

108 Conley Dr
Bonaire GA 31005

This report provides an in-depth comparison of **108 Conley Dr Bonaire GA 31005** and other properties in the area. Powered by RentRange®, this report gives you valuable insight for discerning investment property analysis.

RENTRANGE ESTIMATE










\$ 1,050

CONFIDENCE SCORE

87 %

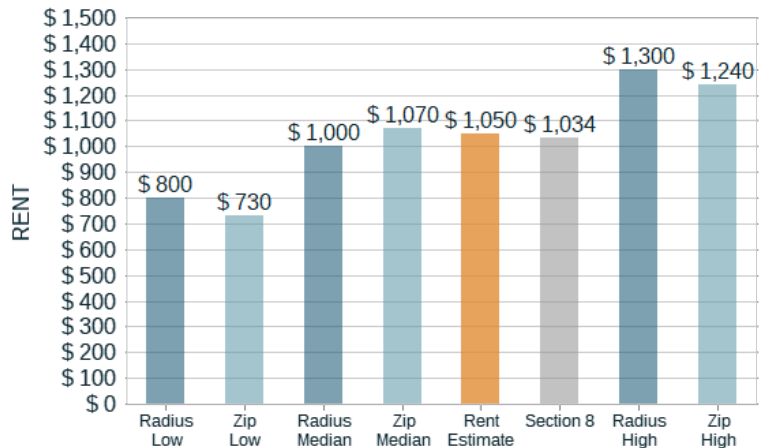
EST PROPERTY VACANCY RATE

6.1 %

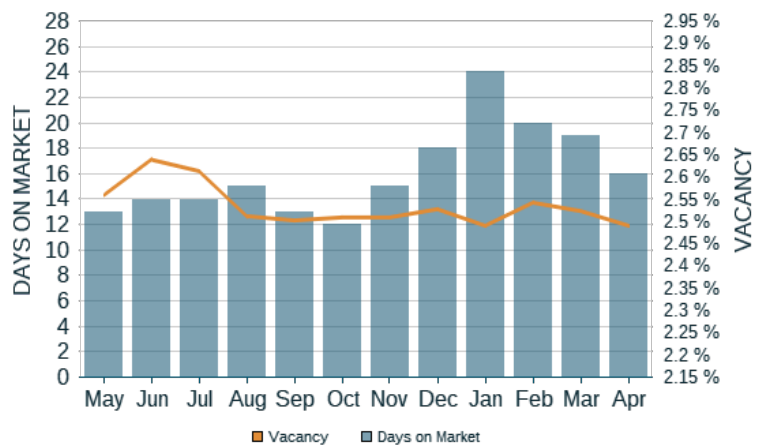
SUBJECT PROPERTY DETAILS		TYPE SINGLE-FAMILY
		YEAR BUILT 1974
		SQ/FT 1,525
		SQ/FT LOT 23,958
		BEDS 3
		BATHS 2.0
		RADIUS SEARCHED 2.0 mi.
		# OF COMPS 223
		GLA SQ/FT VS COMPS LARGER THAN 15 %

