



INVESTMENT OPPORTUNITY-7.8% CAP RATE

113 Woodland Drive, Anderson, SC 29621

JOHN WRIGHT JR., CCIM

President

864.934.5261

johnjr@mccoywright.com



PROPERTY SUMMARY



PROPERTY HIGHLIGHTS

- Quadrplex for sale 1 mile +/- from Anderson University's (Enrollment approximately 4,500) Athletic Campus!
- All units are 2 bedroom/1.5 bathrooms!
- Building 111 (next door) also available for sale!
- 7.8% Cap Rate
- NOI=\$26,090.09

OFFERING SUMMARY

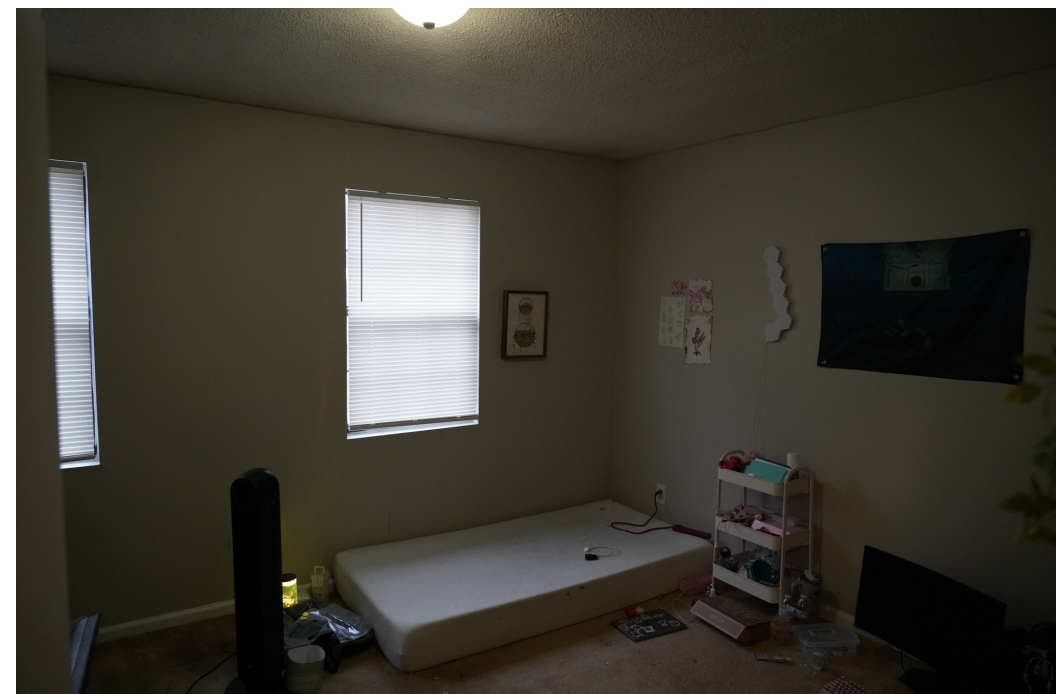
Sale Price:	\$334,000
Number of Units:	4
Building Size:	4,400 SF
Cap Rate:	7.8%

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,713	15,192	27,418
Total Population	4,612	38,575	68,504
Average HH Income	\$73,388	\$74,376	\$74,314



