

**“JLJB” RENTAL PORTFOLIO IN ROCKY MOUNT, N.C.**  
**77 UNITS ACROSS 61 PROPERTIES**  
**ASKING PRICE: \$5,300,000 (~\$69K per unit)**

Deaton is please to present for sale, as the exclusive broker for the seller, the “JLJB” Rental Portfolio. The opportunity includes 61 properties, totaling 77 units, with 56 properties (71 units) located in Rocky Mount, N.C. and the remaining 5 properties (6 units) located in nearby Tarboro, N.C. Most of the properties have been owned and managed by members of the same family since construction. This is a great value-add opportunity to acquire a predominantly single-family rental portfolio with scale with the ability to increase rents and net income through physical and operational improvements. Additionally, the bulk pricing represents discount-to-market pricing for many of the individual homes. An investor could renovate and resale properties individually, at a profitable spread.

**HIGHLIGHTS:**

- 49 single-family homes, 10 duplexes, 2 quads
- Current monthly rent roll is approximately \$48,000 at 86% occupancy
- Current Gross Potential Rent of \$67,500 per month
- Potential rents could exceed \$70,000 per month with improvements
- Average year built across all properties of 1974
- Combined Zillow value of approximately \$6.3m or \$82K per unit
- Combined 2025 tax value of approximately \$5.6m or \$73K per unit
- Opportunity to add significant value through physical improvements

[Click here to view a MAP with the location of all properties.](#)

*Details of each property are provided in the pages that follow. All square footage figures provided are estimates provided by either the current management team or tax records. The Zillow values and Tax values provide were collected in December of 2025 and are for reference and convenience only and do not constitute a certified appraised value or broker’s opinion of value. Bedroom and bathroom counts, Current Rents, and Market Rents reflect values as of the January 13, 2026 rent roll from the property manager. The detailed rent roll and financials are provided by separate documents.*

## PROPERTY DETAILS

### MAP AREA: Cloverdale Park Single Family



101 Swanson Court, Rocky Mount, NC  
3 BD/2 BA Single-Family  
Built 1991  
1,376 SF estimate  
Current rent = \$880 | Market rent = \$1,250  
Zillow = \$127,600 | Tax value = \$79,845  
Edgecombe PIN: 3860-76-2807  
Flood zone: Yes



1804 Lenoir Drive, Rocky Mount, NC  
3 BD/2 BA Single-Family  
Built 1990  
1,400 SF estimate  
Current rent = \$855 | Market rent = \$1,250  
Zillow = \$135,300 | Tax value = \$103,918  
Edgecombe PIN: 3860-76-0491  
Flood zone: Yes



1812 Lenoir Drive, Rocky Mount, NC  
3 BD/2 BA Single-Family  
Built 1990  
1,400 SF estimate  
Current rent = \$840 | Market rent = \$1,300  
Zillow = \$127,100 | Tax value = \$90,059  
Edgecombe PIN: 3860-76-0578  
Flood zone: Yes

## **PROPERTY DETAILS**

### **MAP AREA: Hillsdale Single Family**



1533 Harper Street, Rocky Mount, NC  
3 BD/1 BA Single-Family  
Built 1969  
1,075 SF estimate  
Current rent = \$645 | Market rent = \$750  
Zillow = \$57,254 | Tax value = \$57,254  
Edgecombe PIN: 3860-45-6324  
Flood zone: No



1549 Tadlock Ave, Rocky Mount, NC  
3 BD/1 BA Single-Family  
Built 1972  
1,085 SF estimate  
Current rent = \$715 | Market rent = \$775  
Zillow = \$66,781 | Tax value = \$66,781  
Edgecombe PIN: 3860-45-2583  
Flood zone: Partial



1316 Anne Street, Rocky Mount, NC  
3 BD/1 BA Single-Family  
Built 1976  
1,209 SF estimate  
Current rent = \$680 | Market rent = \$825  
Zillow = \$71,918 | Tax value = \$71,918  
Edgecombe PIN: 3860-44-4328  
Flood zone: No

