

Lakeshore Arms Apartments

913 Prestwood Drive
Hartsville, SC - 29550

Multifamily

8 Units



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Offering Summary

Lakeshore Arms Apartments

VITAL DATA			
Price	\$849,000	Current Cap Rate:	9.6%
Price/Unit	\$106,125		
Number Of Units	8		
Square Feet	4,768		
Lot Size	0.50		
Confidentiality & Disclaimer: This marketing brochure is proprietary and confidential. It is intended to provide summary and establish interest in the subject property. The information should not be used as a substitute for thorough due diligence. The information herein has been obtained from sources we believe are reliable; however, CHOICE Realty, Inc. makes no warranty or representation regarding income or expenses for subject property, zoning regulations, future projected financial performance of the property or tenants, size, square footage, or condition of subject property. Potential buyers must conduct their own due diligence to verify items important to them. Do not approach any tenants. All property showings are strictly by appointment only.			
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

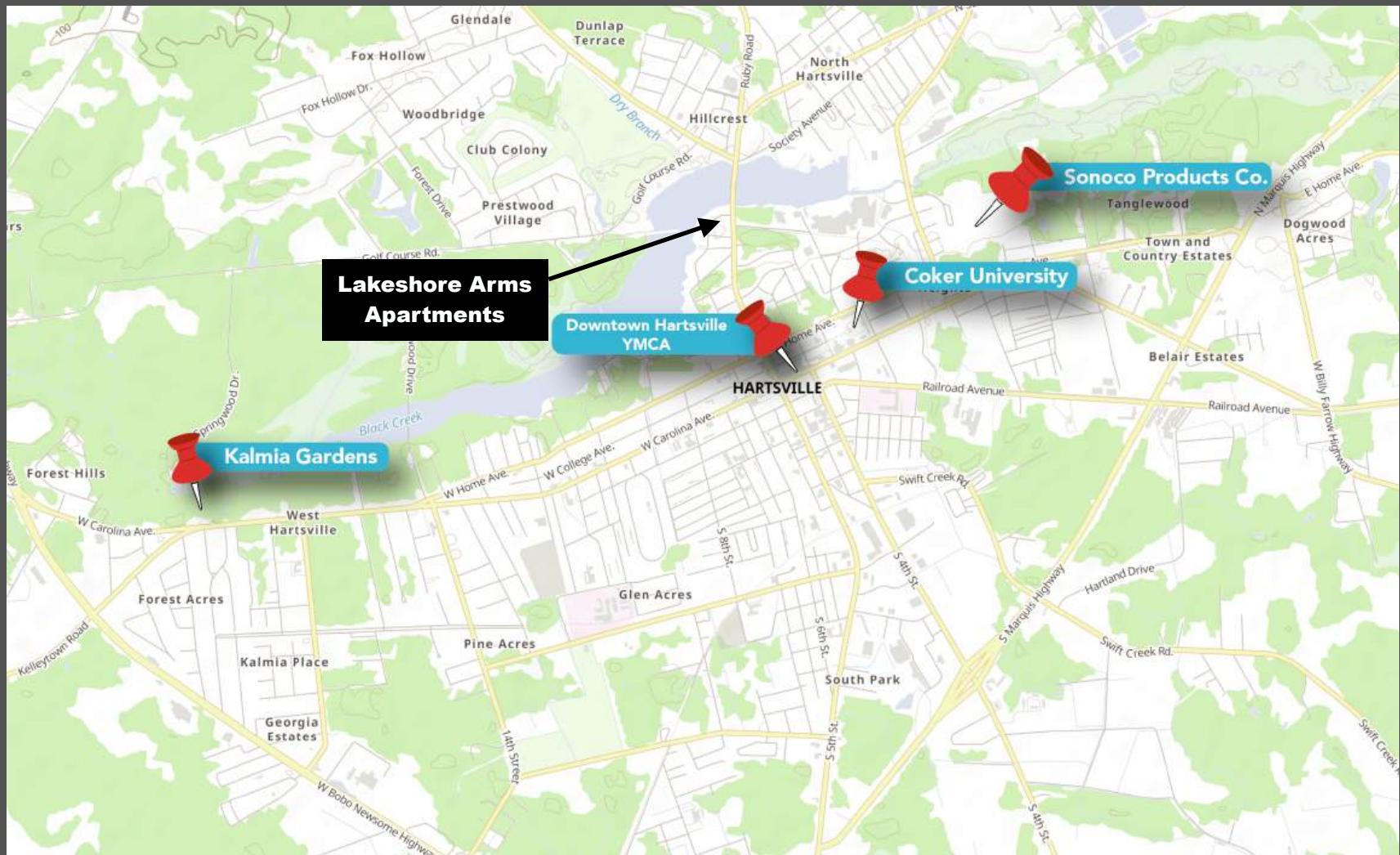
Anderson Brass
Carolina Pines Regional Center
Coker University
Duke Energy
Governors School for Science & Math
Novolex
Sonoco Products Company
Stingray Boats

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
Lawncare	\$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
Lawncare	\$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.

