



MULTI-FAMILY PROPERTY

FOR SALE

104 PINATA COURT

YORK, SC 29745



LEE-ASSOCIATES.COM/CHARLOTTE

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OFFERING MEMORANDUM

104 PINATA COURT | YORK, SC 29745

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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Lee & Associates Charlotte makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Lee & Associates Charlotte does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Lee & Associates Charlotte in compliance with all applicable fair housing and equal opportunity laws.

This is not intended to be an appraisal of the market value of the property, if an appraisal is desired, the services of a licensed or certified appraiser should be obtained. This report is not intended to meet the uniform standards of professional appraisal practice.

THE LEE ADVANTAGE

Established in 2024, Lee & Associates Charlotte operates as a dynamic satellite office, addressing the real estate requirements of our clients. Given the strong economic growth in North Carolina, having an office in Charlotte is vital to meeting our clients' demands. The Charlotte branch embodies Lee's unparalleled capabilities and steadfast commitment to integrity, attracting astute building owners and company managers who recognize the benefits of partnering with a broker focused on business-minded solutions.

Through diligence and an unwavering dedication to their clients' best interests, Lee & Associates pledges to deliver optimal returns on real estate investments. As a member of a nationwide network of brokers spanning over 75 office locations across the US and Canada, Lee & Associates brokers possess unique qualifications to support clients' real estate needs not only in North Carolina but also throughout the US and internationally.

SERVICES TO MEET THE NEEDS OF OUR CLIENTS

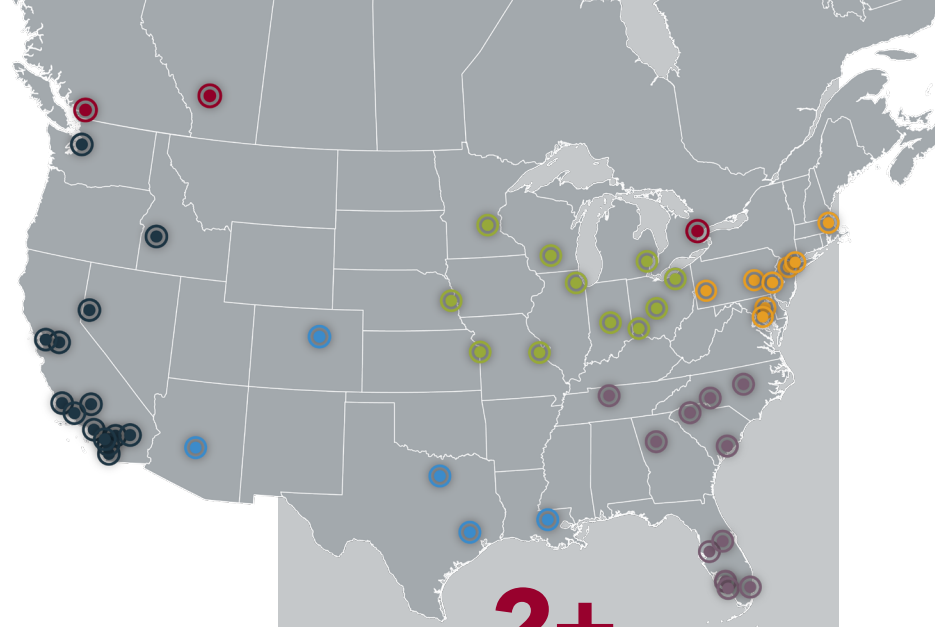
Lee & Associates' offices offer a broad array of real estate services tailored to meet the needs of the company's clients in each of the markets it operates, including commercial real estate brokerage, integrated services, and construction services.

With specialty practice groups in each of these disciplines, our professionals regularly collaborate to make sure they are providing their clients with the most advanced, up-to-date market technology and information.

PROFESSIONAL DEVELOPMENT

At Lee & Associates, our culture, which is driven by entrepreneurialism that is steeped in client services, has always attracted the best and brightest in the industry. Our core values, coupled with our professional's expertise and knowledge, have always been the foundation of our success.

To ensure that our clients always receive the highest level of expertise and service, we believe that continued education and training are key. In addition to our annual Lee Summit conference, each year, we host both online and small group training sessions focusing on continued education for our brokerage, integrated services, marketing, IT, and administrative professionals. [Lee & Associates is home to the 5th largest number of Society of Industrial and Office Realtors \(SIOR\) members in the world and is ranked in the top 10 Certified Commercial Investment Member \(CCIM\) designee companies in North America.](#)



