



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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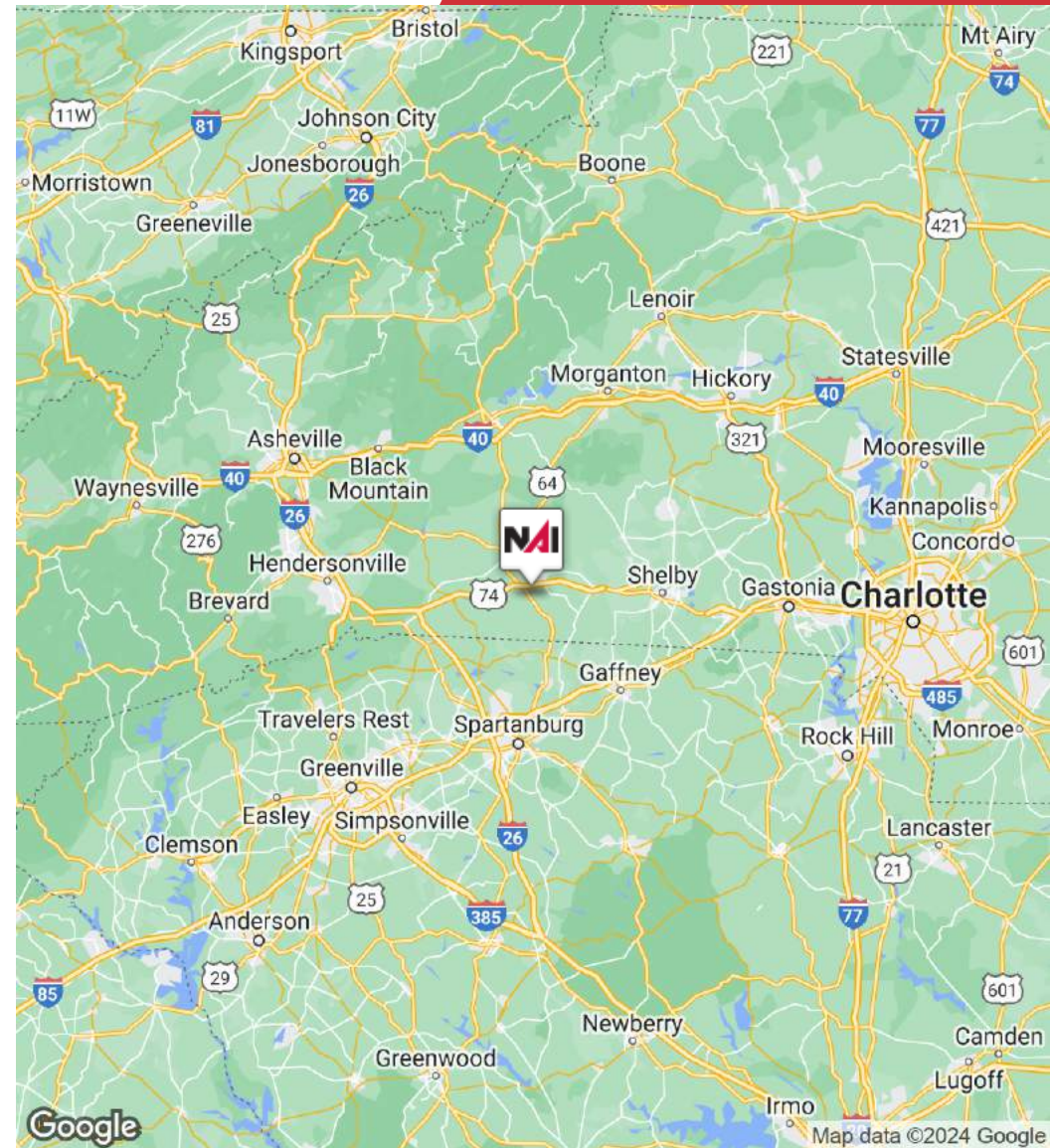
