

For Sale

595 BETTY ST

GASTONIA NC 28054



Zach Britt
Broker
O: 704.882.1700 ext. 227
M: 615-971-1553
zbritt@themosergroupinc.com



INVESTMENT SUMMARY

OFFERING: \$1,300,000

LOCATION INFORMATION

Address: 595 Betty St
Gastonia, NC 28054

County: Gaston

PIN: 112622

Acreage: +/- 0.61 AC

BUILDING INFORMATION

of buildings: 2

of floors: 1

Year Built: 1979

UNIT INFORMATION

- Total Units: 9
- 2BR/1BA (4 Units)
- 1BR/1BA (5 Units)
- Washer/Dryer hookups



PROPERTY HIGHLIGHTS

➤ Turnkey investment opportunity

➤ 7/9 units renovated

- Bathrooms upgraded
- Kitchens upgraded
- Cabinets replaced or painted
- New appliances

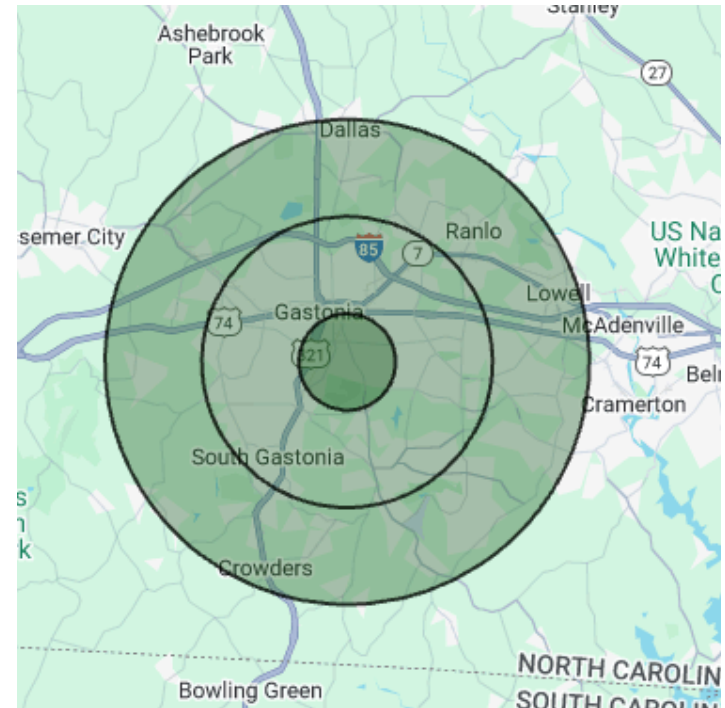
➤ New windows (2024)

➤ New roof (2022)



DEMOGRAPHICS

	1 mile	3 mile	5 mile
Population	8,987	59,825	109,839
Households	4,035	24,243	43,489
Avg HH Income	\$57,867	\$59,601	\$67,385



RENT ROLL/EXPENSES



RENT ROLL

595 Betty St, Gastonia NC

Unit	Bed/Bath	Rent	Deposits	Lease Start	Lease End	Comments
1	2/1	\$ 1,125	\$ 1,125	5/20/24	4/30/25	
2	1/1	\$ 1,050	\$ 2,100	6/7/24	At Will	
3	1/1	\$ 825	\$ 250	4/1/19	10/31/25	Not renovated
4	2/1	\$ 1,125	\$ 1,687			In the process of being evicted
5	2/1	\$ 1,150	\$ 975	4/11/23	10/30/25	Not Renovated
6	1/1	\$ -	\$ -			Previously leased at \$1050. Vacated in Nov '24 and is being turned
7	1/1	\$ -	\$ -			Kept vacant for showings - fully renovated
8	1/1	\$ 1,050	\$ 1,050	3/7/24	2/28/25	
9	2/1	\$ 1,125	\$ 1,687	10/1/24	9/30/25	
TOTALS	9	\$ 7,450	\$ 8,874			

EXPENSES

Item	Amount	Paid
Taxes	\$ 6,194	Annually
Insurance	\$ 3,002	Annually
Trash	\$ 176	Monthly
Water	\$ 227	Monthly (Avg YTD)

