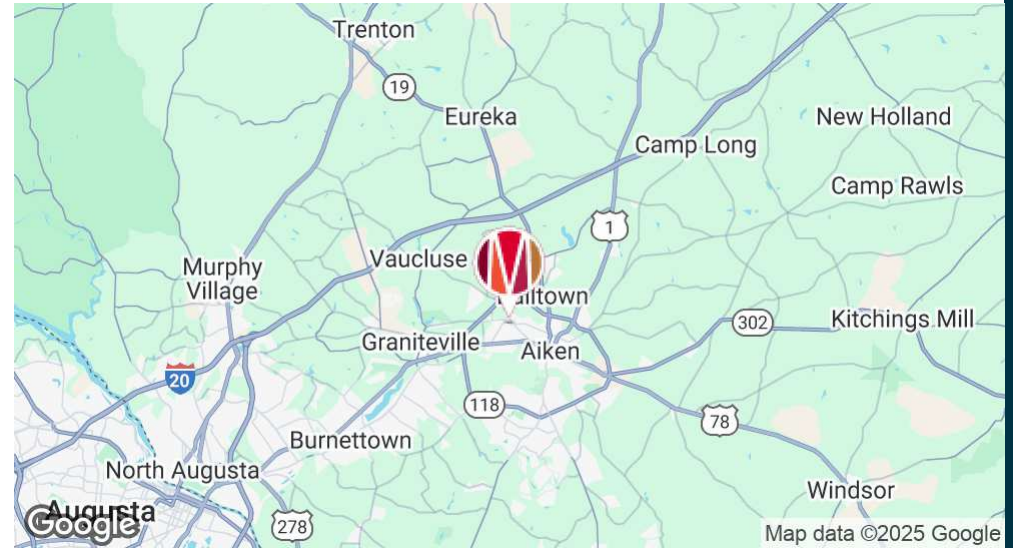
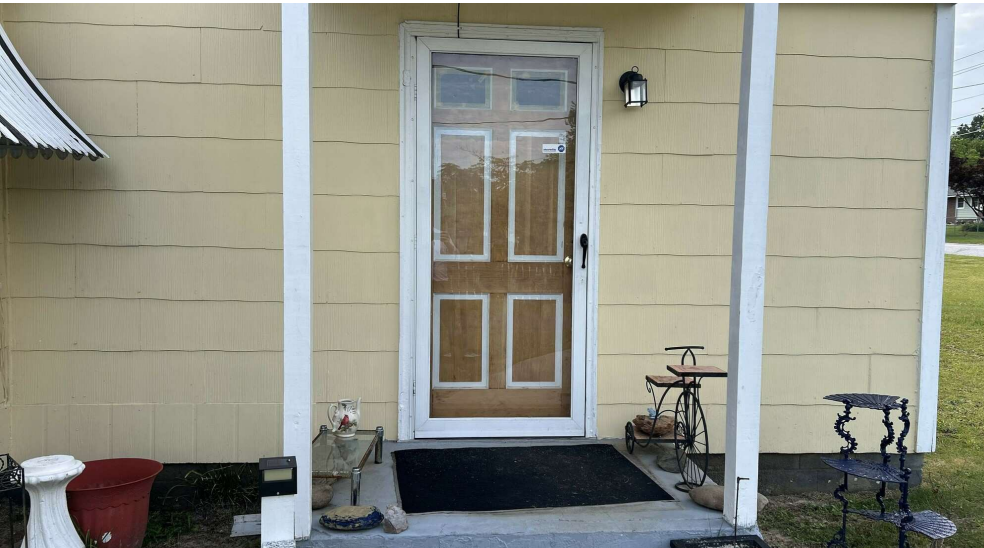


**FOR SALE**

**Investor Alert: Turnkey Rental  
with 9.7% Cap Rate and Reliable  
Weekly-Paying Tenant**

3416 Seneca Ave, Aiken, SC 29801

# EXECUTIVE SUMMARY



## OFFERING SUMMARY

Sale Price:	\$129,000
Lot Size:	0.4 Acres
Price/Acre:	\$322,500
Zoning:	RC

## PROPERTY OVERVIEW

Explore this outstanding investment opportunity at 3416 Seneca Avenue in Aiken's established Westmont neighborhood. This 2-bedroom, 1-bath ranch home is currently rented to a dependable tenant who pays weekly, totaling \$1,200 monthly. The property generates a net operating income (NOI) of \$12,507 per year, delivering a 9.7% cap rate at the competitive listing price of \$129,000.

