

Wilson Kibler

COMMERCIAL REAL ESTATE



774 Shull St,
West Columbia, SC 29169

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Investment Overview



\$480,000

Sales Price

774 Shull Street, West Columbia, SC 29169

774 Shull Street is an updated four-unit multifamily property in West Columbia, South Carolina. The property includes two 2BR/1BA units and two 1BR/1BA units, with the downstairs units offering washer and dryers.

The property has been operated with two long-term leased units and two short-term rental units. For underwriting purposes, the included pro forma presents all four units as traditional long-term rentals. The property provides an investor with flexibility to continue the current hybrid model, simplify operations through long-term rentals, or adjust the strategy over time based on rental demand.

Property Highlights

- Recent Improvements - new roof, windows, and doors throughout
- Updated interiors with attractive finishes
- Manageable four-unit configuration
- Flexible operating strategy: long-term rentals, short-term rentals, or hybrid model
- Walkable West Columbia location near Meeting and State Street

Unit / Area

Current Use

2 BR / 1 BA Units

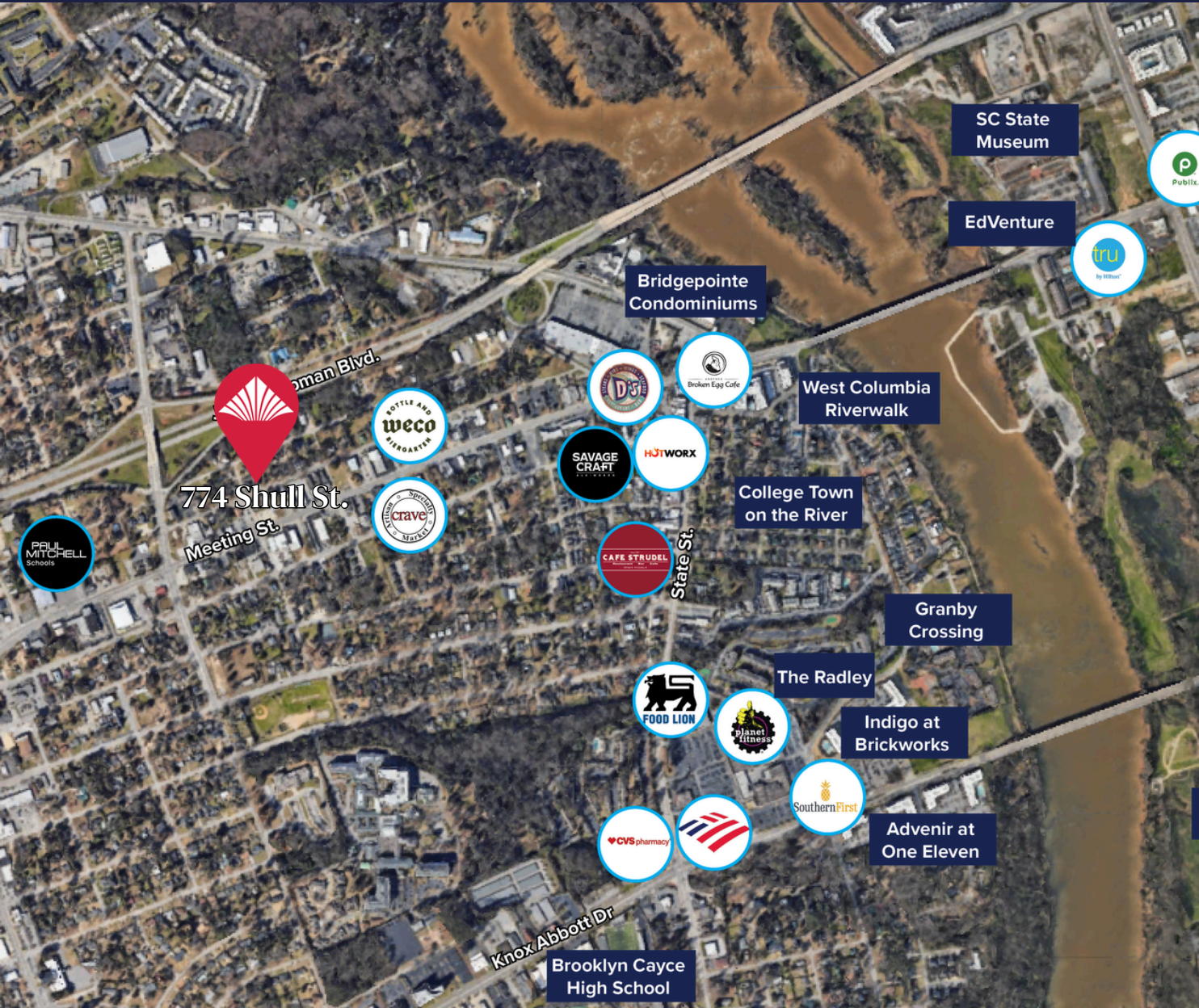
Long - Term Rentals

1 BR / 1 BA Units

Short - Term Rentals



Location Map



Location Overview

The location of the property is excellent, being within walking distance of the State Street hospitality district and West Columbia Riverwalk Park and Amphitheater. Additionally, the location provides easy access to the Vista hospitality district and downtown Columbia, which is a 2-mile drive and directly across the river.

Proximity to highways, major thoroughfares, and downtown Columbia offer easy access to local and regional employers.

Market rental demand is attractive in the immediate area with 72% of the households within a 1-mile radius being renter occupied.

Property Photos



Pro Forma

West Columbia, SC · 4-Unit Multifamily

Income

	Units	Market Rent	Monthly Total	Annual Total
Unit Type				
2 BR / 1 BA	2	\$1,250	\$2,500	\$30,000
1 BR / 1 BA	2	\$1,150	\$2,300	\$27,600
Gross Potential Rent (GPR)	4		\$4,800	\$57,600
Less: Vacancy & Credit Loss			5.00%	\$2,880
Effective Gross Income				\$54,720

Operating Expenses

	2025 Actual	Method	Pro forma	
Utilities	\$4,094.20	Tenant-paid (LTR)	\$500	
Landscaping	\$850.00	2025 + 3% esc.	\$876	
Repairs and Maintenance	\$3,156.08	10% of EGI	\$5,472	
HVAC	\$1,270.24	2025 + 3% esc	\$1,308	
Non-Recoverable Expenses	\$448.53	2025 + 3% esc	\$462	
Management Fee	\$2,608.06	10% of EGI	\$5,472	
Leasing Fees	\$100.00	2025 + 3% esc.	\$103	
Less: Property Tax		Actual	\$8,088	
Less: Insurance		Actual	\$4,122	
Total Operating Expenses			\$26,403	
Net Operating Income			\$28,317	51.75%