2+

BILLION

IN BROKERED SALE &
LEASE SF OVER 5 YEARS

\$115+

BILLION

IN TRANSACTION
VOLUME OVER 5 YEARS

1,600

PROFESSIONALS

AND GROWING
INTERNATIONALLY

INVESTMENT SUMMARY

104 PINATA COURT

INVESTMENT OPPORTUNITY YORK, SOUTH CAROLINA

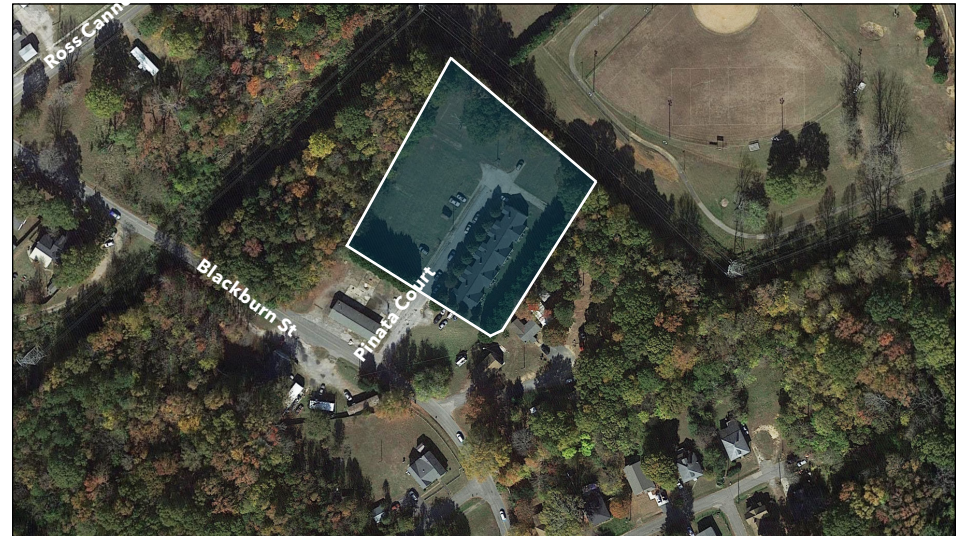
Lee and Associates Charlotte is pleased to present a multifamily property in York, SC, situated on Pinata Court. This property features eight units, each offering 700 square feet of living space with one bedroom and one bathroom. Set on a generous 2.1-acre lot, the property provides a comfortable and functional living environment in a desirable location.

OFFERING SUMMARY

Address	104 Pinata Court York, SC 29745
County	York County
Total Units	8 Units
Unit Mix	1 BR / 1 BA
Unit Size	700 SF
Lot Area	92,434 SF
Lot Size (ac)	2.10 Acres
Parcel	070-06-08-043

DEAL TERMS

Asking Price	\$699,000
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PROPERTY SUMMARY

104 PINATA COURT

104 Pinata Court
York, SC 29745
York County

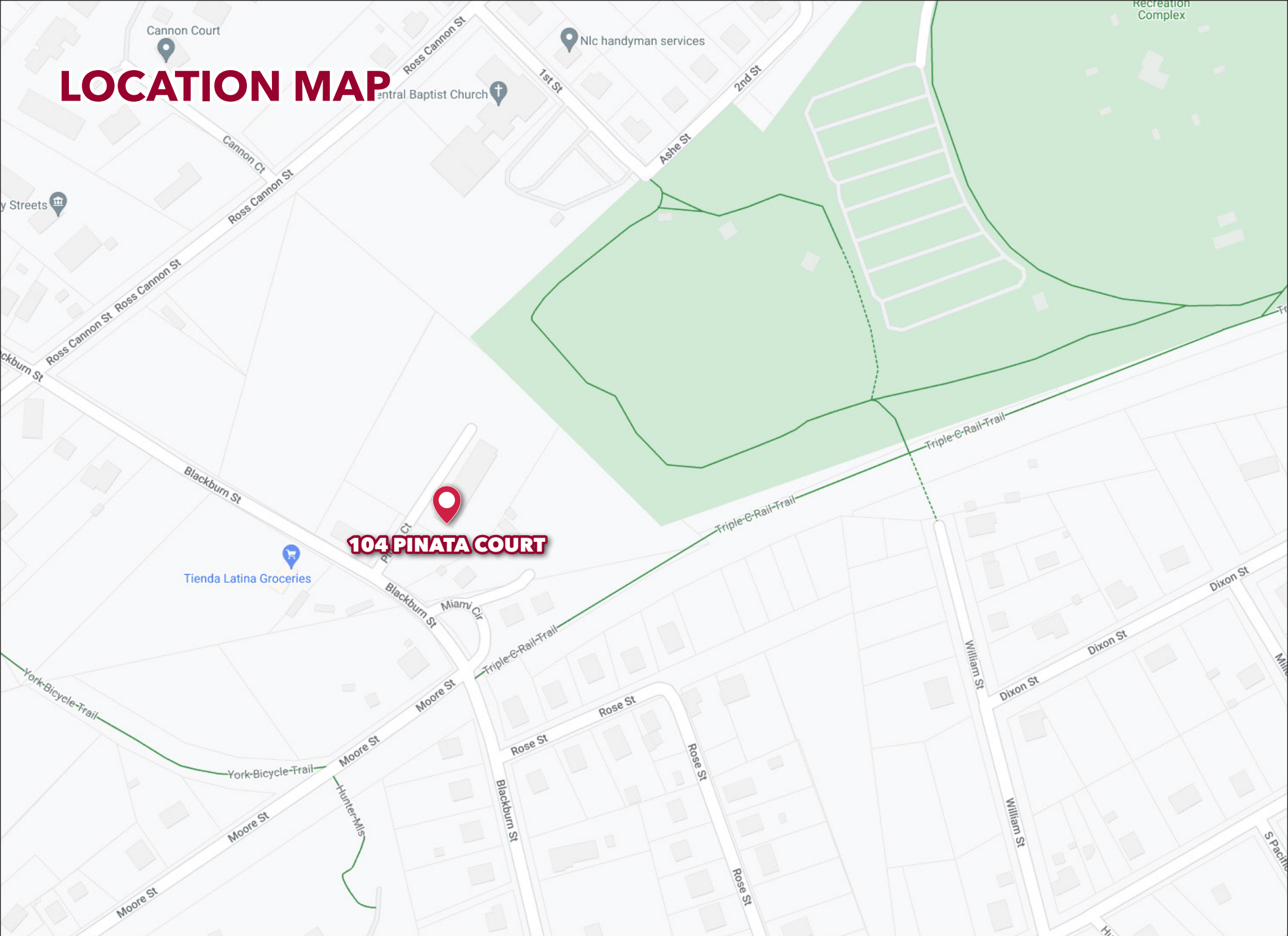
Year Built	1997
Number of Units	8
Property Type	Single Family
Approximate Rentable Area	5,600 SF
Site Size (Acres)	± 2.10 Acres
Density (Units Per Acre)	1 Unit/ 0.26 AC
Occupancy	100%



