



**BRITT** COMMERCIAL  
REAL ESTATE

Offering Memorandum

# 71 Maple St

Clyde NC 28721

**5 Unit Offering**

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**VALUE-ADD INVESTMENT OPPORTUNITY WITH STRONG IN-PLACE CASH FLOW**

# Property Overview

## Property Facts

Property Address  
**71 Maple St**  
Clyde, NC 28721

Avg Unit Size  
**+/- 720 SF**

Parcel ID  
**8637-61-7603**

Property Type  
**Multifamily**

Year of Construction  
**1970**

Lot Size  
**+/- 0.21 Acres**

## Unit Mix

Count	Type
<b>3</b>	2 Bedroom / 1.5 Bath
<b>2</b>	1 Bedroom / 1 Bath
<b>5</b>	<b>Total Units</b>



# The Offering

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## At-a-Glance

Price

**\$750,000**

Units

**5**

Avg Rent (In-Place)

**\$1,161**

Occupancy

**4/5 (80%)**

Vacant unit was JUST renovated as of April 10, 2026

Price / SF

**\$208**

Price / Unit

**\$150,000**

## Investment Highlights



### **Strong In-Place NOI**

Strong cashflow with room to increase rents



### **Low Maintenance Asset**

Almost no repairs are needed due to the current condition and major systems used



### **Rare Opportunity in Supply Constrained Market**

Clyde has a rental shortage, when this property has a vacancy it is filled quickly due to the low rental supply

# Financial Overview

## Current vs. Market Analysis

	Current	Market
Gross Potential Rent		\$75,300
Vacancy Rate		5% (\$3,765)
<b>Effective Gross Income</b>	<b>\$68,364</b>	<b>\$71,535</b>
Property Tax	\$2,397	\$2,397
Insurance	\$2,630	\$2,683
Utilities (Electric)	\$300	\$306
Management Fee (10%)	\$6,836	\$7,153
Building R&M	\$2,000	\$2,040
Lawncare	\$2,100	\$2,142
<b>Total Expenses</b>	<b>\$16,263</b>	<b>\$16,721</b>
<b>Net Operating Income</b>	<b>\$52,101</b>	<b>\$54,814</b>

Current Cap Rate

**6.95%**

Market Cap Rate

**7.31%**

# Rent Roll

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Unit	BR/BA	Status	Total Rent	Market Rent	Deposits Held
1	1/1	Just Renovated		\$1,195	
2	2/1.5	Occupied	\$1,156	\$1,295	\$1,725
3	2/1.5	Occupied	\$1,195	\$1,295	\$1,575
4	2/1.5	Occupied	\$1,295	\$1,295	\$1,875
5	1/1	Occupied	\$1,000	\$1,195	\$1,500
<b>TOTAL</b>			\$4,646	\$6,275	\$6,675

# Photos

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# Photos (1 bed / Unit 1)

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# Photos (2 bed)





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EXCLUSIVELY LISTED BY

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**Broker | Owner**

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