

“JLB” RENTAL PORTFOLIO IN ROCKY MOUNT, N.C.
77 UNITS ACROSS 61 PROPERTIES
ASKING PRICE: \$5,900,000 (~\$76K per unit)

Deaton is please to present for sale, as the exclusive broker for the seller, the “JLB” Rental Portfolio. The opportunity includes 61 properties, totaling 77 units, with 56 properties (71 units) located in Rocky Mount, N.C. and the remaining 5 properties (6 units) located in nearby Tarboro, N.C. Most of the properties have been owned and managed by members of the same family since construction. This is a great value-add opportunity to acquire a predominantly single-family rental portfolio with scale with the ability to increase rents and net income through physical and operational improvements. Additionally, the bulk pricing represents discount-to-market pricing for many of the individual homes. An investor could renovate and resale properties individually, at a profitable spread.

HIGHLIGHTS:

- 49 single-family homes, 10 duplexes, 2 quads
- Current monthly rent roll is approximately \$48,000 at 86% occupancy
- Current Gross Potential Rent of \$67,500 per month
- Potential rents could exceed \$70,000 per month with improvements
- Average year built across all properties of 1974
- Combined Zillow value of approximately \$6.3m or \$82K per unit
- Combined 2025 tax value of approximately \$5.6m or \$73K per unit
- Opportunity to add significant value through physical improvements

[Click here to view a MAP with the location of all properties.](#)

Details of each property are provided in the pages that follow. All square footage figures provided are estimates provided by either the current management team or tax records. The Zillow values and Tax values provide were collected in December of 2025 and are for reference and convenience only and do not constitute a certified appraised value or broker's opinion of value. Bedroom and bathroom counts, Current Rents, and Market Rents reflect values as of the January 13, 2026 rent roll from the property manager. The detailed rent roll and financials are provided by separate documents.

PROPERTY DETAILS

MAP AREA: Cloverdale Park Single Family



101 Swanson Court, Rocky Mount, NC
3 BD/2 BA Single-Family
Built 1991
1,376 SF estimate
Current rent = \$880 | Market rent = \$1,250
Zillow = \$127,600 | Tax value = \$79,845
Edgecombe PIN: 3860-76-2807
Flood zone: Yes



1804 Lenoir Drive, Rocky Mount, NC
3 BD/2 BA Single-Family
Built 1990
1,400 SF estimate
Current rent = \$855 | Market rent = \$1,250
Zillow = \$135,300 | Tax value = \$103,918
Edgecombe PIN: 3860-76-0491
Flood zone: Yes



1812 Lenoir Drive, Rocky Mount, NC
3 BD/2 BA Single-Family
Built 1990
1,400 SF estimate
Current rent = \$840 | Market rent = \$1,300
Zillow = \$127,100 | Tax value = \$90,059
Edgecombe PIN: 3860-76-0578
Flood zone: Yes

PROPERTY DETAILS

MAP AREA: Hillsdale Single Family



1533 Harper Street, Rocky Mount, NC
3 BD/1 BA Single-Family
Built 1969
1,075 SF estimate
Current rent = \$645 | Market rent = \$750
Zillow = \$57,254 | Tax value = \$57,254
Edgecombe PIN: 3860-45-6324
Flood zone: No



1549 Tadlock Ave, Rocky Mount, NC
3 BD/1 BA Single-Family
Built 1972
1,085 SF estimate
Current rent = \$715 | Market rent = \$775
Zillow = \$66,781 | Tax value = \$66,781
Edgecombe PIN: 3860-45-2583
Flood zone: Partial



1316 Anne Street, Rocky Mount, NC
3 BD/1 BA Single-Family
Built 1976
1,209 SF estimate
Current rent = \$680 | Market rent = \$825
Zillow = \$71,918 | Tax value = \$71,918
Edgecombe PIN: 3860-44-4328
Flood zone: No

PROPERTY DETAILS

MAP AREA: Meadowbrook Single Family



1624 Vernon Road, Rocky Mount, NC
3 BD/2 BA Single-Family
Built 1976
1,300 SF estimate
Current rent = \$0 | Market rent = \$1,075
Zillow = \$97,200 | Tax value = \$101,419
Edgecombe PIN: 3769-49-7760
Flood zone: No



109 Bonnie Lane, Rocky Mount, NC
3 BD/2 BA Single-Family
Built 1976
1,300 SF estimate
Current rent = \$890 | Market rent = \$1,150
Zillow = \$96,400 | Tax value = \$94,532
Edgecombe PIN: 3769-49-6313
Flood zone: No



