



RARE INCOME PRODUCING PROPERTY

FOR SALE

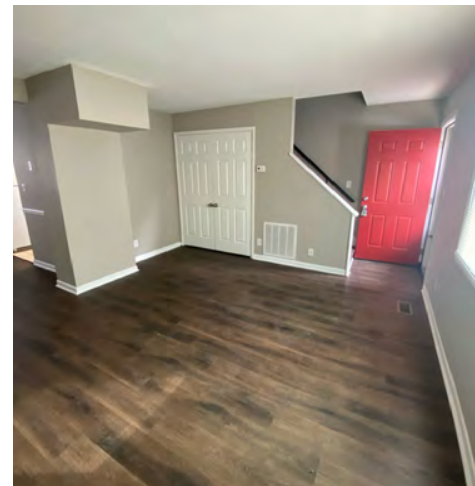
318 HIGHLAND STREET | MOUNT HOLLY

RARE, income producing property, fully occupied townhomes within walking distance to Downtown Mount Holly available for sale.

EDY BERGSTROM
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SAM KLINE, CCIM
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PROPERTY INFORMATION

SF*

11,830 SF

ACREAGE*

0.54 Acres

FEATURES

- Two buildings with 13, fully occupied townhome units
- Corner lot in close proximity to the Veteran's Park expansion and walking distance to Downtown Mount Holly
- Consistent floor plans - two bedrooms, 1.5 bathrooms, living room, dining area, kitchen and laundry room on two floors
- Under market rents

