

FOR SALE

Turnkey 12 - Unit Multifamily Investment
Newmarket Apartments | 600 74th Street |
Newport News, VA 23605

100% LEASED



PRICE: 1,600,000

- Updated bathrooms & kitchens
- Brand New HVAC in all 12 units (2025)
- 5 Units with New Water Heaters
- 8 Units with New Carpet
- Freshly painted stairs & walkways (2024)
- Main pipeline to street replaced (2022)
- Parking lot resurfaced & new fence (2022)
- On-site security system
- **NOI \$118,791 | Cap 7.4%**
- Operating Expenses
 - Utilities: \$840/Month (Water/Sewer/Trash/Street Light)
 - Tax: \$8,968
 - Insurance: \$2,688
 - Maintenance: 5% of the operating income
- Why Invest?
 - Strong, reliable income with section 8 stability
 - Major capital improvements completed
 - minimal future costs
 - Excellent cash flow & turnkey condition
 - Value-add potential with remaining lease-up

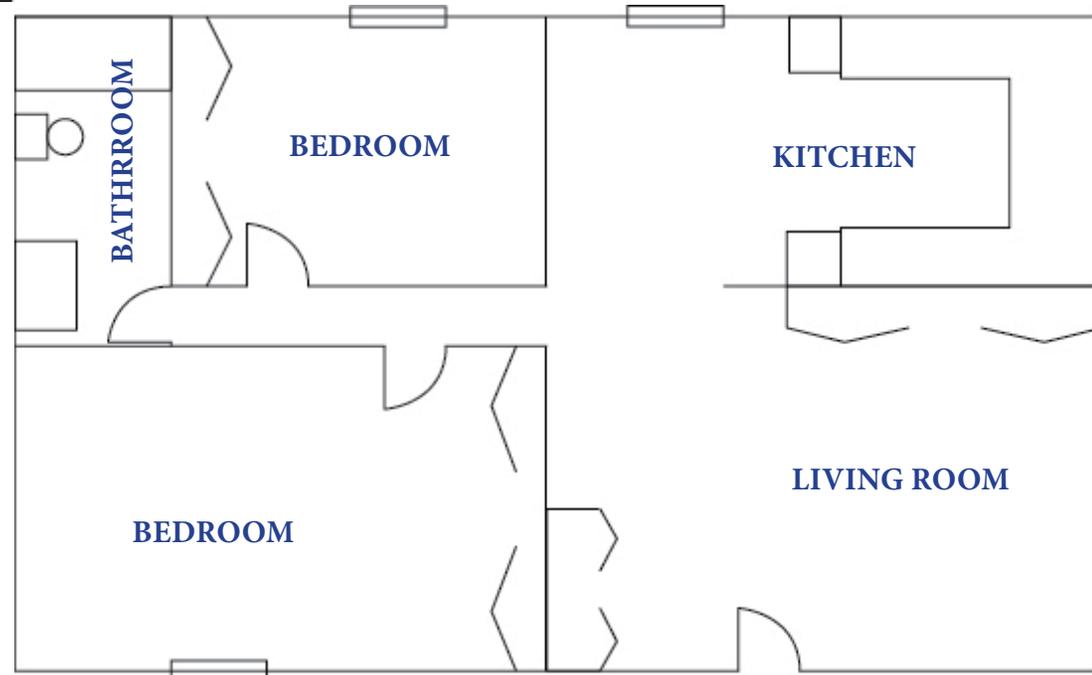
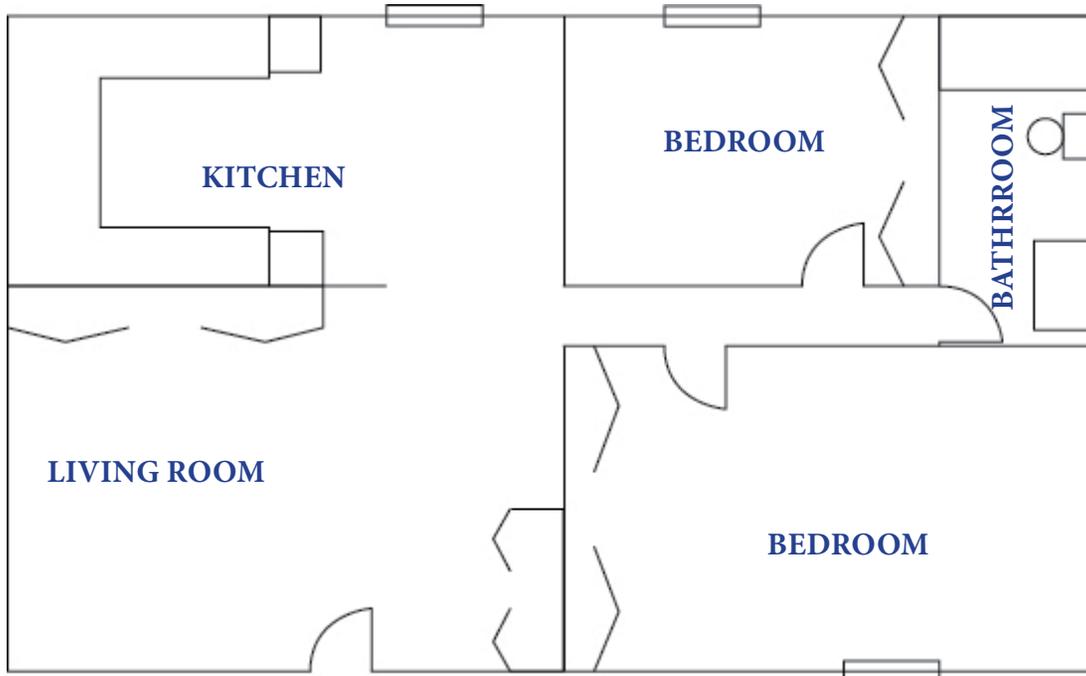


For more information:
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HARVEY LINDSAY
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FLOOR PLANS | 950 SF



PROPERTY IMAGES



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DEMOGRAPHICS

3-5-7 Miles Drive Time

Newmarket Apartments | 600 74th Street | Newport News, VA

POPULATION	3-Mi	5-Mi	7-Mi
2020 Population	49,211	59,771	69,968
2025 Population	48,642	59,897	70,225
2028 Population	48,248	59,736	70,073
2023-2028 Annual Rate	-0.16%	-0.05 %	-0.04%

2025 INCOME	3-Mi	5-Mi	7-Mi
Median HH Income	\$54,907	\$67,227	\$69,541
Average HH Income	\$70,720	\$81,515	\$88,050

 **POPULATION**
63,910 (within 10 Minutes)

 **AVG. INCOME**
\$78,551 (within 10 minutes)



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AERIAL MAP



WALMART
SUPERCENTER

Plaza at Newmarket

McDonald's TACO BELL Sizzler KFC
verizon Jackson Hewitt

Newmarket South Shopping Center

FOOD LION H&R BLOCK Rainbow R&C

LOCATION

600 74th St

DOLLAR GENERAL

1000 ft

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