Report Date: 05/31/2017 Versions: R24.A3

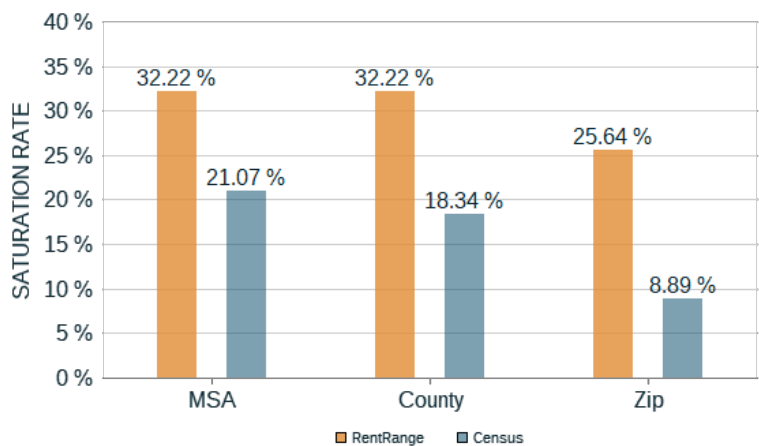
RENTAL BENCHMARKS









DAYS ON MARKET VS VACANCY IN COUNTY

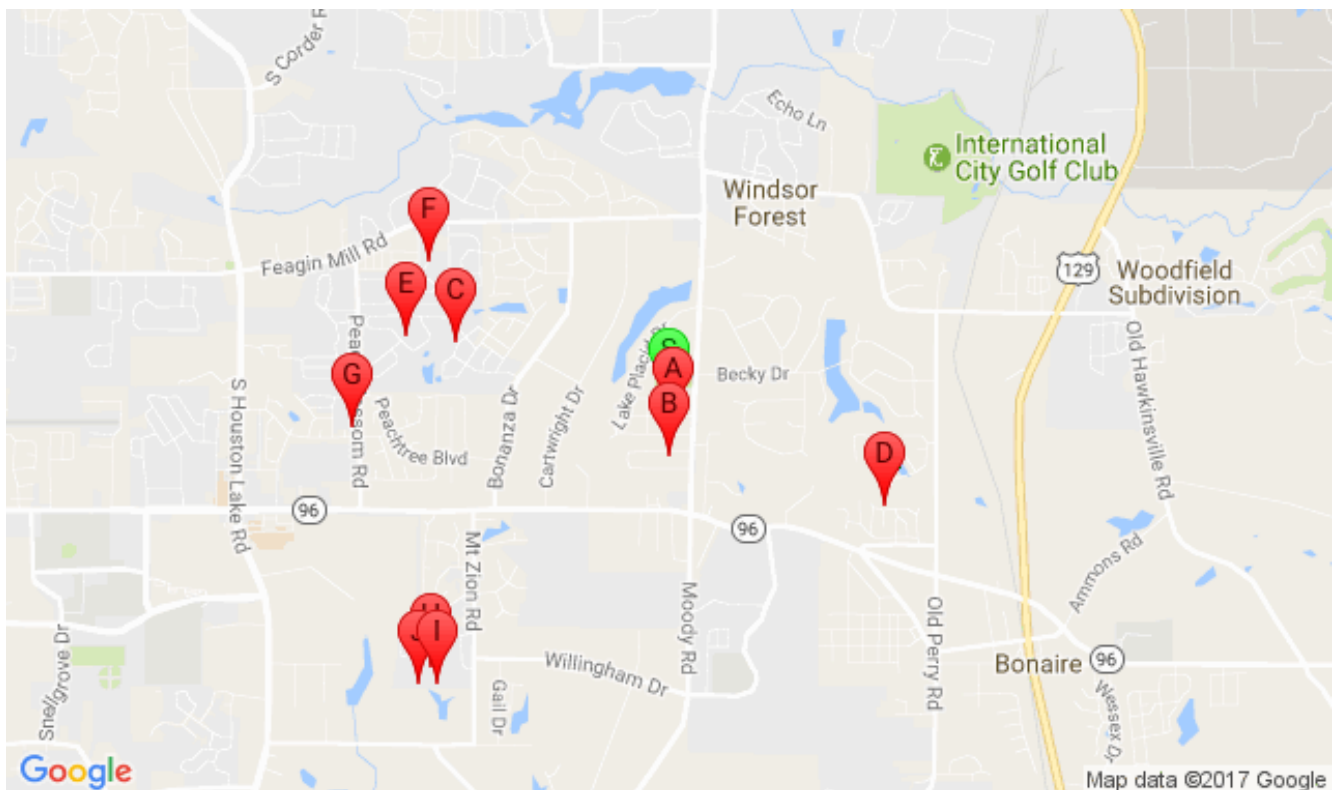


RENTAL SATURATION BENCHMARKS



COMPARABLE FOR-RENT PROPERTIES
**108 Conley Dr
Bonaire GA 31005**

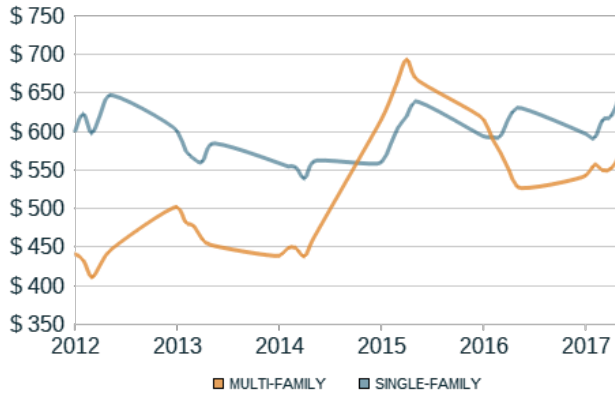
	 SQ/FT	 Bed	 Bath	 Dist	 Type	 Rent
A: 106 Lamar Dr Bonaire GA 31005	1,692	3	2.0	0.08 mi.	SINGLE	\$ 1,200
B: 110 Williams Dr Bonaire GA 31005	1,910	3	2.0	0.26 mi.	SINGLE	\$ 1,000
C: 306 Gray Fox Xing Bonaire GA 31005	1,506	3	2.0	1.08 mi.	SINGLE	\$ 1,000
D: 240 Sunflower Dr Bonaire GA 31005	N/A	3	2.0	1.15 mi.	SINGLE	\$ 1,075
E: 225 Wynfield Ln Bonaire GA 31005	1,391	3	2.0	1.31 mi.	SINGLE	\$ 1,065
F: 612 Maplewood Dr Bonaire GA 31005	1,380	3	2.0	1.35 mi.	SINGLE	\$ 1,075
G: 104 Billington Ct Bonaire GA 31005	1,274	3	2.0	1.55 mi.	SINGLE	\$ 1,025
H: 103 Silver King Ct Bonaire GA 31005	1,426	3	1.0	1.73 mi.	SINGLE	\$ 1,075
I: 200 Chipper St Bonaire GA 31005	1,572	3	2.0	1.76 mi.	SINGLE	\$ 1,025
J: 206 Roaring Forks Dr Bonaire GA 31005	1,413	3	2.0	1.82 mi.	SINGLE	\$ 1,050