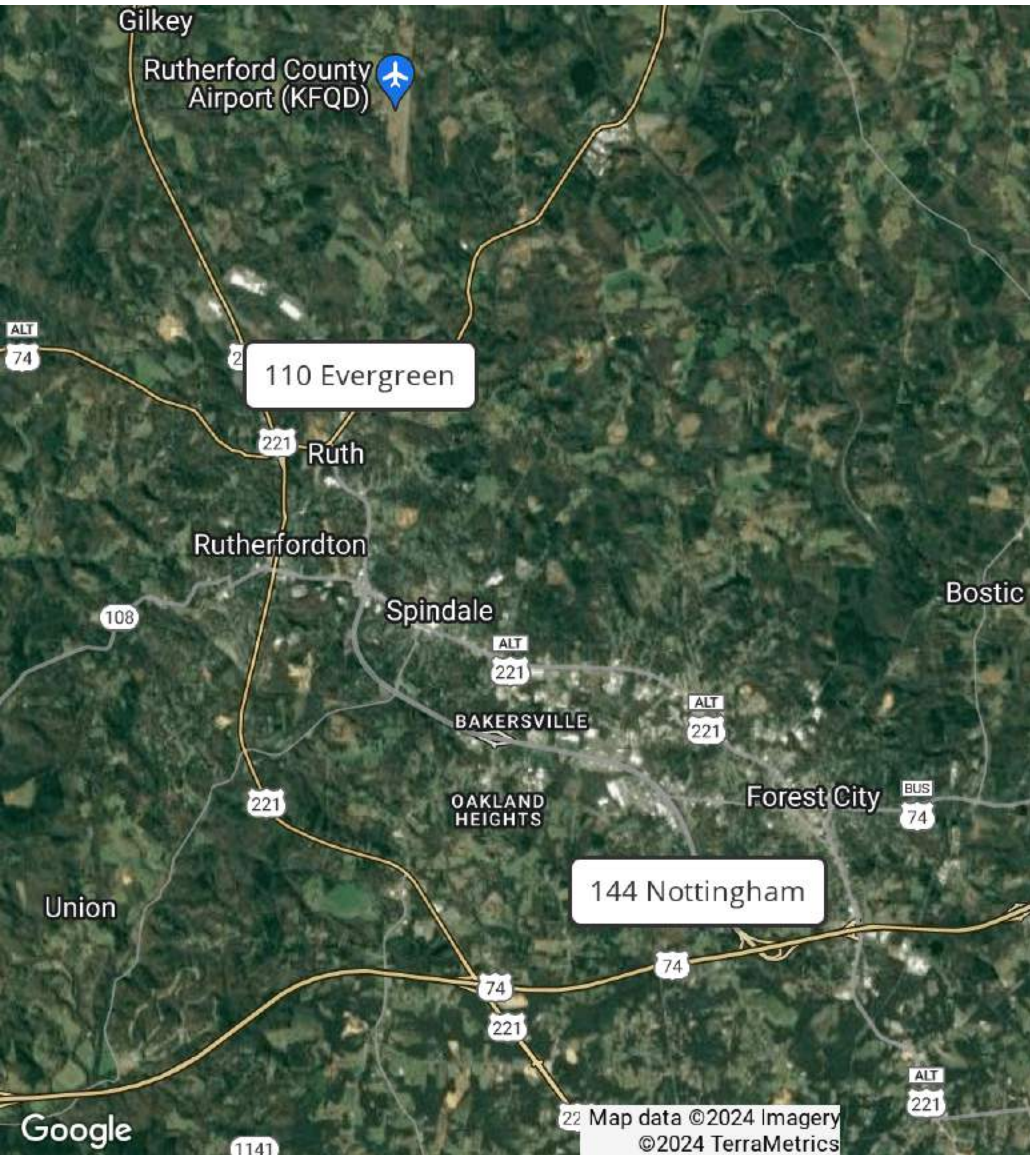
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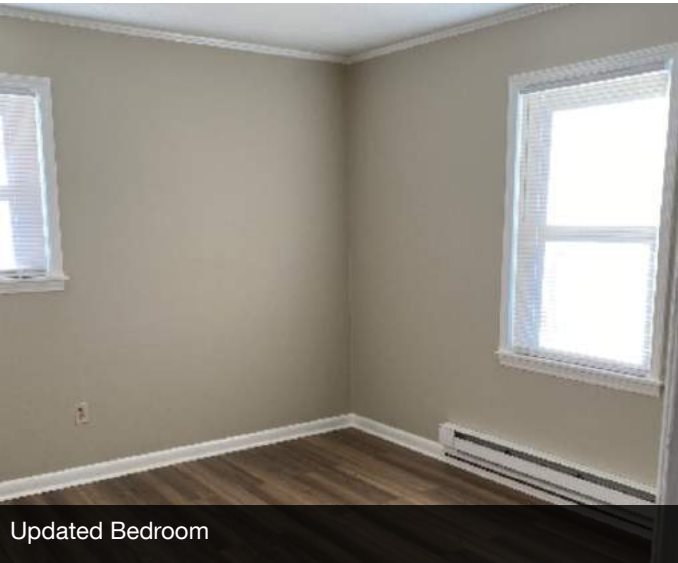


