



SALE

10 Rental Houses in Rock Hill, SC

1110-1126 BOOKER ST & 1111-1131 HAILE ST

Rock Hill, SC 29730

PRESENTED BY:

RANDY GRAHAM

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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$1,150,000
NUMBER OF UNITS:	10
BUILDING SIZE:	8,880 SF
NOI:	\$90,555.50
CAP RATE:	7.87%

PROPERTY DESCRIPTION

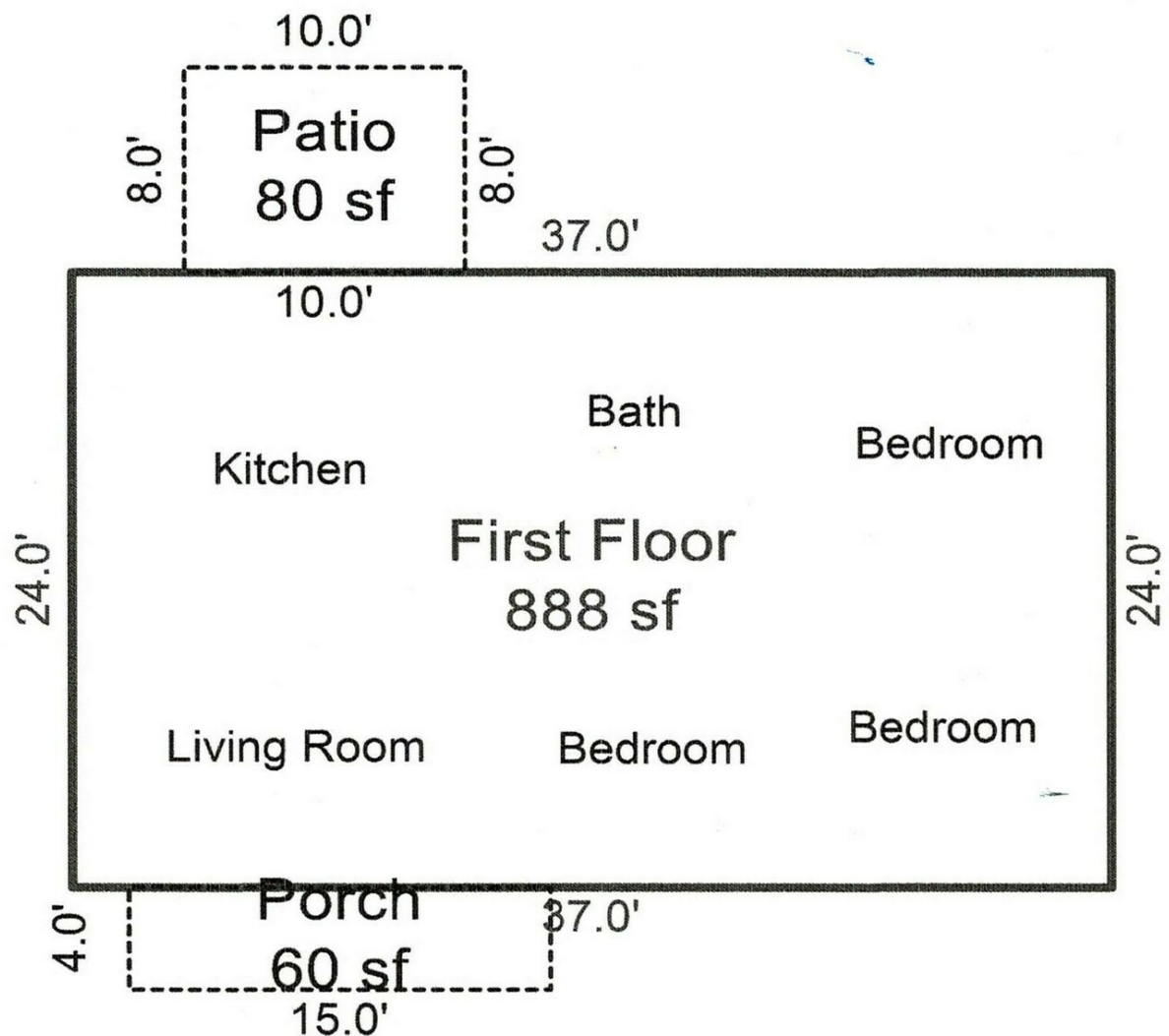
100% leased rental home portfolio in Rock Hill, SC with several Tenants who have been in place for multiple years.

