



SOUTH CAROLINA | 29405

8-UNIT RENOVATED MULTIFAMILY INVESTMENT PROPERTY

2647 BONDS AVENUE

Confidentiality & Disclaimer: This Offering Memorandum is a confidential document prepared for qualified prospective purchasers of 2647 Bonds Avenue, North Charleston, South Carolina. All information is deemed reliable and has been obtained from sources believed to be accurate; however, it is provided for informational purposes only. Prospective purchasers are expected to conduct their own independent investigation and verify.

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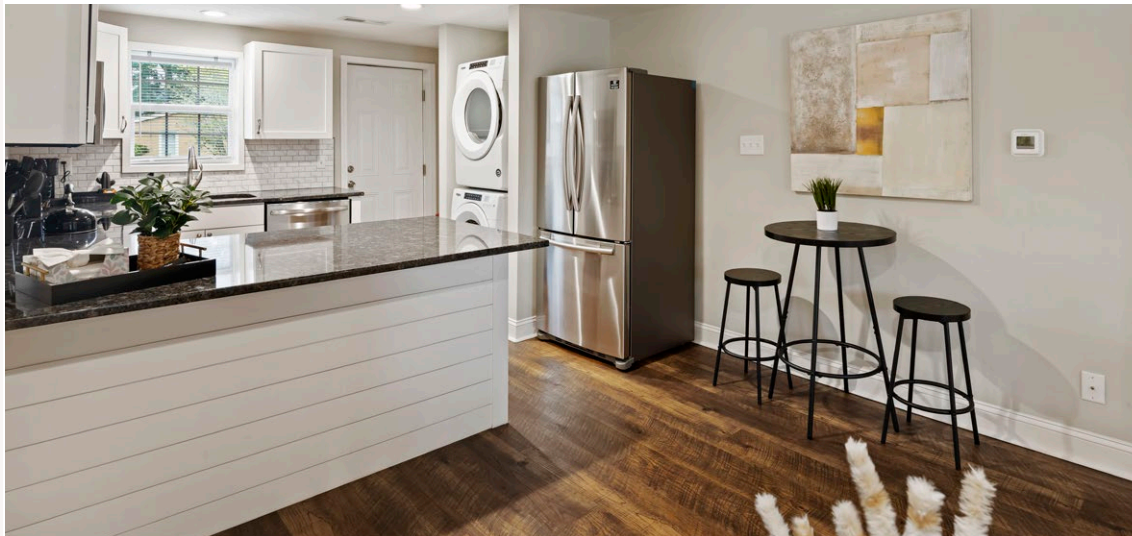
South Carolina Lic. REL.143417 A



Executive Summary

Exceptional multifamily investment opportunity located in the rapidly growing North Charleston submarket. This eight-unit apartment building, fully renovated in 2022, offers investors a modernized, low-maintenance asset with flexible income strategies and a proven record of consistent occupancy.





Property Facts

- Renovated in 2022
- Total Floor Area: 3,995 SF
- 0.21 Acre Lot
- 8 On-Site Parking Spaces + Street Parking

UNIT MIX

4

1 Bed 1 Bath

1

2 Bed 1 Bath

3

Studio

8

of Units Total



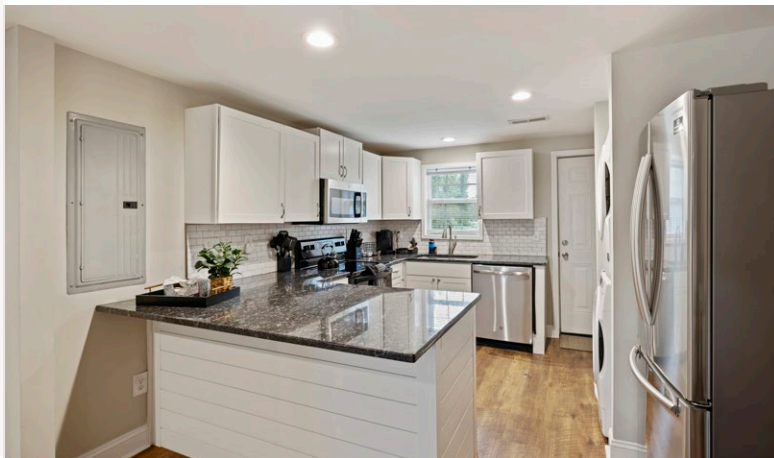
2647 BONDS AVENUE



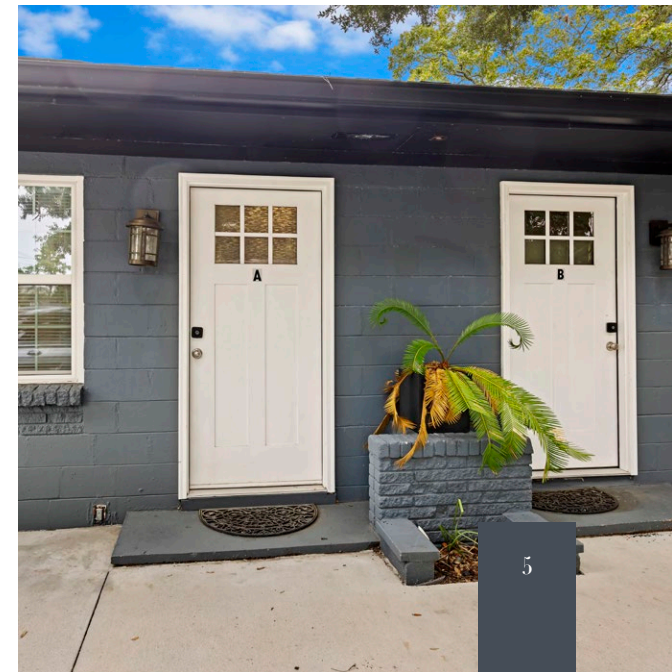
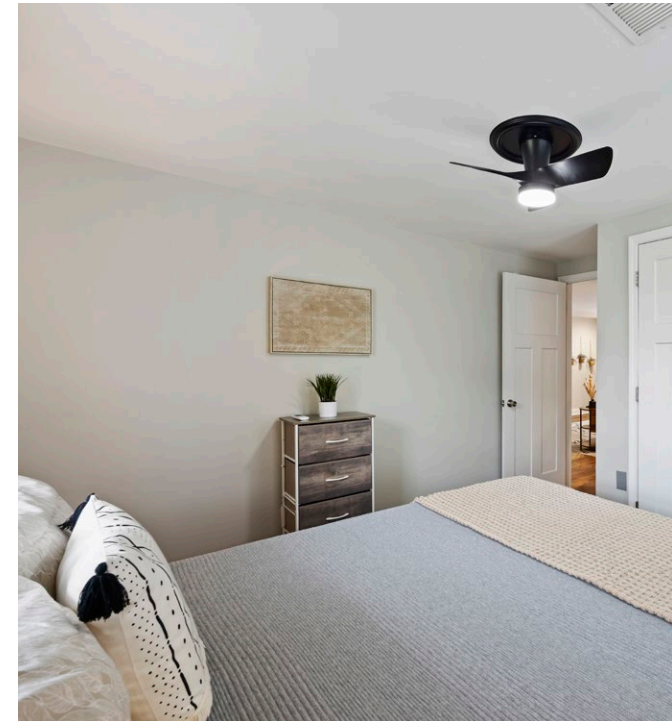
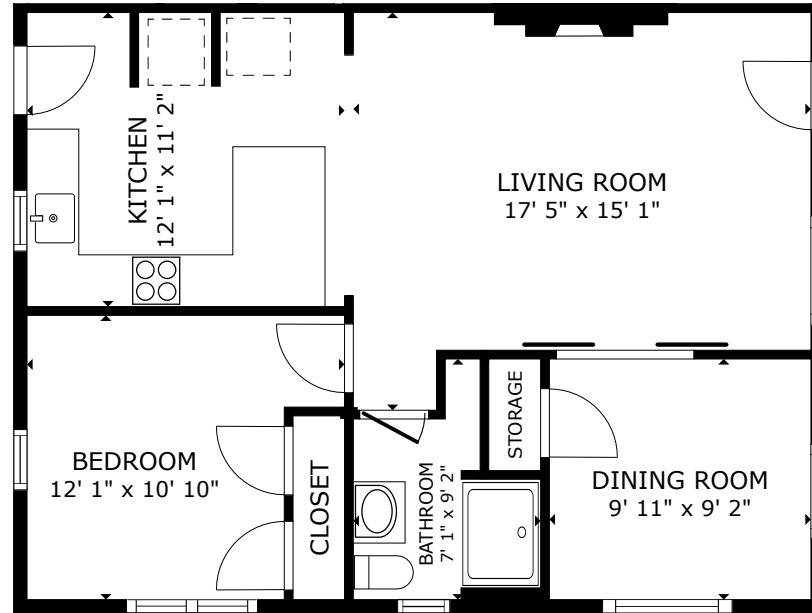
Investment Highlights

