



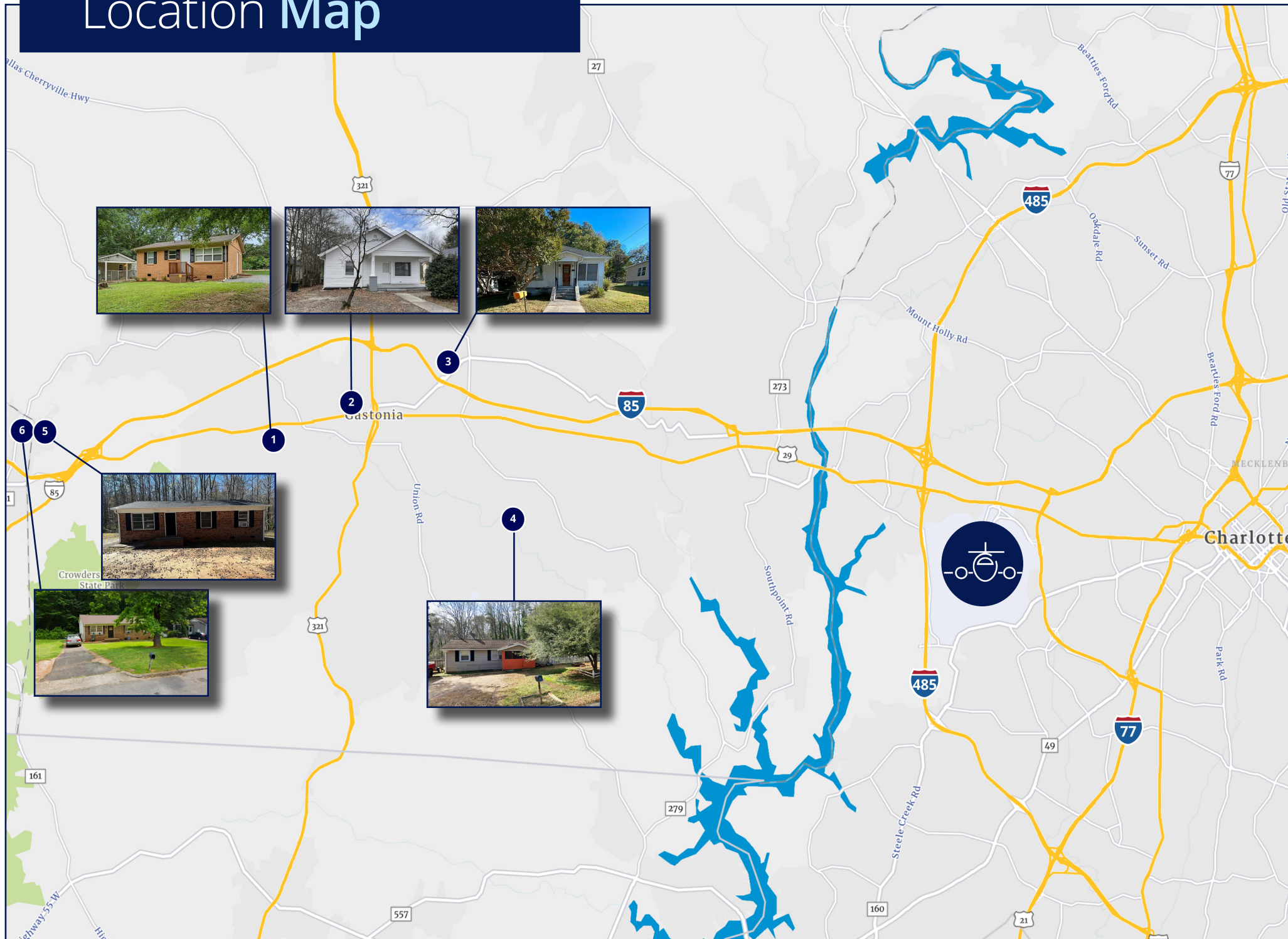
Colliers

Investment Portfolio

Gaston County, NC

6 Single-Family Rentals

Location Map



Property Specifications

Location

ADDRESS 431 Red Tip Lane

CITY, STATE Gastonia, NC

PARCEL ID 138196

ACREAGE 0.20 AC

Size & Basic Features

TYPE Single Family

SQUARE FOOTAGE 768 SF

BED/BATH 2 Beds/1 Bath

RENT \$1,225/Month

YEAR BUILT 1969

UPGRADES
2020: New Roof
2021: New Hot Water Heater

UTILITES City Sewer & Water

LEASE TERM Tenant Occupied on Month to Month Lease



Property Specifications

Location

ADDRESS 209 N. King Street

CITY, STATE Gastonia, NC

PARCEL ID 103610

ACREAGE 0.21 AC

Size & Basic Features

TYPE Single Family

SQUARE FOOTAGE 1,196 SF

BED/BATH 2 Beds/1 Bath

RENT \$999/Month

UPGRADES 2020: New flooring, interior and exterior paint, gutters, crawl space, fans, appliances, hot water heater

YEAR BUILT 1930

UTILITES City Sewer & Water

LEASE TERM Tenant Occupied through 9/30/2025



Property Specifications

Location

ADDRESS	604 Apple Street
CITY, STATE	Gastonia, NC
PARCEL ID	118337
ACREAGE	0.20 AC

Size & Basic Features

TYPE	Single Family
SQUARE FOOTAGE	1,000 SF
BED/BATH	2 Beds/1 Bath
RENT	\$999/Month
UPGRADES	2022: Flooring, paint interior and exterior, gutters, crawl space, fans, appliances, bathroom, kitchen
YEAR BUILT	1930
UTILITES	City Sewer & Water
LEASE TERM	Tenant Occupied through 3/31/2026



Property Specifications

Location

