

COLUMBIA, SC QUADPLEX

4-Unit Residential Investment Property

💰 \$405,000 Asking Price

🏠 \$51,300/year Gross Rent

📈 8% Estimated Cap Rate

2924 Chatsworth Road
Columbia, SC 29223

Erica Serbin, Exclusive Southern Properties

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Property Overview

| | |
|---------------------------------|---|
| Property Type | Quadplex – Residential Multifamily (4 Units) |
| Location | Columbia, South Carolina |
| Number of Units | 4 |
| Unit Configuration | 2 Bedrooms / 2 Bathrooms per Unit |
| Total Rentable SF (Est.) | ~3,920 SF (approx. ±980 SF/unit) + small storage space for each unit |
| Year Built | 1980 |
| Parking | Driveway and off-street parking available |
| Utilities | Owner pays water and sewer; trash is part of taxes; Tenant pays their own electric. |
| Zoning | Residential Multifamily |
| APN / Parcel ID | R17010-06-08 |
| Current Occupancy | 100% (4/4 Units Occupied) |
| Asking Price | \$405,000 |

| Rent Roll | Yearly | Monthly | Notes |
|------------------|------------------|-----------------|-----------------------------|
| Unit A | \$ 12,600 | \$ 1,050 | \$975 inc to \$1050 3/13/26 |
| Unit B | \$ 12,000 | \$ 1,000 | \$1k inc \$1,050 8/18/26 |
| Unit C | \$ 15,000 | \$ 1,250 | Updated unit |
| Unit D | \$ 12,600 | \$ 1,050 | \$975 inc \$1050 6/2/26 |
| TOTAL | \$ 52,200 | \$ 4,350 | |

Location and Market Overview

| | |
|-----------------------------------|---|
| Population (Metro) | ~850,000+ (Columbia MSA) |
| Unemployment Rate | Below national average |
| Major Employers | SCANA/Dominion Energy, Prisma Health, USC, Ft. Jackson, State Government, Scout |
| Renter-Occupied Housing | Approximately 40%+ of households |
| Vacancy Rate (Multifamily) | Historically low – strong demand |
| Rent Growth Trend | Positive year-over-year growth |
| Economy | Diversified – Government, Healthcare, Education, Military, Manufacturing |
| University Enrollment | ~35,000+ students at USC – strong rental demand driver |

Strategic Location

The property is strategically located in Columbia, SC with direct proximity to both I-20 and I-77 — two of the most significant interstate highways serving the Midlands region. This dual-interstate access provides residents with fast connectivity to downtown Columbia, the surrounding metropolitan area, and beyond.

Nearby Amenities & Points of Interest

- I-20 & I-77 Interstate Access — Less than 5 minutes to on-ramps
- Major Shopping Centers — Columbiana Centre, Harbison Boulevard retail corridor, and Sandhills Town Center
- Restaurants & Dining — Extensive dining options within a short drive, from fast casual to full-service
- Grocery & Essentials — Kroger, Publix, Walmart, and Target locations in close proximity
- Healthcare — Prisma Health, Lexington Medical Center, and multiple urgent care facilities nearby
- Employment Centers — Downtown Columbia business district, SC State Government offices, and Ft. Jackson
- Education — University of South Carolina, Midlands Technical College, and multiple K-12 schools
- Entertainment — EdVenture Children's Museum, Riverbanks Zoo, Carolina Coliseum, and more

Property Details

Unit Interior Features

- Approximately ±980 SQF per unit — efficient, well-designed floor plan with small storage for each unit, with a total of 4,710 SQF
- 2 bedrooms / 2 full bathrooms per unit
- Full kitchen with appliances included (fridge, stove, dishwasher)
- Primary bedroom with en-suite bathroom
- Ample closet and separate storage space
- Private entrance per unit
- Porch and fans in every unit
- Central air conditioning
- Washer/dryer connections



Recent Capital Improvements

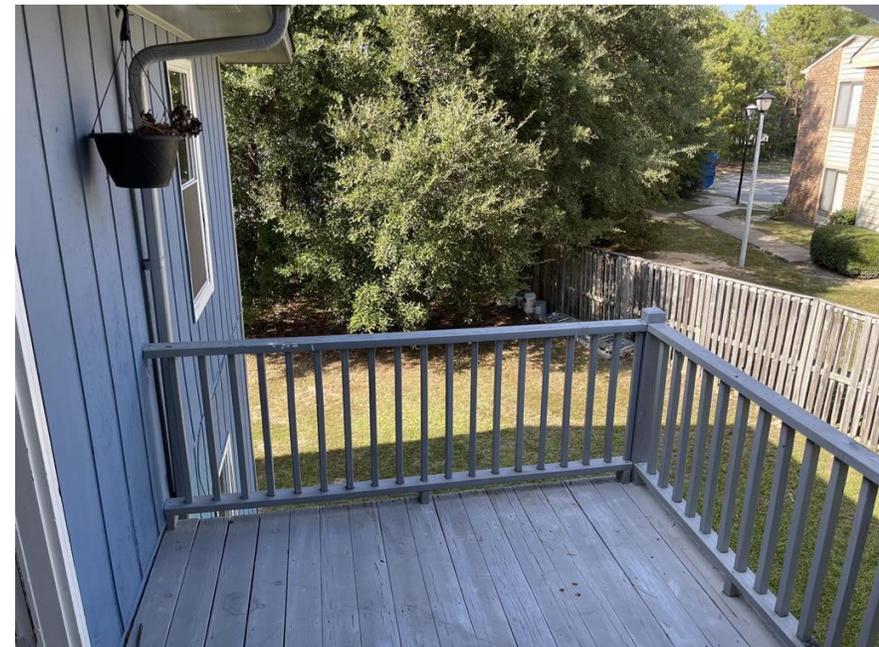
- ✓ Exterior freshly painted February 2026
- ✓ Stairs being redone March 2026
- ✓ Fully Remodeled Unit — Unit C
 - New LVP (Luxury Vinyl Plank) flooring throughout
 - Fresh interior paint throughout
 - Fully remodeled kitchen with updated cabinetry, countertops, and fixtures
 - Updated bathroom(s) finishes and fixtures

Property Photos (New Unit & Older Units)



Investment Highlights

- Turnkey, income-producing asset in a high-demand rental market with stable renter base
- Prime Columbia, SC location with immediate interstate access to I-20 and I-77
- All units configured as 2BD/2BA with storage — a highly sought-after layout appealing to small families
- Walking/driving distance to major retail, dining, and entertainment corridors
- Strong and growing rental market driven by the University of South Carolina, Ft. Jackson, and state government employment
- Columbia's diverse economy provides recession-resistant rental demand
- Zoned for Richland 2 schools
- Value-add opportunity: Increase rents as they are slightly below market. Upgrade three non-renovated units to justify premium rents; billback water/sewer
- Ideal for 1031 exchange buyers seeking stable cash flow





Contact Information:

All inquiries and offers should be directed to the listing broker below. Do not contact the seller or tenants directly. You may view the exterior by walking around, but interior showings are by appointment only after an acceptable offer is made.

· Erica Serbin, Exclusive Southern Properties

 803-462-4700



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DISCLAIMER:

This Offering Memorandum is provided for informational purposes only. It does not constitute an offer to sell or a solicitation of an offer to buy. All information herein is subject to change without notice. The Seller expressly reserves the right, at its sole discretion, to reject any or all offers, withdraw the property from the market at any time, and to negotiate with any number of prospective buyers. The Seller and the listing broker make no representation or warranty as to the accuracy or completeness of the information contained herein. Prospective buyers must rely on their own investigation and professional advisors.