SALE PRICE

\$2,500,000

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MECA Commercial Real Estate

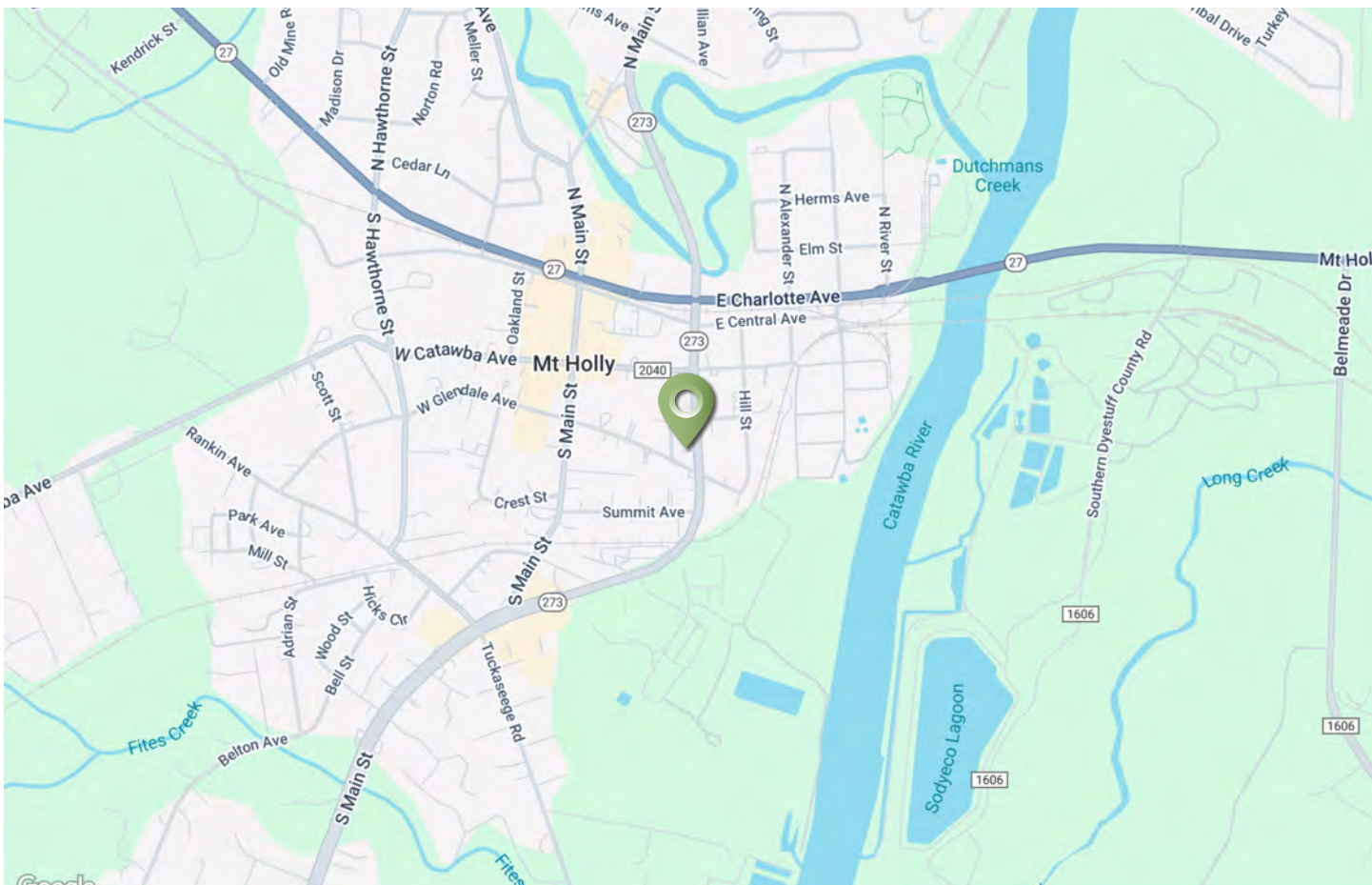
102 Main Street, Suite 110

McAdenville, NC 28101

704 971 2000



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AREA RENTAL PROPERTIES



227 W. Glendale Ave
Mount Holly, NC
• 2 Bed/1.5 Bath
• \$1,295/Month



312 Catawba Ave
Mount Holly, NC
• 2 Bed/1.5 Bath
• \$1,250/Month



206 E. Glendale Ave
Mount Holly, NC
• 2 Bed/1.5 Bath
• \$1,225/Month

DEMOGRAPHICS		1 MILE	3 MILES	5 MILES
	Population	3,602	35,555	92,647
	Households	1,592	14,190	36,405
	Families	928	9,255	24,048
	Median Age	38.3	38.1	38.4
	Average HH Size	2.26	2.55	2.52
	Median HH Income	\$57,996	\$75,449	\$77,263
	Average HH Income	\$78,637	\$96,519	\$103,406
	Per Capita Income	\$34,420	\$38,548	\$40,510

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INCOME

Convenience Fee (4202)	
Total Convenience Fee	\$357.00
Eviction Fee (4006)	
Total Eviction Fee	\$126.00
Fee For Returned Payment (4460)	
Total Fee For Returned Payment	\$35.00
Late Fee (4340)	
Total Late Fee	\$613.75
Maintenance Fee (4720)	
Total Maintenance Fee	\$157.13
Rent (4000)	
Total Rent	\$150,067.43
Rent:Section 8 (4001)	
Total Rent: Section 8	\$9,936.00
Security Deposit Forfeit (4600)	
Total Security Deposit Forfeit	\$1,800.00
Total Income	\$169,924.31