705 Karen Place, Rocky Mount, NC
3 BD/2 BA Single-Family
Built 1977
1,356 SF estimate
Current rent = \$855 | Market rent = \$1,200
Zillow = \$105,915 | Tax value = \$105,915
Edgecombe PIN: 3769-49-0269
Flood zone: No



104 Elaine Court, Rocky Mount, NC
3 BD/1.5 BA Single-Family
Built 1977
1,356 SF estimate
Current rent = \$1,200 | Market rent = \$1,050
Zillow = \$100,892 | Tax value = \$100,892
Edgecombe PIN: 3769-49-0290
Flood zone: No

PROPERTY DETAILS

MAP AREA: Meadowbrook Single Family



704 N. Glendale Drive, Rocky Mount, NC
3 BD/2 BA Single-Family
Built 1976
1,205 SF estimate
Current rent = \$820 | Market rent = \$1,200
Zillow = \$87,274 | Tax value = \$87,274
Edgecombe PIN: 3769-38-9688
Flood zone: No



708 N. Glendale Drive, Rocky Mount, NC
3 BD/1.5 BA Single-Family
Built 1976
1,472 SF estimate
Current rent = \$1,260 | Market rent = \$1,200
Zillow = \$101,641 | Tax value = \$101,641
Edgecombe PIN: 3769-38-8791
Flood zone: No



728 N. Glendale Drive, Rocky Mount, NC
3 BD/2 BA Single-Family
Built 1978
1,408 SF estimate
Current rent = \$790 | Market rent = \$1,150
Zillow = \$96,964 | Tax value = \$96,964
Edgecombe PIN: 3769-39-7175
Flood zone: No



608 Marlee Drive, Rocky Mount, NC
3 BD/2 BA Single-Family
Built 1976
1,300 SF estimate
Current rent = \$770 | Market rent = \$1,200
Zillow = \$101,900 | Tax value = \$94,394
Edgecombe PIN: 3769-38-8300
Flood zone: No

PROPERTY DETAILS

MAP AREA: Meadowbrook Single Family



712 Marlee Drive, Rocky Mount, NC
3 BD/2 BA Single-Family
Built 1973
1,718 SF estimate
Current rent = \$765 | Market rent = \$1,200
Zillow = \$119,247 | Tax value = \$119,247
Edgecombe PIN: 3769-48-3991
Flood zone: No



716 Marlee Drive, Rocky Mount, NC
3 BD/2 BA Single-Family
Built 1973
1,792 SF estimate
Current rent = \$780 | Market rent = \$1,200
Zillow = \$122,300 | Tax value = \$114,022
Edgecombe PIN: 3769-48-4958
Flood zone: No



1604 Lynne Court, Rocky Mount, NC
3 BD/2 BA Single-Family
Built 1975 (*currently boarded up*)
1,300 SF estimate
Current rent = \$0 | Market rent = \$1,200
Zillow = \$102,300 | Tax value = \$93,274
Edgecombe PIN: 3769-48-1139
Flood zone: No



1901 Lynne Ave, Rocky Mount, NC
3 BD/1.5 BA Single-Family
Built 1961
1,220 SF estimate
Current rent = \$0 | Market rent = \$1,075
Zillow = \$106,513 | Tax value = \$106,513
Edgecombe PIN: 3769-68-0167
Flood zone: No

PROPERTY DETAILS

MAP AREA: Meadowbrook Single Family



2008 Lynne Ave, Rocky Mount, NC
3 BD/1.5 BA Single-Family
Built 1965
1,377 SF estimate
Current rent = \$0 | Market rent = \$1,200
Zillow = \$105,127 | Tax value = \$105,127
Edgecombe PIN: 3769-68-8481
Flood zone: No



1905 Bedford Road, Rocky Mount, NC
3 BD/1 BA Single-Family
Built 1960
1,066 SF estimate
Current rent = \$1,050 | Market rent = \$1,100
Zillow = \$78,700 | Tax value = \$86,131
Edgecombe PIN: 3769-67-1830
Flood zone: No



1812 Rosewood Ave, Rocky Mount, NC
3 BD/1 BA Single-Family
Built 1955
1,152 SF estimate
Current rent = \$750 | Market rent = \$995
Zillow = \$104,700 | Tax value = \$92,888
Edgecombe PIN: 3769-57-6245
Flood zone: No