### Tenant Details:

The current tenant pays weekly, is punctual and low-maintenance, and would prefer to stay, making this a plug-and-play investment. However, the lease is month-to-month, so the home is also ideal for a buyer seeking a personal residence.

### Versatile Opportunity:

Whether you want to add a stable, income-producing property to your portfolio or secure a charming home in Aiken, this listing checks all the boxes. Its proximity to downtown, shopping, and schools only adds to its long-term appeal.

Contact us today to schedule a showing and secure this high-yield opportunity while it lasts!





## PROPERTY HIGHLIGHTS

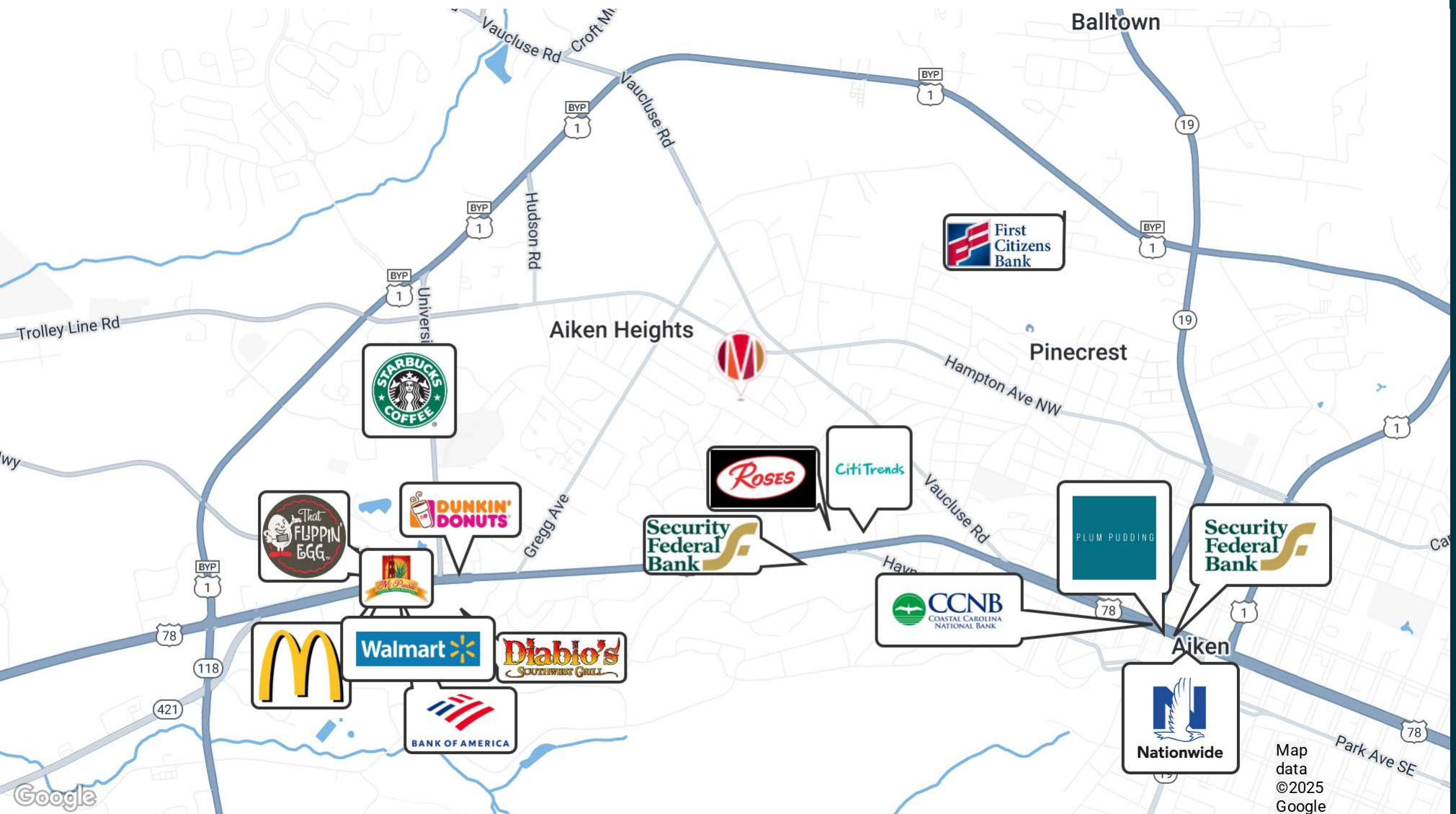
- **Updated & Move-In Ready:** Features refinished hardwood floors, fresh paint, and a 2019 roof for worry-free ownership.
- **Functional Layout:** Includes a spacious living room, an eat-in kitchen, and a primary bedroom with a walk-in closet.
- **Additional Structures:** A detached storage building and 4-car carport offer ample storage and parking flexibility.
- **Generous Lot Size:** Situated on a 0.40-acre fenced lot, perfect for outdoor enjoyment or future improvements.
- **Utilities & Appliances:** The unit comes equipped with a stove, refrigerator, electric water heater, floor furnace, and window A/C.