## **PROPERTY DETAILS**

### ***MAP AREA: Meadowbrook Single Family***



1624 Vernon Road, Rocky Mount, NC  
3 BD/2 BA Single-Family  
Built 1976  
1,300 SF estimate  
Current rent = \$0 | Market rent = \$1,075  
Zillow = \$97,200 | Tax value = \$101,419  
Edgecombe PIN: 3769-49-7760  
Flood zone: No



109 Bonnie Lane, Rocky Mount, NC  
3 BD/2 BA Single-Family  
Built 1976  
1,300 SF estimate  
Current rent = \$890 | Market rent = \$1,150  
Zillow = \$96,400 | Tax value = \$94,532  
Edgecombe PIN: 3769-49-6313  
Flood zone: No



705 Karen Place, Rocky Mount, NC  
3 BD/2 BA Single-Family  
Built 1977  
1,356 SF estimate  
Current rent = \$855 | Market rent = \$1,200  
Zillow = \$105,915 | Tax value = \$105,915  
Edgecombe PIN: 3769-49-0269  
Flood zone: No



104 Elaine Court, Rocky Mount, NC  
3 BD/1.5 BA Single-Family  
Built 1977  
1,356 SF estimate  
Current rent = \$1,200 | Market rent = \$1,050  
Zillow = \$100,892 | Tax value = \$100,892  
Edgecombe PIN: 3769-49-0290  
Flood zone: No

## **PROPERTY DETAILS**

### ***MAP AREA: Meadowbrook Single Family***



704 N. Glendale Drive, Rocky Mount, NC  
3 BD/2 BA Single-Family  
Built 1976  
1,205 SF estimate  
Current rent = \$820 | Market rent = \$1,200  
Zillow = \$87,274 | Tax value = \$87,274  
Edgecombe PIN: 3769-38-9688  
Flood zone: No



708 N. Glendale Drive, Rocky Mount, NC  
3 BD/1.5 BA Single-Family  
Built 1976  
1,472 SF estimate  
Current rent = \$1,260 | Market rent = \$1,200  
Zillow = \$101,641 | Tax value = \$101,641  
Edgecombe PIN: 3769-38-8791  
Flood zone: No



728 N. Glendale Drive, Rocky Mount, NC  
3 BD/2 BA Single-Family  
Built 1978  
1,408 SF estimate  
Current rent = \$790 | Market rent = \$1,150  
Zillow = \$96,964 | Tax value = \$96,964  
Edgecombe PIN: 3769-39-7175  
Flood zone: No



608 Marlee Drive, Rocky Mount, NC  
3 BD/2 BA Single-Family  
Built 1976  
1,300 SF estimate  
Current rent = \$770 | Market rent = \$1,200  
Zillow = \$101,900 | Tax value = \$94,394  
Edgecombe PIN: 3769-38-8300  
Flood zone: No

## PROPERTY DETAILS

### MAP AREA: Meadowbrook Single Family



712 Marlee Drive, Rocky Mount, NC  
3 BD/2 BA Single-Family  
Built 1973  
1,718 SF estimate  
Current rent = \$765 | Market rent = \$1,200  
Zillow = \$119,247 | Tax value = \$119,247  
Edgecombe PIN: 3769-48-3991  
Flood zone: No



716 Marlee Drive, Rocky Mount, NC  
3 BD/2 BA Single-Family  
Built 1973  
1,792 SF estimate  
Current rent = \$780 | Market rent = \$1,200  
Zillow = \$122,300 | Tax value = \$114,022  
Edgecombe PIN: 3769-48-4958  
Flood zone: No



1604 Lynne Court, Rocky Mount, NC  
3 BD/2 BA Single-Family  
Built 1975 (*currently boarded up*)  
1,300 SF estimate  
Current rent = \$0 | Market rent = \$1,200  
Zillow = \$102,300 | Tax value = \$93,274  
Edgecombe PIN: 3769-48-1139  
Flood zone: No