PROPERTY DETAILS

MAP AREA: Meadowbrook – Multifamily



1716 & 1718 Lynne Ave, Rocky Mount, NC
Duplex with 2 BD/1 BA units
Built 1978
970 SF estimate per unit
Current rent = \$550 & \$650 | Market rent = \$550
Zillow = \$132,820 | Tax value = \$132,820
Edgecombe PIN: 3769-48-9365
Flood zone: No



1720 & 1722 Lynne Ave, Rocky Mount, NC
Duplex with 2 BD/1 BA units
Built 1978
970 SF estimate per unit
Current rent = \$580 & \$580 | Market rent = \$550
Zillow = \$132,927 | Tax value = \$132,927
Edgecombe PIN: 3769-58-0355
Flood zone: No



1701 & 1703 Windsor Drive, Rocky Mount, NC
Duplex with 2 BD/1 BA units
Built 1979
975 SF estimate per unit
Current rent = \$580 & \$550 | Market rent = \$550
Zillow = \$131,534 | Tax value = \$131,534
Edgecombe PIN: 3769-48-5790
Flood zone: No



1702 & 1704 Fletcher Drive, Rocky Mount, NC
Duplex with 1 BD/1 BA units
Built 1975
720 SF estimate per unit
Current rent = \$500 & \$600 | Market rent = \$500
Zillow = \$98,457 | Tax value = \$98,457
Edgecombe PIN: 3769-48-7866
Flood zone: No

PROPERTY DETAILS

MAP AREA: Cokey Single Family



1025 Drew Street, Rocky Mount, NC
3 BD/2 BA Single-Family
Built 1976
1,274 SF estimate
Current rent = \$650 | Market rent = \$1,000
Zillow = \$79,949 | Tax value = \$79,949
Edgecombe PIN: 3759-95-3393
Flood zone: No



1200 Cypress Street, Rocky Mount, NC
2 BD/1 BA Single-Family
Built 1950
720 SF estimate
Current rent = \$0 | Market rent = \$500
Zillow = \$24,882 | Tax value = \$24,882
Edgecombe PIN: 3759-84-2422
Flood zone: No



1125 Delphia Drive, Rocky Mount, NC
3 BD/1.5 BA Single-Family
Built 1970
1,536 SF estimate
Current rent = \$820 | Market rent = \$1,100
Zillow = \$98,023 | Tax value = \$98,023
Edgecombe PIN: 3769-01-0312
Flood zone: No



1208 Delphia Drive, Rocky Mount, NC
3 BD/2 BA Single-Family
Built 1972
1,189 SF estimate
Current rent = \$0 | Market rent = \$1,075
Zillow = \$102,300 | Tax value = \$89,462
Edgecombe PIN: 3769-01-8241
Flood zone: No

PROPERTY DETAILS

MAP AREA: Cokey – Single Family and Multifamily



1013 Brownview Drive, Rocky Mount, NC
3 BD/2 BA Single-Family
Built 1976
1,274 SF estimate
Current rent = \$650 | Market rent = \$1,000
Zillow = \$79,949 | Tax value = \$79,949
Edgecombe PIN: 3759-95-3393
Flood zone: No



957 & 961 & 965 & 969 Tyan Street, Rocky Mount, NC
Quad with 2 BD/1.5 BA units
Built 1979
837 SF estimate per unit
Current rent = \$0, \$460, \$515, \$600 | Market rent = \$550
Zillow = \$115,661 | Tax value = \$115,661
Edgecombe PIN: 3759-82-7343
Flood zone: Yes



973 & 977 Tyan Street, Rocky Mount, NC
Duplex with 2 BD/1.5 BA units
Built 1979
890 SF estimate per unit
Current rent = \$460 & \$460 | Market rent = \$550 each
Zillow = \$61,451 | Tax value = \$61,451
Edgecombe PIN: 3759-82-8314
Flood zone: Yes



724 & 726 Long Avenue, Rocky Mount, NC
Duplex with 1 BD/1 BA units
Built 1947
Unknown SF estimate per unit
Current rent = \$0 & \$400 | Market rent = \$475
Zillow = \$34,836 | Tax value = \$34,836
Edgecombe PIN: 3759-86-3144
Flood zone: No

PROPERTY DETAILS

MAP AREA: Hazelwood Single Family



3174 W Gypsy Trail, Rocky Mount, NC
3 BD/2 BA Single-Family
Built 2002
1,566 SF estimate
Current rent = \$955 | Market rent = \$1,300
Zillow = \$226,700 | Tax value = \$153,820
Nash Parcel ID: 10242
Flood zone: Yes