RENT ROLL

PARCEL ID	ADDRESS	ACRES	RENT PER MONTH	UNIT TYPE	AVG UNIT SF
070-06-08-043	104 Pinata Court, York, SC 29745	0.26	\$850.00	1 BR / 1 BA	700 SF
070-06-08-043	106 Pinata Court, York, SC 29745	0.26	\$850.00	1 BR / 1 BA	700 SF
070-06-08-043	108 Pinata Court, York, SC 29745	0.26	\$700.00	1 BR / 1 BA	700 SF
070-06-08-043	110 Pinata Court, York, SC 29745	0.26	\$650.00	1 BR / 1 BA	700 SF
070-06-08-043	112 Pinata Court, York, SC 29745	0.26	\$850.00	1 BR / 1 BA	700 SF
070-06-08-043	114 Pinata Court, York, SC 29745	0.26	\$650.00	1 BR / 1 BA	700 SF
070-06-08-043	116 Pinata Court, York, SC 29745	0.26	\$900.00	1 BR / 1 BA	700 SF
070-06-08-043	118 Pinata Court, York, SC 29745	0.26	\$850.00	1 BR / 1 BA	700 SF
TOTAL		2.10	\$6,300		5,600 SF
AVERAGE			\$787.50		

LOCATION MAP



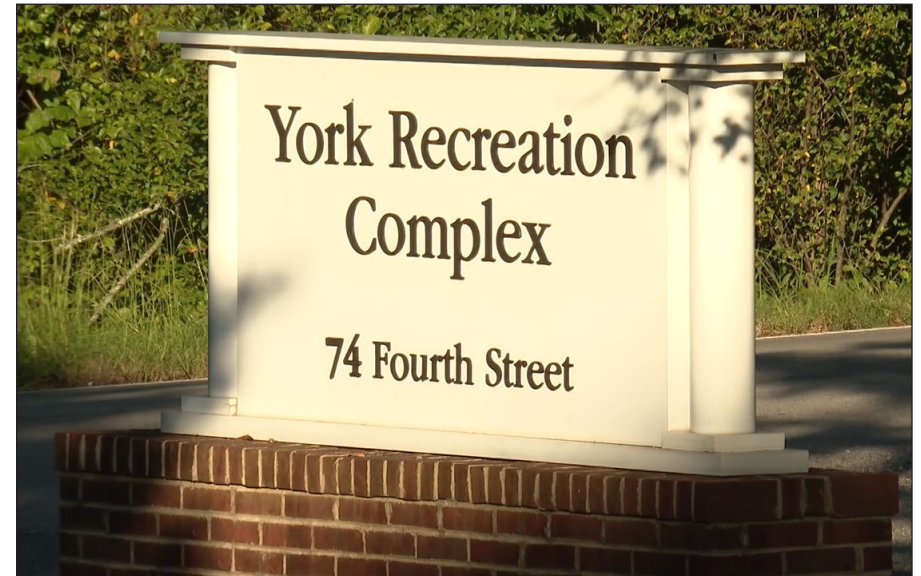
104 PINATA COURT

LOCATION HIGHLIGHTS

104 PINATA COURT - SINGLE FAMILY HOMES

- **Updated Units:** 4 of the units are fully updated with new floors, new paint, and new kitchen appliances. 1 unit is currently under renovation.
- **Appriciating Market:** York has shown positive trends in property appreciation, with forecasts suggesting continued growth, which can lead to increased property value over time and long-term capital gains.
- **Strong Rental Demand:** York's growing population and increasing local employment opportunities drive high rental demand, making multi-family properties a desirable investment with potential for stable occupancy and rent growth.
- **Residential Subdivisions:** There are numerous active and approved subdivisions such as Monterey Park (157 single-family homes), Austen Lakes Phase 5 (62 single-family homes), and Fergus Crossroads (a mix of single-family homes, townhomes, and commercial parcels). These projects are part of the city's effort to expand residential options. occupancy and rent growth.
- **Commercial & Industrial Projects:** Notable projects include the construction of a new **Take 5 Carwash** and **Scooters Coffee** on Liberty Street. Additionally, the city has received construction plans for a new **Dollar Tree**.
- **Infrastructure Improvements:** York County is also focusing on essential infrastructure projects like the Crowders Creek Regional Lift Station, which is set to begin construction in spring 2024, and the Harper/ Paraham Road Waterline project, which will enhance water supply in the Lake Wylie area.
- **Location:** Pinata Court neighbors York Recreation Complex and other facilities. Providing easy access to outdoor activities, playgrounds, and community events, making the location attractive to families and individuals who value an active lifestyle.
- **Schools:** The property benefits from being close to reputable schools within the York school district. Proximity to quality educational institutions is a significant draw for families with children, enhancing the desirability of the homes and potentially increasing their value and rental income due to the demand for well-located, family-friendly housing.

