

Lakeshore Arms Apartments

913 Prestwood Drive
Hartsville, SC - 29550

Multifamily

8 Units



COMMERCIAL | RESIDENTIAL | MANAGEMENT | INVESTMENTS

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Offering Summary

Lakeshore Arms Apartments

VITAL DATA

Price	\$849,000
Price/Unit	\$106,125
Number Of Units	8
Square Feet	4,768
Lot Size	0.50

Current Cap Rate:

9.6%

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UNIT STYLE & MONTHLY RENTS

The rents below are effective January 2025

UNIT	UNIT TYPE	CURRENT MONTHLY RENTS
A	1 Bedroom Furnished	\$1,300
B	1 Bedroom Furnished	\$1,300
C	1 Bedroom Furnished	\$1,400
D	1 Bedroom Furnished	\$1,250
E	1 Bedroom Furnished	\$1,300
F	1 Bedroom Furnished	\$1,400
G	1 Bedroom Furnished	\$1,400
H	1 Bedroom Furnished	\$1,300
Total Units / Total Monthly Rents	8	\$10,650

Offering Summary

Lakeshore Arms Apartments

Property Summary

Lakeshore Arms Apartments consists of one building with eight one-bedroom fully equipped and furnished units. Sale includes all existing FF&E and personal property necessary for turnkey short-term rental operation, including appliances, beds, flat screen TV's, furnishings, linens, décor, kitchenware and smallwares.

This proven revenue-producer churns out over \$127,000 in gross annual income. Lakeshore Arms is located in a quiet neighborhood across from Prestwood Lake and convenient to Sonoco Products, Duke Energy, Coker University, Governor's School of Science & Math, and Carolina Pines Medical Center. Hartsville offers a thriving downtown of restaurants and retail shops just 2 minutes away.

Investment Highlights

- Well Maintained, ideal for new and seasoned investors
- All FF&E and turnkey contents to convey
- Located adjacent to Hartsville's largest employer
- Room to Increase Rents 7-10%
- Strong, reliable income-producing property

Major Hartsville Employers

Employer

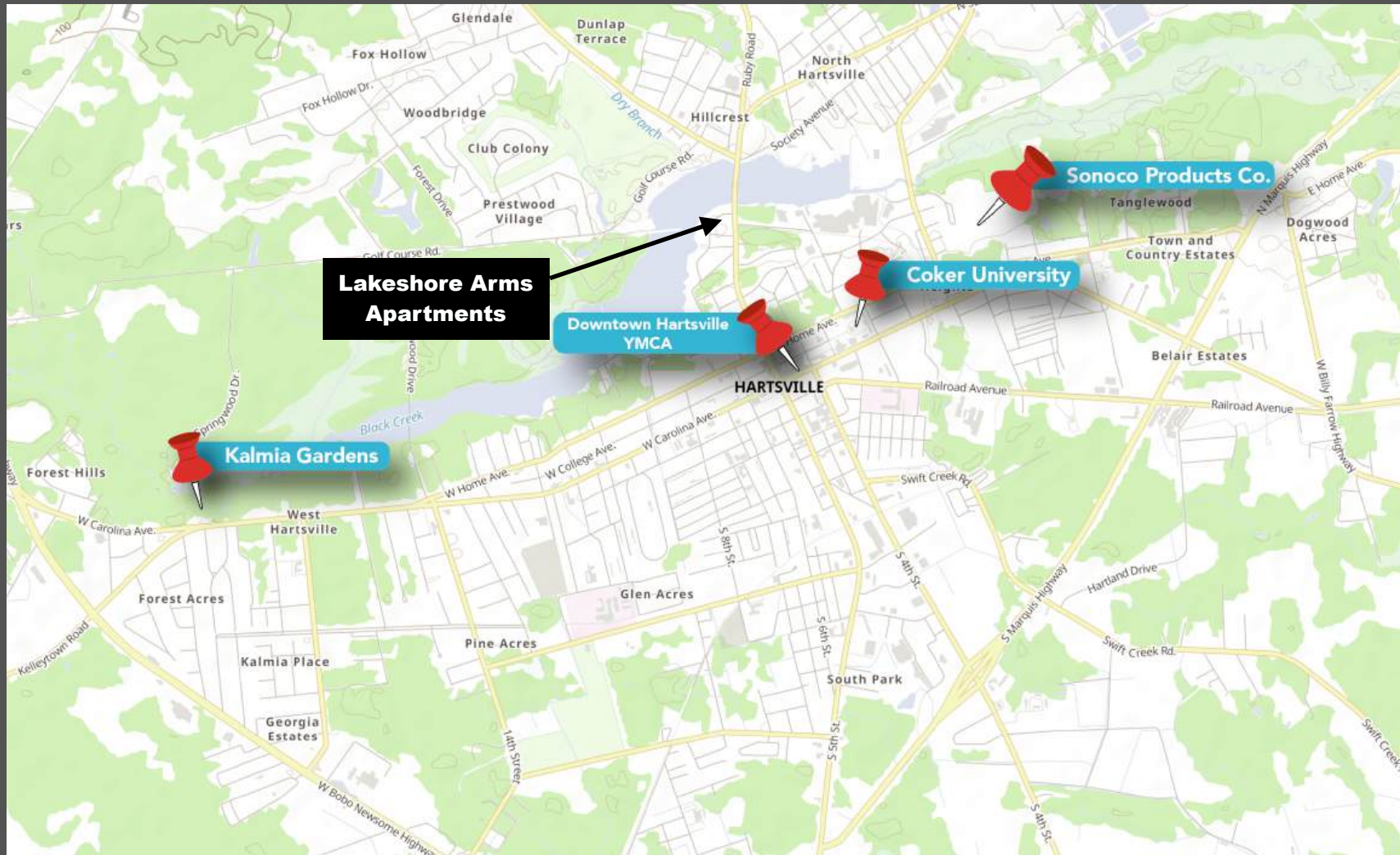
Anderson Brass
Carolina Pines Regional Center
Coker University
Duke Energy
Governors School for Science & Math
Novolex
Sonoco Products Company
Stingray Boats