512 Powell Drive, Rocky Mount, NC
3 BD/1 BA Single-Family
Built 1966
1,080 SF estimate
Current rent = \$950 | Market rent = \$950
Zillow = \$76,100 | Tax value = \$72,800
Nash Parcel ID: 11162
Flood zone: No



521 Powell Drive, Rocky Mount, NC
3 BD/1.5 BA Single-Family
Built 1966
1,196 SF estimate
Current rent = \$955 | Market rent = \$975
Zillow = \$96,300 | Tax value = \$69,310
Nash Parcel ID: 11156
Flood zone: No



540 Powell Drive, Rocky Mount, NC
3 BD/1.5 BA Single-Family
Built 1964
1,200 SF estimate
Current rent = \$1,150 | Market rent = \$1,150
Zillow = \$91,400 | Tax value = \$60,740
Nash Parcel ID: 11157
Flood zone: No

PROPERTY DETAILS

MAP AREA: Hazelwood Single Family



729 Powell Drive, Rocky Mount, NC
3 BD/1.5 BA Single-Family
Built 1970
1,176 SF estimate
Current rent = \$720 | Market rent = \$1,025
Zillow = \$103,600 | Tax value = \$78,830
Nash Parcel ID: 11171
Flood zone: Yes



924 Hazelwood Drive, Rocky Mount, NC
3 BD/2 BA Single-Family
Built 1980
1,510 SF estimate
Current rent = \$770 | Market rent = \$1,200
Zillow = \$125,000 | Tax value = \$86,150
Nash Parcel ID: 11177
Flood zone: No



933 Hazelwood Drive, Rocky Mount, NC
3 BD/2 BA Single-Family
Built 1980
1,341 SF estimate
Current rent = \$0 | Market rent = \$1,200
Zillow = \$101,600 | Tax value = \$83,430
Nash Parcel ID: 11195
Flood zone: No



948 Hazelwood Drive, Rocky Mount, NC
3 BD/2 BA Single-Family
Built 1981
1,410 SF estimate
Current rent = \$1,260 | Market rent = \$1,200
Zillow = \$107,900 | Tax value = \$87,960
Nash Parcel ID: 11182
Flood zone: No

PROPERTY DETAILS

MAP AREA: Hazelwood Single Family



1020 Hazelwood Drive, Rocky Mount, NC
3 BD/2 BA Single-Family
Built 1984
1,477 SF estimate
Current rent = \$810 | Market rent = \$1,200
Zillow = \$110,900 | Tax value = \$91,820
Nash Parcel ID: 12053
Flood zone: No



121 Lisa Court, Rocky Mount, NC
3 BD/2 BA Single-Family
Built 1982
1,455 SF estimate
Current rent = \$700 | Market rent = \$1,200
Zillow = \$107,300 | Tax value = \$89,310
Nash Parcel ID: 11223
Flood zone: No



117 Clarence Court, Rocky Mount, NC
3 BD/2 BA Single-Family
Built 1981
1,316 SF estimate
Current rent = \$955 | Market rent = \$1,200
Zillow = \$97,700 | Tax value = \$83,380
Nash Parcel ID: 11206
Flood zone: No



141 Carson Drive, Rocky Mount, NC
3 BD/2 BA Single-Family
Built 1981
1,572 SF estimate
Current rent = \$760 | Market rent = \$1,250
Zillow = \$121,100 | Tax value = \$92,460
Nash Parcel ID: 11215
Flood zone: No

PROPERTY DETAILS

MAP AREA: Hazelwood Single Family



129 Carson Drive, Rocky Mount, NC
3 BD/2 BA Single-Family
Built 1981
1,572 SF estimate
Current rent = \$770 | Market rent = \$1,250
Zillow = \$134,300 | Tax value = \$92,600
Nash Parcel ID: 11213
Flood zone: No



117 Carson Drive, Rocky Mount, NC
3 BD/2 BA Single-Family
Built 1981
1,536 SF estimate
Current rent = \$955 | Market rent = \$1,200
Zillow = \$132,800 | Tax value = \$92,820
Nash Parcel ID: 11209
Flood zone: No



525 Nelson Street, Rocky Mount, NC
2 BD/1 BA Single-Family
Built 1974
840 SF estimate
Current rent = \$560 | Market rent = \$625
Zillow = \$52,510 | Tax value = \$52,510
Nash Parcel ID: 11856
Flood zone: No



516 Nelson Street, Rocky Mount, NC
2 BD/1 BA Single-Family
Built 1972
840 SF estimate
Current rent = \$625 | Market rent = \$625
Zillow = \$62,500 | Tax value = \$62,500
Nash Parcel ID: 42374
Flood zone: No