1901 Lynne Ave, Rocky Mount, NC  
3 BD/1.5 BA Single-Family  
Built 1961  
1,220 SF estimate  
Current rent = \$0 | Market rent = \$1,075  
Zillow = \$106,513 | Tax value = \$106,513  
Edgecombe PIN: 3769-68-0167  
Flood zone: No

## **PROPERTY DETAILS**

### ***MAP AREA: Meadowbrook Single Family***



2008 Lynne Ave, Rocky Mount, NC  
3 BD/1.5 BA Single-Family  
Built 1965  
1,377 SF estimate  
Current rent = \$0 | Market rent = \$1,200  
Zillow = \$105,127 | Tax value = \$105,127  
Edgecombe PIN: 3769-68-8481  
Flood zone: No



1905 Bedford Road, Rocky Mount, NC  
3 BD/1 BA Single-Family  
Built 1960  
1,066 SF estimate  
Current rent = \$1,050 | Market rent = \$1,100  
Zillow = \$78,700 | Tax value = \$86,131  
Edgecombe PIN: 3769-67-1830  
Flood zone: No



1812 Rosewood Ave, Rocky Mount, NC  
3 BD/1 BA Single-Family  
Built 1955  
1,152 SF estimate  
Current rent = \$750 | Market rent = \$995  
Zillow = \$104,700 | Tax value = \$92,888  
Edgecombe PIN: 3769-57-6245  
Flood zone: No

## **PROPERTY DETAILS**

### **MAP AREA: Meadowbrook – Multifamily**



1716 & 1718 Lynne Ave, Rocky Mount, NC  
Duplex with 2 BD/1 BA units  
Built 1978  
970 SF estimate per unit  
Current rent = \$550 & \$650 | Market rent = \$550  
Zillow = \$132,820 | Tax value = \$132,820  
Edgecombe PIN: 3769-48-9365  
Flood zone: No



1720 & 1722 Lynne Ave, Rocky Mount, NC  
Duplex with 2 BD/1 BA units  
Built 1978  
970 SF estimate per unit  
Current rent = \$580 & \$580 | Market rent = \$550  
Zillow = \$132,927 | Tax value = \$132,927  
Edgecombe PIN: 3769-58-0355  
Flood zone: No



1701 & 1703 Windsor Drive, Rocky Mount, NC  
Duplex with 2 BD/1 BA units  
Built 1979  
975 SF estimate per unit  
Current rent = \$580 & \$550 | Market rent = \$550  
Zillow = \$131,534 | Tax value = \$131,534  
Edgecombe PIN: 3769-48-5790  
Flood zone: No



1702 & 1704 Fletcher Drive, Rocky Mount, NC  
Duplex with 1 BD/1 BA units  
Built 1975  
720 SF estimate per unit  
Current rent = \$500 & \$600 | Market rent = \$500  
Zillow = \$98,457 | Tax value = \$98,457  
Edgecombe PIN: 3769-48-7866  
Flood zone: No

## PROPERTY DETAILS

### MAP AREA: Cokey Single Family



1025 Drew Street, Rocky Mount, NC  
3 BD/2 BA Single-Family  
Built 1976  
1,274 SF estimate  
Current rent = \$650 | Market rent = \$1,000  
Zillow = \$79,949 | Tax value = \$79,949  
Edgecombe PIN: 3759-95-3393  
Flood zone: No



1200 Cypress Street, Rocky Mount, NC  
2 BD/1 BA Single-Family  
Built 1950  
720 SF estimate  
Current rent = \$0 | Market rent = \$500  
Zillow = \$24,882 | Tax value = \$24,882  
Edgecombe PIN: 3759-84-2422  
Flood zone: No



1125 Delphia Drive, Rocky Mount, NC  
3 BD/1.5 BA Single-Family  
Built 1970  
1,536 SF estimate  
Current rent = \$820 | Market rent = \$1,100  
Zillow = \$98,023 | Tax value = \$98,023  
Edgecombe PIN: 3769-01-0312  
Flood zone: No