ADDRESS 2903 Titman Road

CITY, STATE Gastonia, NC

PARCEL ID 140118

ACREAGE 0.70 AC

Size & Basic Features

TYPE Single Family

SQUARE FOOTAGE 800 SF

BED/BATH 3 Beds/1 Bath

RENT \$945/Month

UPGRADES 2022: New PVC piping under house, crawl space, gutters

YEAR BUILT 1956

UTILITES Septic system

LEASE TERM Tenant Occupied through 10/31/2025



Property Specifications

Location

ADDRESS	1815 Alpine Drive
CITY, STATE	Kings Mountain, NC
PARCEL ID	153474
ACREAGE	0.37 AC

Size & Basic Features

TYPE	Single Family
SQUARE FOOTAGE	1,008 SF
BED/BATH	3 Beds/1 Bath
RENT	\$1,045/Month
UPGRADES	2023: Flooring, paint interior and exterior, gutters, crawl space, appliances, bath-room, window HVAC units
YEAR BUILT	1980
UTILITES	City Sewer & Water
LEASE TERM	Tenant Occupied through 5/31/2026



Property Specifications

Location

ADDRESS	1817 Alpine Drive
CITY, STATE	Kings Mountain, NC
PARCEL ID	153472
ACREAGE	0.34 AC

Size & Basic Features

TYPE	Single Family
SQUARE FOOTAGE	1,050 SF
BED/BATH	3 Beds/1 Bath
RENT	\$925/Month
UPGRADES	2022: Bathroom renovation, new electrical box, gutters, crawl space
YEAR BUILT	1980
UTILITES	City Sewer & Water
LEASE TERM	Tenant Occupied through 11/30/2025



Demographics | Gaston County

Population	1 Mile	3 Miles	5 Miles
2025 Population	5,268	35,241	84,288
Est. 2030 Population	5,273	36,464	87,106
2010 Population	4,757	33,348	76,834
2000-2020 Pop. Change	0.3%	0.0%	0.4%
2025-2030 Pop. Change	0.0%	0.7%	0.7%