## OFFERING SUMMARY

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# RETAILER MAP



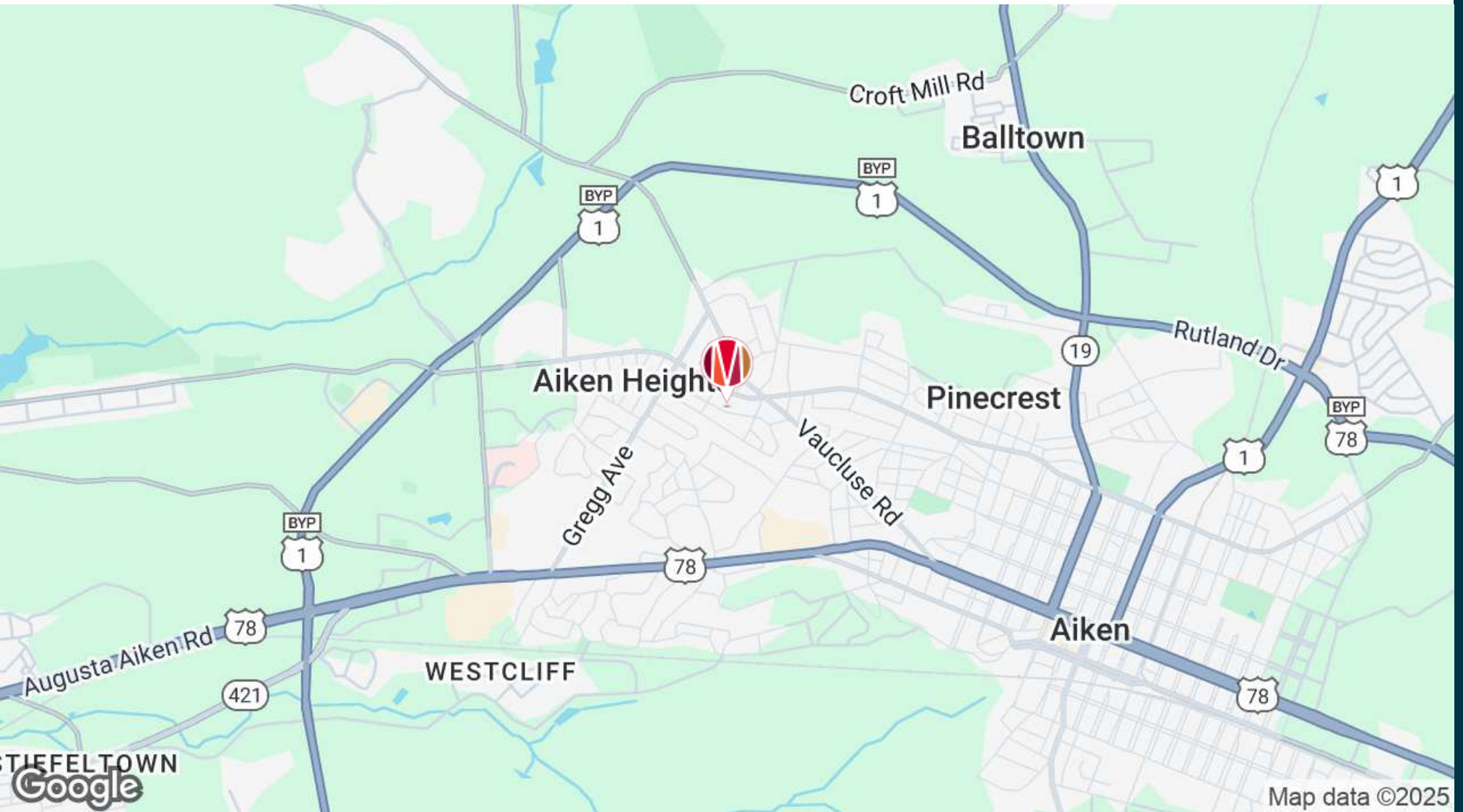


# ADDITIONAL PHOTOS





# LOCATION MAP

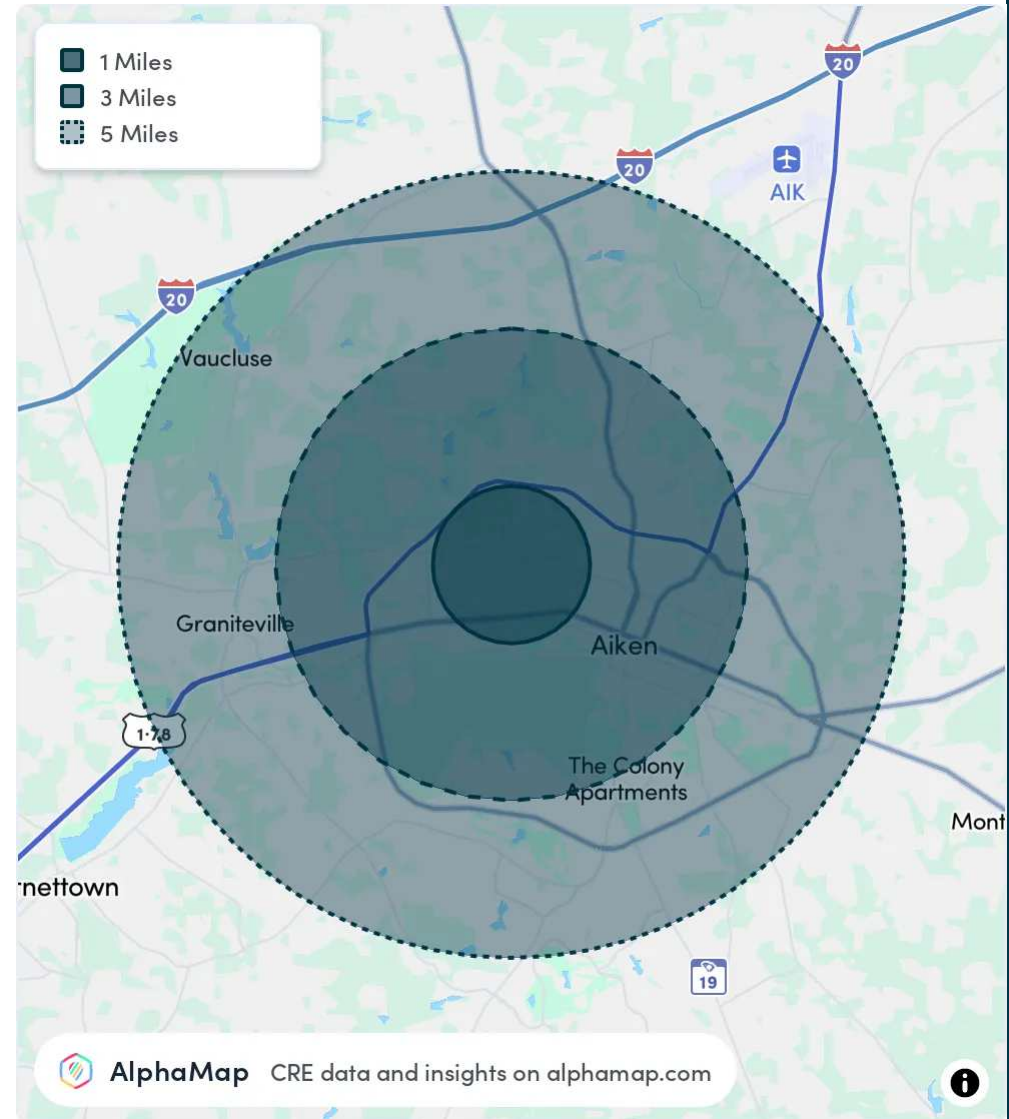


# AREA ANALYTICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,960	19,491	48,171
Average Age	45	43	43
Average Age (Male)	42	41	41
Average Age (Female)	47	45	44

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,625	8,166	20,452
Persons per HH	2.4	2.4	2.4
Average HH Income	\$70,176	\$70,982	\$78,611
Average House Value	\$256,229	\$254,303	\$244,674
Per Capita Income	\$29,240	\$29,575	\$32,754

Map and demographics data derived from AlphaMap





**MEYBOHM COMMERCIAL  
PROPERTIES**

3519 Wheeler Road  
Augusta, GA 30909

706.736.0700  
MeybohmCommercial.com

## CURT HANNA

Commercial Brokerage Advisor

Clinecommercial@Meybohm.Com

Cell: 864.993.2501