YORK RECREATION COMPLEX



YORK RECREATION COMPLEX - PLAYGROUND



FINANCIALS

Summary		
Price	\$699,999	
Down Payment	\$210,000	30%
Number of Units	8	
Price Per Unit	\$87,500	
Price Per SqFt	\$0.00	
Rentable SqFt	0	
Lot Size	2.00 Acres	
Approx. Year Built	1970	

Returns	Current	Year 1
CAP Rate	5.76%	7.67%

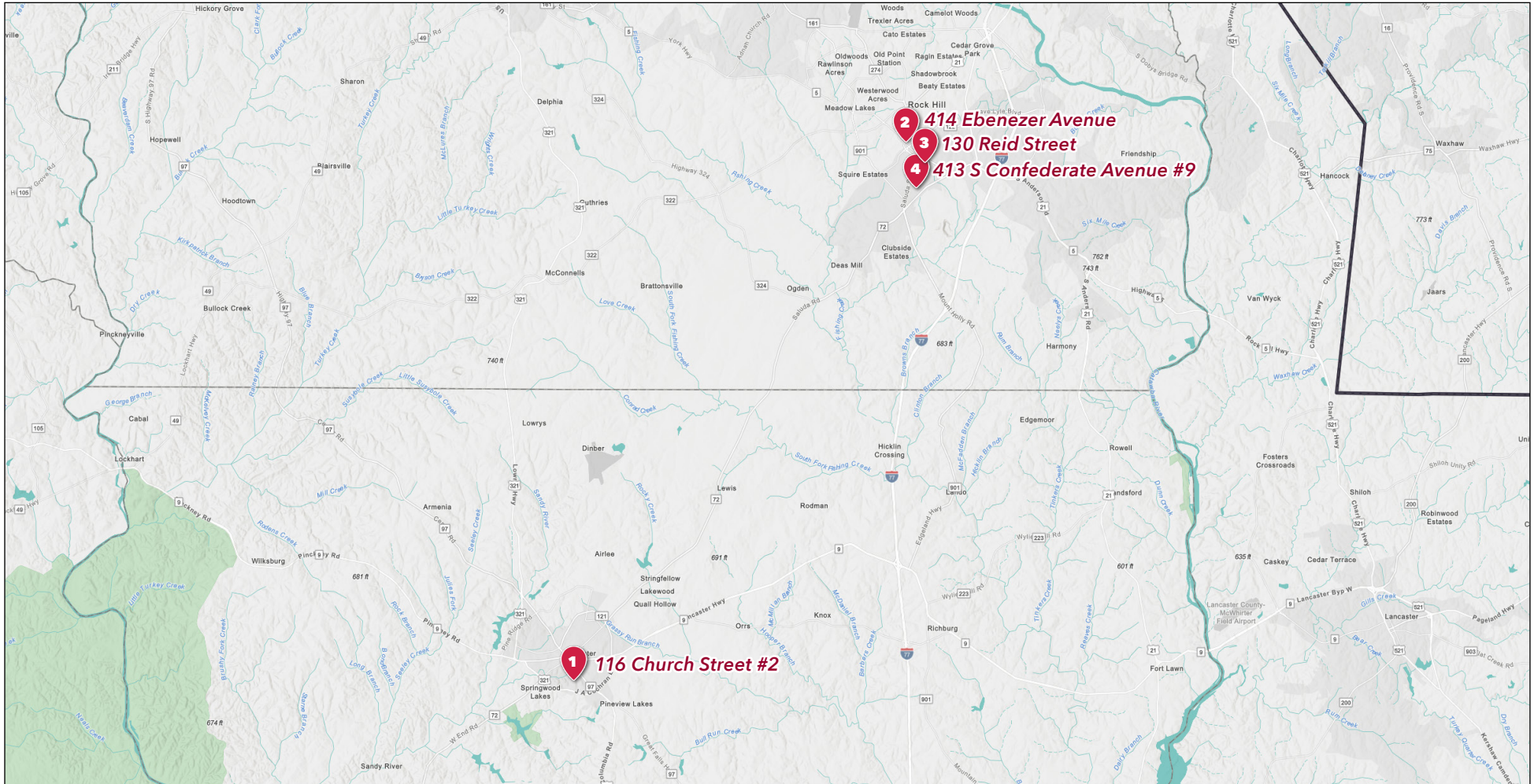
Financing	1st Loan
Loan Amount	\$489,999
Loan Type	New
Interest Rate	6.00%
Amortization	30 Years
Year Due	2034

# Of Units	Unit Type	SqFt/Unit	Scheduled Rents	Market Rents
8	1bd/1ba	0	\$788	\$925






Operating Data				
Income		Current	Year 1	
Gross Scheduled Rent		\$75,600	\$90,576	
Less: Vacancy/Deductions	5.0%	\$3,780	5.0%	\$4,529
Total Effective Rental Income		\$71,820	\$86,047	
Other Income		\$0	\$0	
Effective Gross Income		\$71,820	\$86,047	
Less: Expenses	43.9%	\$31,495	37.6%	\$32,349
Net Operating Income		\$40,325	\$53,698	
Cash Flow		\$40,325	\$53,698	
Debt Service		\$35,254	\$35,254	
Net Cash Flow After Debt Service	2.41%	\$5,071	8.78%	\$18,445
Principal Reduction		\$6,017	\$6,388	
Total Return		5.28%	11.83%	\$24,833

