

**SALE**

# Talbert Portfolio

**664-666 S LIBERTY ST - 425 ARCH ST**

Spartanburg, SC 29306

**PRESENTED BY:**

**JUAN RAMOS**

O: 864.990.7117

[juan.ramos@svn.com](mailto:juan.ramos@svn.com)

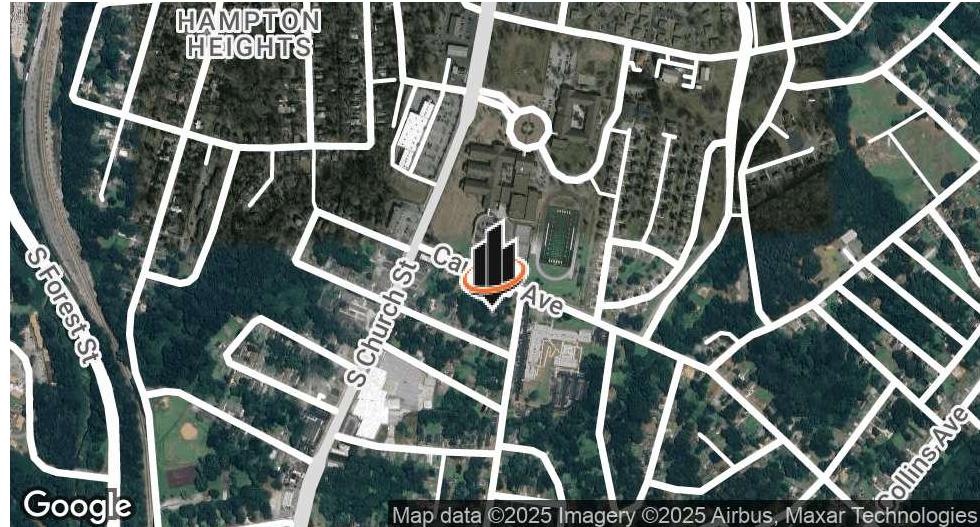
**LARS GRUENEFELD**

O: 864.637.9302

[lars.gruenefeld@svn.com](mailto:lars.gruenefeld@svn.com)



## PROPERTY SUMMARY



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$689,000
<b>BUILDING SIZE:</b>	6,300 SF
<b>AVAILABLE SF:</b>	
<b>LOT SIZE:</b>	
<b>PRICE / SF:</b>	\$109.37
<b>YEAR BUILT:</b>	1965
<b>ZONING:</b>	General Residential R-6
<b>MARKET:</b>	Spartanburg

## PROPERTY OVERVIEW

Introducing 664-666 S. Liberty St - 425 Arch St, a standout investment opportunity in Spartanburg, SC. These 3 buildings totaling 6300+- SF building, Liberty buildings constructed in 1965 and remolded in 1990, boasts 4 units. Arch building constructed in 1990 and remodeled in 2022 with 4 units. but offer immediate income with a strong historical appeal. With a versatile General Residential R-6 zoning, the property is situated in a prime location and is currently at 100% occupancy, ensuring a strong rental income stream. The property's potential for further development and rental growth makes it an attractive prospect for multifamily/single family rental portfolio investors seeking to capitalize on the thriving Spartanburg market.

## PROPERTY HIGHLIGHTS

- Liberty
- - 3,200 SF building with 4 units
- - Renovated in 1990
- - Zoned General Residential R-6 for versatile use

