

INVESTMENT OPPORTUNITY: 20-UNIT, 11-PROPERTY MULTIFAMILY PORTFOLIO IN SPARTANBURG COUNTY, SC

Offered for sale at
\$3,250,000



KLUE
REAL ESTATE ADVISORS
BROKERAGE . DEVELOPMENT CONSULTING . INVESTMENT SALES

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■ EXECUTIVE SUMMARY

Klue Real Estate Advisors proudly presents an income producing multifamily portfolio in Spartanburg County that combines stability, scale, and immediate upside—an opportunity rarely available in this fast growing and popular South Carolina market.

A Portfolio Built for Strong, Predictable Cash Flow

The offering includes 20 fully leased units across 11 properties—a mix of seven duplexes, one triplex, and three single family homes strategically located throughout the county. With 100% occupancy and professional management already in place, investors can step into a turnkey operation from day one.

Attractive Pricing With Significant Upside

At an asking price of \$3.25 million (\$162,500 per unit), the portfolio generated over \$205,000 in rental income in 2025. Yet most units remain well below current market rents, with several years passing since the last rent increases. This creates a clear, low friction value add path for the next owner to increase revenue without major repositioning.

Recent Improvements Reduce Risk and Future CapEx

The seller has invested in high quality repairs and upgrades across the portfolio, proactively addressing deferred maintenance and improving long term durability. This reduces near term capital expenditure needs and enhances tenant satisfaction, supporting both retention and rent growth potential.

Flexible Management Options to Maximize Returns

A reputable local property management firm has successfully overseen the portfolio for years and is willing to continue under new ownership. Investors seeking higher margins can also self manage to reduce operating expenses and further improve returns.

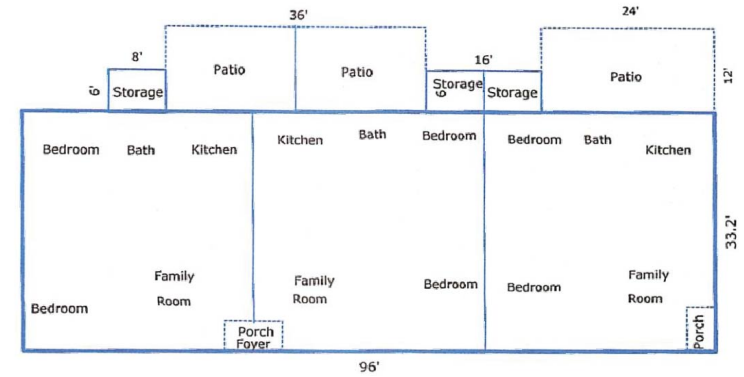


660-662-664 ZION HILL ROAD IN SPARTANBURG: ±3,186 TRIPLEX ON ±1.2 ACRES

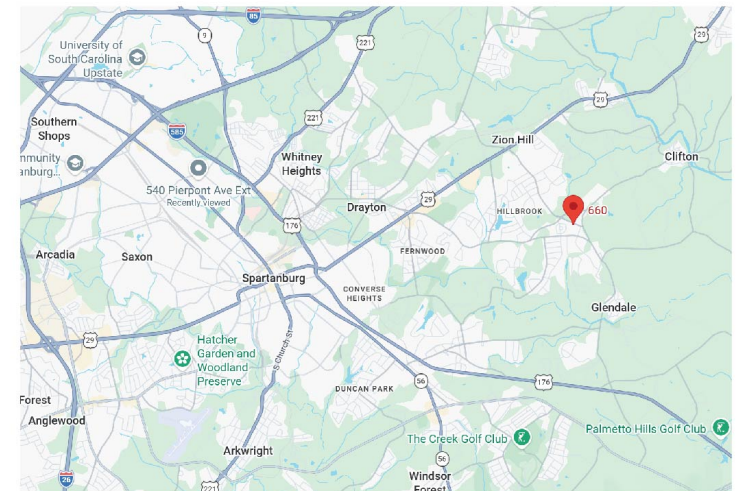
Spartanburg County Tax Map ID # 7-14-02-004.03



Floor Plan



Location Map



6 BR / 3 BA Triplex – 1980 Construction

Two patios (±720 SF), two porches (±56 SF) & two storage areas (±144 SF) in back
New HVAC system & ductwork cleaning in 2025; new gutters & vinyl soffit in 2020

