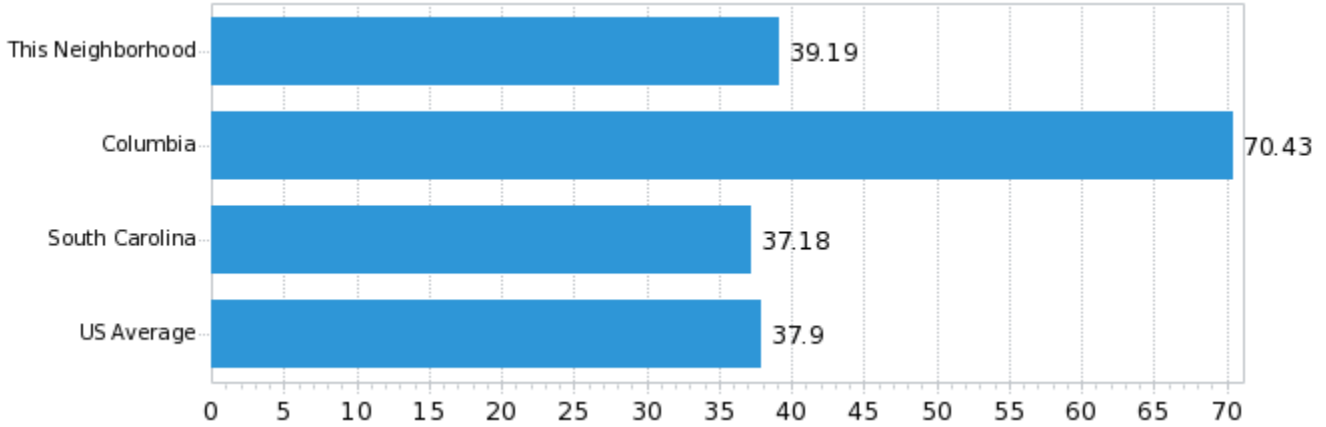
Fewer crimes per square mile
than 57% of the neighborhoods in the U.S.

Crimes Per Square Mile

39.19 crimes

per square mile
181 crime incident(s)

Crimes Per Square Mile



Public Schools

Neighborhood Education Index

44

Better than 44% of the neighborhoods in US

RICHLAND 02

6831 BROOKFIELD ROAD, COLUMBIA, SC 29206 (803) 738-3236

District Education Index

34

This district is better than:

34.13% of all US School Districts

64.77% of all South Carolina districts

Students Per Classroom

15

16 South Carolina average

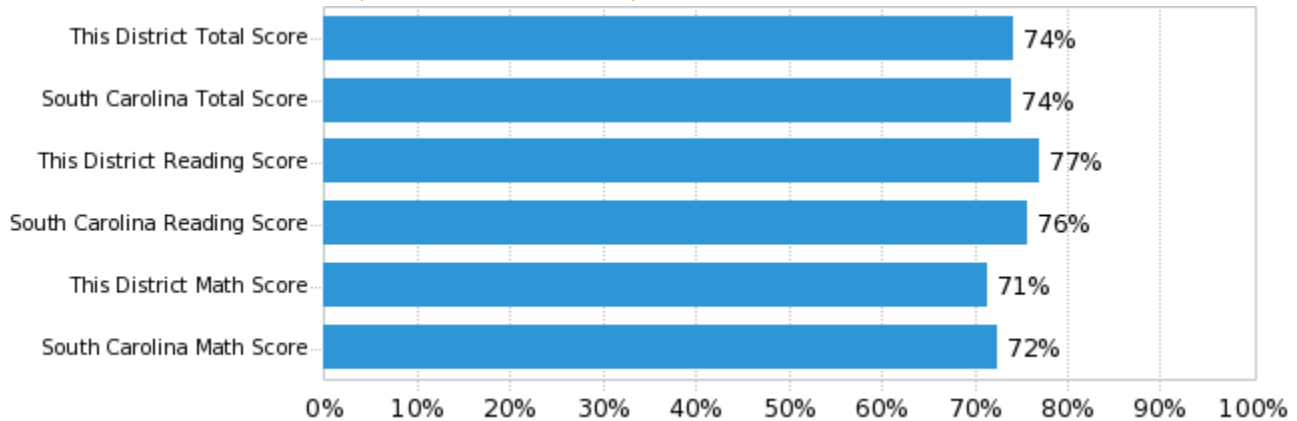
16 US Average

Enrolled Students

25,954

31 schools in this district

Public School Test Scores (no child left behind)