- Fully private & fenced-in property
- Electric gate access
- Enclosed storage on site
- Access control system for short or long term rentals
- Outdoor grilling/cooking and seating area
- Fully Furnished & AirBnB Ready

UNIT A
1 BED, 1 BATH / 684 SF

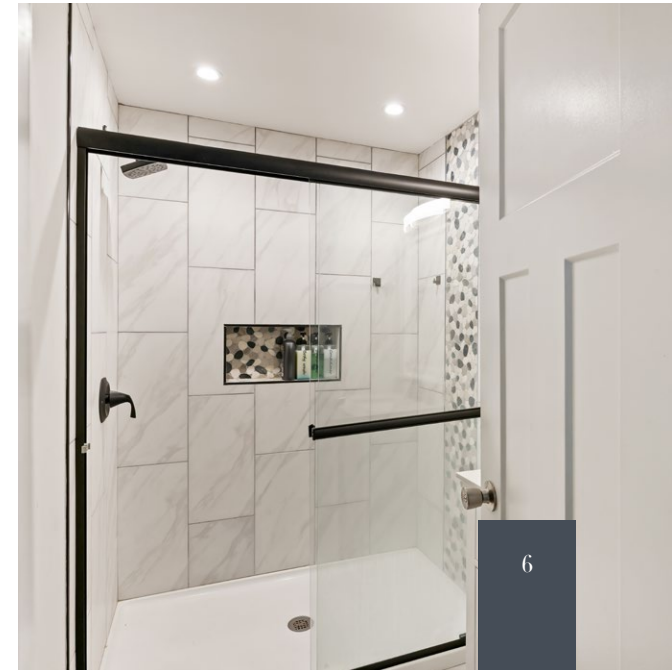
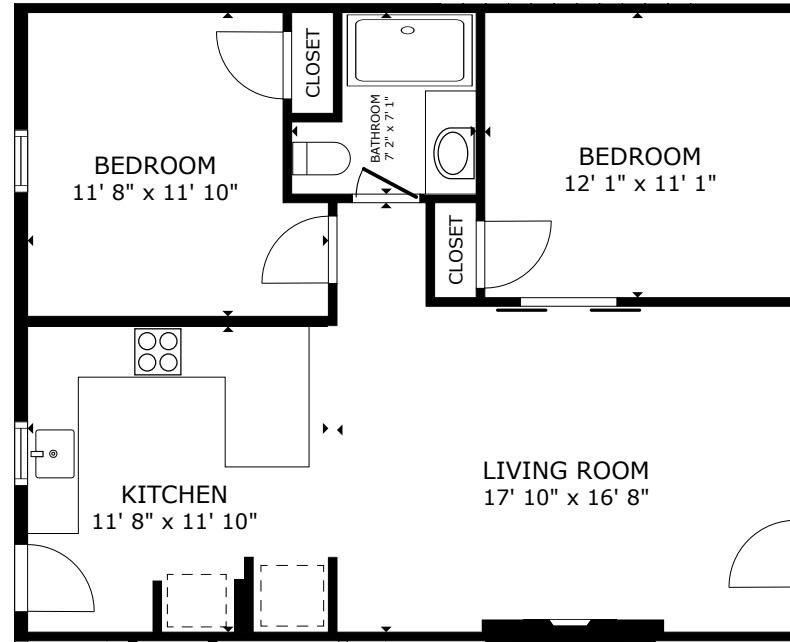


Floor Plans



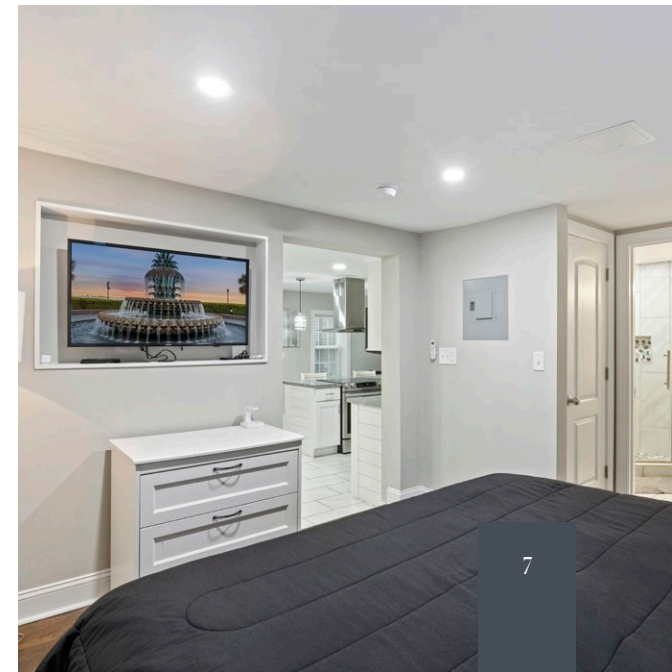
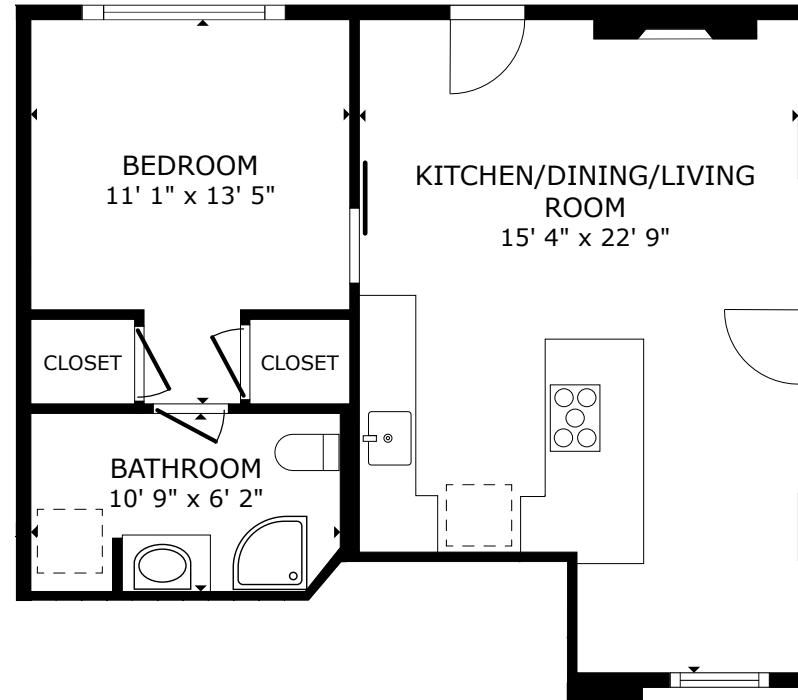


