

# 6 Units with 100% Occupancy in Rocky Mount \$468,000

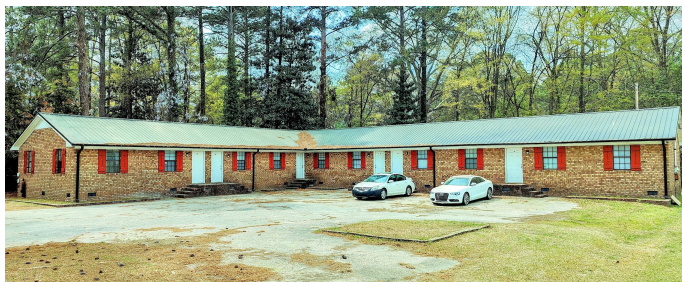
600 S Vyne St - 11.03% Current Cap Rate - 4170 SF, Built in 1980 on .46 acres; Individually Metered

**6-unit building located at 600 S Vyne Street**  
Built in 1980 and 100% occupied, total of 4,170 square feet

**Brick exterior**  
**Single story w/ crawl Space**  
**Central HVAC in all units**  
**Metal Roof**

Current Cap Rate: **11.03%**  
Projected Cap Rate: **11.55%** (with modest rent increase to \$800/unit)  
Current NOI: **\$51,640**  
NOI at Market Rent: **\$54,040**  
All tenants are on month-to-month leases ranging from **\$750-800/mo**

All units are individually metered and tenants pay water and electricity directly to providers; trash pickup is included on tenants' water bill.



Rent Roll						
Unit	Monthly Rent	Market Rent	Lease Start	Lease End	Lease Term	Lease Type
A	\$750	\$800	10/30/20	At Will	Monthly	Modified Gross; Net Utilities
B	\$800	\$800	2/3/26	At Will	Monthly	Modified Gross; Net Utilities
C	\$775	\$800	4/18/23	At Will	Monthly	Modified Gross; Net Utilities
D	\$775	\$800	4/25/23	At Will	Monthly	Modified Gross; Net Utilities
E	\$750	\$800	8/1/25	At Will	Monthly	Modified Gross; Net Utilities
F	\$750	\$800	8/1/25	At Will	Monthly	Modified Gross; Net Utilities

Owner Paid Expenses	
Item	Yearly Cost
Taxes	\$2,924.32
Groundskeeping	\$635.75
Dumpster	None
Utilities	None

Cap Rate			
Gross Income	Expenses	NOI	Cap Rate
\$55,200	\$3,560	\$51,640	11.03%
<i>Projected</i> \$57,600	\$3,560	\$54,040	11.55%
Building Size	Lot Size from GIS	Parking Spaces	Vacancy Rate
4170 SF	.46 acres	12	0%



Rocky Mount has a strategic advantage being at the midway point of I-95 and at the intersection of I-95 and US-64. Rocky Mount has a variety of attractions including the Rocky Mount Mills, the Imperial Centre for the Arts and Sciences, a variety of restaurants and breweries and many beautiful parks. The Rocky Mount area is also home to NC Wesleyan University, Nash Community College, and Edgecombe Community College.

### Traffic Counts

US-64: 34,500 AADT  
US-301: 22,500 AADT  
Sunset Avenue: 14,000 AADT  
Hammond Street: 3,800 AADT

Source: NC DOT Annual Average Daily Traffic (AADT) Mapping Application 2024

### Rocky Mount MSA

Population: 147,114  
1yr. Pop. Increase: 1.19%  
Avg. Income: \$78,627  
Median Age: 42.1

Source: ACS 2024; Census.gov

### Tenant Paid Expenses

Item	Yearly Cost
Utilities	Varies - paid directly to providers
Trash Pickup	Varies - included on water bill

### FAQs

**How do I schedule a showing?**

**Occupied Units:** No showings w/out accepted offer & proof of funds. Please do not disturb tenants.  
**Vacant Units:** Schedule via ShowingTime, if you can't access ShowingTime - text listing agent



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