Households	1 Mile	3 Miles	5 Miles
2025 Households	2,025	14,079	34,773
Est. 2030 Households	2,066	14,894	36,658
2010 Households	1,812	12,317	29,772
2000-2020 HH. Change	0.1%	0.2%	0.5%
2025-2030 HH. Change	0.4%	1.1%	1.1%

Income	1 Mile	3 Miles	5 Miles
Average HH Income	\$61,175	\$63,276	\$74,425
Median HH Income	\$48,678	\$47,200	\$57,378
Per Capita Income	\$23,561	\$25,635	\$30,740

367K

2025 population
within 15-min
drive-time

\$89,567

Avg. HH Income
within 10-min
drive-time

0.13%

Pop. Growth
since 2000
within 10-min
drive-time

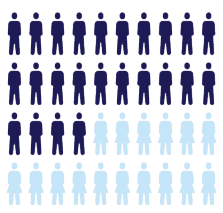
149K

Households within
15-min drive-time

**Demographics provided by Colliers Hydra. Based on miles.*



Demographic Information



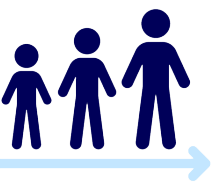
2.8M
Total MSA Population
233 people per square mile



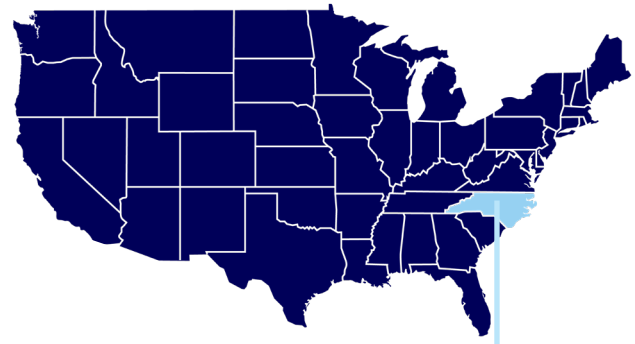
1.2M
Total Housing Units
\$373,800 median value



1.2M
Total Employment
3.3% unemployment rate



38.4
Median Age
US National med age 39



2.5%
North Carolina
Corporate Income Tax

11%

Production occupations more concentrated than national average

42%

Growth in business and financial operations occupations since 2010

91%

Growth in tech workers since 2010

16%

Labor Force Growth since 2010

Charlotte Residential Market

"Three of the top five hottest housing markets in both June and December were Durham, Raleigh, and Charlotte, North Carolina, mostly thanks to strong buyer demand and relatively high affordability."

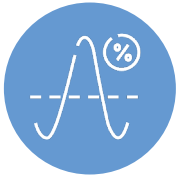
*- U.S. News & World Report
February 2024*



117 + People
Average move here each day



\$115,700
Average income



11%
Average multi-family vacancy



1.1 M
Number of households



\$433,417
Average Price of a House



\$319,335
Average Price of Town homes



\$314,000
Average Price of Condo



Rent Roll

ADDRESS	MONTHLY RENT	TAXES - 2024	INSURANCE 2024
431 Red Tip Lane	\$1,225.00	\$1,323.53	\$786.70
209 N King Street	\$999.00	\$1,273.71	\$812.00
1815 Alpine Drive	\$1,045.00	\$1,140.29	\$672.00
1817 Alpine Drive	\$925.00	\$1,447.69	\$487.10
604 Apple Street	\$999.00	\$995.99	\$660.00
2903 Titman Road	\$945.00	\$815.54	\$534.00

Portfolio Stats



6 Single Family
Homes



± 768 - 1,196 SF
Property Size



± \$6,138.00
Monthly
Gross Rent



± \$73,656.00
Annual Gross
Rent



Greg Gosselin
Vice President
P: +1 336 408 9726
greg.gosselin@colliers.com

Colliers
300 W. Summit Ave
Suite 200
Charlotte, NC 28203
P: +1 704 409 9933
colliers.com