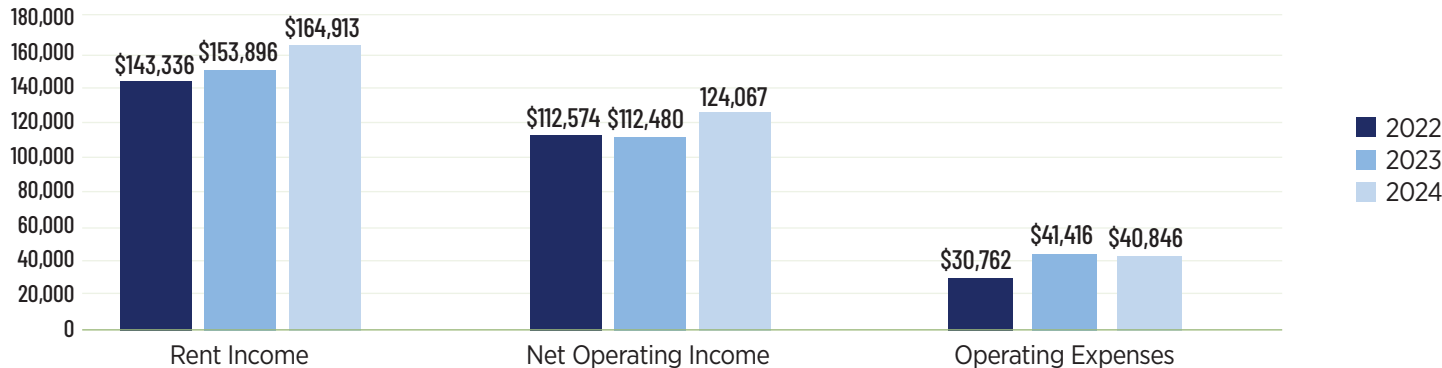
EXPENSE

Advertising (5010)	
Total Advertising	\$100.00
Eviction Fees (5023)	
Total Eviction Fees	\$156.00
Insurance (5050)	
Total Insurance	\$3,684.00
Management Fees (5070)	
Total Management Fees	\$16,000.34
SWP Repairs and Maintenance:Electrical Maintenance (7004)	
Total SWP Repairs and Maintenance:Electrical Maintenance	\$163.05
SWP Repairs and Maintenance:Lawn Care (5054)	
Total SWP Repairs and Maintenance:Lawn Care	\$903.45
SWP Repairs and Maintenance:Pest Control (5053)	
Total SWP Repairs and Maintenance:Pest Control	\$1,174.39
SWP Repairs and Maintenance:Plumbing Maintenance (7003)	
Total SWP Repairs and Maintenance:Plumbing Maintenance	\$623.16
Property Tax Expense (5610)	
Total Tax Expense	\$15,229.37
Utility Expenses (5630)	
Total Utility Expenses	\$1,647.62
Total Expense	\$39,681.38

Net Operating Income

\$130,242.93

FINANCIAL SUMMARY



HIGHLAND GLEN RENT ROLL

ADDRESS	UNIT #	TYPE	MONTHLY RENT	STATUS	LEASE NAME	END DATE	DEPOSIT
318 Highland Street	1	Townhouse	\$1,150.00	Occupied	Perez, I	9/13/2025	\$1,150.00
318 Highland Street	2	Townhouse	\$1,100.00	Occupied	Sierra, E	6/6/2025	\$1,100.00
318 Highland Street	3	Townhouse	\$950.00	Occupied	Pedrotti, M	6/30/2025	\$800.00
318 Highland Street	4	Townhouse	\$1,150.00	Occupied	Dione - Thiam	12/14/2025	\$1,600.00
318 Highland Street	5	Townhouse	\$1,100.00	Occupied	Stallworth, L	8/31/2025	\$600.00
318 Highland Street	6	Townhouse	\$1,000.00	Occupied	Connor, B	8/31/2025	\$700.00
318 Highland Street	7	Townhouse	\$1,150.00	Occupied	Berry, A	2/5/2026	\$1,150.00
318 Highland Street	8	Townhouse	\$1,100.00	Occupied	Leach, D	3/31/2026	\$900.00
318 Highland Street	9	Townhouse	\$1,100.00	Occupied	Booker, M	4/14/2025	\$700.00
318 Highland Street	10	Townhouse	\$1,150.00	Occupied	Lorenzo, M	8/30/2025	\$1,150.00
318 Highland Street	11	Townhouse	\$1,150.00	Occupied	Radlein, T	2/28/2026	\$1,500.00
318 Highland Street	12	Townhouse	\$1,050.00	Occupied	Booker, A	7/31/2025	\$500.00
318 Highland Street	13	Townhouse	\$1,150.00	Occupied	Fletcher, J	9/30/2025	\$600.00

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*The land acreage and/or building square footage was obtained from the County's Geographical Information System or other electronic resources. For exact square footage and/or acreage, we recommend that prior to purchase, a prospective Buyer/Tenant obtain a boundary survey or have the building measured professionally.