

1110-1112 Clark Street, Rocky Mount, NC \$325,000

1982 Quadplex w/ 1 Vacant Unit, Vinyl Siding, Vinyl Windows; 3,211 SF; 10.37% Projected Cap Rate

1982 Quadplex w/ 1 vacant unit
 Current rents range from \$625-\$725
 Projected 10.37% Cap rate at market rent (\$750)

Vinyl Siding
 Vinyl Windows
 Asphalt Shingle Roof
 Large asphalt parking lot
 Brick Breezeway
 Baseboard heat
 Window Unit AC other than 1110 Clark St. Unit B which has a mini split w/ date code 2024

Interior pictures are from vacant unit



Rent Roll						
Unit	Monthly Rent	Market Rent	Lease Start	Lease End	Lease Term	Lease Type
1110 A	\$725	\$750	1/15/22	4/30/26	Monthly	Modified Gross - Net Utilities
1110 B		\$750				
1112 A	\$625	\$750	8/1/17	at-will	Monthly	Modified Gross - Net Utilities
1112 B	\$700	\$750	4/30/24	at-will	Monthly	Modified Gross - Net Utilities

Owner Paid Expenses	
Item	Approximate Yearly Cost
Taxes	\$1,676.87
Groundskeeping	\$605.75
Dumpster	N/A
Utilities	N/A

Cap Rate			
Gross Income	Expenses	NOI	Cap Rate
\$24,600	\$2,283	\$22,317	6.87%
\$36,000	\$2,283	\$33,717	10.37%
Building Size	Lot Size from GIS	Parking Spaces	Vacancy Rate
3,211 SF	.28 acres	7	25%



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.

Traffic Counts	
US-64:	17,500 AADT
I-95:	49,000 AADT
Sunset Avenue:	41,000 AADT

Source: NC DOT Annual Average Daily Traffic (AADT) Mapping Application

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

Source: ACS 2024; Census.gov

Tenant Paid Expenses	
Item	Yearly Cost
Utilities	Varies - Paid directly by tenant
Trash Pickup	Included w/ tenant's water bill

FAQs	
How do I schedule a showing?	Occupied Units: No showings w/out accepted offer & proof of funds. Please do not disturb tenants. Vacant Units: Schedule via ShowingTime, if you can't access ShowingTime - text listing agent



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