

71 MAPLE ST

CLYDE, NC 28721



OFFERED EXCLUSIVELY BY

Zach Britt

Broker

O: 704.882.1700 ext. 227

M: 615.971.1553

MOSER
THE MOSER GROUP, INC

www.themosergroupinc.com

5 Unit Offering in
Downtown Clyde

71 MAPLE ST CLYDE, NC 28721

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zbritt@themosergroupinc.com

NC #315119



SECTION 1

Executive
Summary

SECTION 2

Financial
Analysis

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from The Moser Group, Inc. and it should not be made available to any other person or entity without the written consent of The Moser Group, Inc. By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the Offering Memorandum. If you have no interest in the subject property at this time, please return this Offering Memorandum to The Moser Group, Inc.

This Offering Memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. The Moser Group, Inc. has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, The Moser Group, Inc. has not verified, and will not verify, any of the information contained herein, nor has The Moser Group, Inc. conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided.

All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property. All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary. The Moser Group, Inc. has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. The Moser Group, Inc.'s principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. The Moser Group, Inc. and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees.

Any rent or income information in this offering memorandum, with the exception of actual, historical rent collections, represent good faith projections of potential future rent only, and The Moser Group, Inc. makes no representations as to whether such rent may actually be attainable. Local, state, and federal laws regarding restrictions on rent increases may make these projections impossible, and Buyer and its advisors should conduct their own investigation to determine whether such rent increases are legally permitted and reasonably attainable.



SECTION 1

EXECUTIVE SUMMARY



\$750,000
PRICE

PROPERTY SUMMARY

OVERVIEW

PROPERTY TYPE	▪ Multifamily
ADDRESS	▪ 71 Maple St Clyde, NC 28721
UNITS	▪ 5
YEAR BUILT	▪ 1970
BUILDING SF	▪ 3,596 SF
LOT SIZE	▪ +/- 0.21 AC

UNIT INFORMATION

2 BED/1.5 BATH	▪ x3
1 BED/1 BATH	▪ x2
TOTAL	▪ 5

PROPERTY/LOCATION OVERVIEW

71 MAPLE ST • CLYDE, NC 28712

Value-Add Investment Opportunity with Strong In-Place Cash Flow

Value-Add Investment: This 5-unit asset presents a rare value-add opportunity in the heart of Clyde, NC. The units have been lightly renovated, providing a strong foundation, while leaving lots of room for further upgrades to unit interiors. With strong in-place NOI (\$52,000), investors benefit from immediate cash flow while having additional upside through improvements and rent growth.

Population and Demographics: Clyde is in the Asheville MSA, one of Western North Carolina's most desirable and steadily growing regions. The town has a modest but consistent population, fueled by its affordability, small-town lifestyle, and proximity to Asheville (just 20–25 minutes east). Residents benefit from access to strong regional employment hubs while enjoying a lower cost of living compared to urban Asheville. The market attracts a mix of families, working professionals, and retirees, creating a stable tenant base with long-term rental demand.

Prime Location: Situated just off Main Street in downtown Clyde, the property offers walkable access to local shops, restaurants, schools, and essential services. Clyde is also home to Haywood Community College, adding another layer of rental demand from students and staff. The property sits near the Great Smoky Mountains Expressway, providing excellent connectivity to Waynesville, Canton, and the greater Asheville area. The town's setting in the Blue Ridge Mountains also draws tenants who value outdoor recreation, small-town charm, and access to regional amenities. With its balance of affordability, accessibility, and lifestyle appeal, Clyde is well-positioned as a growing submarket within Western North Carolina's expanding rental landscape.



INVESTMENT HIGHLIGHTS

High in place Net Operating Income (\$52,000/Yr)