Current Rental Rate : \$2,549/month

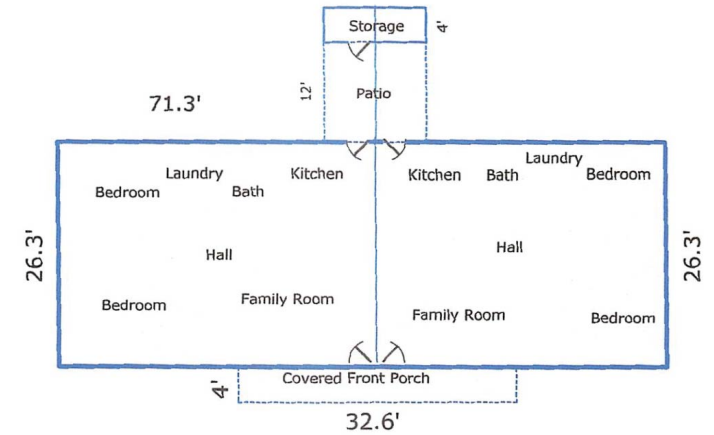
Market Rental Rate : \$3,000/month

320-322 ARCHER ROAD IN SPARTANBURG: ±1,870 DUPLEX ON ±0.5 ACRES

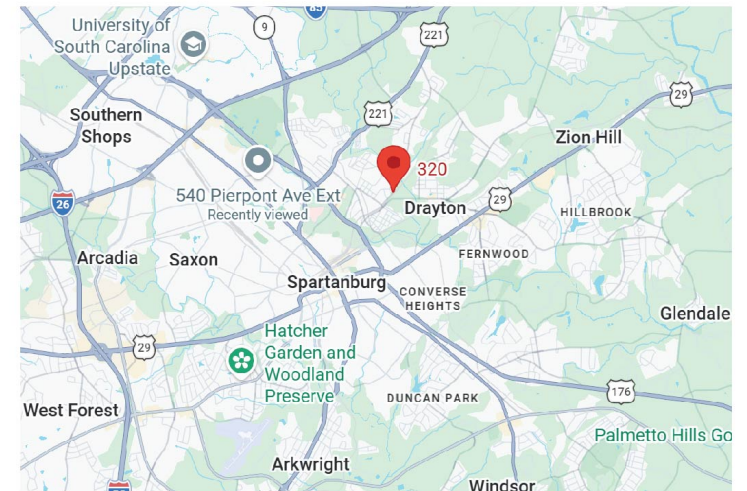
Spartanburg County Tax Map ID # 7-08-12-002.01



Floor Plan



Location Map



4 BR / 2 BA Duplex – 1994 Construction

Covered front porch (±130 SF), with patio (±144 SF) & storage shed (±48 SF) in back
Two separate driveway entrances