Floor Plans



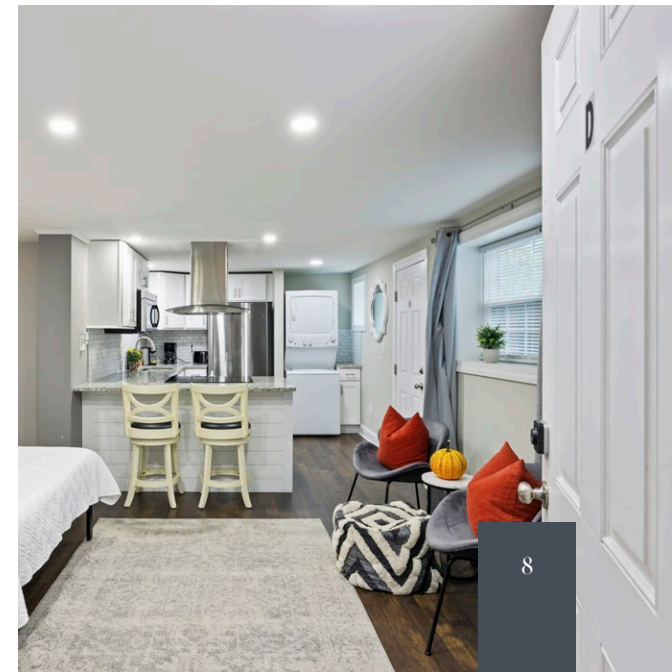
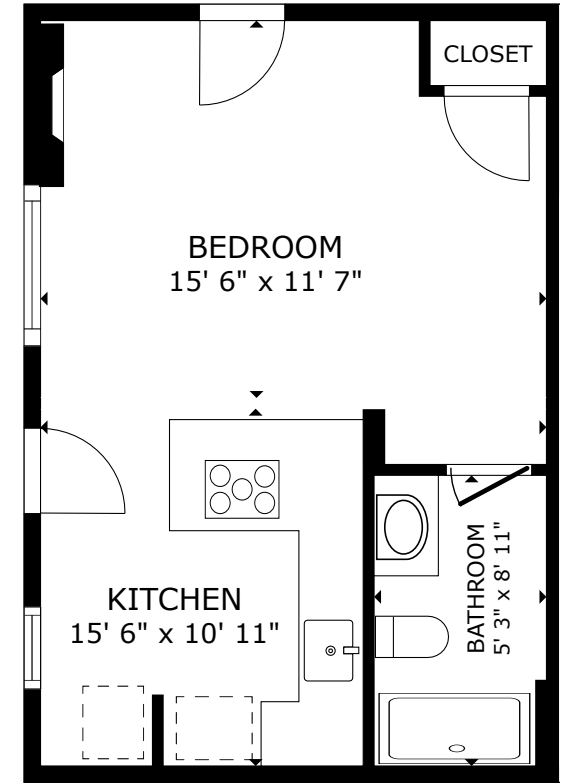


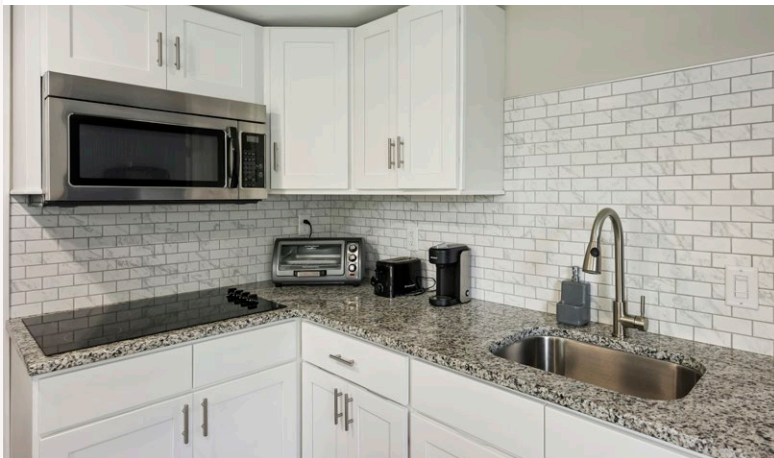
Floor Plans



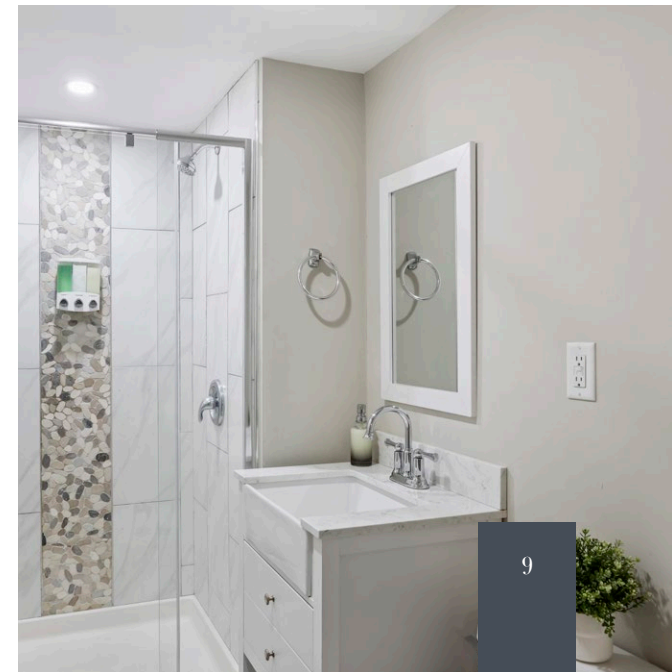
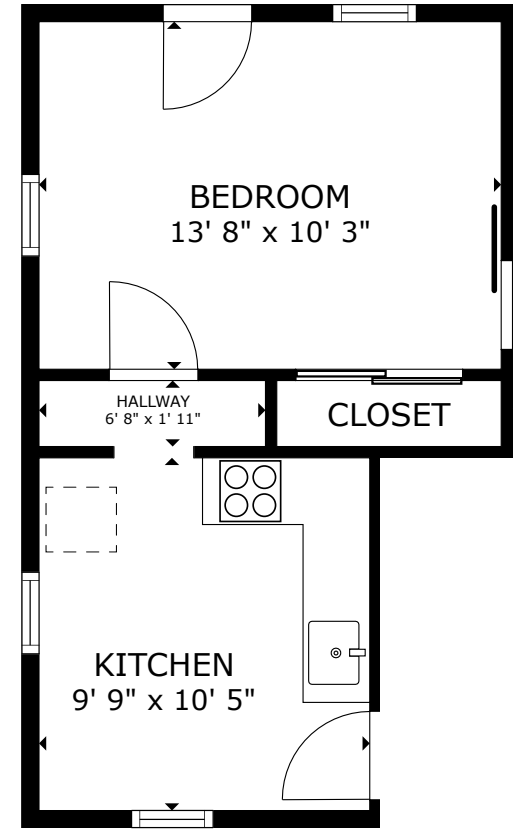