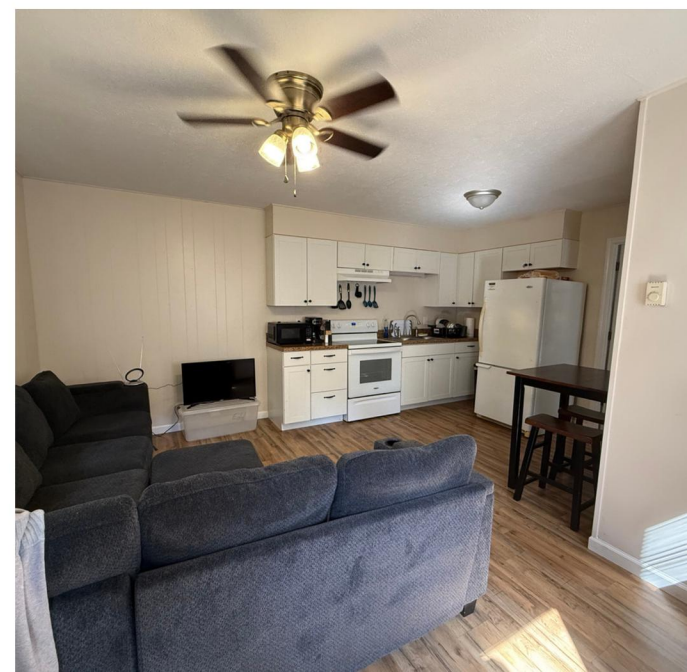
Rent growth with no upgrades

Clear upside potential via unit upgrades

Low maintenance asset

Rare opportunity in a supply-constrained market

Small town charm less than 30 minutes
from Asheville





An aerial photograph of a two-story building with a dark, gabled roof and a stone foundation. The building has several windows and a small entrance area. In the background, there is a parking lot with several cars and a street with other buildings. The image is overlaid with a semi-transparent dark green filter.

SECTION 2

FINANCIAL ANALYSIS

RENT ANALYSIS

MONTHLY RENT SCHEDULE

Unit	Bed/Bath	Current	Market
1	1/1	\$1,051	\$1,250
2	2/1	\$1,156	\$1,400
3	2/1	\$1,195	\$1,400
4	2/1	\$1,295	\$1,400
5	1/1	\$1,000	\$1,250
Scheduled Gross Income		\$5,697	\$6,700

PRICING

Offering Price **\$750,000**

Price/Unit **\$163,000**

Price/SF **\$226.64**

Cap Rate **6.95%** **7.89%**
Current Market

THE ASSET

Units **5**

Year Built **1970**

Gross SF **3,596**

Lot Size **+/- 0.21**

PID **8637-61-7603**



FINANCIAL ANALYSIS

GROSS POTENTIAL RENT	Current	Market
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\$68,364 \$80,400

Vacancy Rate 5% (\$4,020)

Effective Gross Income **\$68,364** **\$76,380**

ANNUALIZED EXPENSES	Current	Market
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Taxes \$2,397 \$2,397

Insurance \$2,630 \$2,683

Electric \$300 \$306

Management Fee (10%) \$6,836 \$7638

Building R&M \$2,000 \$2,040

Lawn care \$2,100 \$2,142

Total Expenses **\$16,263** **\$17,206**

RETURN	Current	Market
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Net Operating Income \$52,101 \$59,174

Cap Rate 6.95% **7.89%**

ANNUAL PROFORMA

Annual Proforma		Current	Year 1	Year 2	Year 3	Year 4	Year 5
Scheduled Gross Income		\$68,364	\$80,400	\$82,812	\$85,296	\$87,855	\$90,491
Economic Vacancy	5%	\$ -	(\$4,020)	(\$4,141)	(\$4,265)	(\$4,393)	(\$4,525)
Gross Operating Income		\$68,364	\$76,380	\$78,671	\$81,032	\$83,462	\$85,966

ANNUALIZED EXPENSES

Property Tax		\$2,397	\$2,397	\$2,397	\$3,595.50	\$3,595.50	\$3,595.50
Electric		\$300	\$306	\$312	\$318	\$325	\$331
Management Fee	(10%)	\$6,836	\$7,638	\$7,867	\$8,103	\$8,346	\$8,597
Insurance		\$2,630	\$2,683	\$2,736	\$2,791	\$2,847	\$2,904
Building R&M		\$2,000	\$2,040	\$2,081	\$2,122	\$2,165	\$2,208
Lawn care		\$2,100	\$2,142	\$2,185	\$2,229	\$2,273	\$2,319
Total Expenses		\$16,263	\$17,206	\$17,578	\$19,159	\$19,551	\$19,954
Expenses/Unit		\$3,253	\$3,441	\$3,516	\$3,832	\$3,910	\$3,991
Expenses/SF		\$4.52	\$4.78	\$4.89	\$5.33	\$5.44	\$5.55
% of GOI		23.8%	22.5%	22.3%	23.6%	23.4%	23.2%

RETURN ANALYSIS

NOI		\$52,101	\$59,174	\$61,093	\$61,873	\$63,911	\$66,013
Cap Rate		6.39%	7.26%	7.50%	7.59%	7.84%	8.10%

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