Expenses	Current	Year 1
Real Estate Taxes	\$9,000	\$9,000
Insurance	\$3,197	\$3,197
Utilities - Electric	\$200	\$200
Utilities - Water & Sewer	\$8,589	\$8,589
Utilities - Gas	\$0	\$0
Trash Removal	\$0	\$0
Repairs & Maintenance	\$5,000	\$5,000
Landscaping	\$1,000	\$1,000
Marketing & Advertising	\$0	\$0
Payroll	\$0	\$0
Alarm Monitoring/Inspection	\$0	\$0
City Fee	\$200	\$200
Misc. Expenses	\$0	\$0
Operating Reserves	\$0	\$0
Management Fee	\$4,309	\$5,163
Total Expenses	\$31,495	\$32,349
Expenses/Unit	\$3,937	\$4,044
Expenses/SF	\$0.00	\$0.00

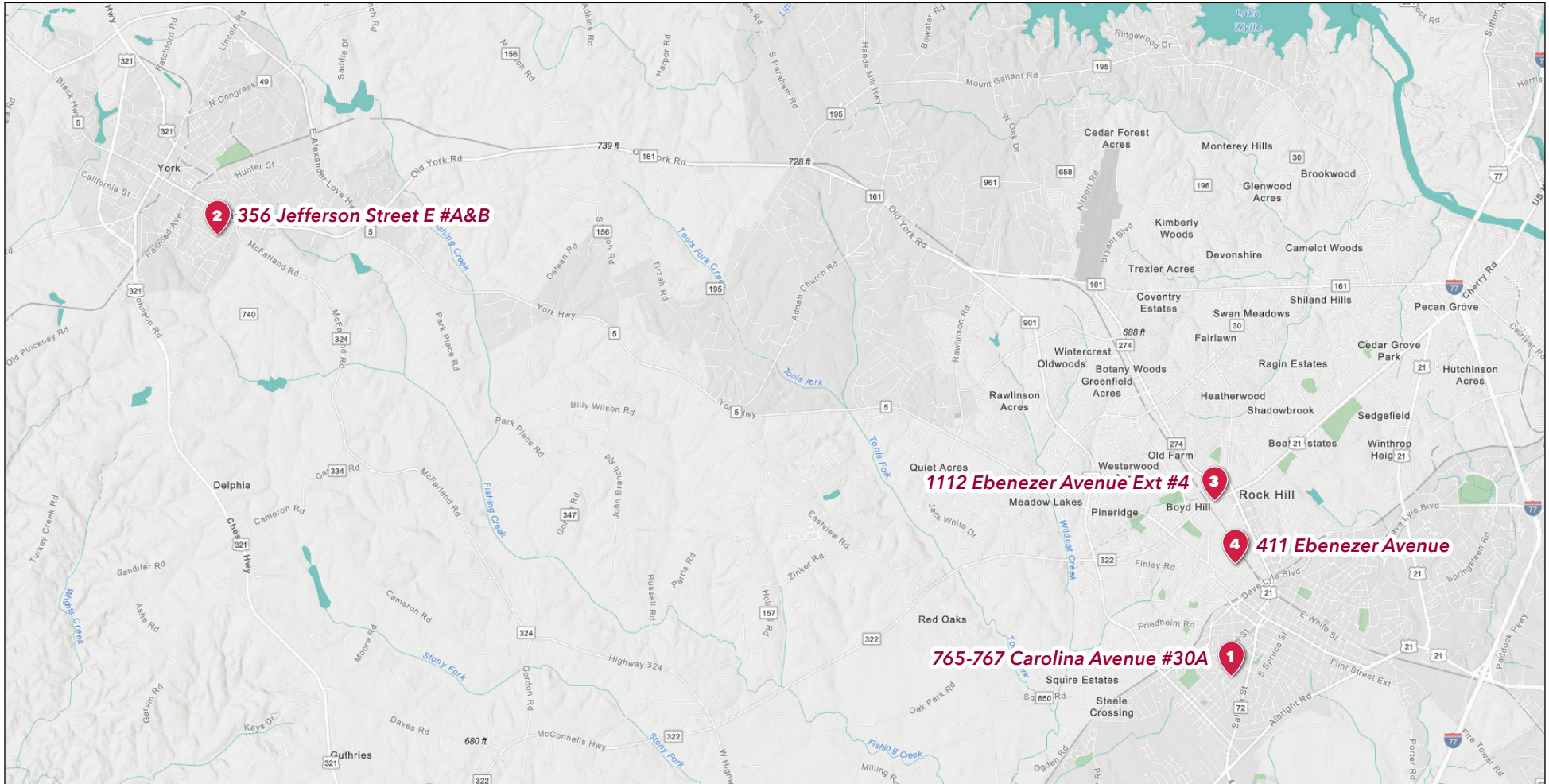
RENT COMPARABLES









Property	Total Units	Year Built	Total Units	Occupancy	Average Sq. Ft	Average Eff. Rent	Eff. Rent / Sq. Ft
★ 104 Pinata Court	8	1997	8	100%	700	TBD	TBD
1 116 Church Street #2	1	1930	1	0%	500	\$1,250	\$2.50
2 414 Ebenezer Avenue	1	1937	1	0%	550	\$1,050	\$1.91
3 130 Reid Street	1	1903	1	0%	600	\$1,000	\$1.67
4 413 S Confederate Avenue #9	1	?	1	0%	?	\$1,025	?
Averages	1	1923	1	0%	550	\$1,081	\$2.03