PROPERTY HIGHLIGHTS

- 100% leased rental homes in Rock Hill, SC
- 10 rental homes - all similar layout - 3 BR & 1 BA
- Lot sizes are 0.17 Acres
- Units furnished with refrigerator & stove, washer/dryer hook-ups
- 1126 Booker St was recently appraised for \$130,000

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Standard Rental House Floor Plan



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ADDITIONAL PHOTOS - 1110 BOOKER ST



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ADDITIONAL PHOTOS - 1111 HAILE ST



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ADDITIONAL PHOTOS - 1113 HAILE ST



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ADDITIONAL PHOTOS - 1122 BOOKER ST

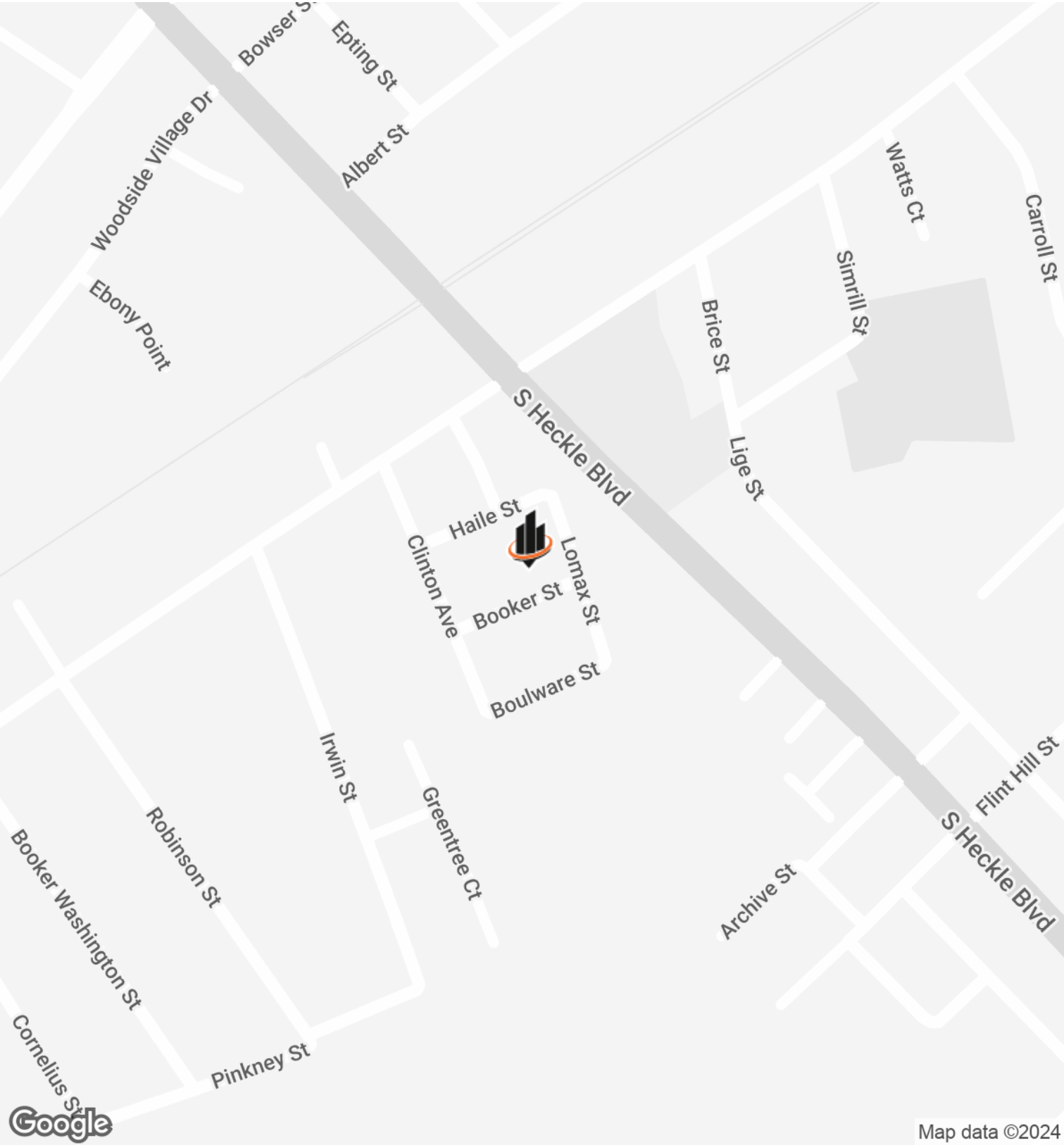


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The map displays a residential area with a grid of streets. A large, irregularly shaped area in the center is highlighted in red, representing a specific neighborhood or block. This red area is bounded by Haile St (State) to the north, Lomax St (State) to the east, and Booker St (Rock Hill) to the south. The streets shown include Haile St (State), Lomax St (State), Booker St (Rock Hill), Heckle Blvd S (State), and Clinton Av (State). Numerous house numbers are visible on the properties, such as 1111, 1113, 1114, 1118, 1122, 1126, 1127, 1131, 1132, 1133, 1134, 1136, 1137, 1138, 1139, 1140, 1141, 1142, 1143, 1144, 1145, 1146, 1147, 1148, 1149, 1150, 1151, 1152, 1153, 1154, 1155, 1156, 1157, 1158, 1159, 1160, 1161, 1162, 1163, 1164, 1165, 1166, 1167, 1168, 1169, 1170, 1171, 1172, 1173, 1174, 1175, 1176, 1177, 1178, 1179, 1180, 1181, 1182, 1183, 1184, 1185, 1186, 1187, 1188, 1189, 1190, 1191, 1192, 1193, 1194, 1195, 1196, 1197, 1198, 1199, 1200, 1201, 1202, 1203, 1204, 1205, 1206, 1207, 1208, 1209, 1210, 1211, 1212, 1213, 1214, 1215, 1216, 1217, 1218, 1219, 1220, 1221, 1222, 1223, 1224, 1225, 1226, 1227, 1228, 1229, 1230, 1231, 1232, 1233, 1234, 1235, 1236, 1237, 1238, 1239, 1240, 1241, 1242, 1243, 1244, 1245, 1246, 1247, 1248, 1249, 1250, 1251, 1252, 1253, 1254, 1255, 1256, 1257, 1258, 1259, 1260, 1261, 1262, 1263, 1264, 1265, 1266, 1267, 1268, 1269, 1270, 1271, 1272, 1273, 1274, 1275, 1276, 1277, 1278, 1279, 1280, 1281, 1282, 1283, 1284, 1285, 1286, 1287, 1288, 1289, 1290, 1291, 1292, 1293, 1294, 1295, 1296, 1297, 1298, 1299, 1300. A red circle highlights a specific property at the intersection of Haile St and Lomax St.