### PROFESSIONAL BACKGROUND

Before joining the Meybohm Commercial team, Curt served for 5 years as the Executive director for Austin & Pethick Law Firm in Aiken, SC. In his role with the Law firm, in addition to his leadership responsibilities, he also worked closely with the firm's commercial real estate and business clients in a paralegal capacity. In addition to working for Meybohm Commercial as a sales agent, he continues to serve on the staff of the law firm as their Strategic Business Planner and as a paralegal where he continues to work closely with clients. His unique experience in his position with the Law Firm has afforded him a special perspective on the needs of commercial real estate developers and business owners. While he can assist in just about any area for our clients, he has a true passion for site selection, unique developments, and connecting developers with key specialized partners. Before joining Austin and Pethick Law Firm and Meybohm Commercial, Curt established a track record of successful business ventures. He founded, owned, and operated two businesses before he was 28, selling the last of the two businesses at 31. This experience has also allowed him the opportunity to directly help others in starting and efficiently operating their businesses and it helps him tremendously when developing proformas and in underwriting real estate investments. He has experience in sales, marketing, management, finances, systems, procedures, paralegal work, title issues, entitlement, zoning, and much more. His can-do attitude and ability to assess real estate from a business/investment perspective allows him to give our clients a unique and powerful level of support. He enjoys working with all types of clients, but if he had to choose, his favorite clients are those who like to discuss business while flyfishing or sipping on Bourbon. Although he is honored God has afforded him all these opportunities to grow professionally, he is most proud and grateful for his role as husband for over 20 years to his beautiful wife, Morgan, and father to his 4 amazing Children.

SC #132904 // GA #430540