Demographics (3-mile radius)

2025 Population	15,313
Average Household Income	\$82,373
White Collar Employment	65%
Blue Collar Employment	27%

Local Points of Interest

Lakeshore Arms Apartments



Financial Analysis

Lakeshore Arms Apartments

INCOME

Gross Operating Income	\$127,800
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EXPENSES

Real Estate Taxes	\$14,757
Insurance	6,093
Repairs/Maintenance	6,924
Utilities (Elec, Gas, Water)	\$13,459
Cable/Internet	\$3,044
Pest Control	\$553
Lawn care	\$1,310
Supplies & Licenses	\$399

Total Operating Expenses	\$46,539.38
Expenses As %	36.42%
Net Operating Income	\$81,260.62



Financial Analysis

Lakeshore Arms Apartments

SUMMARY

Price	\$849,000
Number Of Units	8
Price Per Unit	\$106,125
Price Per Square Feet	\$177
Lot Size	0.50
Year Renovated	2000

CAP RATE

	Current
Capitalization Rate	9.57%

# Of Units	Unit Type	SqFt/Unit	Avg Rent
8	1BR/1BA	600	\$1,331
	Furnished		

INCOME

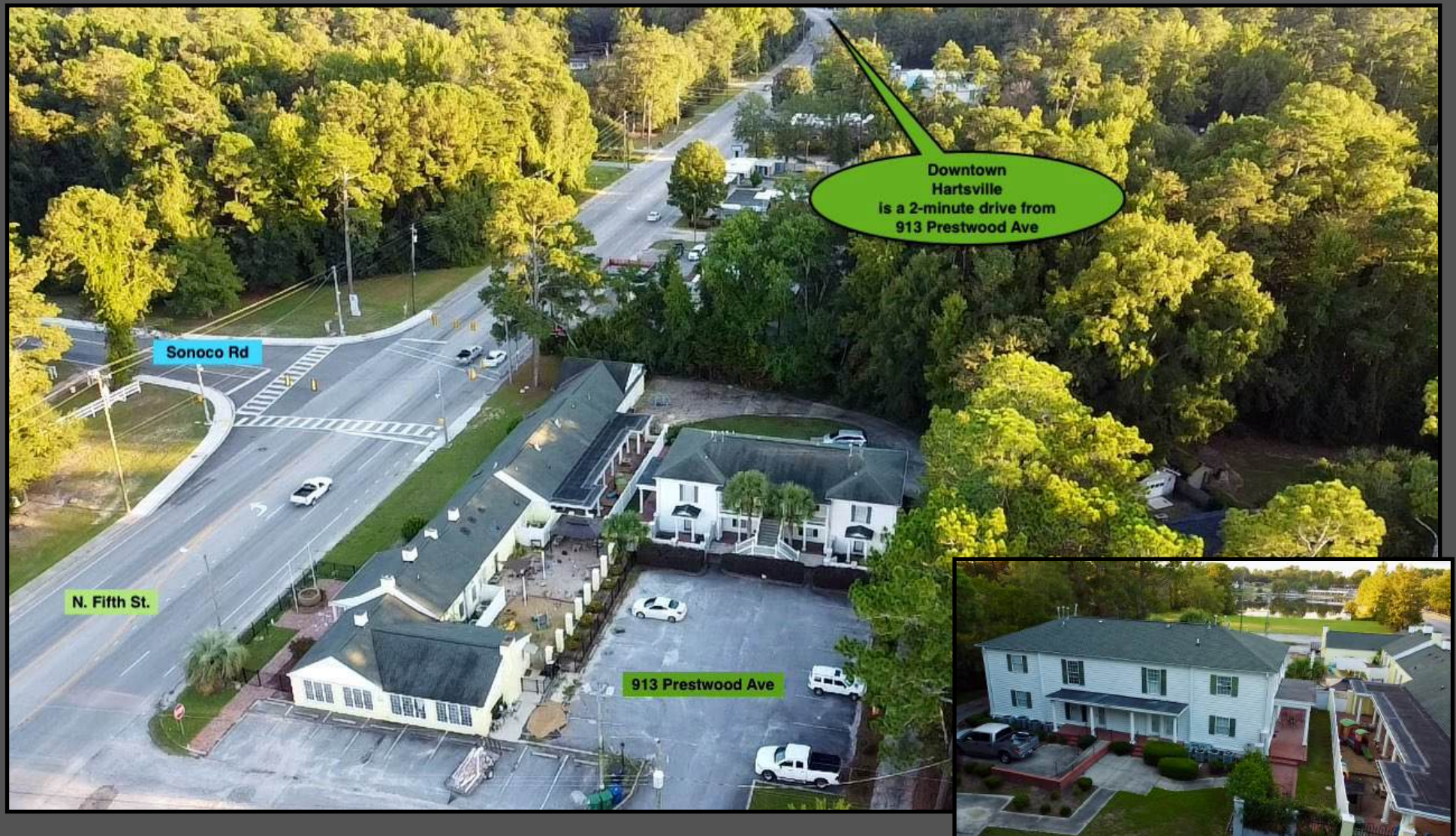
Gross Scheduled Rent	\$127,800
Less: Expenses	\$46,539
Net Operating Income	\$81,261

EXPENSES

	Current
Real Estate Taxes	\$14,757
Insurance	\$6,093
Repairs/Maintenance	\$6,924
Utilities (Elec, Gas, Water)	\$13,459
Cable/Internet	\$3,044
Pest Control	\$553
Lawn care	\$1,310
Supplies & Licenses	\$399
Total Expenses	\$46,539
Expenses/Unit	\$5,817

Additional Data

Lakeshore Arms Apartments



Leasing Highlights

Lakeshore Arms Apartments

Lakeshore Arms has historically attracted a strong and diverse tenant base, reflecting both stability and consistent short-term demand.

Current and recent residents include professionals employed by Sonoco Products Company, a publicly traded global packaging corporation headquartered in Hartsville, as well as employees of Duke Energy, two strong employers in the region. The remaining tenants are retirees, including a military retiree, and a returning resident who typically stays four months to one year. Notably, several tenants are repeat renters, with one Duke Energy tenant returning for a second stay and another who is a retiree caregiver and uses the apartment as a respite. This pattern of repeat, reliable occupancy is a clear testament to the property's appeal, management, and suitability for a turnkey short-term or flexible-term rental operation.

Further enhancing its investment profile, Hartsville has a notably limited supply of short-term rental properties that match this home's location, quality, and proximity to downtown, and the highly desirable Prestwood neighborhood. Because the local rental market is dominated by unfurnished, long-term leases, this furnished property fills a distinct market void for tenants seeking flexible, move-in-ready accommodations.