Floor Plans

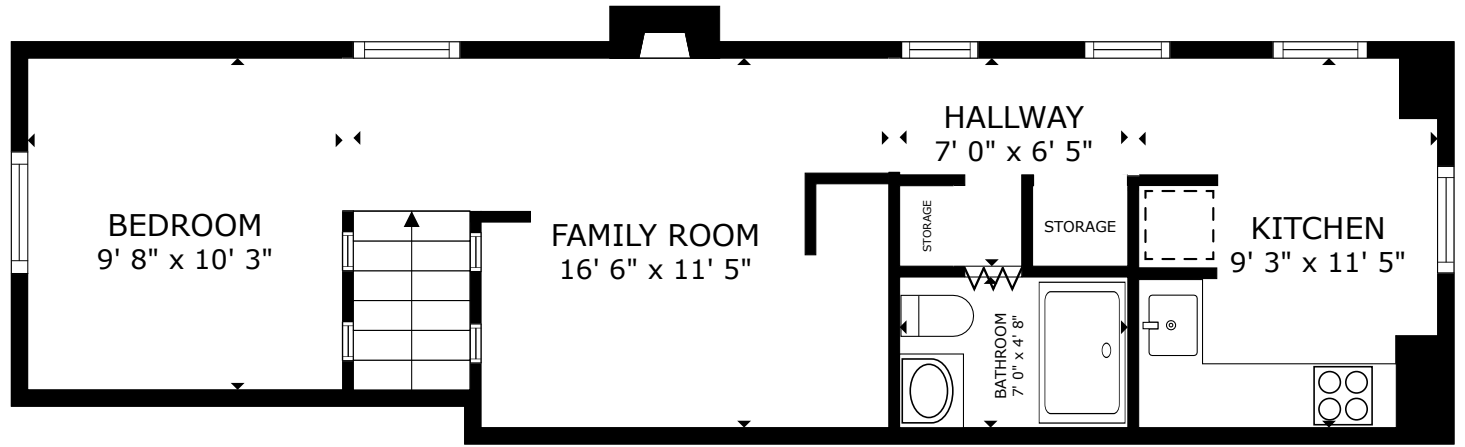




Floor Plans

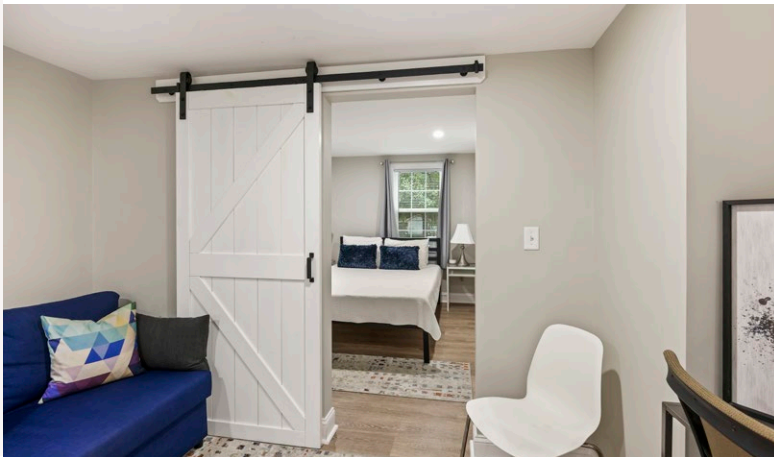


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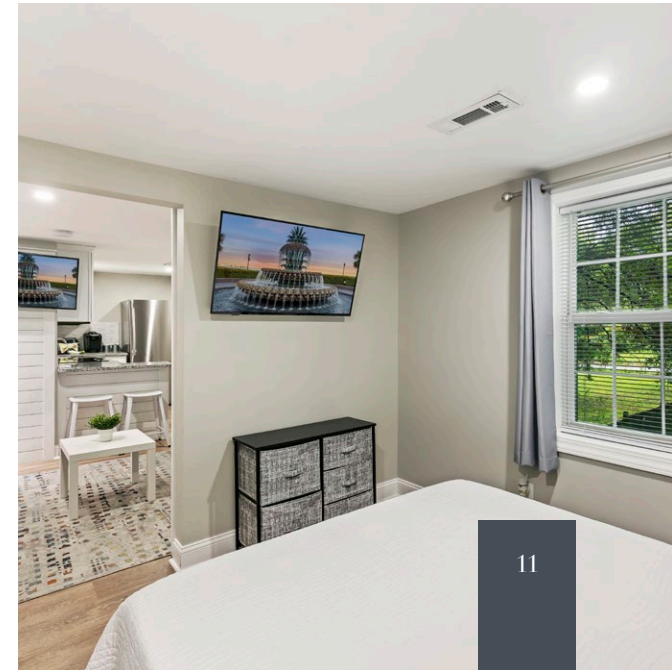
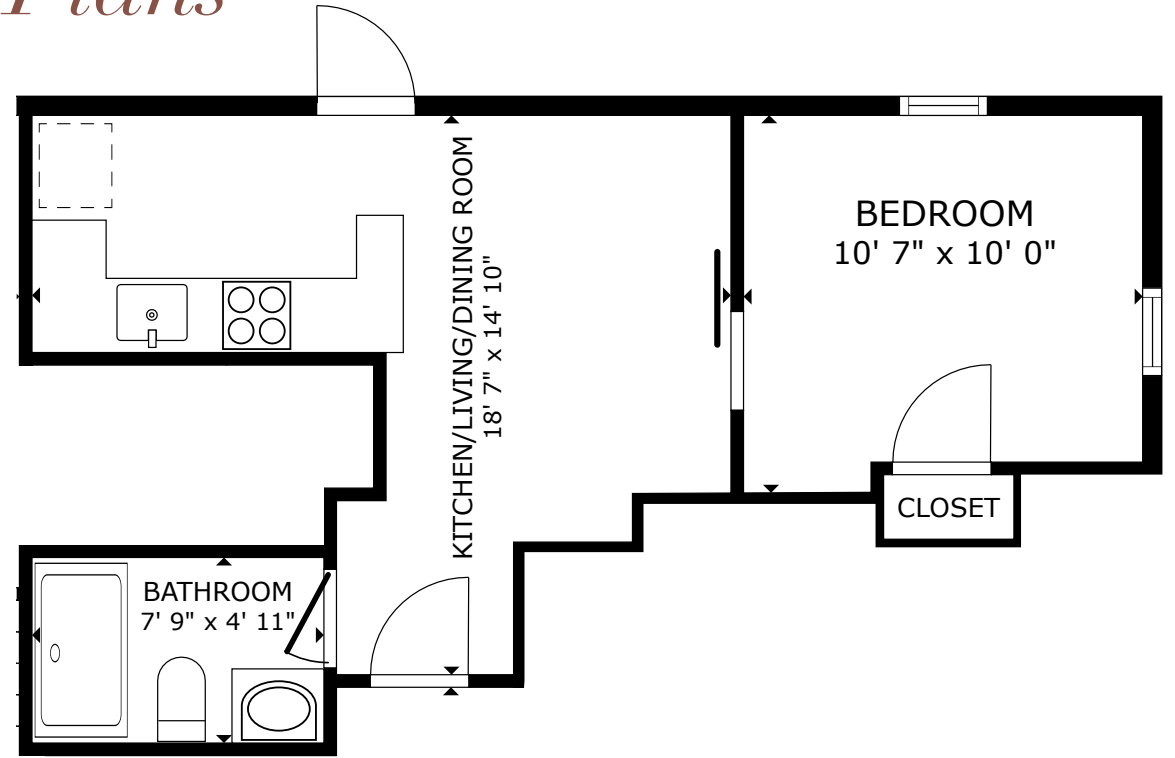