Current Rental Rate : \$1,701/month

Market Rental Rate : \$1,950/month

4001 A/B PEBBLEBROOK CT IN SPARTANBURG: ±1,903 DUPLEX ON ±0.5 ACRES

Spartanburg County Tax Map ID # 6-24-15-005.00



4 BR / 2 BA Duplex – 1981 Construction

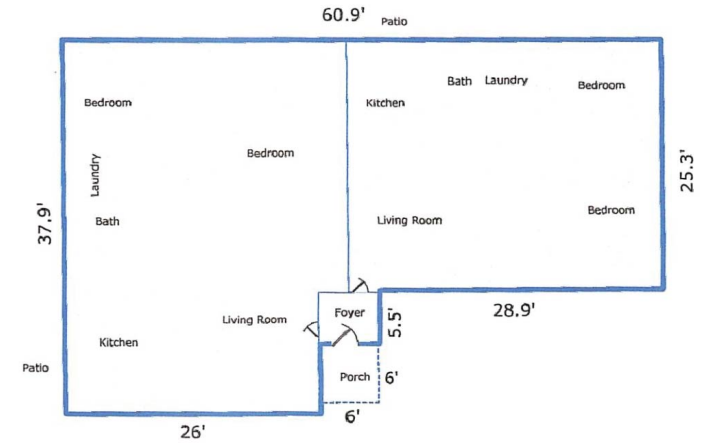
Two separate driveway entrances

Recent Upgrades: New drain assembly & drain line in kitchen sink

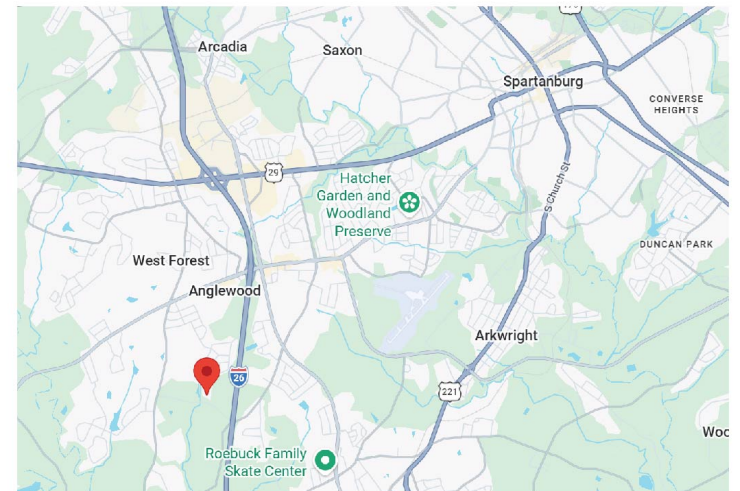
Current Rental Rate : \$1,645/month

Market Rental Rate : \$1,780/month

Floor Plan



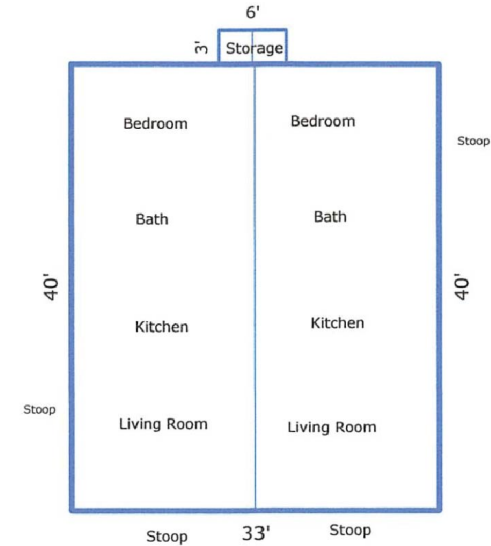
Location Map



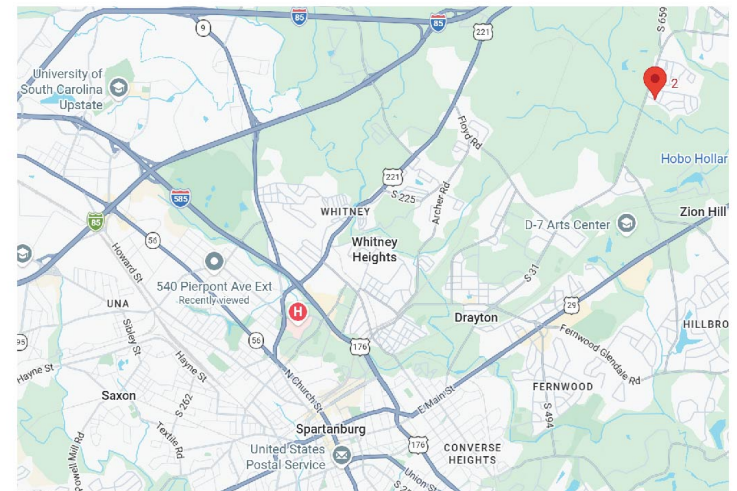
2-6 IDLEWOOD CT IN SPARTANBURG:

±1,320 DUPLEX ON ±0.39 ACRES

Spartanburg County Tax Map ID # 3-12-08-134.00



Location Map



2 BR / 2 BA Duplex – 1978 Construction

Two separate driveway entrances

Recent Upgrades: New roof in 2020; new tub & shower valve, 2 new main water lines from master to each unit in 2025

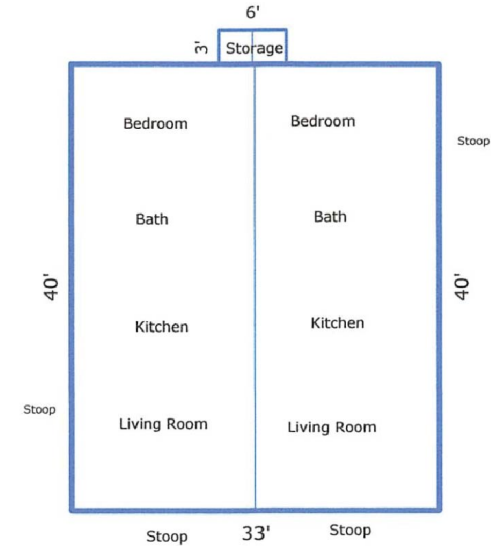
Current Rental Rate : \$1,462/month

Market Rental Rate : \$1,570/month

8-10 IDLEWOOD CT IN SPARTANBURG:

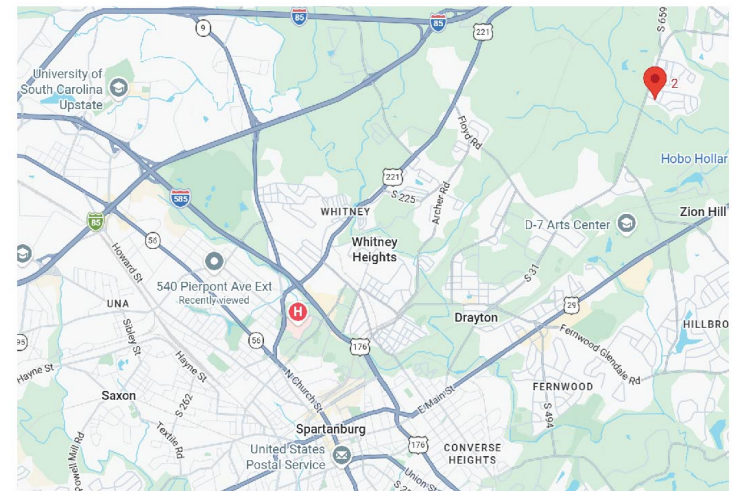
±1,320 DUPLEX ON ±0.47 ACRES

Spartanburg County Tax Map ID # 3-12-08-133.00



Floor Plan

Location Map



2 BR / 2 BA Duplex – 1978 Construction

Two separate driveway entrances

Recent Upgrades: New roof in 2020; new tub & shower valve, 2 new main water lines from master to each unit in 2025

Current Rental Rate : \$1,454/month

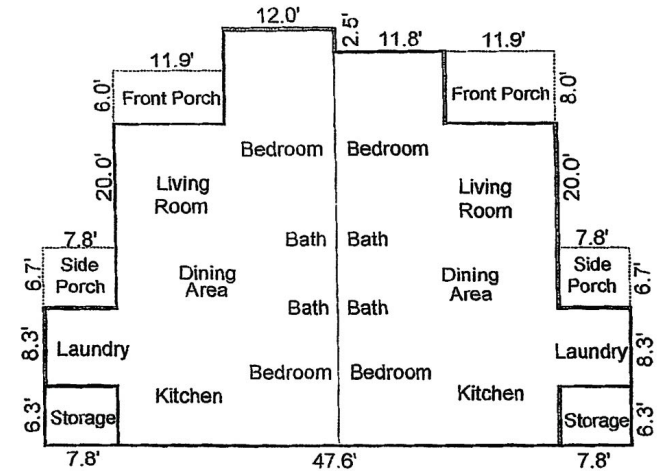
Market Rental Rate : \$1,583/month

303-305 VINYARD ROAD IN BOILING SPRINGS: ±1,997 DUPLEX ON ±0.66 ACRES

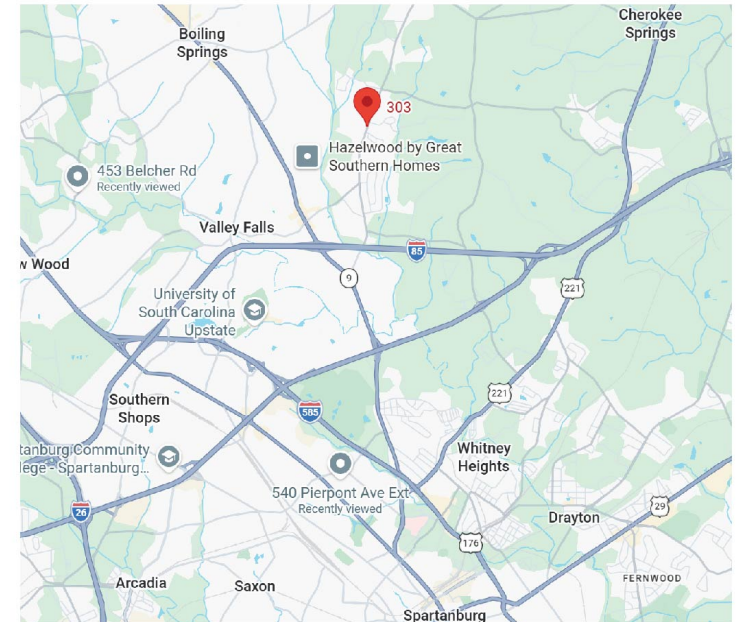
Spartanburg County Tax Map ID # 2-45-13-015.00