10 RENTAL HOUSES IN ROCK HILL, SC | 1110-1126 Booker St & 1111-1131 Haile St Rock Hill, SC 29730SVN | SOUTHERN COMMERCIAL REAL ESTATE, LI

LOCATION MAP



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FINANCIAL SUMMARY

INVESTMENT OVERVIEW

PRICE	\$1,150,000
PRICE PER SF	\$130
PRICE PER UNIT	\$115,000
GRM	7.99
CAP RATE	7.87%
CASH-ON-CASH RETURN (YR 1)	7.87%
TOTAL RETURN (YR 1)	\$90,556

OPERATING DATA

GROSS SCHEDULED INCOME	\$144,000
TOTAL SCHEDULED INCOME	\$144,000
VACANCY COST	\$7,200
GROSS INCOME	\$136,800
OPERATING EXPENSES	\$46,245
NET OPERATING INCOME	\$90,556
PRE-TAX CASH FLOW	\$90,556

DISCLAIMER:
The Operating Data shown assumes Gross Scheduled Income based on bringing all units up to \$1200 for monthly rent. Vacancy cost 5.0% and Operating expenses reflect current year Property Taxes and Insurance provided by Seller and a four year average (2020-2023) on Repairs based on information provided by current Property Manager (Albright Realty).

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INCOME & EXPENSES

INCOME SUMMARY

VACANCY COST	(\$7,200)
GROSS INCOME	\$136,800

EXPENSES SUMMARY

PROPERTY TAXES	\$13,150
INSURANCE	\$7,926
REPAIRS	\$25,169
OPERATING EXPENSES	\$46,245

NET OPERATING INCOME	\$90,556
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RENT ROLL

SUITE	BEDROOMS	BATHROOMS	SIZE SF	RENT	MARKET RENT	MARKET RENT / SF	SECURITY DEPOSIT	LEASE START
1110 Booker St	3	1	888 SF	\$950	\$1,200	\$1.35	\$125	7/1/19
1114 Booker St	3	1	888 SF	\$1,100	\$1,200	\$1.35	\$1,100	11/4/22
1118 Booker St	3	1	888 SF	\$950	\$1,200	\$1.35	\$550	9/1/14
1122 Booker St	3	1	888 SF	\$950	\$1,200	\$1.35	\$600	9/15/16
1126 Booker St	3	1	888 SF	\$1,200	\$1,200	\$1.35	\$1,200	4/1/24
1111 Haile St	3	1	888 SF	\$1,100	\$1,200	\$1.35	\$1,100	11/4/22
1113 Haile St	3	1	888 SF	\$1,100	\$1,200	\$1.35	\$1,100	4/7/23
1119 Haile St	3	1	888 SF	\$950	\$1,200	\$1.35	\$575	3/22/13
1123 Haile St	3	1	888 SF	\$700	\$1,200	\$1.35	-	6/1/19
1131 Haile St	3	1	888 SF	\$950	\$1,200	\$1.35	\$575	2/26/16
TOTALS			8,880 SF	\$9,950	\$12,000	\$13.50	\$6,925	

AVERAGES			888 SF	\$995	\$1,200	\$1.35	\$769	
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DISCLAIMER:
Rent Roll reflects existing rent and security deposits provided by the current Property Management company, Albright Realty.

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