Important Economic Groups

Educational Environment	This Neighborhood
Adults with a college degree or higher	41.9%
Children in neighborhood living in poverty	2.0%

Educational Expenditures

For this district	Per student	Total	% of total
Total	\$14,690	\$381,275,000	100.0%
Instructional	\$5,511	\$143,040,000	37.5%
Support	\$3,672	\$95,299,000	25.0%
Student	\$699	\$18,140,000	4.8%
Staff	\$455	\$11,815,000	3.1%
General Administration	\$75	\$1,941,000	0.5%
School Administration	\$708	\$18,382,000	4.8%
Operation	\$892	\$23,138,000	6.1%
Transportation	\$349	\$9,059,000	2.4%
Other	\$494	\$12,824,000	3.4%
Non-Instructional	\$5,507	\$142,936,000	37.5%



Appendix

The **Rental Income Stability Composite (RISC™)** score is a composite index incorporating a wide array of information across multiple data sectors. This data has demonstrated a significant influence on historical investment performance. Housing, economic, occupancy characteristics, social characteristics, and other neighborhood-level data are utilized in the formulation of this rental income-focused Index. Hence, the RISC™ score is deemed a work of art. RentFax, LLC disclaims all warranties, expressed or implied, including any implied warranties of the application of the RISC score to any investing, lending, management or other investment property decision.

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Rent Radar™ - Rent Report

Subject Rent

Predicted Range (Monthly)

\$1,330
Low

\$1,418 - \$1,544
Predicted Range

\$1,630
High

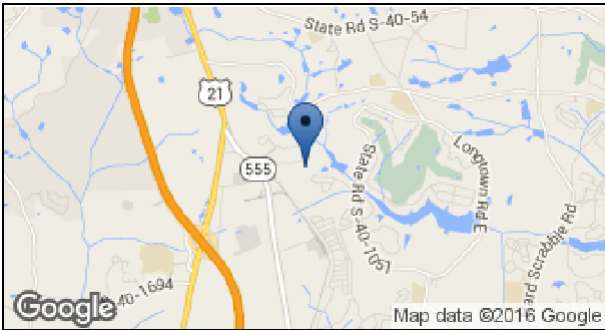
Rent Probability Distribution



The above graph shows the probability distribution of predicted rents for the Subject Property. The probability distribution reflects the real world, in that estimated rent values are not discrete, but rather a composition of dynamic, correlated variables which produce different likelihoods of occurrence. The boundary rent values (low and high values in shaded area above) are developed using larger geographical territories. The overall "shape" of the probability distribution is an analytical modeling "best fit" with an emphasis on the adjusted rent and associated confidence of each comparable from the Subject Property's neighborhood.

Property Info

Address	836 Golden Eye Ct
City	Blythewood
State	SC
Zip	29016
Type	Single-Family Home
Bedrooms	4 or More
Bathrooms	2.5
Square Feet	2,707



Comparable Rents

Neighborhood Comparable Grid

#	Beds	Baths	Sq. Ft.	Dist (Miles)	Same Tract	Asking Rent	Gross Adjustment	Net Adjustment	Adjusted Rent
Subject	4 or More	2.5	2,707						
A	4	2	2,707	0.07	Yes	\$1,500	2.00%	2.00%	\$1,530
		\$30	\$0				\$30	\$30	
B	4	2	2,104	0.12	Yes	\$1,350	24.33%	24.33%	\$1,678
		\$27	\$302				\$328	\$328	
C	4	2	2,212	0.13	Yes	\$1,200	19.74%	19.74%	\$1,437
		\$24	\$213				\$237	\$237	
D	4	3	0	0.11	Yes	\$1,250	2.00%	-2.00%	\$1,225 *
		(-\$25)	\$0				\$25	(-\$25)	
E	4	2	2,637	0.17	Yes	\$1,300	2.81%	2.81%	\$1,336
		\$26	\$10				\$36	\$36	
F	4	2	2,453	0.21	Yes	\$1,475	3.72%	3.72%	\$1,530
		\$30	\$25				\$55	\$55	
G	4	2	2,212	0.19	Yes	\$1,400	17.20%	17.20%	\$1,641
		\$28	\$213				\$241	\$241	
H	4	2	2,156	0.19	Yes	\$1,350	20.77%	20.77%	\$1,630
		\$27	\$253				\$280	\$280	
I	4	2	2,580	0.26	Yes	\$1,495	2.85%	2.85%	\$1,538
		\$30	\$13				\$43	\$43	
J	4	2	1,948	0.31	Yes	\$1,250	35.14%	35.14%	\$1,689
		\$25	\$414				\$439	\$439	