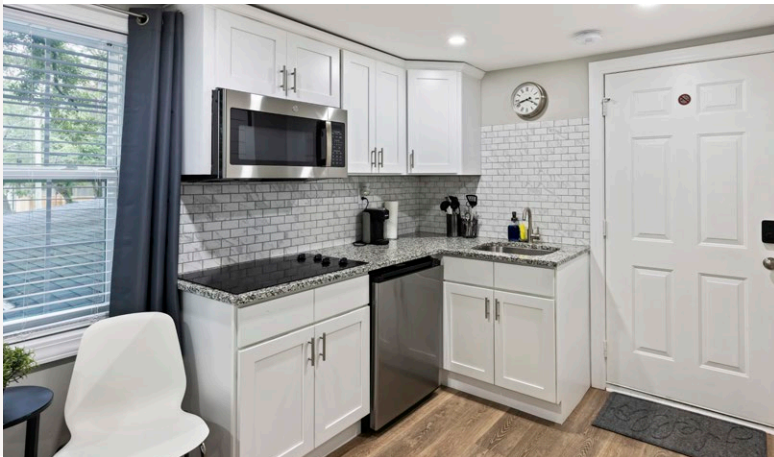
1 BED, 1 BATH / 479 SF

UNIT #

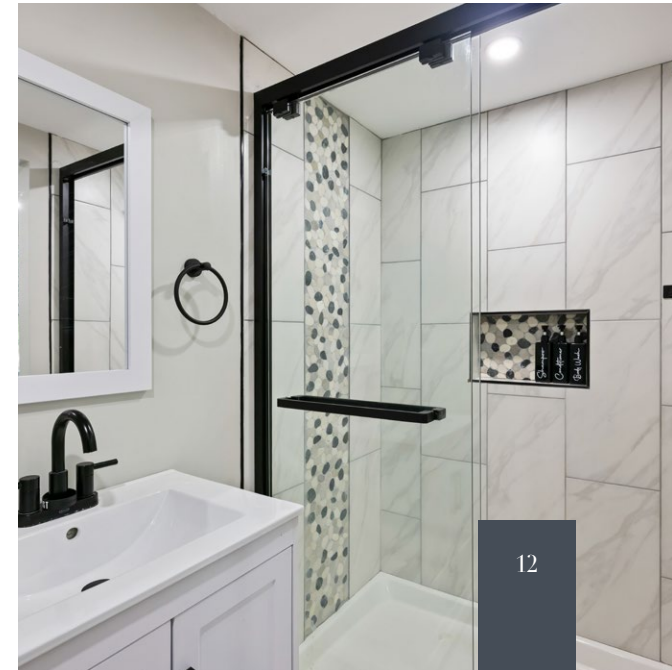
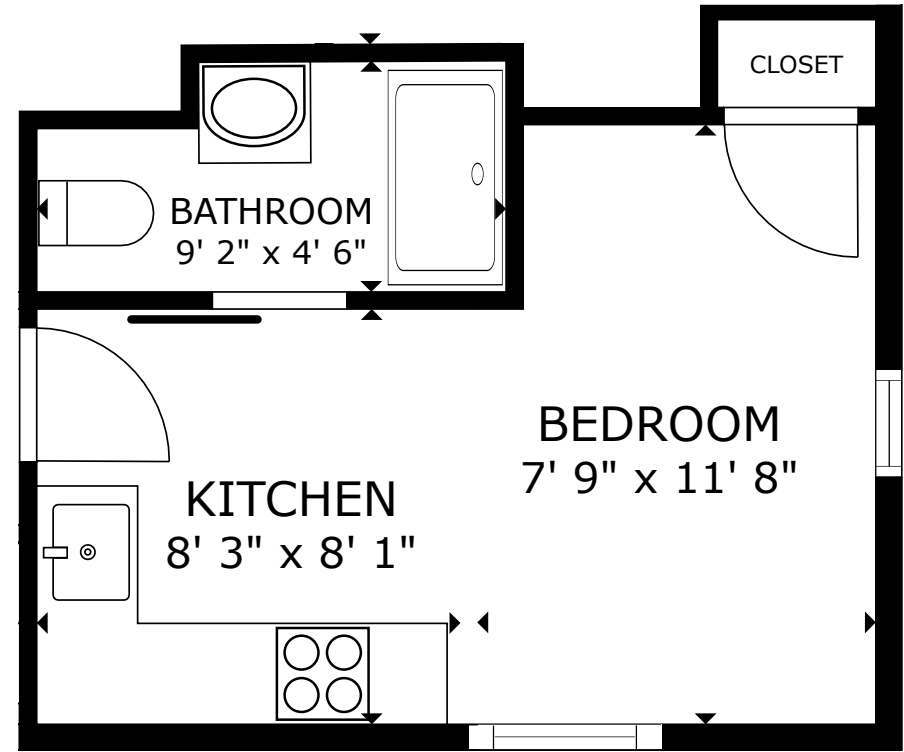


Floor Plans





Floor Plans



Financial Summary

Metric	2023 (Owner-Operated)	2024 (Owner-Operated)	2025 (Owner-Operated)
Gross Income	\$279,713	\$277,716	\$304,579
Operating Expenses	-\$45,175	-\$40,922	-\$39,940
Management Fees	\$0	\$0	-\$24,000
Net Operating Income	\$234,538	\$236,794	\$240,693
Cap Rate	-	-	9.6%
Asking Price	\$2,500,000		

Cash Flow 2023

	January 2023	February 2023	March 2023	April 2023	May 2023	June 2023	July 2023	August 2023	September 2023	October 2023	November 2023	December 2023	Totals
Expense													
Cleaning Fees	-\$375	-\$320	-\$530	-\$1,560	-\$1,505	-\$895	-\$1,125	-\$420	-\$1,178	-\$375	-\$375	-\$375	-\$9,033
Maintenance Fee	-\$1,000	-\$1,000	-\$1,000	-\$1,000	-\$1,000	-\$1,000	-\$1,000	-\$1,000	-\$800	-\$800	-\$800	-\$800	-\$11,200
Electricity	-\$500	-\$500	-\$500	-\$500	-\$600	-\$700	-\$700	-\$700	-\$700	-\$500	-\$500	-\$500	-\$6,900
Water	-\$300	-\$300	-\$300	-\$300	-\$300	-\$300	-\$300	-\$300	-\$300	-\$300	-\$300	-\$300	-\$3,600
Insurance	-\$1,451			-\$1,451			-\$1,451			-\$1,451		-\$1,451	-\$7,255
Supplies	-\$200	-\$200	-\$200	-\$200	-\$200	-\$200	-\$200	-\$200	-\$200	-\$200	-\$200	-\$200	-\$2,400
Electrical work	-\$220	-\$165					-\$452						-\$837
Washer/dryer								-\$750					-\$750
Pest Control	-\$75	-\$75	-\$75	-\$75	-\$75	-\$75	-\$75	-\$75	-\$75	-\$75	-\$75	-\$75	-\$900
Taxes	-\$2,923												-\$2,923
Room Expenses								-\$4,500					-\$4,500
Airbnb Fees	-\$1,400	-\$1,400	-\$1,400	-\$1,400	-\$1,400	-\$1,400	-\$1,400	-\$1,400	-\$1,400	-\$1,400	-\$1,400	-\$1,400	-\$16,797
Total Expenses	-\$8,444	-\$3,960	-\$4,005	-\$6,486	-\$5,080	-\$4,570	-\$6,702	-\$9,345	-\$4,652	-\$5,101	-\$3,650	-\$5,101	-\$67,094
Airbnb Income	\$2,168	\$10,620	\$11,395	\$17,892	\$18,016	\$8,990	\$13,855	\$13,039	\$15,600	\$10,418	\$7,960	\$16,158	\$146,110
Mid Term Rental Income	\$8,400	\$8,400	\$8,400	\$2,800	\$2,800	\$3,600	\$3,600	\$7,200	\$4,600	\$4,600	\$4,600	\$4,600	\$63,600
Long-term Rental Income	\$14,000	\$8,400	\$5,600	\$5,600	\$5,600	\$5,600	\$5,600	\$5,600	\$5,600	\$8,400	\$8,400	\$8,400	\$86,800
Est. Cash Income	\$1,667	\$1,667	\$1,667	\$1,667	\$1,667	\$1,667	\$1,667	\$1,667	\$1,667	\$1,667	\$1,667	\$1,667	\$20,000
Total Income	\$26,234	\$29,087	\$27,062	\$27,959	\$28,082	\$19,856	\$24,721	\$27,505	\$27,466	\$25,085	\$22,627	\$30,825	\$296,510
NOI	\$17,791	\$25,127	\$23,057	\$21,473	\$23,003	\$15,287	\$18,019	\$18,160	\$22,814	\$19,984	\$18,977	\$25,724	\$229,416

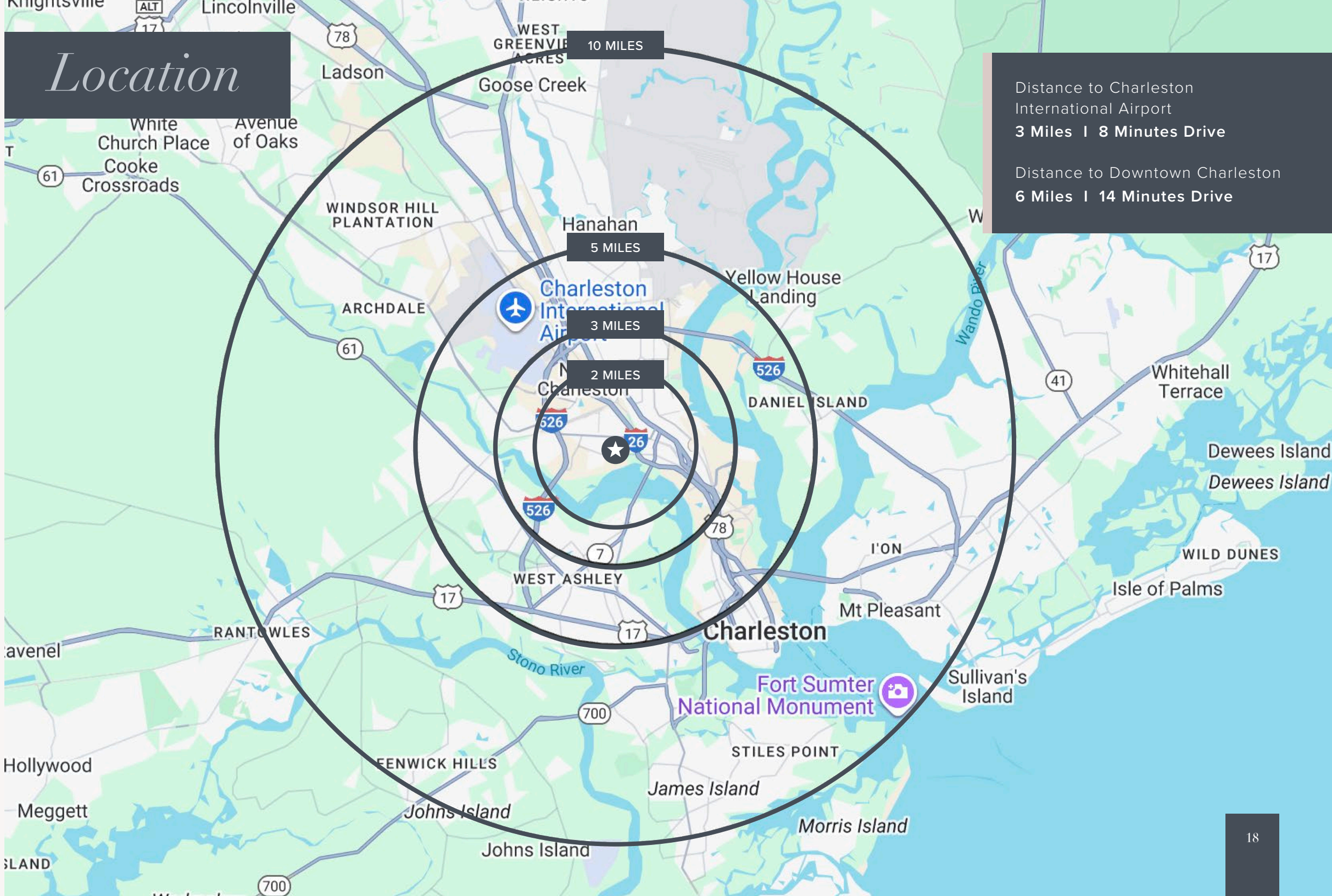
Cash Flow 2024

	January 2024	February 2024	March 2024	April 2024	May 2024	June 2024	July 2024	August 2024	September 2024	October 2024	November 2024	December 2024	Totals
Expense													
Cleaning Fees	-\$375	-\$320	-\$530	-\$1,560	-\$2,155	-\$1,760	-\$675	-\$325	-\$325	-\$275	-\$275	-\$125	-\$8,700
Maintenance Fee	-\$600	-\$600	-\$600	-\$600	-\$600	-\$600	-\$600	-\$600	-\$600	-\$600	-\$600	-\$600	-\$7,200
Electricity	-\$500	-\$500	-\$500	-\$500	-\$600	-\$700	-\$700	-\$600	-\$450	-\$500	-\$450	-\$450	-\$6,450
Water	-\$300	-\$300	-\$300	-\$300	-\$300	-\$300	-\$300	-\$275	-\$270	-\$250	-\$250	-\$250	-\$3,395
Insurance	-1451			-1451			-1451			-1451		-1451	-\$7,255
Supplies	-\$200	-\$200	-\$200	-\$200	-\$200	-\$200	-\$200	-\$200	-\$150	-\$50	-\$50	-\$50	-\$1,900
Electrician													
Washer/dryer													
Pest Control	-\$75	-\$75	-\$75	-\$75	-\$75	-\$75	-\$75	-\$75	-\$75	-\$75	-\$75	-\$75	-\$900
Room Expenses						-\$472							-\$472
Airbnb Fees	-\$626	-\$1,741	-\$603	-\$777	-\$671	-\$626	-\$627	-\$231	-\$381	-\$170	-\$97	-\$52	-\$6,602
Total Expenses	-\$4,127	-\$3,736	-\$2,808	-\$5,463	-\$4,601	-\$4,733	-\$4,628	-\$2,306	-\$2,251	-\$3,371	-\$1,797	-\$3,053	-\$42,874
Airbnb Income	\$4,972	\$6,929	\$12,173	\$18,629	\$22,382	\$20,852	\$19,476	\$7,686	\$8,009	\$5,628	\$3,240	\$1,741	\$131,716
Mid Term Rental Income	\$21,000	\$14,000	\$14,000	\$10,500	\$7,000	\$7,000	\$2,500	\$14,000	\$14,000	\$14,000	\$14,000	\$14,000	\$146,000
Est. Cash Income	\$1,667	\$1,667	\$1,667	\$1,667	\$1,667	\$1,667	\$1,667	\$1,667	\$1,667	\$1,667	\$1,667	\$1,667	\$20,000
Total Income	\$27,639	\$22,596	\$27,840	\$30,795	\$31,049	\$29,519	\$23,642	\$23,352	\$23,675	\$21,294	\$18,906	\$17,408	\$297,716
NOI	\$23,512	\$18,859	\$25,032	\$25,332	\$26,448	\$24,786	\$19,014	\$21,047	\$21,424	\$17,923	\$17,109	\$14,355	\$254,842

Cash Flow 2025

	January 2025	February 2025	March 2025	April 2025	May 2025	June 2025	July 2025	August 2025	September 2025	October 2025	November 2025	December 2025	Totals
Expense													
Cleaning Fees	\$0	-\$175	-\$340	-\$665	-\$1,050	-\$860	-\$420	-\$340	-\$125	-\$375	\$0	-\$75	-\$4,425
Maintenance Fee	-\$600	-\$600	-\$600	-\$600	-\$600	-\$600	-\$600	-\$600	-\$600	-\$600	-\$600	-\$600	-\$7,200
Electricity	-\$350	-\$601	-\$433	-\$290	-\$468	-\$571	-\$721	-\$705	-\$548	-\$608	-\$590	-\$640	-\$6,524
Water	-\$109	-\$300	-\$300	-\$300	-\$300	-\$300	-\$300	-\$300	-\$300	-\$300	-\$280	-\$278	-\$3,367
Insurance	-\$485	-\$485	-\$485	-\$485	-\$485	-\$485	-\$485	-\$485	-\$485	-\$485	-\$485	-\$485	-\$5,820
Supplies	-\$25	-\$140	-\$200	-\$200	-\$200	-\$75	-\$200	-\$200	-\$200	-\$200	\$0	-\$50	-\$1,690
Electrician						-\$125		-\$318					-\$443
Washer/dryer													
Pest Control	-\$75	-\$75	-\$75	-\$75	-\$75	-\$75	-\$75	-\$75	-\$75	-\$75	-\$75	-\$75	-\$900
Room Expenses						-\$472							-\$472
Management Fee	-\$2,000	-\$2,000	-\$2,000	-\$2,000	-\$2,000	-\$2,000	-\$2,000	-\$2,000	-\$2,000	-\$2,000	-\$2,000	-\$2,000	-\$24,000
Taxes			-\$7,689										
Airbnb Fees	\$0	-\$67	-\$252	-\$322	-\$275	-\$205.00	-\$226	-\$64	\$0.00	\$0	\$0	\$0	
Total Expenses	-\$3,644	-\$4,443	-\$12,374	-\$4,937	-\$5,453	-\$5,768	-\$5,027	-\$5,087	-\$4,333	-\$4,643	-\$4,030	-\$4,203	-\$63,940
Airbnb Income	\$0	\$2,158	\$8,161	\$10,406	\$8,891	\$6,617	\$7,721	\$5,476	\$2,286	\$5,463	\$0	\$1,997	\$59,175
Mid Term Rental Income	\$22,000	\$22,000	\$16,500	\$16,500	\$16,500	\$19,000	\$19,000	\$18,250	\$18,650	\$19,900	\$19,900	\$17,200	\$225,400
Est. Cash Income	\$1,667	\$1,667	\$1,667	\$1,667	\$1,667	\$1,667	\$1,667	\$1,667	\$1,667	\$1,667	\$1,667	\$1,667	\$20,004
Total Income	\$23,667	\$25,825	\$26,328	\$28,573	\$27,058	\$27,284	\$28,388	\$25,393	\$22,603	\$27,030	\$21,567	\$20,864	\$304,579
NOI	\$20,023	\$21,382	\$13,954	\$23,636	\$21,605	\$21,516	\$23,361	\$20,306	\$18,270	\$22,387	\$17,537	\$16,661	\$240,639

Location



Distance to Charleston International Airport
3 Miles | 8 Minutes Drive

Distance to Downtown Charleston
6 Miles | 14 Minutes Drive

Largest Employers

Employer Name	Industry	Number of Local Employees	Distance to Subject Property	Time to Subject Property
Joint Base Charleston	Military	24,900	5.9 mi	12 mins
Medical University of South Carolina	Hospital, Post-Secondary Education, Research	17,000	7 mi	12 mins
Charleston County School District	Education / Public School System	7,100		
The Boeing Company	Aircraft Manufacturing	8,235	3.6 mi	9 mins
Mercedes-Benz	Automotive	2,000	18 mi	21 mins
Roper St. Francis Healthcare	Hospital System	6,100	5.5 mi	11 mins
Charleston County	Local Government	2,800	2.1 mi	6 mins
United States Postal Service	Postal Service	2,000		
Publix Supermarkets	Retail Grocery Stores	1,500		
Harris Teeter Supermarkets	Retail Grocery Stores	1,200		
T-Mobile USA	Inbound/Outbound Customer Service	1,200		
College of Charleston	Post-Secondary Education	1,800	7.1 mi	13 mins
City of North Charleston	Local Government	1,200	3.6 mi	7 mins
City of Charleston	Local Government	1,700	7.6 mi	17 mins
Trident Technical College	Post-Secondary Education	1,200	6.9 mi	11 mins