John Wright Jr., CCIM, President | 864.934.5261 | johnjr@mccoywright.com

ADDITIONAL PHOTOS



John Wright Jr., CCIM, President | 864.934.5261 | johnjr@mccoywright.com

INCOME SUMMARY

Annual Rent	\$39,780
-------------	----------

GROSS INCOME	\$39,780
---------------------	-----------------

EXPENSES SUMMARY

Repairs & Maintenance	\$4,000
-----------------------	---------

Property Taxes	\$3,527
----------------	---------

Property Insurance	\$1,800
--------------------	---------

Landscaping	\$500
-------------	-------

Management (10%)	\$3,978
------------------	---------

OPERATING EXPENSES	\$13,805
---------------------------	-----------------

NET OPERATING INCOME	\$25,975
-----------------------------	-----------------

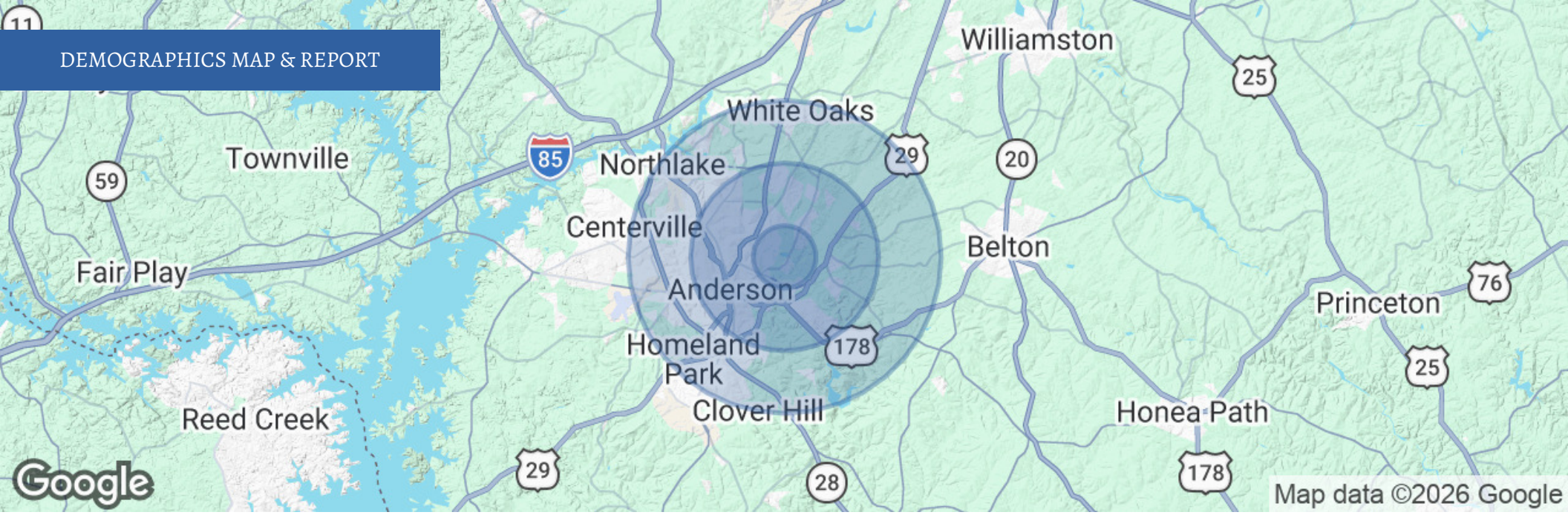


RENT ROLL

SUITE	BEDROOMS	BATHROOMS	SIZE SF	RENT	LEASE START	LEASE END
A	2	1.5	1,100 SF	\$895	10/27/2025	10/31/2026
B	2	1.5	1,100 SF	\$800	12/2/2024	11/30/2026
C	2	1.5	1,100 SF	\$825	11/2/2024	10/31/2026
D	2	1.5	1,100 SF	\$795	11/2/2024	11/1/2026
TOTALS			4,400 SF	\$3,315		
AVERAGES			1,100 SF	\$829		



John Wright Jr., CCIM, President | 864.934.5261 | johnjr@mccoywright.com



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,612	38,575	68,504
Average Age	37	41	41
Average Age (Male)	35	39	39
Average Age (Female)	38	42	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,713	15,192	27,418
# of Persons per HH	2.7	2.5	2.5
Average HH Income	\$73,388	\$74,376	\$74,314
Average House Value	\$263,100	\$225,624	\$231,150

Demographics data derived from AlphaMap



John Wright Jr., CCIM, President | 864.934.5261 | johnjr@mccoywright.com



JOHN WRIGHT JR., CCIM

President

Direct: 864.934.5261
johnjr@mccoywright.com



John Wright Jr., CCIM, President | 864.934.5261 | johnjr@mccoywright.com