Floor Plan



Location Map



4 BR / 2 BA Duplex – 2003 Construction

Two separate driveway entrances

Recent Upgrades: New roof in 2020

Current Rental Rate : \$1,883/month

Market Rental Rate : \$2,100/month

641-643 OVERCREEK ROAD IN CHESNEE: ±1,693 DUPLEX ON ±1.145 ACRES

Spartanburg County Tax Map ID # 2-38-00-116.05



Extra acreage allows for potential future expansion

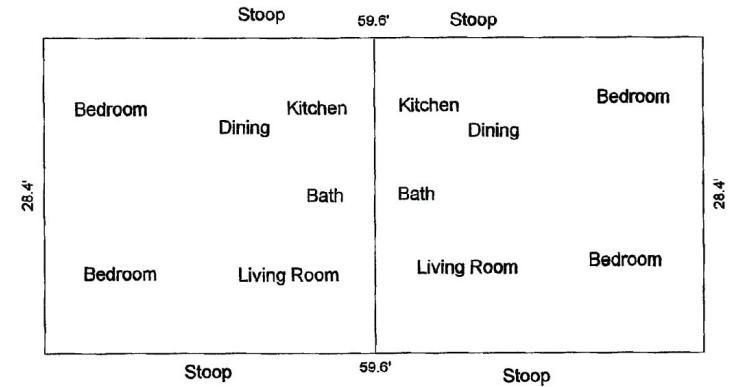
4 BR / 2 BA Duplex – 1968 Construction

Two separate driveway entrances

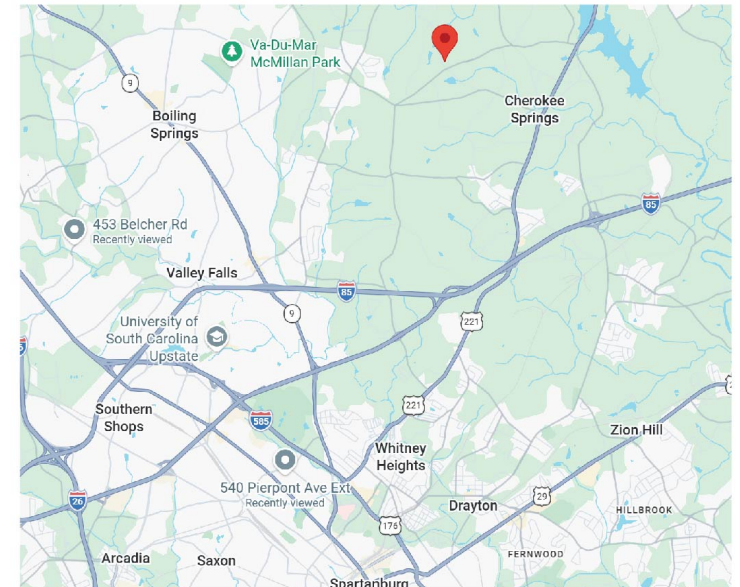
Current Rental Rate : \$1,696/month

Market Rental Rate : \$1,750/month

Floor Plan



Location Map



651-653 OVERCREEK ROAD IN CHESNEE: ±1,740 SF DUPLEX ON ±1.182 ACRES

Spartanburg County Tax Map ID # 2-38-00-116.03



Extra acreage allows for potential future expansion

4 BR / 2 BA Duplex – 1968 Construction

Two side porches (±72 SF) and two separate driveway entrances

Recent Upgrades: New tub & shower unit, new flooring in bathroom, new 40-gallon electric water heater, new toilet flange