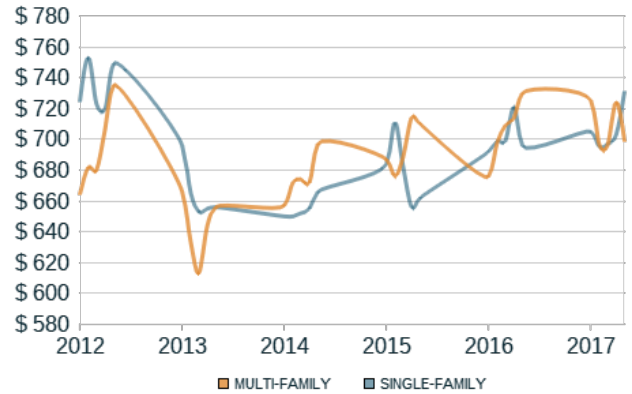
COUNTY RENT TRENDS BY BEDROOM & TYPE

108 Conley Dr
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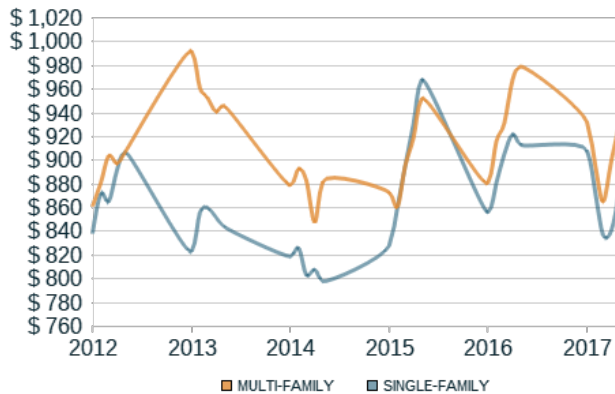
1BD RENTAL TRENDS IN COUNTY



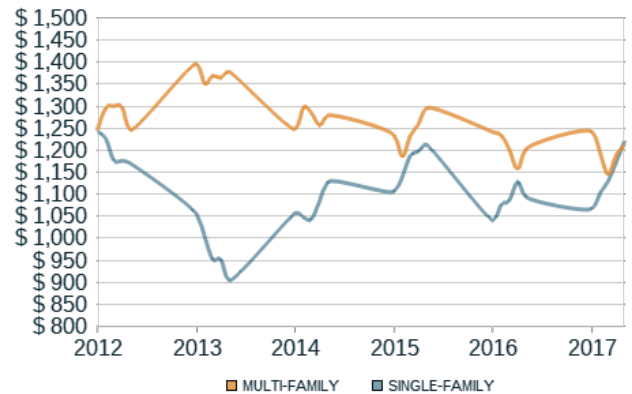
2BD RENTAL TRENDS IN COUNTY



3BD RENTAL TRENDS IN COUNTY



4BD RENTAL TRENDS IN COUNTY



MEDIAN HOUSING RENTAL RATES IN BONAIRE, GA

TYPE	MEDIAN RENT	SECTION 8	AVG SQFT	\$/SQFT
1BD SINGLE-FAMILY in Bonaire	\$ 589	\$ 676	746	\$ 0.79
1BD MULTI-FAMILY in Bonaire	\$ 610	\$ 676	678	\$ 0.90
2BD SINGLE-FAMILY in Bonaire	\$ 890	\$ 808	1,337	\$ 0.67
2BD MULTI-FAMILY in Bonaire	\$ 594	\$ 808	851	\$ 0.70
3BD SINGLE-FAMILY in Bonaire	\$ 1,070	\$ 1,034	1,445	\$ 0.74
3BD MULTI-FAMILY in Bonaire	\$ 1,051	\$ 1,034	1,482	\$ 0.71
4BD SINGLE-FAMILY in Bonaire	\$ 1,551	\$ 1,261	2,384	\$ 0.65
4BD MULTI-FAMILY in Bonaire	\$ 1,492	\$ 1,261	2,276	\$ 0.66