* Attribute Data Absence or Anomaly

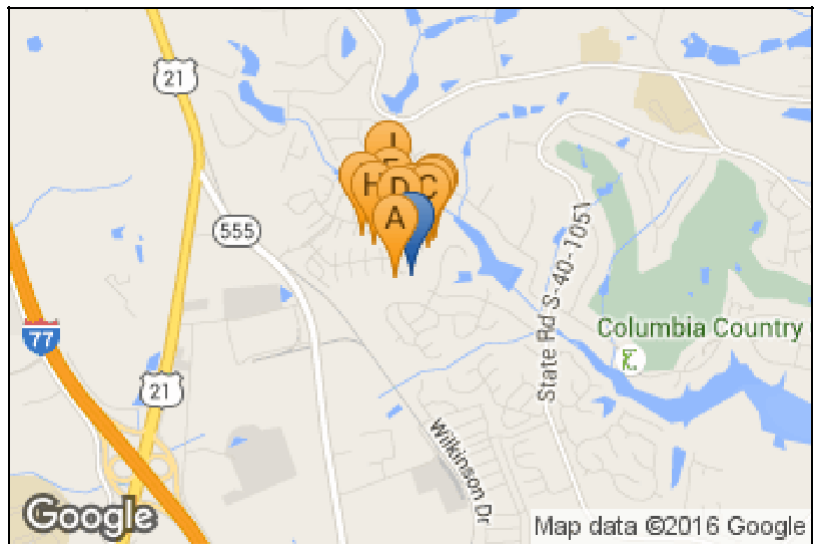
Area

Radius Searched	1.0 Mile
Comparables Found	61
Subject Size vs. Comps	Larger than 66%
Data Confidence	93%

Rent Models

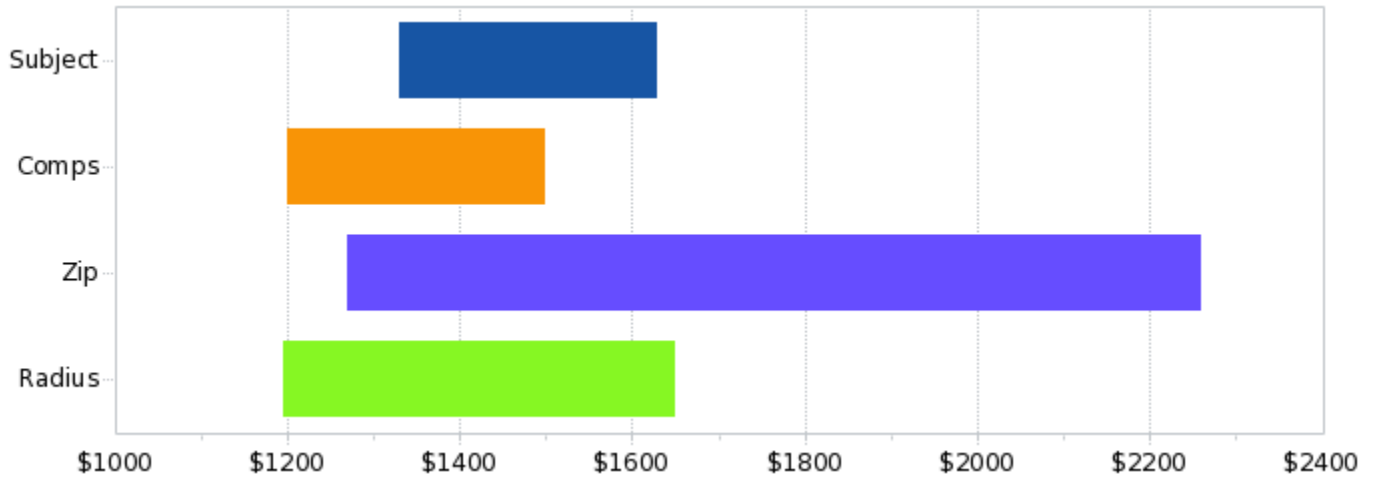
Proximity (Closest)	\$1,475
Attribute (Most Similar)	\$1,483
Probability (Most Likely)	\$1,481
Area Comps (61 in Total)	\$1,460

