

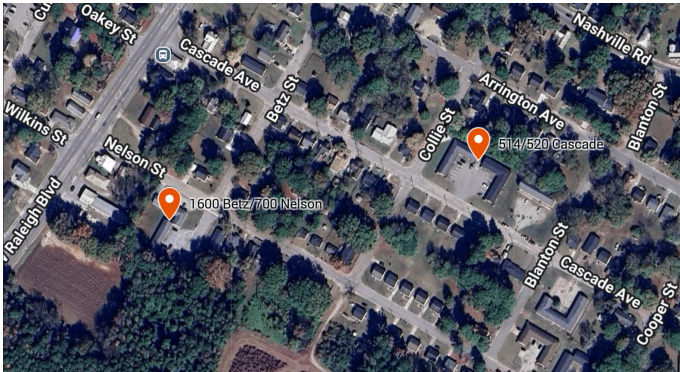
22 Multifamily Units in Rocky Mount, NC \$1,727,000

22 Units within 1 block of each other. 2 bed/1 bath units. Projected stabilized cap rate of 12.33%

22 units, 4 total buildings within 1 block of each other
514/520 Cascade Ave: 12 units between the 2 buildings that share an asphalt parking lot
1600 Betz St/700 Nelson St: 10 units between 2 buildings that are connected w/ separate gravel parking lots

All units are 2bed/1bath and have mini splits for heating/cooling
Units are all the same general layout
Each building is on its own lot. 4 lots for a total of 1.54 acres according to Nash County GIS
Electricity is individually metered and paid by tenants directly to the provider
Water is individually sub-metered

8 vacancies, 14 Occupied units with rents ranging from \$750-\$850/mo



Rocky Mount has a strategic advantage being at the midway point of I-95 and at the intersection of I-95 and US-64 & less than 2.5hrs from major seaports in Norfolk, VA and Wilmington, NC.

Rocky Mount has a variety of attractions including the Rocky Mount Mills, the Imperial Centre for the Arts and Sciences, a variety of restaurants and breweries and many beautiful parks. The Rocky Mount area is also home to NC Wesleyan University, Nash Community College, and Edgecombe Community College.

Traffic Counts

US-64: 17,500 AADT
I-95: 49,000 AADT
Sunset Avenue: 41,000 AADT

Source: NC DOT Annual Average Daily Traffic (AADT) Mapping Application

Rocky Mount MSA

Population: 147,114
1yr. Pop. Increase: 1.19%
Avg. Income: \$78,627
Median Age: 42.1

Source: ACS 2024; Census.gov

Rent Roll

Unit	Monthly Rent	Market Rent	Lease Start	Lease Term	Lease Type
701 Nelson	750	850	5/1/24	At-Will	Mod. Gross - Net Utilities
703 Nelson		850			
705 Nelson		850			
707 Nelson		850			
1600 Betz	850	850	10/1/25	At-Will	Mod. Gross - Net Utilities
1604 Betz	800	850	2/13/26	At-Will	Mod. Gross - Net Utilities
1606 Betz		850			
1608 Betz		850			
1610 Betz	750	850	10/31/24		
1612 Betz	750	850	7/7/25	At-Will	Mod. Gross - Net Utilities
514 Cascade Unit A	850	850	5/1/26	At-Will	Mod. Gross - Net Utilities
514 Cascade Unit B	750	850	5/29/24	At-Will	Mod. Gross - Net Utilities
514 Cascade Unit C	750	850	10/13/23	At-Will	Mod. Gross - Net Utilities
514 Cascade Unit D	750	850	5/13/24		
514 Cascade Unit E		850			
514 Cascade Unit F		850			
520 Cascade Unit A	850	850	7/17/26		
520 Cascade Unit B		850			
520 Cascade Unit C	750	850	7/5/23	At-Will	Mod. Gross - Net Utilities
520 Cascade Unit D	800	850	3/11/22	At-Will	Mod. Gross - Net Utilities
520 Cascade Unit E	800	850	8/1/25	At-Will	Mod. Gross - Net Utilities
520 Cascade Unit F	800	850	5/30/25	At-Will	Mod. Gross - Net Utilities

Owner-Paid Expenses

Item	Yearly Cost
Taxes	\$8,911
Groundskeeping	\$2,529

	Gross	Expenses	NOI	Cap Rate
Current	\$132,000	\$11,440	\$120,560	6.98%
Projected	\$224,400	\$11,440	\$212,960	12.33%

Size	Lot Size	Parking	Vacancy
14,699 SF	1.54	31	36.36%



Tenant Paid Expenses

Item	Yearly Cost
Utilities	Varies

FAQs

How do I schedule a showing?

Occupied Units: No showings w/out accepted offer & proof of funds. Please do not disturb tenants.
Vacant Units: Call/Text Ben Riegel at 252-969-0699 or schedule via ShowingTime



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