24-UNIT DUPLEX PORTFOLIO

Barnwell, South Carolina | 12 Duplexes | 12 Individual Parcels

FOR SALE • PORTFOLIO OR INDIVIDUAL DUPLEXES

FULL PORTFOLIO: $1,600,000

$320,000 BELOW THIRD-PARTY APPRAISED AFTER-REPAIR VALUE OF $1,920,000

24	12	2 / 1.5	950	$800	$900
TOTAL UNITS	DUPLEXES / PARCELS	BED / BATH	SQ FT / UNIT	IN-PLACE RENT / MO	ACHIEVABLE RENT / MO

THE OPPORTUNITY

Twelve individual duplexes — each on its own separate tax parcel — offering scale on acquisition with maximum flexibility on exit: hold the portfolio, refinance in tranches, or sell duplexes individually into the 1–4 unit residential market. Nineteen of twenty-four units are fully renovated (new paint, flooring, kitchen cabinets, appliances, showers, vanities, windows, water heaters); the remaining five are the value-add — four approximately 75% complete, one awaiting full renovation — with scope and cost proven across the finished units. Identical 2BR/1.5BA, 950 SF floor plans keep operations simple and turns fast.

PRO FORMA — 100% STABILIZED

Gross Scheduled Rent (24 @ $800)	**$230,400**
Est. Operating Expenses†	**($68,107)**
Net Operating Income	**$162,293**
Pro Forma Cap Rate at Ask	**10.1%**
Price Per Unit	**$66,667**

†Seller pro forma; includes 10% vacancy reserve. Projections, not current operations. Buyer to underwrite independently. Rent roll and trailing financials available to qualified buyers under confidentiality agreement.

ACQUISITION OPTIONS

FULL PORTFOLIO — **$1,600,000**
All 12 duplexes / 24 units

PACKAGES OF 4–8 — **$125,000 / bldg**
Volume pricing on renovated, leased buildings

INDIVIDUAL DUPLEX — **$150,000**
Renovated & leased; conventional 1–4 unit financing eligible

RENOVATION BUILDINGS — **INQUIRE**
Units in progress, priced case-by-case

THE VALUE STORY

Third-party appraisal reflects an after-repair value of $1,920,000 — offered at $1,600,000, a $320,000 discount to appraised ARV. The path is defined and near-complete: finish five units on a proven renovation scope, then capture the $100/month spread between in-place and achievable rents through normal renewal cycles. No speculative repositioning required.

OFFERS REVIEWED AS RECEIVED

Seller will prioritize purchasers demonstrating ability to close within 45–60 days. Proof of funds or pre-qualification requested with offers.

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