Census Tract & Comparables



Market Rents

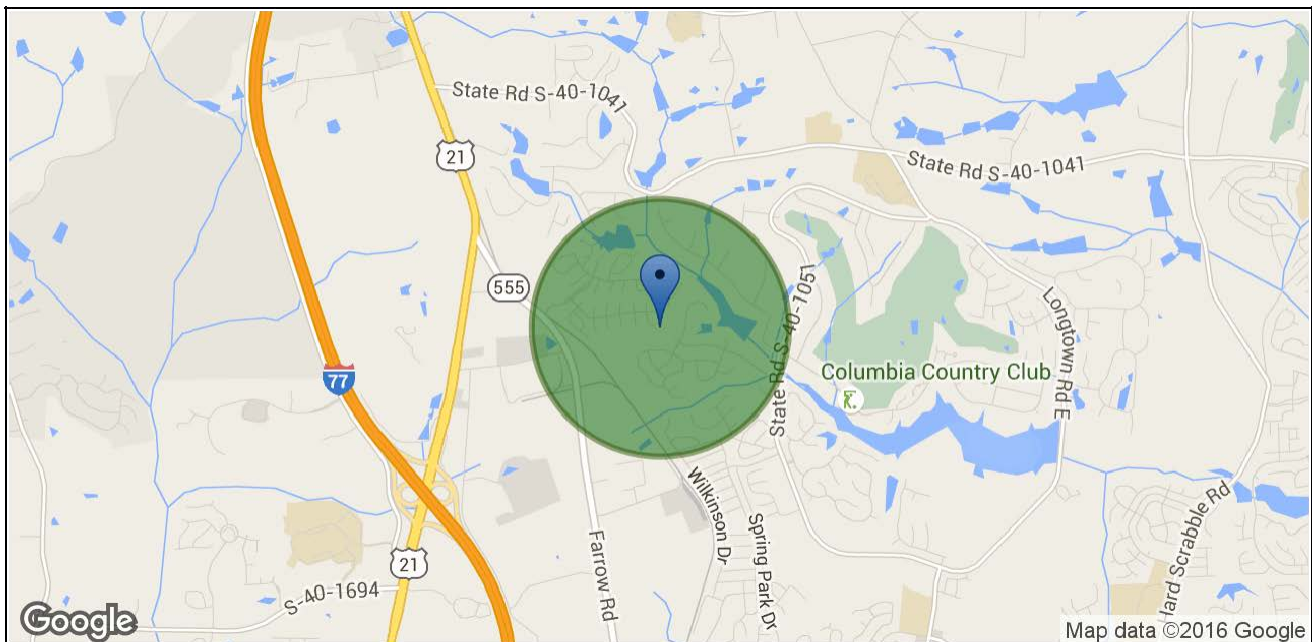
Rent Profiles



Market Rent Data

	Low	Median	High	Range
Subject	\$1,330		\$1,630	\$300
Comparables	\$1,200	\$1,350	\$1,500	\$300
Zip	\$1,270	\$1,544	\$2,260	\$990
Radius	\$1,195	\$1,350	\$1,650	\$455

Markets Boundary Map (Zip & Radius)



Appendix

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Rent models and rental estimates are based on the subject property being in similar condition relative to the comparable properties. Subject property condition, tenant readiness, cleanliness, amenities, appliances, furnishings, visual appeal, and several other factors impact rental values.