	Subject Property	Total Units	Year Built	Unit Type	# of Units	Approx. SF	Effective Unit Rent	Rent / SF
	 104 Pinata Court York, SC 29745	8	1997	1 BR / 1 BA (TH)	8	700	\$787.50	-
COMPARABLE RENTAL PROPERTIES								
1	 116 Church Street #2 Chester, SC 29706	1	1930	1 BR / 1 BA	1	500	\$1,250	\$2.50
				Total/Avg	1	500	\$1,250	\$2.50
2	 414 Ebenezer Avenue Rock Hill, SC 29730	1	1937	1 BR / 1 BA	1	550	\$1,050	\$1.91
				Total/Avg	1	550	\$1,050	\$1.91
3	 130 Reid Street Rock Hill, SC 29730	1	1903	1 BR / 1 BA	1	600	\$1,000	\$1.67
				Total/Avg	1	600	\$1,000	\$1.67
4	 413 S Confederate Avenue #9 Rock Hill, SC 29730	1		1 BR / 1 BA	1		\$1,025	
				Total/Avg	1		\$1,025	
AVERAGES		1	1923		1	550	\$1,081	\$2.02

SALES COMPARABLES



Subject Property	Market	# of Units	BR/BA	Year Built	Price	Price / Unit	Price / Sq. Ft.	Close of Escrow
★ 104 Pinata Court	York County	8	1 BR / 1 BA	1997	TBD	TBD	TBD	TBD
1 765-767 Carolina Avenue #30A	York County	1	2 BR / 2 BA	1925	\$278,000	\$278,000	\$257.41	March-24
2 356 Jefferson Street E #A&B	York County	1	4 BR / 4 BA	1961	\$310,000	\$310,000	\$126.53	December-23
3 1112 Ebenezer Avenue Ext #4	York County	1	1 BR / 1 BA	1950	\$515,000	\$515,000	\$1,211.76	June-23
4 411 Ebenezer Avenue	York County	1	6 BR / 4 BA	1902	\$350,000	\$350,000	\$133.28	August-23
Averages		1		1935	\$363,250	\$363,250	\$432.25	October-23

	Subject Property	Total Units	BR / BA	Price	Price / Unit	Price / SF	Year Built	Close of Escrow
	 <p>104 Pinata Court York, SC 29745</p>	8	1 BR / 1 BA	\$699,000	TBD	TBD	1997	TBD
COMPARABLE SALES								
1	 <p>765-767 Carolina Avenue #30A Rock Hill, SC 29730</p>	1	2 BR / 2 BA	\$278,000	\$278,000	\$257.41	1925	March-24
2	 <p>414 Ebenezer Avenue Rock Hill, SC 29730</p>	1	4 BR / 4 BA	\$310,000	\$310,000	\$126.53	1961	December-23
3	 <p>130 Reid Street Rock Hill, SC 29730</p>	1	1 BR / 1 BA	\$515,000	\$515,000	\$1,211.76	1950	June-23
4	 <p>413 S Confederate Avenue #9 Rock Hill, SC 29730</p>	1	6 BR / 4 BA	350,000	\$350,000	\$133.28	1902	August-23
5	 <p>York, SC APN: 070-18-01-031</p>	-	-	\$190,000	-	-	-	October-23

LOCATION OVERVIEW

YORK, SOUTH CAROLINA

YORK COUNTY

York, a city in York County, South Carolina, is situated in the northwestern part of the state, about 25 miles southwest of Charlotte, North Carolina. The area enjoys a humid subtropical climate with hot, humid summers and mild winters, contributing to a comfortable living environment throughout the year. York is historically significant, being one of the oldest towns in South Carolina, with its origins dating back to the late 18th century. The city's economy has evolved from a traditional agricultural base to include manufacturing, retail, and service industries, benefiting from its proximity to Charlotte.

The population of York is approximately 8,000, and the surrounding York County has seen considerable growth in recent years. The community is diverse, reflecting a mix of cultures and backgrounds. The York School District serves the area, offering educational opportunities through a range of public and private schools. Healthcare services are available locally, with more specialized care accessible in nearby Charlotte.

York offers various recreational and cultural activities, with parks, sports facilities, and natural attractions such as lakes and trails. The city hosts local events and festivals, while the nearby Charlotte area provides additional cultural and entertainment options. The housing market in York features a mix of historic and new homes, generally more affordable compared to larger urban areas. Major roads like Interstate 77 facilitate easy access to and from the city, making York an attractive option for families seeking a blend of historical charm and modern amenities.



LOCATION HIGHLIGHTS

YORK, SC MULTIFAMILY MARKET

YORK COUNTY

Below are key indicators driving the York, SC market.

Population Growth, Local Infrastructure, Housing Market Trends and Economic Indicators

York, South Carolina, is experiencing steady population growth, which drives increased demand for housing, schools, and local services. This influx of residents also attracts businesses, further stimulating the local economy. Understanding demographic trends helps anticipate future housing needs and market shifts.

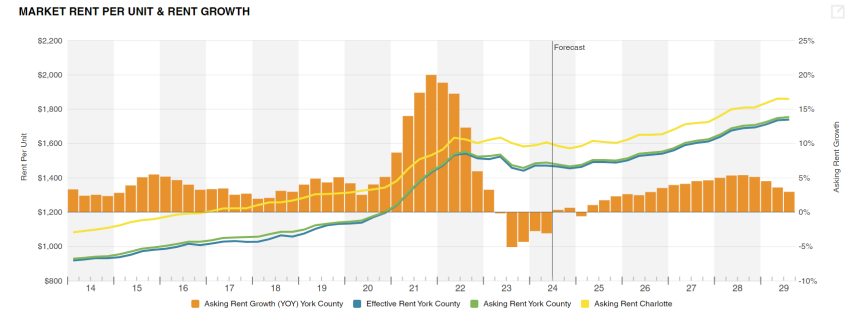
Investments in York's infrastructure, such as road improvements and upgraded utilities, enhance quality of life and attract homebuyers and businesses. Better infrastructure can lead to higher property values and economic growth. Continued development is crucial for supporting York's expansion and market appeal.

