

For Sale

2 Properties | 4 Parcels Multifamily Opportunity



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# For Sale 9 Units | \$875,000 Multifamily Value Add



### 144 Nottingham Dr. & 110 Evergreen Ln.

Forest City & Rutherfordton, NC

#### **Property Highlights**

- Fantastic Value Add Opportunity
- Notable Room For Rent Growth
- Located Close To Forest City, Spindale, Rutherfordton, and The Isothermal Community College.
- Convenient to Rt. 74 & 221
- Additional Land For Potential Growth
- 4 Units Partially Updated And On Yearly Leases, 5 Units Non-Updated And On MTM Leases Allowing For Easy Value Add For The New Owner

### Offering Summary

Sale Price:	\$875,000
Total Building Size:	6,883 SF
Total Acreage With Sale:	2.76 Acres

### For More Information

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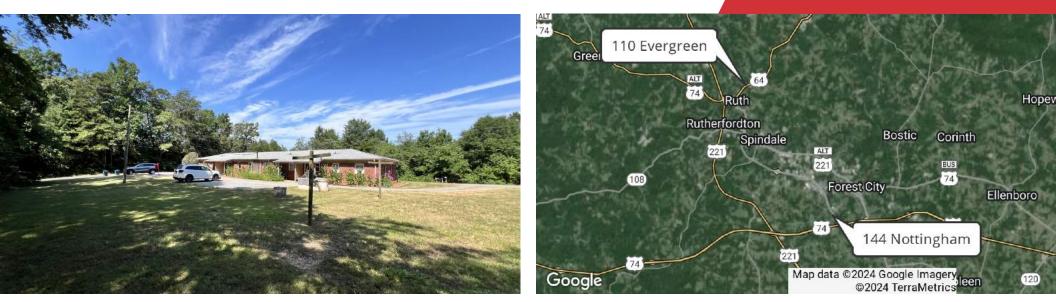
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# For Sale 4 Parcels | 9 Units Multifamily Value Add



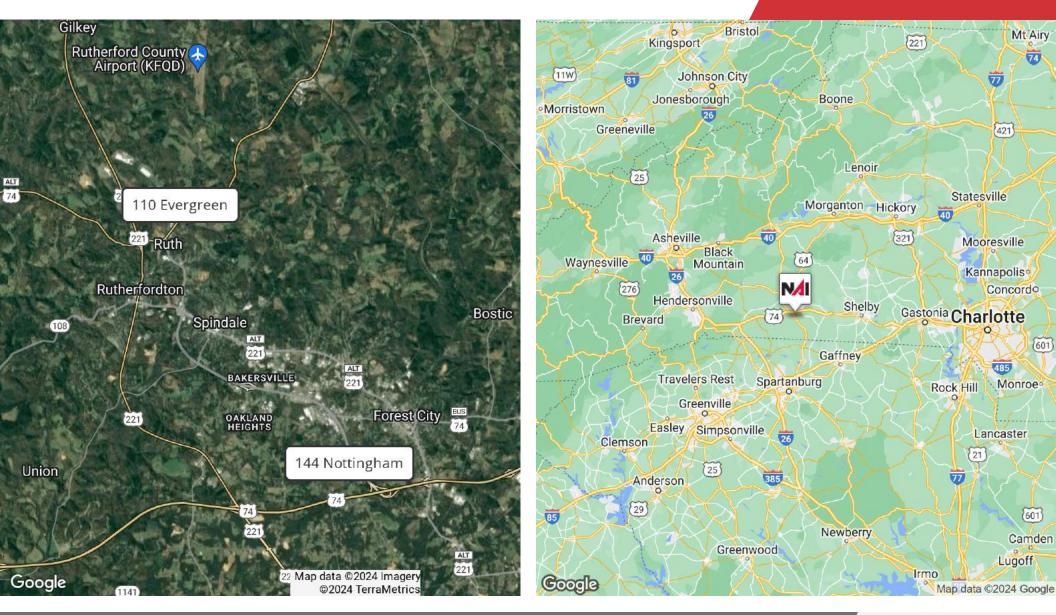
#### Do Not Miss This Opportunity...

A great multifamily value add opportunity! The sale includes both 144 Nottingham Dr. with a total of five units and 110 Evergreen Ln. with a total of four units. Both properties also include a second parcel with the potential opportunity to expand or build additional structures. Two units at each property have been partially renovated. There is significant potential for rent growth by renovating the five non-updated units or by doing a complete renovation on all units. Additionally, the non-updated units have purposely been rented on a month-to-month basis to allow a new owner an easy transition for renovations. All other units currently have yearly leases. Reach out to the listing brokers for more details on in-place financials and projected pro forma. Buyer responsible for confirming all unit conditions, mechanical details, and other items of importance prior to closing as the ownership is not local and makes no representation.

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# For Sale 9 Units | \$875,000 Great Location!



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### 110 Evergreen Ln. Exterior Photos 4 Units



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### 110 Evergreen Ln Interior Photos 4 Units











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144 Nottingham Dr. Exterior Photos 5 Units







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### 144 Nottingham Dr. Interior Photos 5 Units





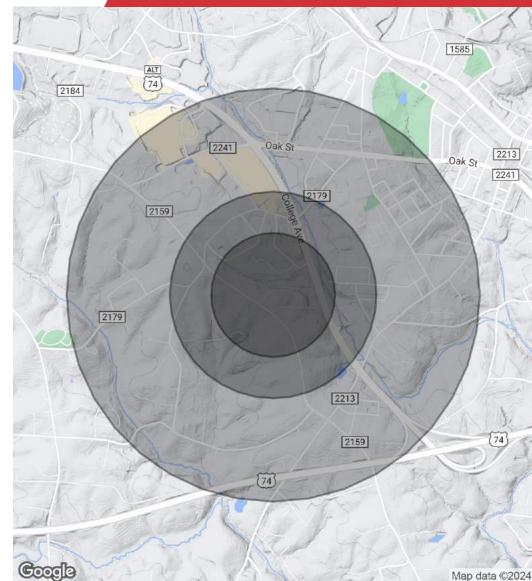
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### **New Beverly-Hanks** Commercial Real Estate Services, Worldwide.

Population Total Population	0.3 Miles	0.5 Miles 528	<b>1 Mile</b> 2,024
Average Age	46	44	42
Average Age (Male)	44	43	41
Average Age (Female)	48	45	43
Households & Income	0.3 Miles	0.5 Miles	1 Mile
Households & Income Total Households	<b>0.3 Miles</b>	<b>0.5 Miles</b> 247	<b>1 Mile</b> 921
Total Households	72	247	921

Demographics data derived from AlphaMap

### Multifamily Investment 6,883 SF | \$875,000 Demographics



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