



CAPSTONE
— REALTY GROUP, LLC —

**THE
GRAYMONT
401
GRAYMONT
AVENUE**

Confidentiality & Disclaimer

It is the prospective purchasers responsibility to conduct its own due diligence. The information contained in this brochure does not purport to be all-inclusive or to contain all of the information that a prospective purchaser may desire. An opportunity to inspect the property will be made available to interested, qualified prospective purchasers. Owner and its representatives make no representation or warranty, express or implied, as to the accuracy or completeness of this information, and no legal commitments or obligations shall rise by reason of the contents herein. Capstone Realty Group, LLC represents the Seller in this transaction. Sandlapper Development Company, LLC has an ownership stake in the above mentioned property and in Capstone Realty Group, LLC.



THE GRAYMONT

PRICE: \$3,950,000

— 10 RESIDENTIAL UNITS — 31 BEDROOMS — 30 BATHROOMS —

Capstone Realty Group, LLC is pleased to market and present the opportunity to acquire 401 Graymont Avenue, located at the corner of Rosewood Drive and Graymont Avenue in Columbia, SC. Providing the investor with an exceptional opportunity to purchase a newly constructed asset near the University of South Carolina that is prime for upscale student housing.



**PRE CONSTRUCTION APPRAISAL FROM MARCH OF 2024 AVAILABLE
UPON REQUEST WITH A VALUE OF \$4,325,000.**

PROPERTY DETAILS

ADDRESS:	401, 407 & 409 GRAYMONT AVENUE, COLUMBIA, SC 29205
BUILDINGS:	3 BUILDINGS
YEAR BUILT:	2025
TOTAL SQUARE FOOTAGE:	13,010+/-
NUMBER OF UNITS:	10 UNITS
NUMBER OF BEDROOMS:	31 BEDROOMS
AVERAGE UNIT SQUARE FOOTAGE:	1301+/-
PARKING:	21 ON-SITE PARKING & STREET PARKING AVAILABLE

The Graymont is made up of three(3) buildings. 401 Graymont has six(6) units, 407 Graymont has three(3) units and 409 Graymont has one(1) unit. The three(3) buildings combine for a total of ten(10) units.

TMS# R11313-17-05

401 Graymont Avenue - 18 bedrooms 18 baths **407 Graymont Avenue** - 9 bedrooms 9 baths
409 Graymont Avenue - 4 bedrooms 3 baths

Each unit includes stainless steel refrigerator, dishwasher, stove, microwave and in-unit Washer/Dryer.

NEW CONSTRUCTION INCLUDES:

- **IN-UNIT WASHER & DRYER**
- **GRANITE COUNTERTOPS IN KITCHEN AND BATHS**
- **LVP FLOORING THROUGHOUT AND TILE IN BATHS**
- **STAINLESS STEEL APPLIANCES**
- **FIRE SUPPRESSION SYSTEM**
- **SECURITY CAMERAS**



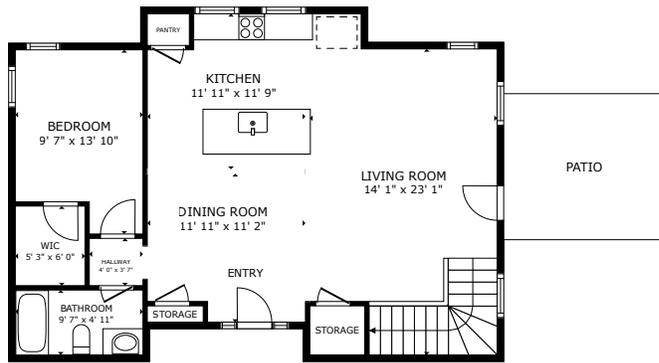
FLOOR PLAN & 3D TOURS



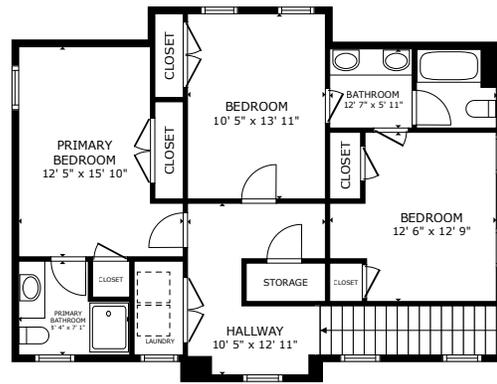
401 Graymont Ave.

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

CLICK [HERE](#) FOR 3D TOUR OF 3 BEDROOM UNIT



FLOOR 1



FLOOR 2



409 Graymont Ave.

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

CLICK [HERE](#) FOR 3D TOUR OF 4 BEDROOM UNIT

Building Data

Building Data						Sales Price: \$3,950,000
Unit Type (br/ ba)	# of Units	Total Bedrooms	Total Baths	Avg Rent / Mo	Total Annual Rent	
3 br / 3 ba	9	27	27	\$ 27,000	\$ 324,000	
4 br / 3 ba	1	4	3	\$ 3,900	\$ 46,800	
	10	31	30	\$ 3,090	\$ 370,800	

Apartment complex is made up of 3 buildings with 6 Units in 401 Graymont, 3 Units in 407 Graymont and 1 Unit in 409 Graymont for a total of 10 units. Complex includes 21 on-site parking spots and a common area in the rear corner. Construction was completed September of 2025.

Projected rents for 2026 with an average rate of \$3090 per unit per month.

Tenants are responsible for unit utilities including water, sewer, electric and internet.



Projected First Year (2026) Operating Statement

Potential Rental Income		\$	370,800
Total Other Income		\$	0
Potential Gross Income		\$	370,800
Vacancy	0%	\$	0
Effective Gross Income		\$	370,800
Property Tax*		\$	62,937
Insurance		\$	7,800
Landscaping		\$	6,000
Trash Service		\$	1,800
Water/Sewer		\$	2,400
Utilities		\$	2,400
Fire Alarm Monitoring		\$	1,200
Management Fee	6%	\$	22,248
Building Maintenance	2%	\$	7,416
Total Expenses		\$	114,201
Net Operating Income		\$	256,599
<i>Operating Margin</i>			69.2%
Debt Service		\$	0
Cash Flow Before Tax		\$	256,599

First Year Pro Forma

	Year 1 (2026)
Potential Rental Income	\$ 370,800
Total Other Income**	\$ 0
Potential Gross Income	\$ 370,800
Vacancy	\$ 0
Effective Gross Income	\$ 370,800
Operating Expenses	\$ 114,201
Net Operating Income	\$ 256,599
<i>Operating Margin</i>	69.2%
Debt Service	\$ 0
Cash Flow Before Tax	\$ 256,599
Projected Cap Rate*	6.50%

Pro Forma based on the following:

- Closing in 2026
- Estimated assessors value of \$2,300,000 beginning January 1, 2026.
- Year one assumes no vacancies.
- Property should qualify for ATI exemption year two if closed in the 2026 calendar year.

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THE GRAYMONT
401 GRAYMONT AVENUE
COLUMBIA, SC

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