Do Not Miss This Opportunity...

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.



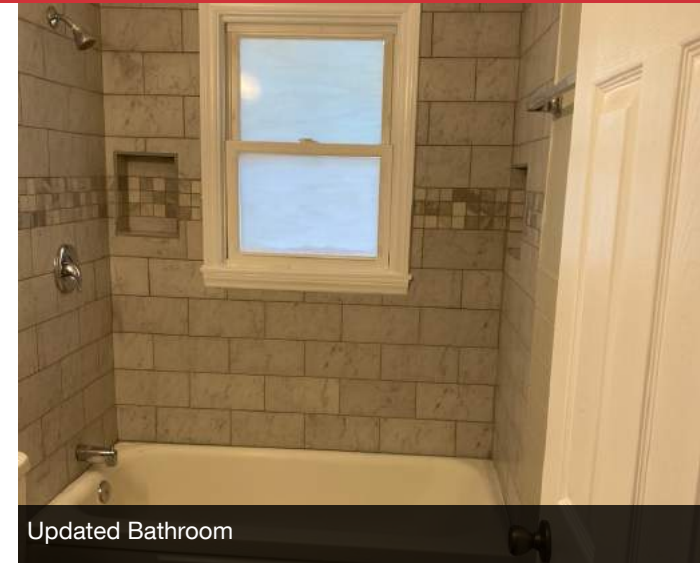




Updated Bedroom



Updated Kitchen



Updated Bathroom



Non-Updated Kitchen

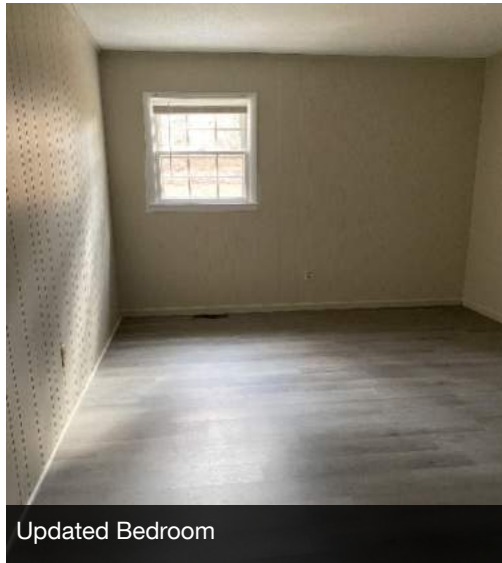


Non-Updated Livingroom

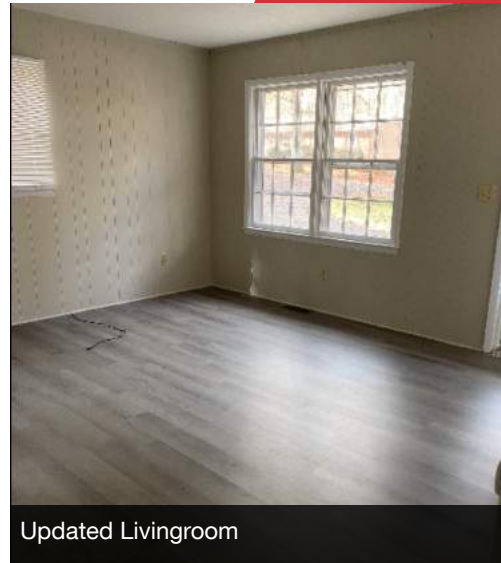




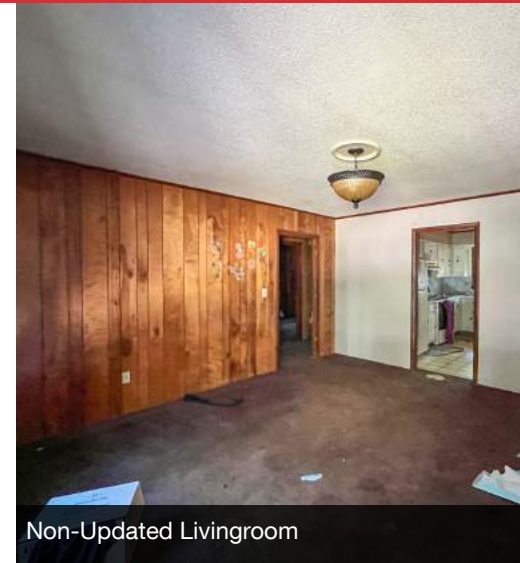
Updated Kitchen



Updated Bedroom



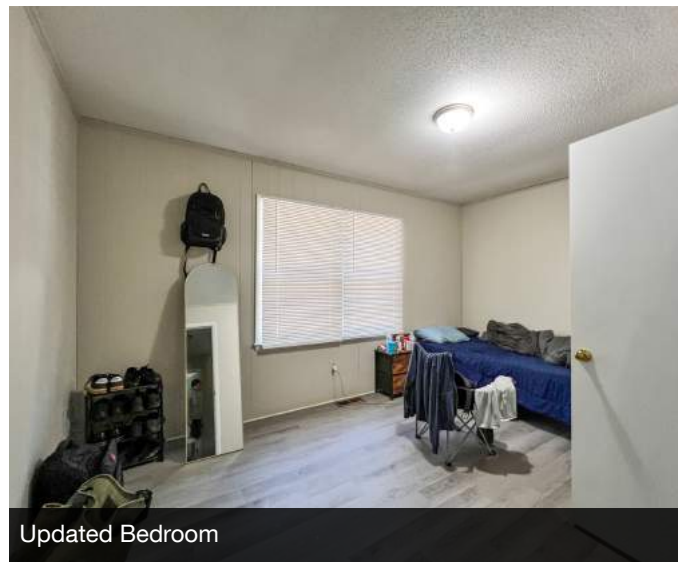
Updated Livingroom



Non-Updated Livingroom



Updated Bathroom



Updated Bedroom



Updated Kitchen

Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	151	528	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
Total Households	72	247	921
# of Persons per HH	2.1	2.1	2.2
Average HH Income	\$57,907	\$53,767	\$55,378
Average House Value	\$183,416	\$170,444	\$172,241

Demographics data derived from AlphaMap

