

# EXECUTIVE SUMMARY

Multifamily Property with Renters  
1029 Patton Street | Hendersonville, NC 28792



## OFFERING SUMMARY

<b>PRICE:</b>	\$695,000
<b>BUILDING SF:</b>	2,662
<b>PRICE / SF:</b>	\$261.00
<b>LOT SIZE:</b>	0.20 Acres
<b>PARKING:</b>	4 Carport Spaces
<b>YEAR BUILT:</b>	1948

## PROPERTY OVERVIEW

Fantastic four unit investment opportunity! "House hack" by living in one unit while renting the other three, or enjoy passive cash flow from all four one bedroom units. Site enjoys a central yet peaceful location on the fringe of downtown Hendersonville, and features two long-term (month-to-month) tenants and two fully-furnished short term rental (STR) units with proven booking history and all furnishings / FF&E included. As Asheville's largest submarket, Hendersonville and Henderson County are very business-friendly and have been enjoying steady wealth in-migration, economic growth, employment, and real estate appreciation. Seller has been a diligent steward. Also included is a covered parking structure and a detached workshop / studio shell that was previously an additional residential unit. This is generational-quality real estate... act now!

## PROPERTY HIGHLIGHTS

- 2 Long-Term Tenants (Month-to-Month)
- 2 Furnished Airbnb Units
- 1 Studio / Warehouse
- Ample Parking



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# PROPERTY PHOTOS

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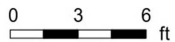
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## 1029 Patton St, Hendersonville, NC

Main Floor Finished Area 1330.86 sq ft



PREPARED: 2024/09/17



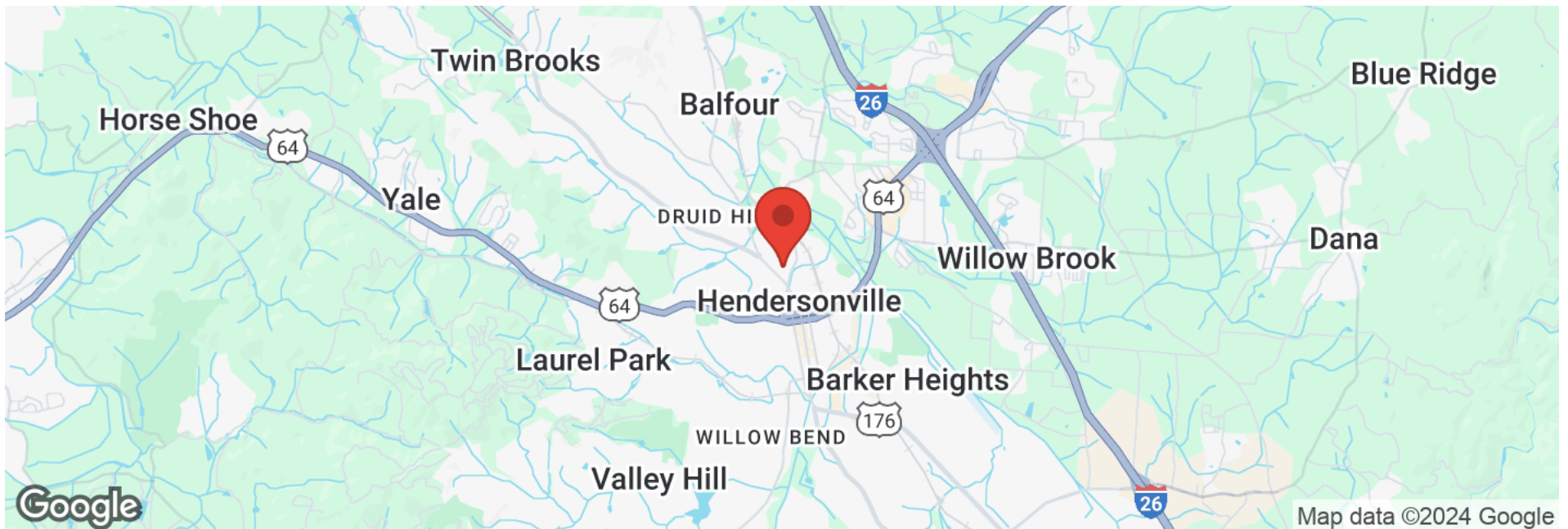
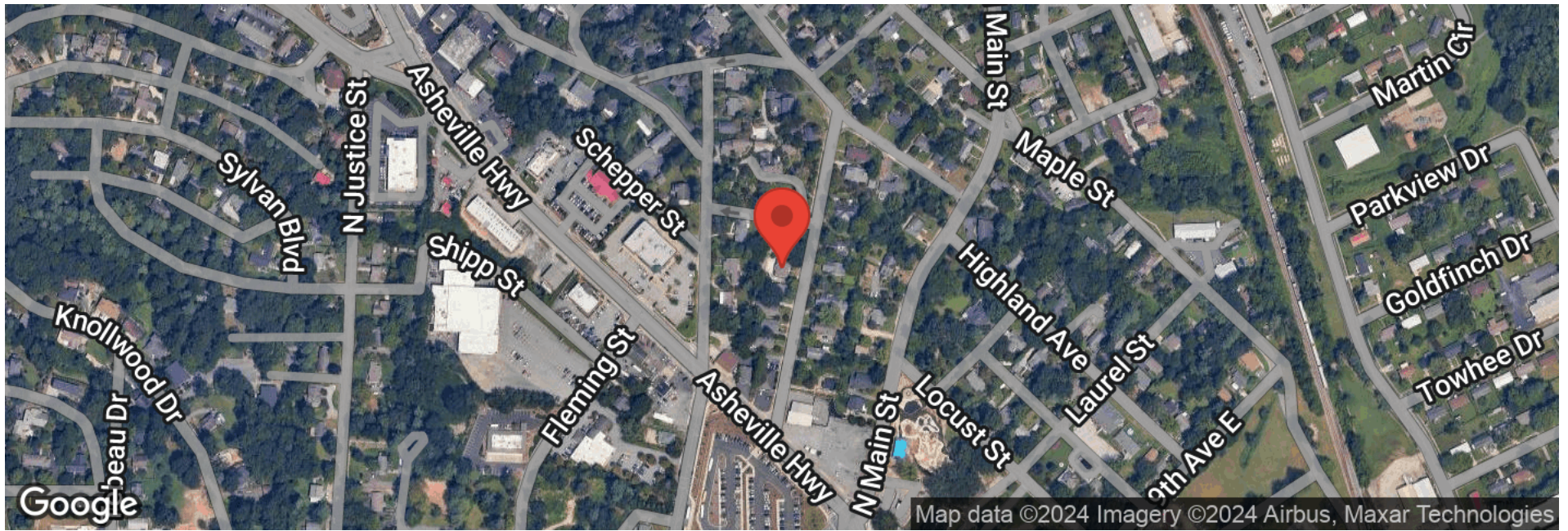
White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



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# LOCATION MAPS

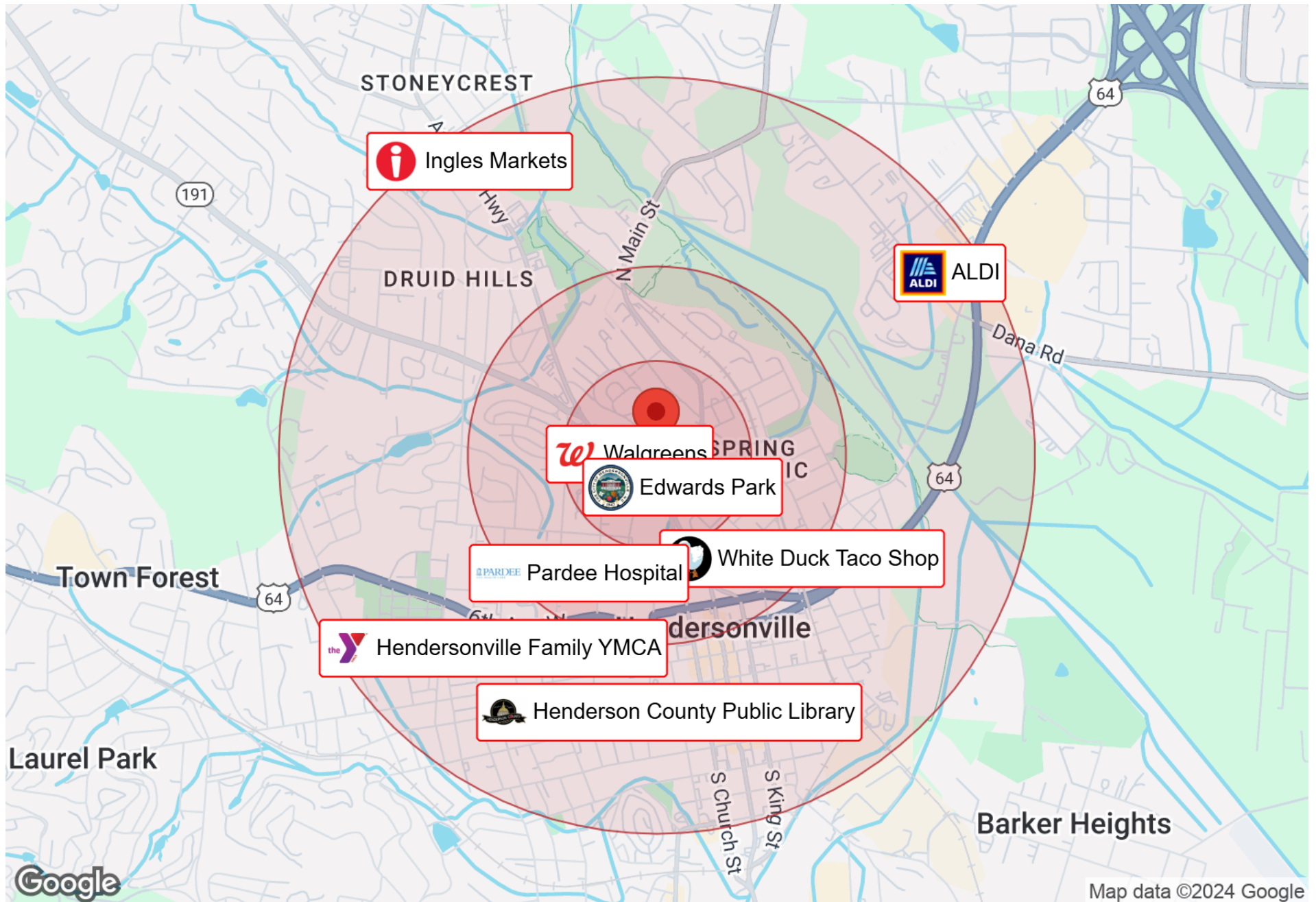
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# BUSINESS MAP

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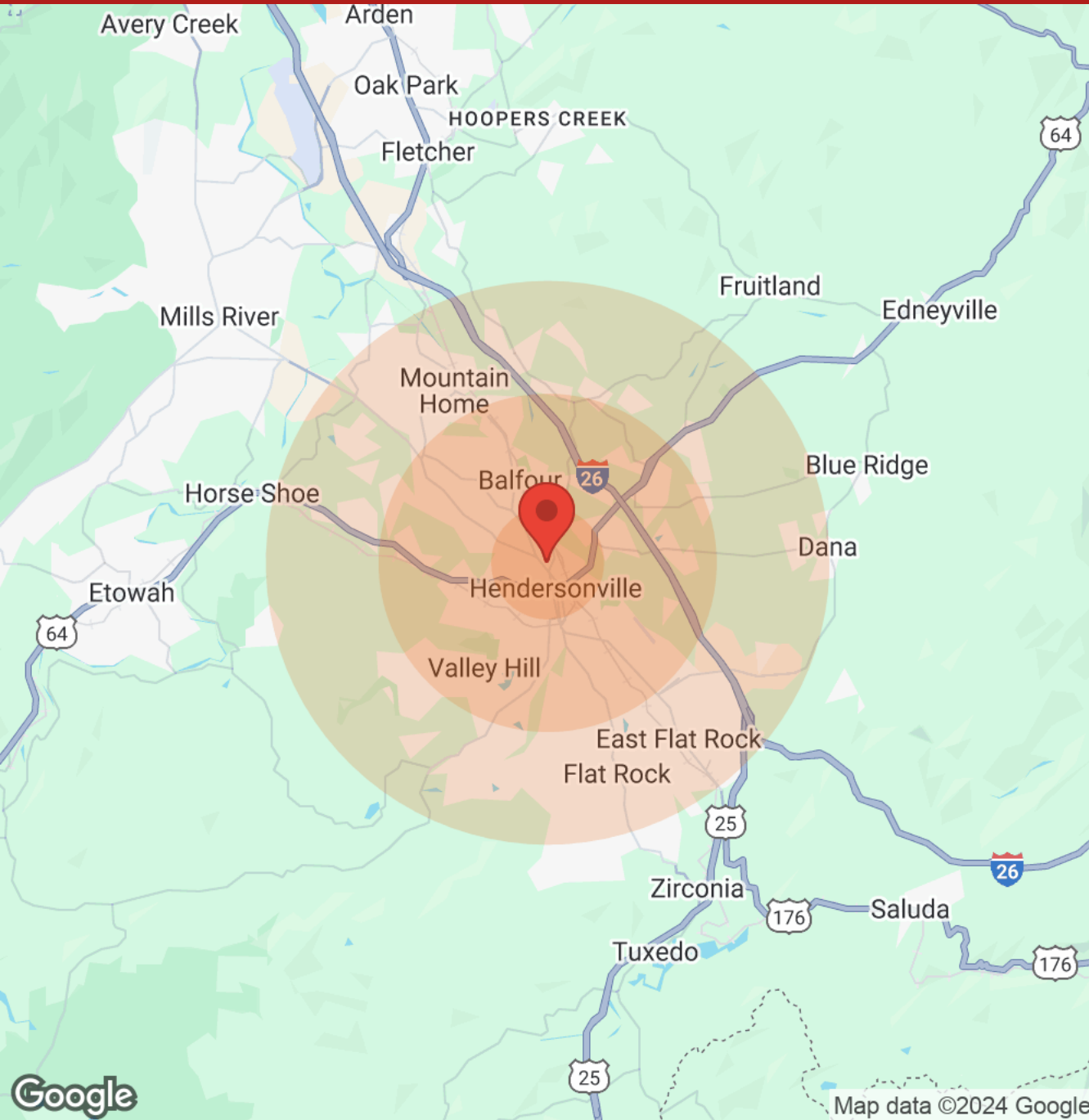


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# DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	2,127	11,923	24,908
Female	2,398	13,805	27,888
Total Population	4,525	25,728	52,796

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	907	4,325	8,840
Ages 15-24	557	2,669	5,574
Ages 25-54	1,578	8,069	17,071
Ages 55-64	569	3,099	6,545
Ages 65+	914	7,566	14,766

Income	1 Mile	3 Miles	5 Miles
Median	\$38,062	\$43,539	\$51,995
< \$15,000	561	1,843	3,157
\$15,000-\$24,999	222	1,320	2,719
\$25,000-\$34,999	313	1,413	2,695
\$35,000-\$49,999	375	1,954	3,695
\$50,000-\$74,999	158	2,583	4,699
\$75,000-\$99,999	127	1,160	3,013
\$100,000-\$149,999	109	977	2,254
\$150,000-\$199,999	35	166	493
> \$200,000	60	204	611

Housing	1 Mile	3 Miles	5 Miles
Total Units	2,617	14,827	29,668
Occupied	2,169	12,436	24,594
Owner Occupied	970	7,773	17,460
Renter Occupied	1,199	4,663	7,134
Vacant	448	2,391	5,074



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## DISCLAIMER

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