



INVESTMENT PORTFOLIO

1129–1135 Kenly Street

Salisbury, North Carolina 28144

4-Home SFR Portfolio | For Sale: \$940,000

4

Total Units

3 / 2

Beds / Baths

1,181

SF Per Unit

\$1,725/mo

Est. Rent / Unit

\$82,800

Gross Annual Income

8.8%

Gross Yield

PORTFOLIO OVERVIEW

Four brand-new 2026 construction single-family homes on contiguous lots in Salisbury, NC. Turnkey condition — no renovation required, no deferred maintenance, all systems and appliances under builder warranty. This is a rare opportunity to acquire a stabilized new-construction rental portfolio with immediate income potential.

Portfolio sale only. All four homes convey together — units are not available individually.

INVESTMENT HIGHLIGHTS

- 2026 new construction — zero capital expenditure for 10+ years
- Estimated market rent of \$1,725/mo per unit verified by local comps
- 8.8% gross yield at median rents — strong SFR return profile
- DSCR loan eligible — estimated ratio of 1.40 at 75% LTV
- No HOA, no CCRs — full landlord flexibility
- City water & sewer — no well or septic maintenance
- Contiguous lots — simplified single-area management
- 45 minutes northeast of Charlotte — strong Rowan County rental demand

FINANCING

PROPERTY DETAILS — EACH UNIT

Style Single-story, site-built	Year Built 2026 (New)	Foundation Slab
Exterior Vinyl siding	Roof Arch. shingle	HVAC Heat pump / C/A
Floors Luxury vinyl plank	Kitchen Granite + SS appl.	Laundry In-unit (mud room)
Parking Concrete driveway	Outdoor Porch + patio	Sewer / Water City (both)

MARKET OVERVIEW

Salisbury is the county seat of Rowan County, located approximately 45 minutes northeast of Charlotte. The area benefits from strong regional employment in healthcare, manufacturing, and logistics. Demand for 3-bedroom single-family rentals consistently outpaces supply, and new construction rental inventory at this price point remains limited — creating favorable conditions for above-average occupancy and rent growth.

CONTACT

DSCR Loan Eligible

At \$1,725/month per unit, the estimated DSCR exceeds 1.40 at 75–80% LTV — well above most lender thresholds of 1.0–1.20. No personal income documentation required. Ideal for self-employed investors and LLC purchasers.

Accepted: Cash | Conventional | DSCR (Non-QM)

Kirk Hanson

Broker

[CK Select Commercial Real Estate](#)

704-791-9469

Rodney Green

Broker

[CK Select Commercial Real Estate](#)

704-787-4608

greengrp.net

Information deemed reliable but not guaranteed. All figures are estimates based on current market conditions. Portfolio sale only.