Data services provided by RentRange.com.

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Neighborhood Comparable Grid Address Legend

#	Subject Address
A	820 Golden Eye Ct, Blythewood, SC 29016
B	230 N High Duck Trail, Blythewood, SC 29016
C	5 Canvas Back Ct, Blythewood, SC 29016
D	704 Gadwell Ct, Blythewood, SC 29016
E	926 Whistling Duck Ct, Blythewood, SC 29016
F	65 Sand Oak Ct, Blythewood, SC 29016
G	930 Whistling Duck Ct, Blythewood, SC 29016
H	513 Ringneck Duck Ct, Blythewood, SC 29016
I	38 Oak Lake Ct, Blythewood, SC 29016
J	208 Pine Loop Dr, Blythewood, SC 29016

Rent Radar™ - Vacancy Report

Investment Vacancy Rate

Investment Vacancy Rate (Annual)

3.20%
Low

3.99%

4.78%
High

The Investment Vacancy Rate is the percentage of days on an annual basis for which the subject property is estimated to have no rental revenue generation due to vacancy. The Investment Vacancy Rate is developed using a combination of both Tenancy Duration and Vacancy Duration which comprise the Tenancy Cycle.

Tenancy Cycle - Historical Neighborhood Durations

Tenancy Duration - Median

16.60 Months

1.38 Years

Tenancy Duration is how long the subject is occupied with a paying tenant.

Vacancy Duration

2.99 Weeks

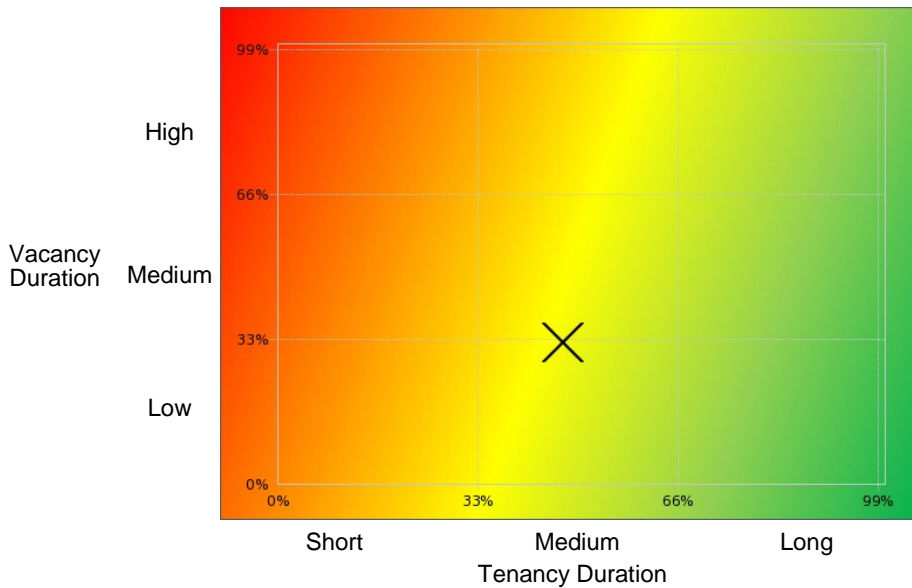
20.98 Days

Vacancy Duration is the time frame between occupancies of paying tenants.