1208 Delphia Drive, Rocky Mount, NC  
3 BD/2 BA Single-Family  
Built 1972  
1,189 SF estimate  
Current rent = \$0 | Market rent = \$1,075  
Zillow = \$102,300 | Tax value = \$89,462  
Edgecombe PIN: 3769-01-8241  
Flood zone: No

## PROPERTY DETAILS

### MAP AREA: Cokey – Single Family and Multifamily



1013 Brownview Drive, Rocky Mount, NC  
3 BD/2 BA Single-Family  
Built 1976  
1,274 SF estimate  
Current rent = \$650 | Market rent = \$1,000  
Zillow = \$79,949 | Tax value = \$79,949  
Edgecombe PIN: 3759-95-3393  
Flood zone: No



957 & 961 & 965 & 969 Tyan Street, Rocky Mount, NC  
Quad with 2 BD/1.5 BA units  
Built 1979  
837 SF estimate per unit  
Current rent = \$0, \$460, \$515, \$600 | Market rent = \$550  
Zillow = \$115,661 | Tax value = \$115,661  
Edgecombe PIN: 3759-82-7343  
Flood zone: Yes



973 & 977 Tyan Street, Rocky Mount, NC  
Duplex with 2 BD/1.5 BA units  
Built 1979  
890 SF estimate per unit  
Current rent = \$460 & \$460 | Market rent = \$550 each  
Zillow = \$61,451 | Tax value = \$61,451  
Edgecombe PIN: 3759-82-8314  
Flood zone: Yes



724 & 726 Long Avenue, Rocky Mount, NC  
Duplex with 1 BD/1 BA units  
Built 1947  
Unknown SF estimate per unit  
Current rent = \$0 & \$400 | Market rent = \$475  
Zillow = \$34,836 | Tax value = \$34,836  
Edgecombe PIN: 3759-86-3144  
Flood zone: No

## PROPERTY DETAILS

### MAP AREA: Hazelwood Single Family



3174 W Gypsy Trail, Rocky Mount, NC  
3 BD/2 BA Single-Family  
Built 2002  
1,566 SF estimate  
Current rent = \$955 | Market rent = \$1,300  
Zillow = \$226,700 | Tax value = \$153,820  
Nash Parcel ID: 10242  
Flood zone: Yes



512 Powell Drive, Rocky Mount, NC  
3 BD/1 BA Single-Family  
Built 1966  
1,080 SF estimate  
Current rent = \$950 | Market rent = \$950  
Zillow = \$76,100 | Tax value = \$72,800  
Nash Parcel ID: 11162  
Flood zone: No



521 Powell Drive, Rocky Mount, NC  
3 BD/1.5 BA Single-Family  
Built 1966  
1,196 SF estimate  
Current rent = \$955 | Market rent = \$975  
Zillow = \$96,300 | Tax value = \$69,310  
Nash Parcel ID: 11156  
Flood zone: No



540 Powell Drive, Rocky Mount, NC  
3 BD/1.5 BA Single-Family  
Built 1964  
1,200 SF estimate  
Current rent = \$1,150 | Market rent = \$1,150  
Zillow = \$91,400 | Tax value = \$60,740  
Nash Parcel ID: 11157  
Flood zone: No

## **PROPERTY DETAILS**

### **MAP AREA: Hazelwood Single Family**



729 Powell Drive, Rocky Mount, NC  
3 BD/1.5 BA Single-Family  
Built 1970  
1,176 SF estimate  
Current rent = \$720 | Market rent = \$1,025  
Zillow = \$103,600 | Tax value = \$78,830  
Nash Parcel ID: 11171  
Flood zone: Yes



924 Hazelwood Drive, Rocky Mount, NC  
3 BD/2 BA Single-Family  
Built 1980  
1,510 SF estimate  
Current rent = \$770 | Market rent = \$1,200  
Zillow = \$125,000 | Tax value = \$86,150  
Nash Parcel ID: 11177  
Flood zone: No



933 Hazelwood Drive, Rocky Mount, NC  
3 BD/2 BA Single-Family  
Built 1980  
1,341 SF estimate  
Current rent = \$0 | