

FOR SALE

NAIPiedmont Triad

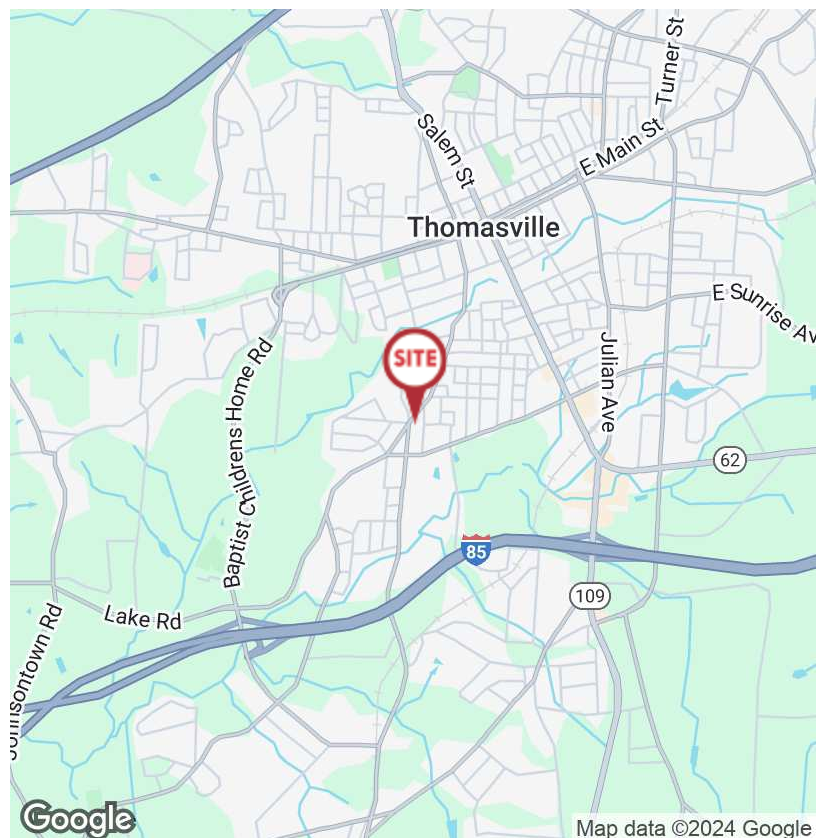
\$950,000



729 Fisher Ferry Street, Thomasville, NC 27360

Multifamily | ± 5,400 SF

- Modern 6-Unit Apartment Complex – 100% occupied with increasing rents
- Offered at a 6.4% CAP rate
- This property was put into service on May 1, 2023 and was fully pre-leased. It has maintained a 100% occupancy rate with increasing rents, demonstrating strong demand and stable cash flow for good quality rental units in the submarket. The complex is self-managed by the owners, offering hands-on oversight but the simplicity of the operation makes it ideal for an absentee owner or a professional property management firm.
- This investment opportunity features six spacious 2-bedroom, 1-bathroom units, each containing 900 SF of modern living space. The property's exterior showcases durable brick construction with a low-maintenance asphalt shingled roof. Ample frontal parking is provided on a well-maintained asphalt lot, ensuring convenience for tenants and visitors alike.
- Each unit contains central heat and air, it is individually metered for water, sewer and electricity, significantly reducing operating expenses for the owner and ensuring tenant accountability. A prominent pylon sign enhances visibility and adds curb appeal, making the property easy to locate.
- This property is an exceptional investment opportunity with minimal management effort, minimal maintenance and repair, providing a reliable long-term income opportunity.



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