Housing market trends in York, including property prices and availability of new homes, reflect the balance between supply and demand. Rising property values may indicate strong demand or limited supply, while declining values could signal oversupply or changing conditions. Monitoring these trends helps forecast future market movements and make informed decisions.

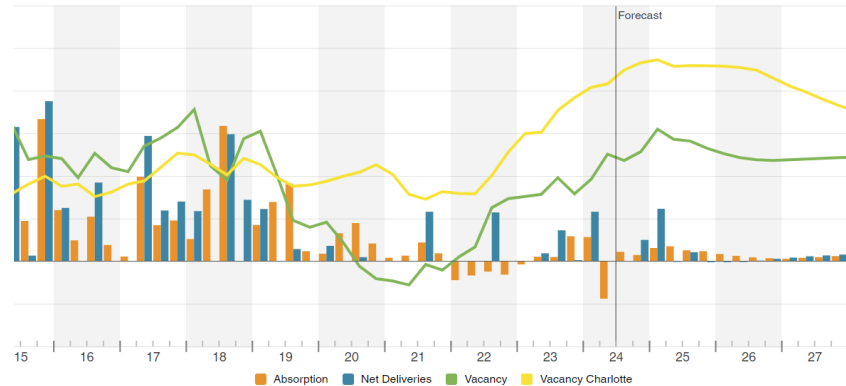
Economic factors like interest rates and inflation significantly impact York's market. Lower interest rates can boost home purchases, while higher inflation may increase construction costs and affect housing prices. Tracking these indicators helps anticipate changes and prepare for potential market shifts.

Source: Local Government Reports, Real Estate Market Reports, Economic Studies, Demographic Data