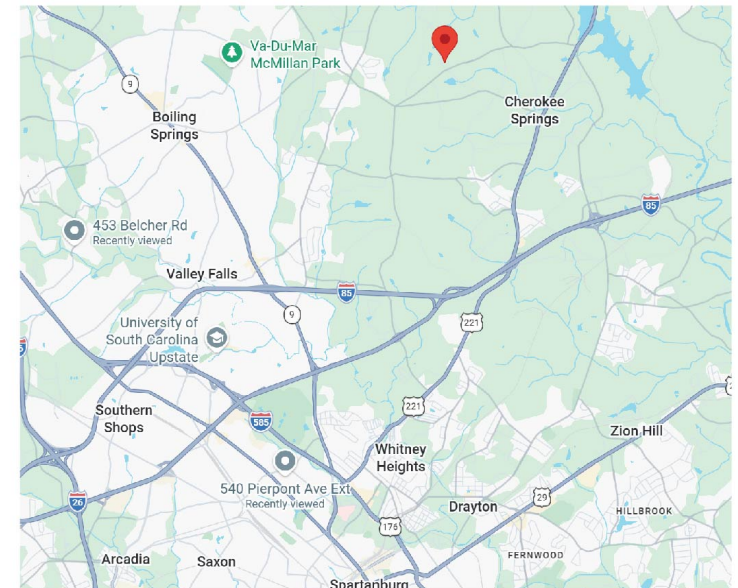
Current Rental Rate : \$1,482/month

Market Rental Rate : \$1,744/month

Floor Plan



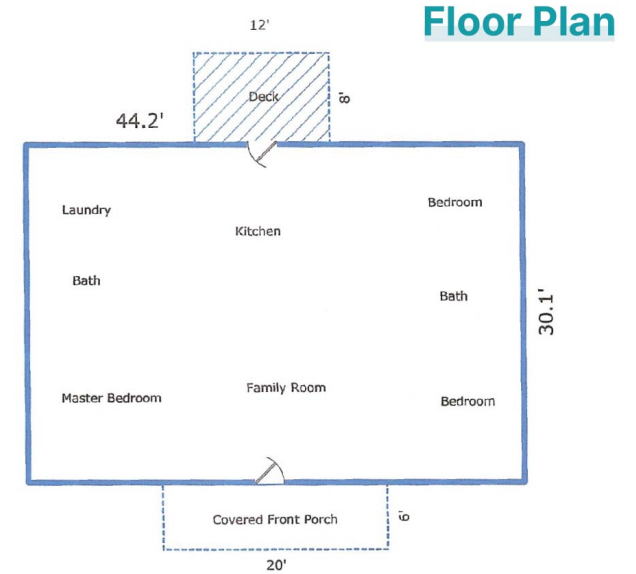
Location Map



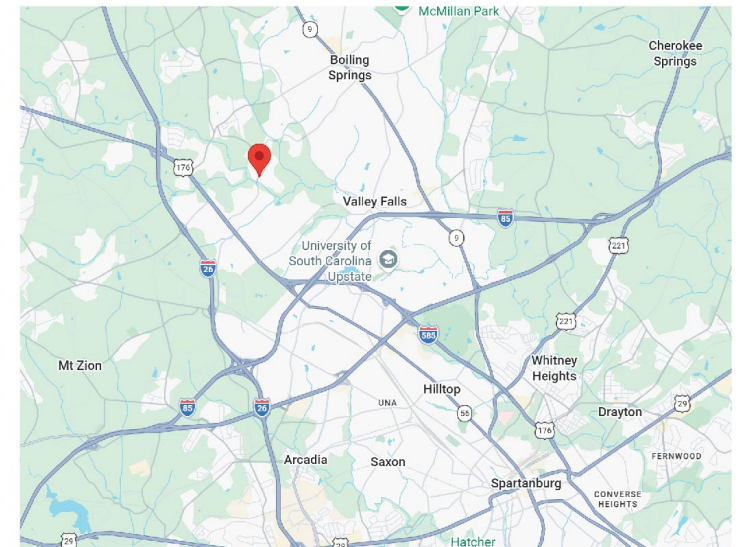
453 BELCHER ROAD IN BOILING SPRINGS:

±1,332 SFR ON ±0.19 ACRES

Spartanburg County Tax Map ID # 2-50-00-089.48



Location Map



3 BR / 2 BA Home – 2004 Construction

Covered front porch (±120 SF) and wood deck in back (±96 SF)

Recent upgrades: New roof installed in 2020

Current Rental Rate : \$1,250/month

Market Rental Rate : \$1,630/month

540 PIERPONT AVE EXT IN SPARTANBURG: ±1,319 SFR ON ±0.344 ACRES

Spartanburg County Tax Map ID # 7-07-12-090.00



3 BR / 1.5 BA Home – 1957 Construction

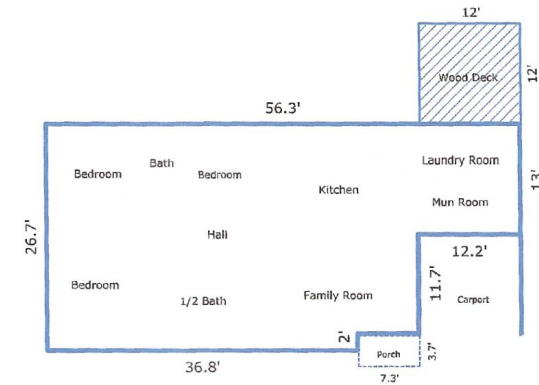
Covered front porch (±26 SF) with wood deck (±144 SF) and shed (±120 SF) in back

