

INVESTMENT OPPORTUNITY



3610 TIMBERLANE DR
COLUMBIA, SC 29205

ASKING PRICE
\$2,875,000

NAI Earle Furman

**32-UNIT
BRICK COMPLEX**

**PRICED BELOW
REPLACEMENT COST**



PROPERTY OVERVIEW

- Built in 1977
- Current avg rent: \$745 + \$60 water
- Pro forma rent: \$1,100 + \$60 water
- Architectural shingles
- Renovations: New flooring, paint, and appliances as needed
- Individual private courtyards
- Common laundry
- Surveillance system on site
- Offered significantly below replacement costs

WHY BUY THIS ASSET?

- ✓ Low-maintenance brick construction
- ✓ Modernized units for tenant appeal
- ✓ Strong rent growth potential
- ✓ High-Demand rental market
- ✓ SC Tax Abatement Opportunity: Current rents are below Area Median Income (AMI) requirements, potentially qualifying for tax benefits.
- ✓ Value-Add Potential: Opportunity to continue interior renovations and increase rents to market levels.
- ✓ Prime Location: Close to major employers, educational institutions, and local amenities.

CONTACT US TODAY TO SCHEDULE A TOUR OR REQUEST FINANCIALS

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