AREA GROSS YIELD & RENTAL TRENDS

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GROSS YIELD PERCENTAGES OF 10 NEAREST ZIP CODES

ZIP CODES	GROSS YIELD %	MEDIAN RENT
31005	11.74 %	\$ 1,070
31047	10.01 %	\$ 1,194
31088	12.63 %	\$ 942
31098	28.95 %	\$ 917
31093	15.27 %	\$ 805
31020	13.89 %	\$ 1,068
31028	12.33 %	\$ 948
31069	11.76 %	\$ 822
31025	14.87 %	\$ 984
31008	13.63 %	\$ 1,004

RENTAL TREND SUMMARY

TYPE	1 MONTH CHANGE	3 MONTH CHANGE	12 MONTH CHANGE
Zip Code 31005	\$41 ↑	\$27 ↑	\$75 ↑
City of Bonaire	\$41 ↑	\$27 ↑	\$75 ↑
County of Houston	\$35 ↑	-\$32 ↓	-\$68 ↓
State of Georgia	\$4 ↑	-\$3 ↓	\$20 ↑

Data Sources

Rental comparables are collected from a national network of strategic resources that include but are not limited to: rental data aggregators, residential property managers, real estate investment enterprises, real estate technology providers and MLSs. We do not deploy screen-scrappers or bots to acquire protected or copyrighted data from the web. Our information is acquired in accordance with the resources terms of use and/or through licensed data-usage agreements.

DATA DICTIONARY

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CENSUS COUNTY SATURATION	Estimated percentage of renter-occupied units versus owner-occupied units as reported by U.S. Census / American Community Survey within the geography searched. Census estimates rental saturation for 1-4 unit properties and rental saturation for 5+ unit properties. The most recent Census data is from at least 21 months ago.
CONFIDENCE SCORE	Predictor of the accuracy of the final RentRange Rental Estimate based on numerous factors, including location of the subject, its physical characteristics, neighborhood characteristics, market conditions, and the similarity of the comparable properties to the subject property.
CUSTOM COUNTY SATURATION	Estimated percentage of renter-occupied units versus owner-occupied units as reported by RentRange within the geography searched. RentRange estimates rental saturation for single-family detached properties only.
CUSTOM COUNTY VACANCY	Estimated vacancy rate as reported by RentRange uses both public and proprietary information within the geography searched. Custom vacancy is for either single-family detached or multi-family depending on the report type.
DAYS ON MARKET	Days on market measures the average number of days the property has been listed for rent in that geography.
DAYS ON MARKET VS. VACANCY CHART IN COUNTY	Left Y axis shows days on market represented by bars, the right Y axis and curve line represent vacancy rate in the given county.
ESTIMATED PROPERTY VACANCY	RentRange's Estimated Property Vacancy is built from our proprietary aggregated analysis of geographic and property specific trends in each subject property's local area.
GROSS LIVING AREA (GLA)	Gross Living Area (GLA) is the total area of finished, above-grade residential space. It is calculated by measuring the outside perimeter of the structure and includes only finished, habitable, above-grade living space. Finished basements and unfinished attic areas are not included in total gross living area.
GROSS YIELD	Gross yield is calculated by dividing the total annual projected gross income by the total property price. $\text{Gross yield} = \text{gross income} / \text{total property price}$.
HIGH/LOW RADIUS RENT	Rent amount for the top and bottom tenth percentiles in the radius searched for either the single-family detached or multi-family properties.
MEDIAN RADIUS RENT	Median rent amount for all matching comparable rentals within the radius searched.

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METROPOLITAN STATISTICAL AREA (MSA)	Metropolitan statistical areas are geographic entities delineated by the Office of Management and Budget (OMB) for use by Federal statistical agencies in collecting, tabulating, and publishing Federal statistics. A metro area contains a core urban area of 50,000 or more population. Each metro area consists of one or more counties and includes the counties containing the core urban area, as well as any adjacent counties that have a high degree of social and economic integration (as measured by commuting to work) with the urban core. Source: http://www.census.gov/population/metro/
MULTI-FAMILY	Includes apartments, condominiums, townhomes, duplexes, triplexes, and quadruplexes.
PRICE & RENT TREND IN COUNTY CHART	The left Y axis represents average asking home price in the county, the right Y axis represents asking rent amount, and the X axis details the year for the subject property type and number of bedrooms.
PROPERTY TYPE	If not specified, rental rates for single-family detached homes will be returned.
RADIUS SEARCHED	The distance in 0.5 mile increments of the search radius to return a statistically significant number of comparable rental properties.
RENTRANGE RENTAL ESTIMATE	RentRange® Rental Estimate for the subject property using our proprietary algorithm. The Rental Estimate assumes that the property is in average condition compared to the condition of the properties in the radius searched.
SECTION 8	County-level Section 8 rental amount for the number of bedrooms, provided by Housing & Urban Development (HUD).
SINGLE-FAMILY	Stand alone single-family home.