PROPERTY DETAILS

MAP AREA: Hazelwood - Multifamily



508 & 512 + 520 & 524 Nelson Street, Rocky Mount, NC
4 houses with 2 BD/1 BA each, all on the same tax parcel
Built 1972
840 SF estimate per unit
Current rent = \$590, \$0, \$655, \$650 | Market rent = \$625
Zillow = \$172,200 | Tax value = \$187,120
Nash Parcel ID: 11868
Flood zone: No



MAP AREA: Central/West Downtown Single Family



601 Henry Street, Rocky Mount, NC
2 BD/1 BA Single-Family
Built 1969
891 SF estimate
Current rent = \$530 | Market rent = \$625
Zillow = \$53,700 | Tax value = \$38,870
Nash Parcel ID: 28749
Flood zone: No

PROPERTY DETAILS

MAP AREA: Central/West Downtown - Multifamily



901 & 903 Belvedere Street, Rocky Mount, NC
Duplex with 2 BD/1.5 BA units
Built 1969
806 SF estimate per unit
Current rent = \$535 & \$535 | Market rent = \$525
Zillow = \$76,900 | Tax value = \$63,460
Nash Parcel ID: 29462
Flood zone: No



917 & 919 Belvedere Street, Rocky Mount, NC
Duplex with 2 BD/1.5 BA units
Built 1969
806 SF estimate per unit
Current rent = \$525 & \$535 | Market rent = \$525
Zillow = \$51,690 | Tax value = \$51,690
Nash Parcel ID: 29471
Flood zone: No



725 & 727 Gay Street, Rocky Mount, NC
Duplex with 1 BD/1 BA units
Built 1910
528 SF estimate per unit
Current rent = \$270 & \$0 | Market rent = \$250
Zillow = \$23,710 | Tax value = \$23,710
Nash Parcel ID: 28768
Flood zone: No

PROPERTY DETAILS

MAP AREA: West Rocky Mount Single Family



904 Old Mill Road, Rocky Mount, NC
3 BD/2 BA Single-Family
Built 2002
1,512 SF estimate
Current rent = \$1,155 | Market rent = \$1,400
Zillow = \$199,700 | Tax value = \$143,600
Nash Parcel ID: 15991
Flood zone: Partial



MAP AREA: North Rocky Mount Single Family

1129 Goldrock Road, Rocky Mount, NC
3 BD/2 BA Single-Family
Built 1984
1,527 SF estimate
Current rent = \$925 | Market rent = \$1,300
Zillow = \$163,500 | Tax value = \$108,540
Nash Parcel ID: 14397
Flood zone: No

Tarboro properties are on the next two pages.

PROPERTY DETAILS

MAP AREA: North Tarboro Single Family



305 Lincoln Road, Tarboro, NC

3 BD/2 BA Single-Family

Built 2001

1,597 SF estimate

Current rent = \$865 | Market rent = \$1,100

Zillow = \$174,300 | Tax value = \$148,561

Edgecombe PIN: 4729-24-1248

Flood zone: Partial



404 Lincoln Road, Rocky Mount, NC

3 BD/2 BA Single-Family

Built 1975

1,300 SF estimate

Current rent = \$820 | Market rent = \$1,100

Zillow = \$136,500 | Tax value = \$93,992

Edgecombe PIN: 4729-23-1735

Flood zone: No

PROPERTY DETAILS

MAP AREA: Tarboro Single Family



800 Edmundson Avenue, Tarboro, NC
3 BD/2 BA Single-Family
Built 1978
1,300 SF estimate
Current rent = \$850 | Market rent = \$1,025
Zillow = \$92,900 | Tax value = \$92,974
Edgecombe PIN: 4738-57-4597
Flood zone: No



520 Martin Luther King Drive, Tarboro, NC
3 BD/1.5 BA Single-Family
Built 1978
1,300 SF estimate
Current rent = \$625 | Market rent = \$1,100
Zillow = \$86,200 | Tax value = \$94,855
Edgecombe PIN: 4738-47-6455
Flood zone: No

MAP AREA: Tarboro - Multifamily



502 & 504 Martin Luther King Drive, Tarboro, NC
Duplex with 2 BD/1 BA units
Built 1978
1,055 SF estimate per unit
Current rent = \$630 & \$625 | Market rent = \$600
Zillow = \$137,128 | Tax value = \$137,128
Edgecombe PIN: 4738-47-5484
Flood zone: Partial