**JUAN RAMOS**

O: 864.990.7117

juan.ramos@svn.com

**LARS GRUENEFELD**

O: 864.637.9302

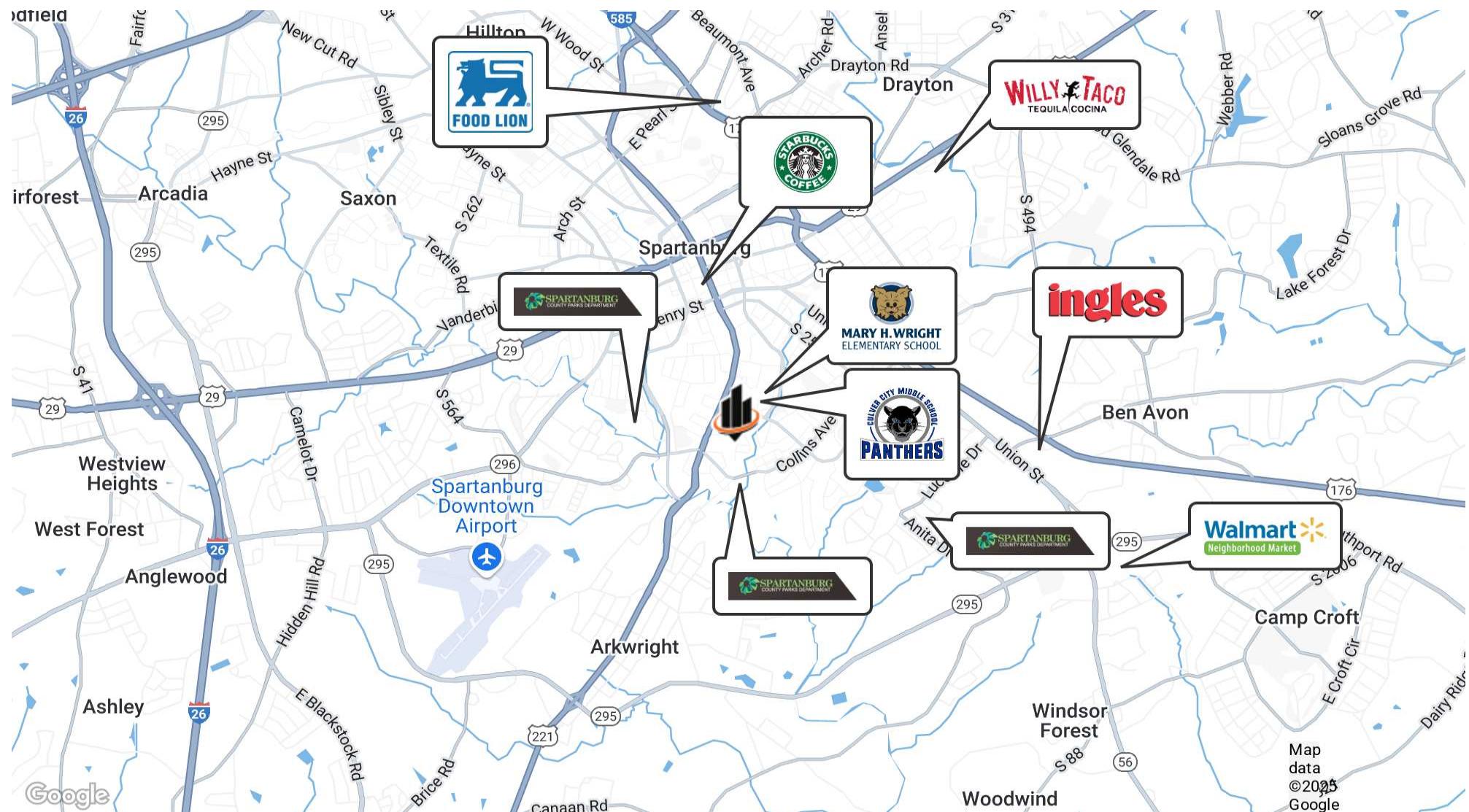
lars.gruenefeld@svn.com

**TALBERT PORTFOLIO** | 664-666 S Liberty St - 425 Arch St Spartanburg, SC 29306

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. All SVN offices are independently owned and operated.

**SVN | PALMETTO** 2

## RETAILER MAP



**JUAN RAMOS**

O: 864.990.7117

[juan.ramos@svn.com](mailto:juan.ramos@svn.com)

**LARS GRUENEFELD**

O: 864.637.9302

[lars.gruenefeld@svn.com](mailto:lars.gruenefeld@svn.com)

**TALBERT PORTFOLIO** | 664-666 S Liberty St - 425 Arch St Spartanburg, SC 29306

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. All SVN offices are independently owned and operated.

**SVN | PALMETTO**

# DEMOGRAPHICS MAP & REPORT

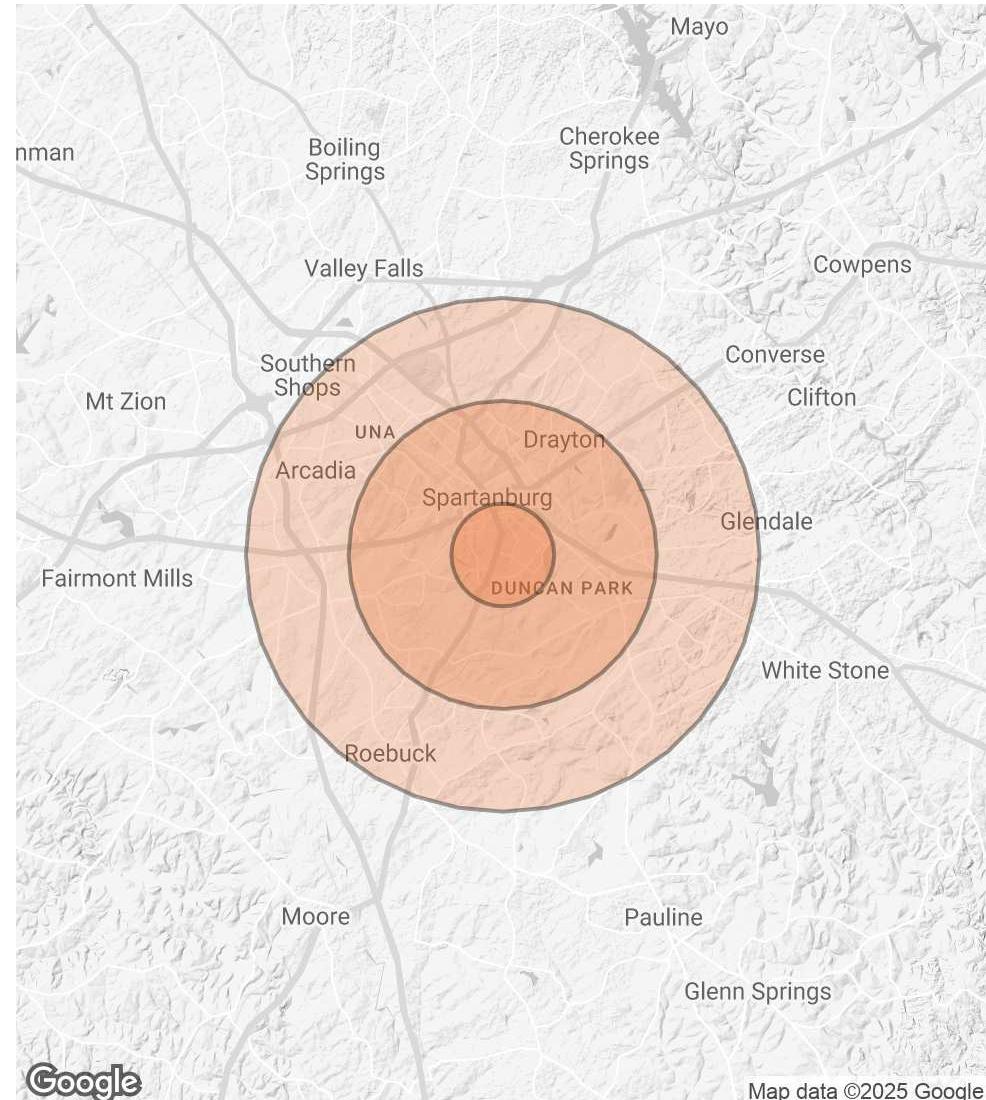
## POPULATION

	1 MILE	3 MILES	5 MILES
<b>TOTAL POPULATION</b>	7,288	41,220	92,609
<b>AVERAGE AGE</b>	36.7	37.1	36.9
<b>AVERAGE AGE (MALE)</b>	28.8	34.6	35.1
<b>AVERAGE AGE (FEMALE)</b>	41.3	39.6	39.2

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
<b>TOTAL HOUSEHOLDS</b>	3,864	18,898	41,355
<b># OF PERSONS PER HH</b>	1.9	2.2	2.2
<b>AVERAGE HH INCOME</b>	\$28,692	\$50,746	\$54,471
<b>AVERAGE HOUSE VALUE</b>	\$85,370	\$124,901	\$137,715

2020 American Community Survey (ACS)



**JUAN RAMOS**

O: 864.990.7117

juan.ramos@svn.com

**LARS GRUENEFELD**

O: 864.637.9302

lars.gruenefeld@svn.com

**TALBERT PORTFOLIO** | 664-666 S Liberty St - 425 Arch St Spartanburg, SC 29306

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. All SVN offices are independently owned and operated.

**SVN | PALMETTO**

4

## ADDITIONAL PHOTOS



**JUAN RAMOS**

O: 864.990.7117

[juan.ramos@svn.com](mailto:juan.ramos@svn.com)

**LARS GRUENEFELD**

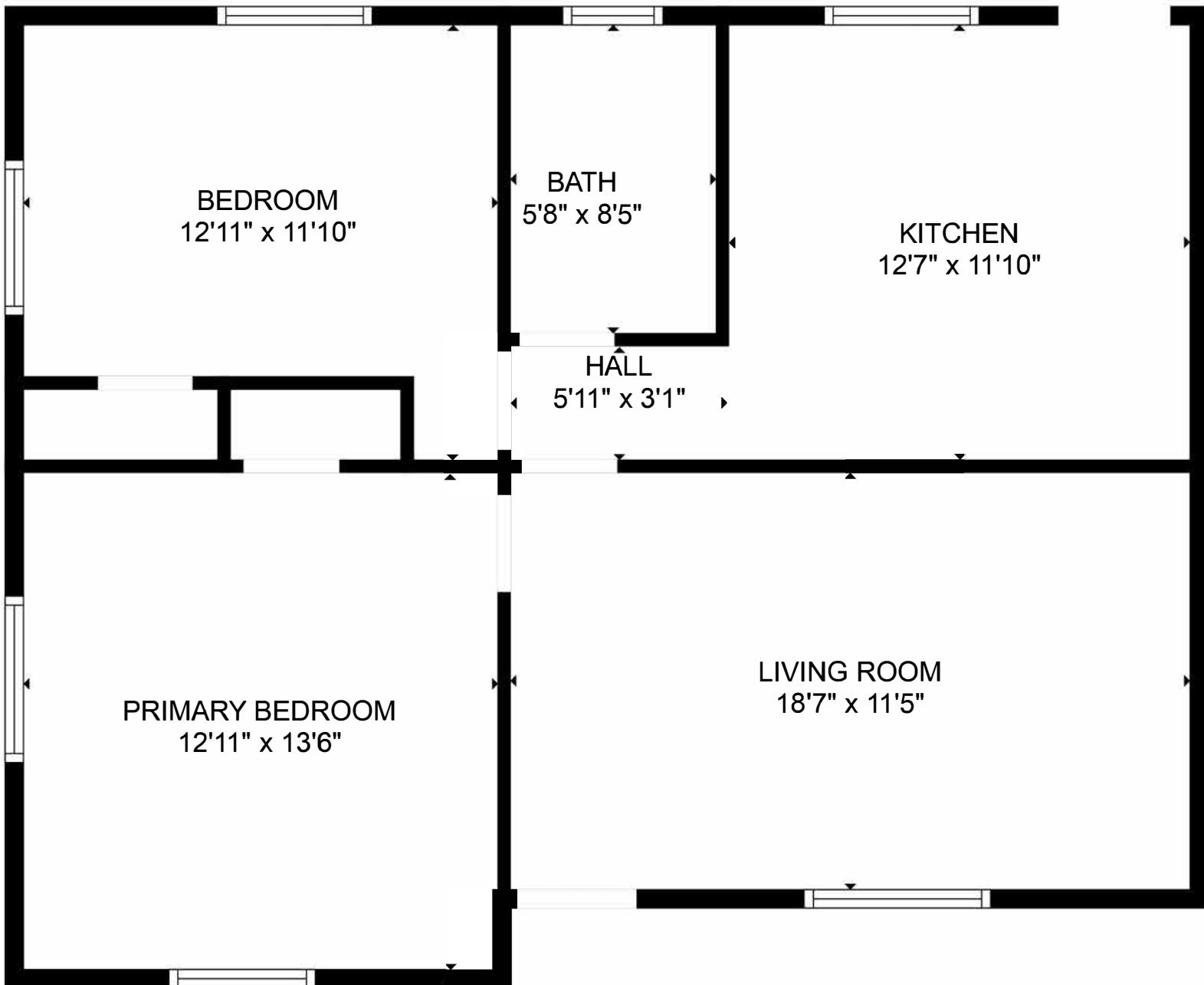
O: 864.637.9302

[lars.gruenefeld@svn.com](mailto:lars.gruenefeld@svn.com)

**TALBERT PORTFOLIO** | 664-666 S Liberty St - 425 Arch St Spartanburg, SC 29306

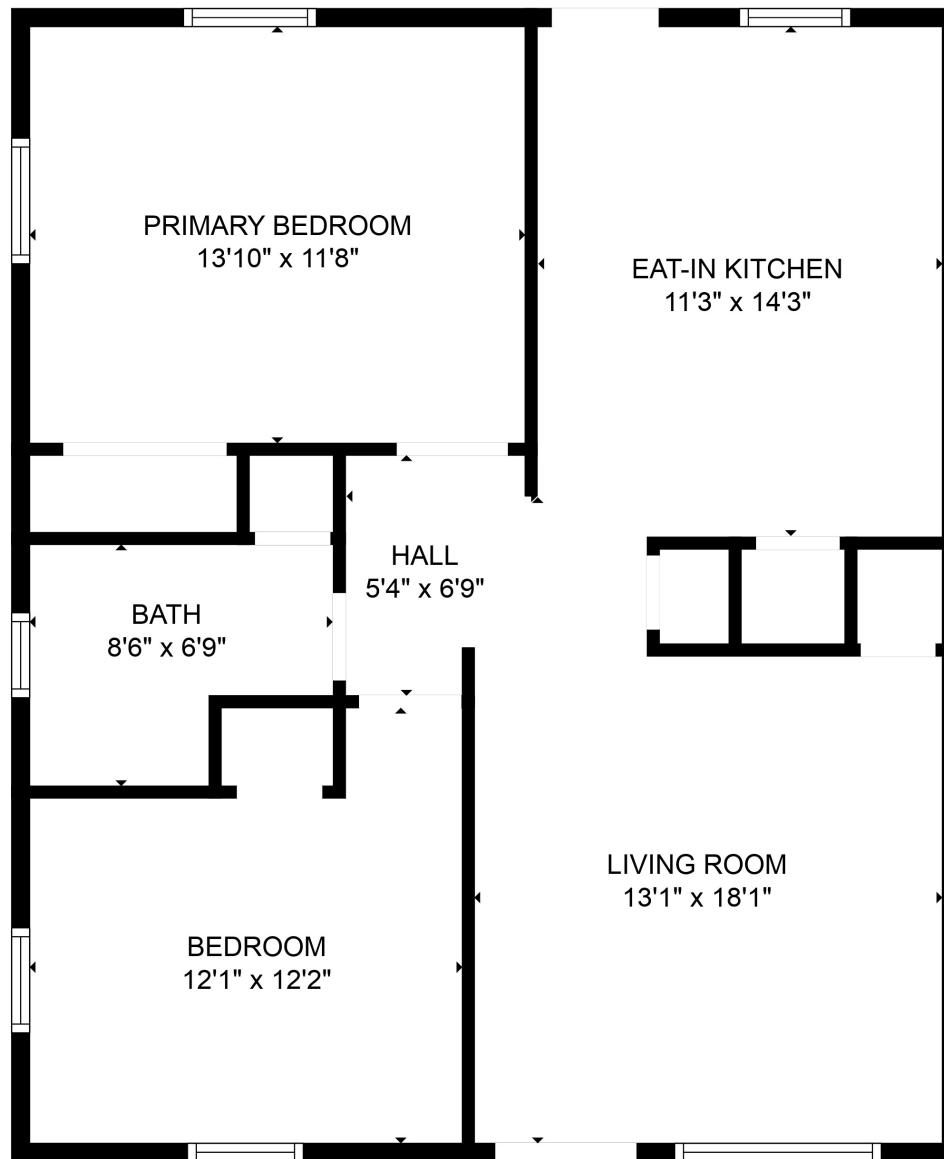
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. All SVN offices are independently owned and operated.

**SVN | PALMETTO** 5



**TOTAL: 779 sq. ft**  
FLOOR 1: 779 sq. ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



**TOTAL: 795 sq. ft**  
FLOOR 1: 795 sq. ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

## GRIDS

Unit Type	Count	% of Total	Avg. SF	Total SF	In-Place Rent	In-Place Rent / SF	Market Rent	Market Rent / SF
2 Bed / 1 Bath	8	100.0%	795	6,360	\$750	\$0.94	\$1,115	\$1.40
<b>Total / Weighted Avg.</b>	<b>8</b>	<b>100.0%</b>	<b>795</b>	<b>6,360</b>	<b>\$750</b>	<b>\$0.94</b>	<b>\$1,115</b>	<b>\$1.40</b>

**JUAN RAMOS**  
O: 864.990.7117  
juan.ramos@svn.com

**LARS GRUENEFELD**  
O: 864.637.9302  
lars.gruenefeld@svn.com

**TALBERT PORTFOLIO** | 664-666 S Liberty St - 425 Arch St Spartanburg, SC 29306

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. All SVN offices are independently owned and operated.

**SVN | PALMETTO**

## ADDITIONAL PHOTOS



**JUAN RAMOS**  
O: 864.990.7117  
juan.ramos@svn.com

**LARS GRUENEFELD**  
O: 864.637.9302  
lars.gruenefeld@svn.com

**TALBERT PORTFOLIO** | 664-666 S Liberty St - 425 Arch St Spartanburg, SC 29306

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. All SVN offices are independently owned and operated.

**SVN | PALMETTO** 9

## PROPERTY DESCRIPTION



### PROPERTY DESCRIPTION

Both lots have a single 2 unit 2 bedroom 1 bath with living room and Kitchen with dinning area. Units share a back yard. Buildings are Brick with open porches with 1572 gross sq ft.

### LOCATION DESCRIPTION

Seize the opportunity to invest in Spartanburg's booming rental market with a well-positioned multifamily portfolio located less than five minutes from downtown. Residents will enjoy unparalleled access to a thriving cultural and entertainment scene, featuring diverse dining, boutique shopping, and a vibrant nightlife. Additionally, the properties' proximity to esteemed institutions like Wofford College and Converse University makes them highly desirable for students, faculty, and professionals.

Outdoor enthusiasts will appreciate nearby Cleveland Park and Hatcher Garden & Woodland Preserve, offering scenic green spaces for relaxation and recreation. Adding to the area's appeal, Fifth Third Park, a state-of-the-art baseball stadium, is set to open in April 2025 as part of Project Core, a \$425 million mixed-use development. This transformative project will introduce a hotel, rooftop bar, office spaces, modern apartments, and a lively public plaza—enhancing Spartanburg's economic and social landscape.

With close proximity to one of the most significant investments in Spartanburg's history, these properties offer investors a lucrative opportunity to capitalize on Spartanburg's ongoing growth, ensuring strong rental demand and long-term appreciation potential.

### SITE DESCRIPTION

All 3 buildings located on their own tax parcel.

### INTERIOR DESCRIPTION

**JUAN RAMOS**  
O: 864.990.7117  
juan.ramos@svn.com

**LARS GRUENEFELD**  
O: 864.637.9302  
lars.gruenefeld@svn.com

**TALBERT PORTFOLIO** | 664-666 S Liberty St - 425 Arch St Spartanburg, SC 29306

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. All SVN offices are independently owned and operated.

**SVN | PALMETTO** 10

## ALL ADVISOR BIOS



### Juan Ramos

Associate Advisor  
SVN | Palmetto

Phone: 864.990.7117  
Cell: 864.990.7117  
juan.ramos@svn.com  
330 Pelham Rd. Suite 100  
Greenville, SC 29615



### Lars Gruenefeld

Chief Operating Officer  
SVN | Palmetto

Lars Gruenefeld, Lead Managing Director of SVN | BlackStream has been with the firm since 2014. Prior to accepting his role as Chief Operating Officer he held the position of Lead Managing Director of the Greenville, SC office. Gruenefeld began his career in real estate 19 years ago in residential & then transitioned into commercial in 2008. He focused on multifamily by helping local developers and investors build new construction in West Georgia markets. Currently, Gruenefeld is focused on multifamily sales in North Carolina, South Carolina and Georgia as well as growing a regional team presence.

Phone: 864.637.9302  
Cell: 706.302.6367  
lars.gruenefeld@svn.com  
330 Pelham Rd. Suite 100  
Greenville, SC 29615

#### JUAN RAMOS

O: 864.990.7117  
juan.ramos@svn.com

#### LARS GRUENEFELD

O: 864.637.9302  
lars.gruenefeld@svn.com

**TALBERT PORTFOLIO** | 664-666 S Liberty St - 425 Arch St Spartanburg, SC 29306

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. All SVN offices are independently owned and operated.

**SVN | PALMETTO**

11

## DISCLAIMER

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

### JUAN RAMOS

O: 864.990.7117

[juan.ramos@svn.com](mailto:juan.ramos@svn.com)

### LARS GRUENEFELD

O: 864.637.9302

[lars.gruenefeld@svn.com](mailto:lars.gruenefeld@svn.com)

### TALBERT PORTFOLIO | 664-666 S Liberty St - 425 Arch St Spartanburg, SC 29306

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. All SVN offices are independently owned and operated.

### SVN | PALMETTO

12