Current Rental Rate : \$1,150/month

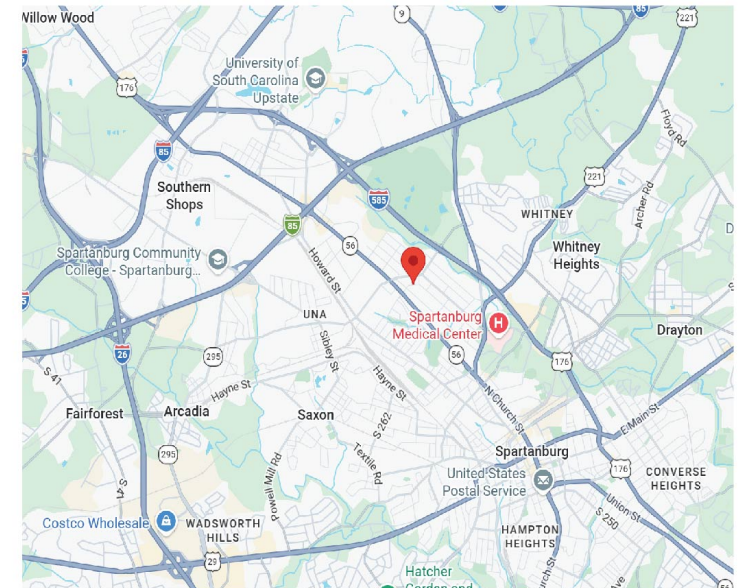
Market Rental Rate : \$1,545/month



Floor Plan



Location Map



731 CALIFORNIA AVE IN SPARTANBURG:

±1,008 SFR ON ±0.25 ACRES

Spartanburg County Tax Map ID # 6-13-12-023.00



3 BR / 1 BA Home – 1950 Construction

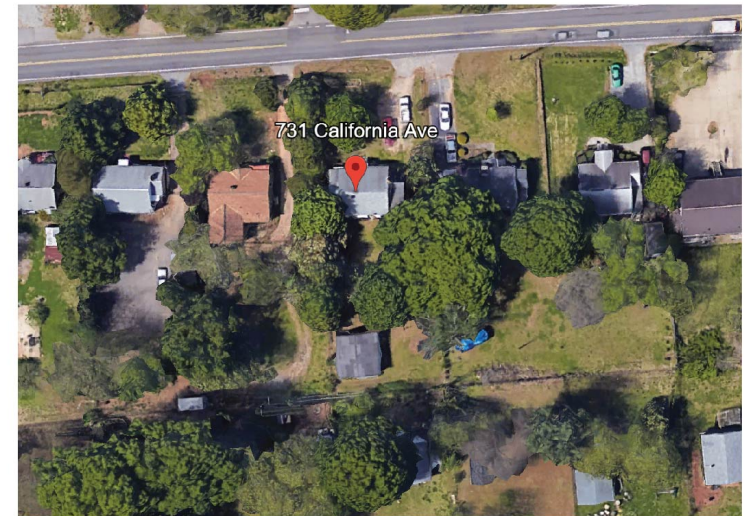
Front stoop (±24 SF) with side porch (±120 SF) & detached garage in back (±576 SF)

Recent upgrades: New Tub & Shower Unit, Vanity, Toilet, & PVC Piping Installed in 2025

