

# Fully Occupied 7-unit Apartment Building - \$455,000

Stabilized and fully leased 7-Unit 3,653 SF Single-Story Apartment Building w/ Rent Roll of \$4,725/mo, all units 1bed/1bath

Seize the opportunity to acquire this **fully occupied, single-story** apartment building located at 916 E Raleigh Blvd near the US-64 on-ramp. Situated on an almost half acre lot, this **3,653 SF** building features **seven 1BR/1BA units**, all of which underwent beautiful **renovations approximately five years ago**. Units have **through wall HVAC units** (window style) that help keeps things simple and maintenance costs low.

This is a rare, stabilized asset offering a seamless transition for investors seeking a turn-key property with Day 1 returns.

Note: All units are occupied, interior photos are from units prior to occupancy

Rent Roll				
Unit	Lease Start	Lease End	Bed/Bath	Monthly Rent
A	12/5/2025	At Will	1Bed/1Bath	\$700
B	9/7/2023	At Will	1Bed/1Bath	\$660
C	12/1/2023	1/31/2026	1Bed/1Bath	\$660
D	4/1/2023	At Will	1Bed/1Bath	\$670
E	12/1/2024	At Will	1Bed/1Bath	\$655
F	3/15/2024	At Will	1Bed/1Bath	\$655
G	6/11/2025	At Will	1Bed/1Bath	\$725
				<b>Total: \$4,725</b>



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.

## Rocky Mount MSA

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

Source: ACS 2024; Census.gov



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