

FOR SALE

Emerald Commons Multifamily Investment



INVESTOR OPPORTUNITY: TURN-KEY 21-CONDO PACKAGE

PROPERTY HIGHLIGHTS

- **SALE PRICE: \$98,500/Door**
- Twenty One (21) 2-story condo package
- Value add potential with some units newly renovated
- Units feature open layout with well-proportioned bedrooms, and a private fenced patio
- Units currently month-to-month rent
- Contact Broker for Investment Details

The Emerald Commons community has roughly 100 total units with a 21-unit package (mix of 1BR and 2 BR) available for sale in this offering. Units in Emerald Commons very rarely hit the market and offer a unique opportunity for a cash-flowing real estate investment in an established community. Located just minutes from Downtown Greenville, Westgate Shopping, grocery stores, schools, highways, etc.

PROPERTY SUMMARY

6526 White Horse Road | Greenville, SC 29611

YEAR BUILT	1983
ZONING	R-20
UNITS AVAILABLE FOR SALE	21 (±21,000 SF)
AMENITIES	Public Transportation, Private Porch/Deck, Refrigerator & Dishwasher, W/D Hookups

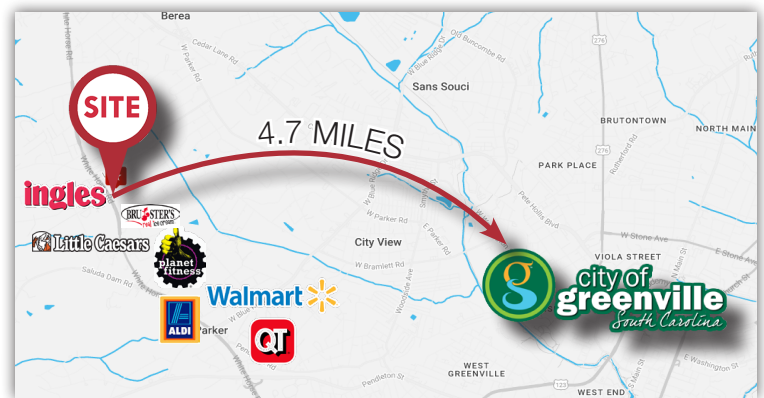


Photo is specific to Unit 1B and is for representational purposes only. See Broker for unit specifics.

DEMOGRAPHIC HIGHLIGHTS

	2 MILE	5 MILE
2024 POPULATION	22,017	120,910
2029 PROJECTED POPULATION	24,343	133,880
2024 HOUSEHOLDS	8,159	49,527
2029 PROJECTED HOUSEHOLDS	9,030	55,006
2024 AVG HH INCOME	\$56,177	\$78,077



Ben Duncan | Associate
864 313 3965 | bduncan@naief.com

All information contained herein is from sources deemed reliable; however, no representation or warranty is made to the accuracy thereof.

PHOTOS

Emerald Commons Multifamily Investment

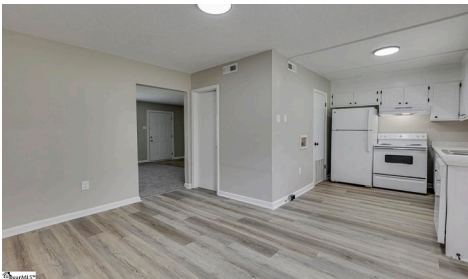
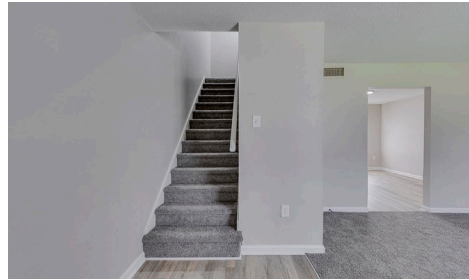


Photo is specific to Unit 1B and is for representational purposes only. See Broker for unit specifics.