Tenancy Cycle



Tenancy Cycle Spectrum - MSA



Ranking - MSA

Tenancy Duration

46 of 87

Shorter tenancy than 53% of neighborhoods in MSA

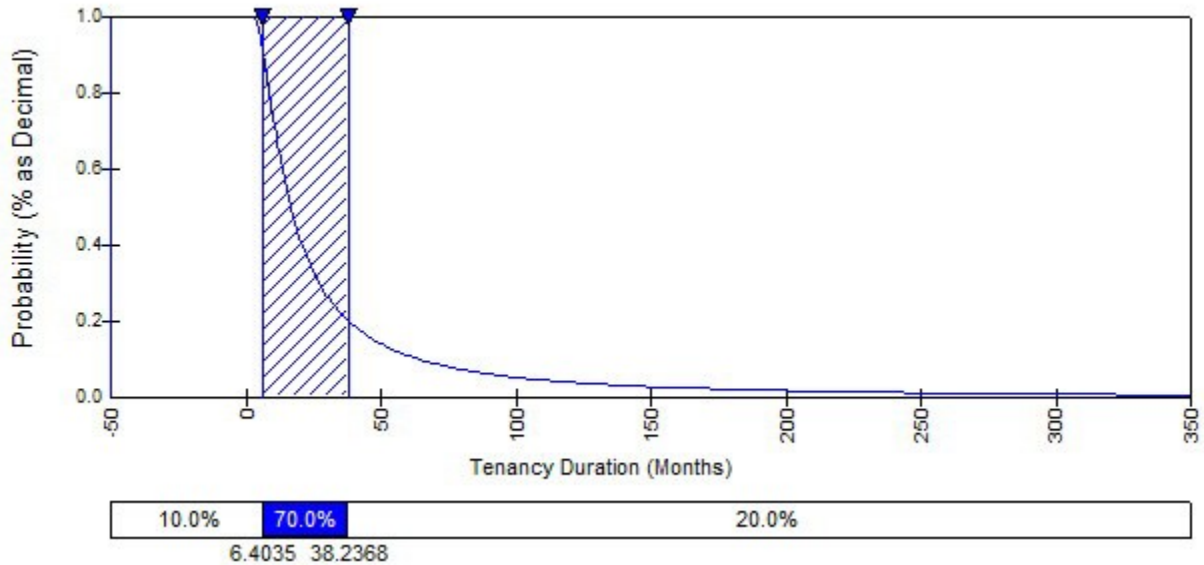
Vacancy Duration

28 of 87

Lower vacancy than 68% of neighborhoods in MSA

Tenancy Duration

Probability Distribution - Accumulative Descending



The above graph shows the probability distribution of predicted tenancy for the Subject Property. Tenancy is the likelihood that a tenant will remain in the Subject Property for a given period of time. For example, a nearly 100% probability exists that a new tenant will reside for 1 day. The likelihood of tenancy falls with longer timeframes.

Probability Charts

Probability	Tennacy Duration in Months
90%	6.40
80%	8.58
70%	10.82
60%	13.40
50%	16.60
40%	20.90
30%	27.25
20%	38.24
10%	64.74

Common Lease Period	Duration Probability
12 Months	65.19%
18 Months	46.37%
24 Months	34.55%
36 Months	21.55%
48 Months	14.94%
60 Months	11.09%

Tenant Turnover

Monthly Turnover Unit Count

102

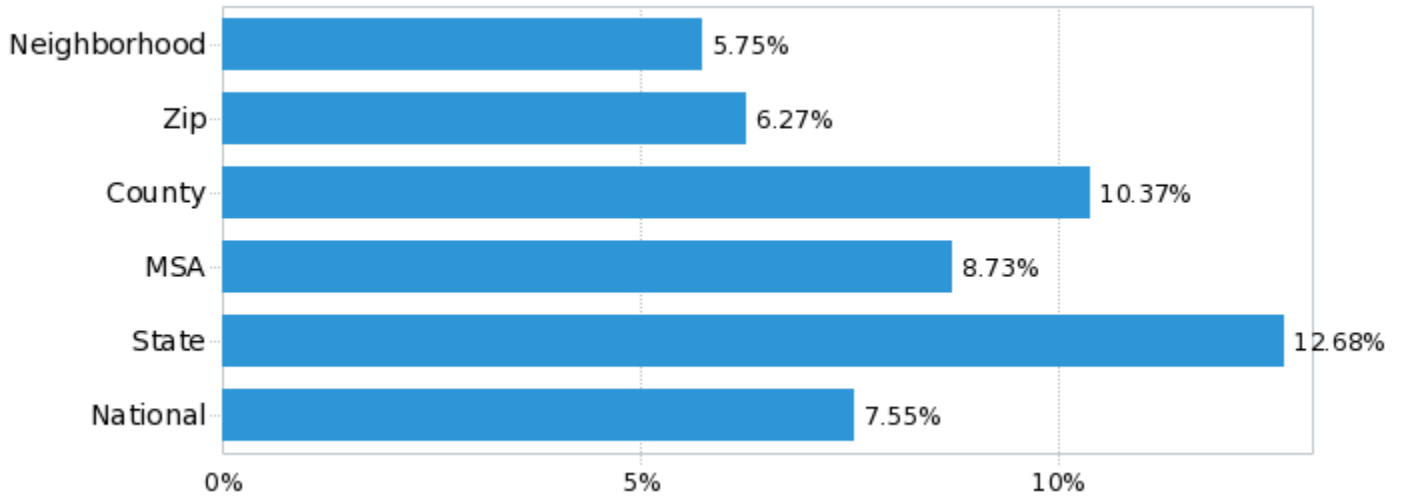
Average number of Rental Units in this neighborhood experiencing a turnover