Largest Employers Map



MERCEDES BENZ

TRIDENT TECHNICAL COLLEGE

Frankies Fun Park
Temporarily closed

JOINT BASE CHARLESTON

Charleston International Airport

2647 BONDS AVENUE

Magnolia Plantation and Gardens

BOEING

CHARLESTON COUNTY GOVERNMENT OFFICES

ROPER ST. FRANCIS HOSPITAL

Charles Towne Landing State Historic Site

ROPER HOSPITAL

COLLEGE OF CHARLESTON MT PLEASANT

CHARLESTON COUNTY SCHOOL DISTRICT

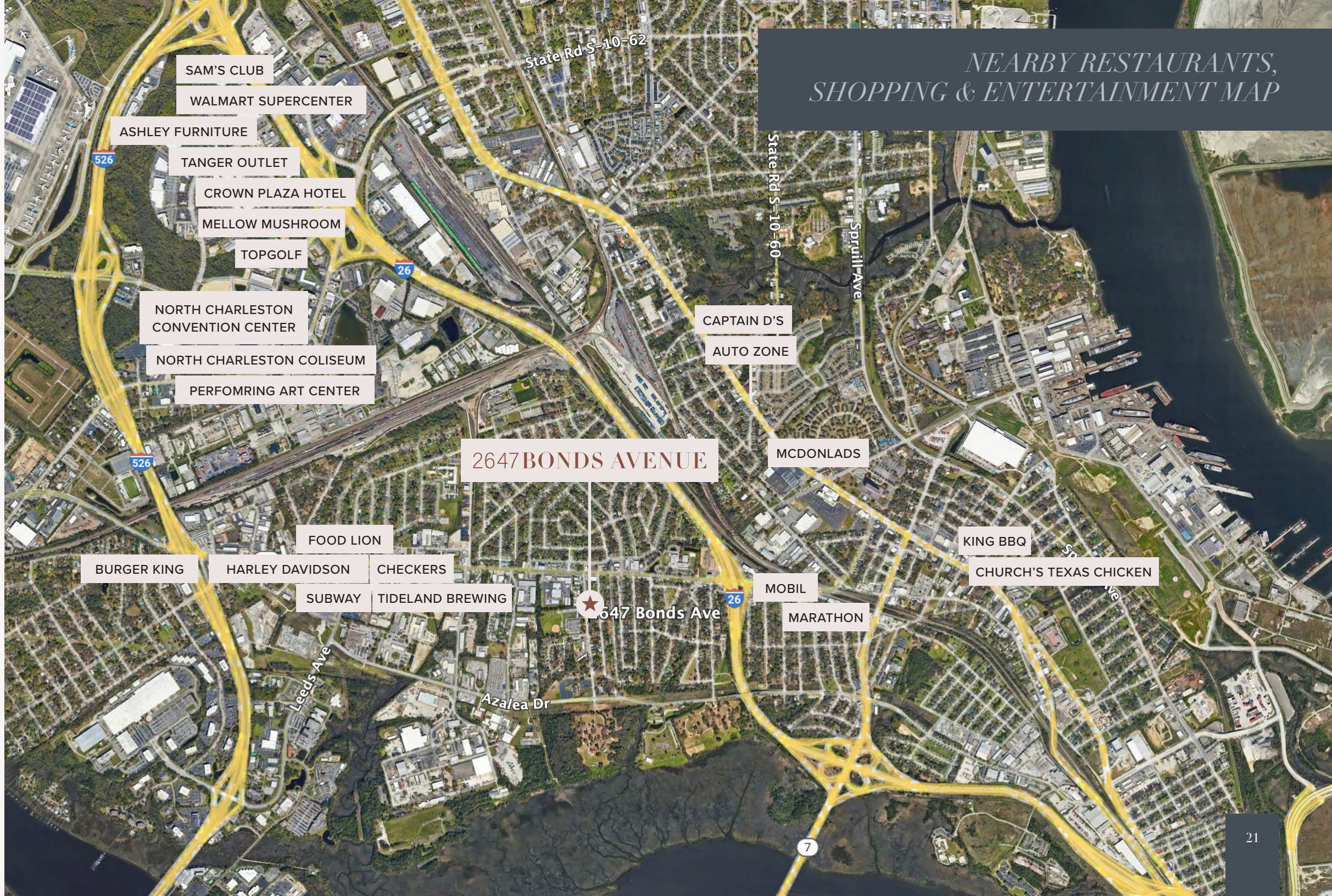
MEDICAL UNIVERSITY OF SOUTH CAROLINA

Mt Pleasant

Charleston

2647 BONDS AVENUE

NEARBY RESTAURANTS, SHOPPING & ENTERTAINMENT MAP



SAM'S CLUB

WALMART SUPERCENTER

ASHLEY FURNITURE

TANGER OUTLET

CROWN PLAZA HOTEL

MELLOW MUSHROOM

TOPGOLF

NORTH CHARLESTON
CONVENTION CENTER

NORTH CHARLESTON COLISEUM

PERFORMING ART CENTER

2647 BONDS AVENUE

CAPTAIN D'S

AUTO ZONE

MCDONLADS

FOOD LION

KING BBQ

BURGER KING

HARLEY DAVIDSON

CHECKERS

CHURCH'S TEXAS CHICKEN

SUBWAY

TIDELAND BREWING

2647 Bonds Ave

MOBIL

MARATHON



VIBRANT, STRATEGIC & MOMENTUM-DRIVEN.



Location Overview

Vibrant. Strategic. Momentum-driven. The North Charleston submarket is a high-velocity investment zone, situated between Downtown Charleston, the Port of Charleston, and Charleston International Airport. Defined by its blend of modern infrastructure, robust employment catalysts, and superior locational access, the area is ideally suited for multifamily assets that combine traditional leasing and short-term/furnished rental flexibility.

AREA HIGHLIGHTS

Diverse & Expanding Employment Base

Anchored by Boeing, MUSC, Mercedes-Benz, and Joint Base Charleston, the area supports steady rental demand from industrial, healthcare, and defense sectors.

Prime Logistics Location

Centrally positioned between the airport, seaport, and downtown, fueling long-term and short-term housing demand.

Record Tourism

Charleston's visitor economy exceeded \$14 billion in 2024, sustaining strong furnished and short-term rental performance.

Stable, Flexible Demand

A blend of military, medical, and tourism employment creates consistent occupancy for both traditional and mid-term rental models.



ASKING PRICE: \$2.5M

NORTH CHARLESTON

North Charleston, as the third largest City in South Carolina, has grown from just over 60,000 in 1982 to over 110,000 (77%) since 1980

- Almost 40% of that growth has occurred since 2000
- North Charleston's population is projected to grow another 45% by 2040

Charleston Metro

- Charleston's Metropolitan Area population: 765,000
- Charleston Metro population is expected to grow 30.7% by 2042
- Median household income in the metro reached ~\$82,272 in 2023, signaling rising affluence and rental capacity.
- ~3% annual rent growth (Charleston MSA 2023)
- Ranked #1 in SC for job creation and inward migration





8-UNIT RENOVATED MULTIFAMILY INVESTMENT PROPERTY

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