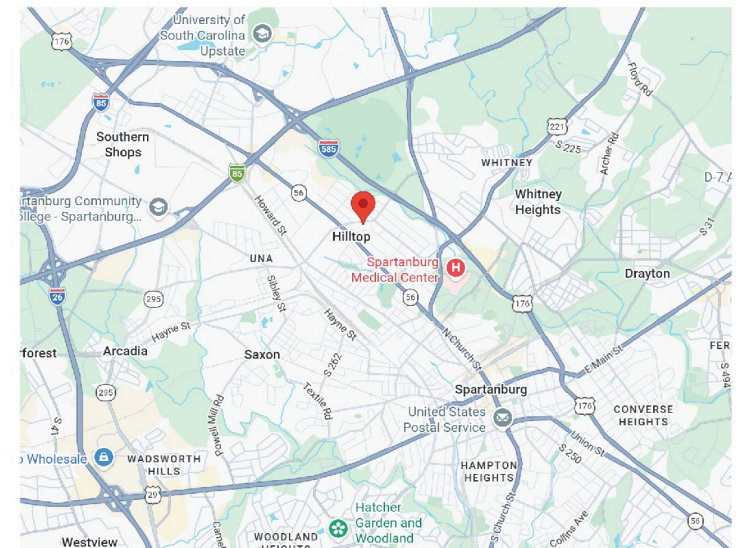
Current Rental Rate : \$900/month

Market Rental Rate : \$1,365/month

Aerial View



Location Map



AERIAL MAP

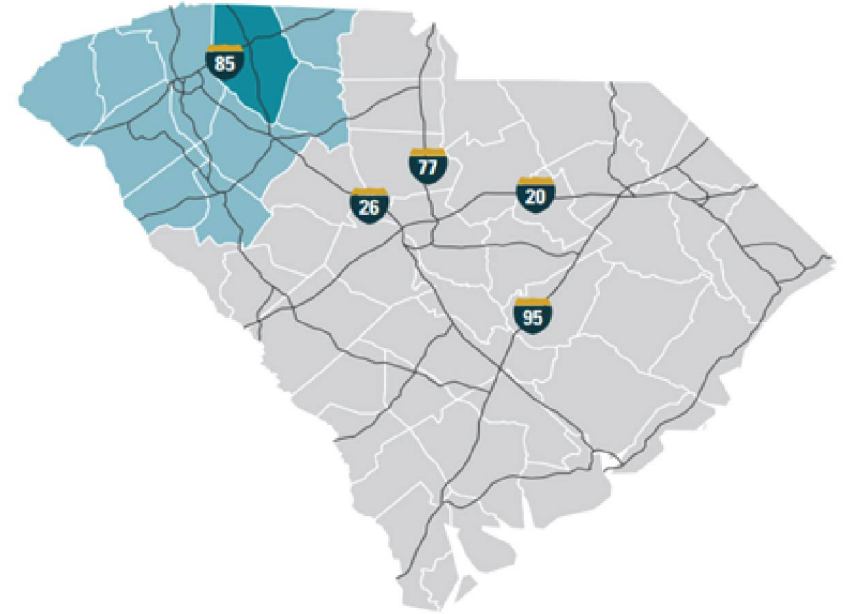
Spartanburg County, SC

Driving Distance to Charlotte, NC (North):
Approx. 75-85 miles (1.25 - 1.5 hours).

Driving Distance to Greenville, SC (South):
Approx. 30-35 miles (35-45 minutes).



ABOUT SPARTANBURG COUNTY



START. LOCATE. EXPAND.

Spartanburg County and its county seat were formed in 1785 and named for the Spartan Regent, a local militia unit that fought in the Revolutionary War. Historically known for its textile industry, the county has diversified its economic base to include significant contributions from the logistics, healthcare, and manufacturing sectors. BMW Manufacturing Corporation, the largest employer in Spartanburg County, is one of over 110 international firms that call the county home. Key logistical and transportation assets, including the Greenville-Spartanburg International Airport (GSP), Interstates 85 and 26, Inland Port Greer, and an extensive rail network play a crucial role in connecting the county to national and international markets. Spartanburg County's thriving economy, numerous outdoor recreational opportunities, and dynamic blend of urban and rural characteristics make it an ideal setting for business and

TOTAL POPULATION

	2018	2020	2023	Population Growth 2018-2023
Spartanburg County	314,137	327,997	356,698	13.5%
Upstate SC	1,480,312	1,511,905	1,590,636	7.5%
South Carolina	5,091,702	5,118,425	5,373,555	5.5%

Source: US Census Bureau (2029 Decennial Census and 2018 & 2003 Population Estimates Program data)

PROPERTY FINANCIALS & TOURS

Financial Statements at the portfolio and property level are available for review upon signing the enclosed Confidentiality Agreement. Because all units are currently occupied and to maintain tenant privacy, property visits for buyers will be allowed only after LOI acceptance.

The information contained in this Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Klue Real Estate Advisors and should not be made available to any other person or entity without the written consent of Klue Real Estate Advisors.

■ DISCLAIMER

This Marketing Brochure has been prepared to provide summary, unverified information to prospective buyers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Klue Real Estate Advisors have not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with any federal or state laws, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Klue Real Estate Advisors has not verified, and will not verify, any of the information contained herein, nor did we conduct any investigation regarding these matters and make no warranty or representation regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

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