Vacancy Duration

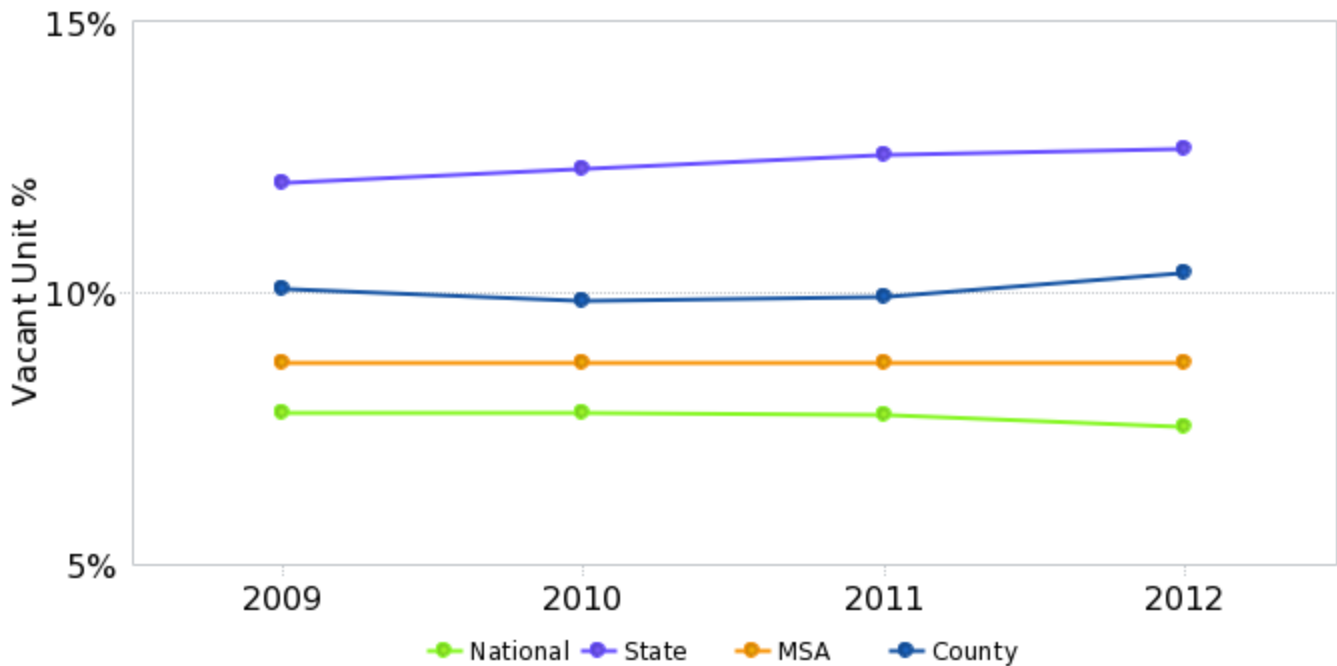
Vacancy Duration
2.99 Weeks
20.98 Days
Time between Tenants

Vacant Unit %
5.75%
% of Vacant Units
in Neighborhood

Vacant Unit % by Geography



Vacant Unit % Trends





836 Goldeneye Court
Blythewood, SC 29016

Appendix

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Tenancy and Vacancy models and estimates presume the Subject Property reflects condition and desirability similar to comparable properties. Subject Property condition, tenant readiness, cleanliness, amenities, appliances, furnishings, visual appeal, and several other factors impact tenancy and occupancy duration.

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