MARKET RENT PER UNIT & RENT GROWTH

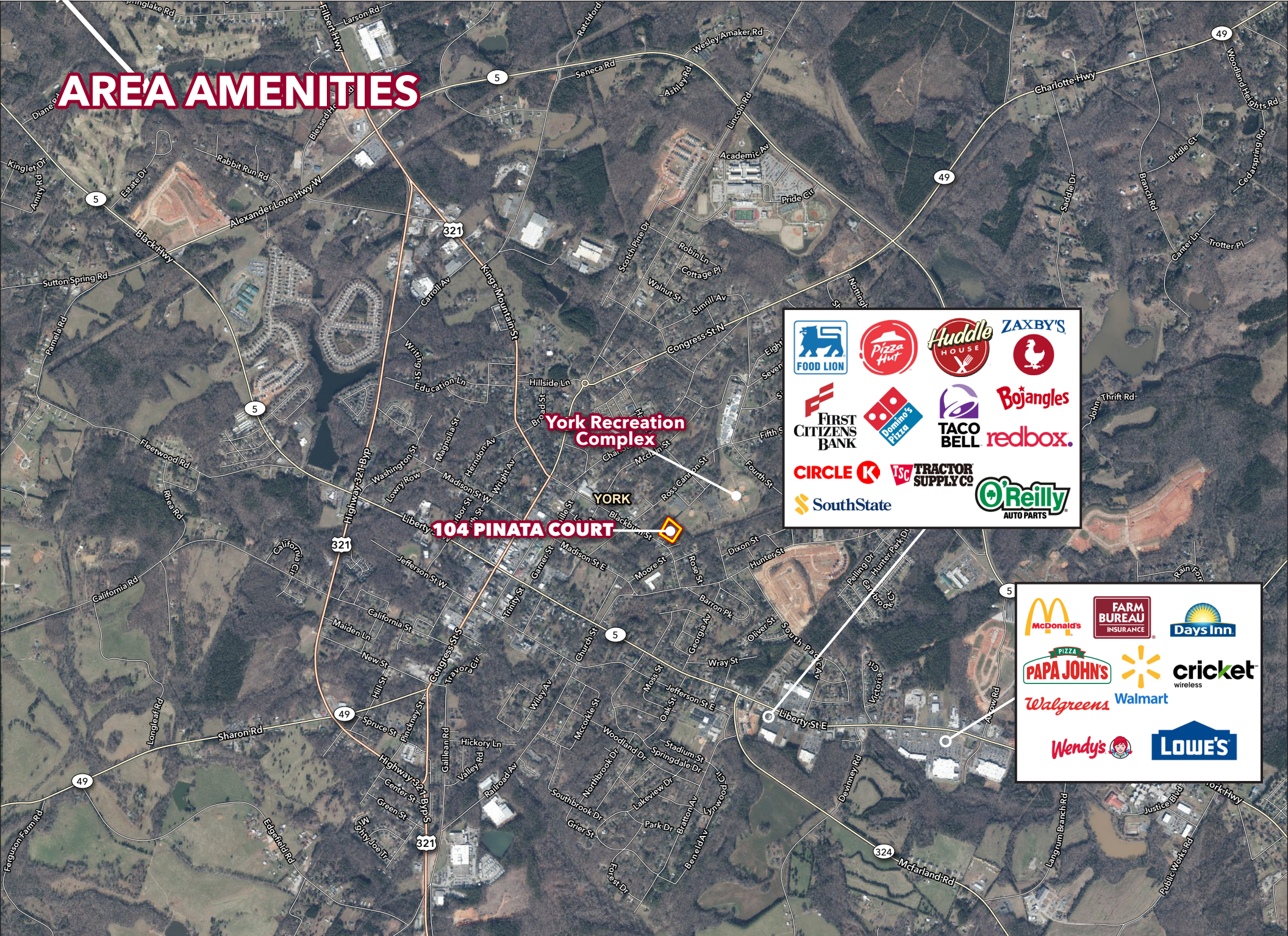


ABSORPTION, NET DELIVERIES & VACANCY



Source: Costar Group

AREA AMENITIES



York Recreation Complex

104 PINATA COURT

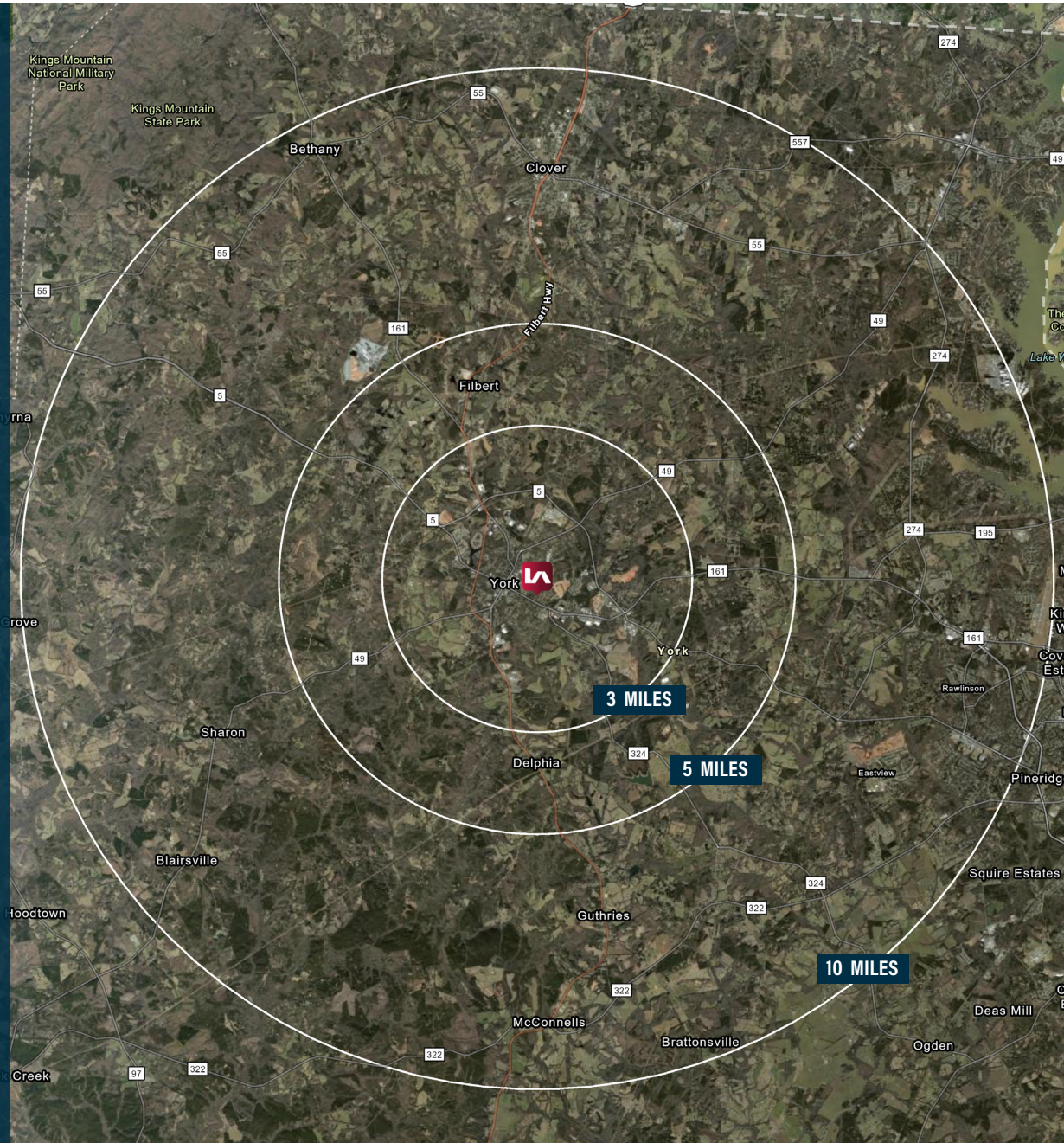
YORK

DEMOGRAPHICS

104 PINATA COURT YORK, SC

	3 miles	5 miles	10 miles
POPULATION			
2024 Total Population	13,654	22,835	83,157
2024 Total Daytime Population	15,210	21,309	67,576
2024-2029 Population Growth	1.28%	1.22%	1.28%
2024 Median Age	38.6	40.4	42.0
HOUSEHOLD SUMMARY			
2024 Total Households	5,120	8,755	31,647
2024 Average HH Size	2.61	2.57	2.61
2024 Average HH Income	\$81,185	\$87,591	\$107,102
2024 Median HH Income	\$61,601	\$67,505	\$83,455
2024 Total Housing Units	5,416	9,191	32,968
2024 Median Home Value	\$283,118	\$320,291	\$358,446

Source: ESRI









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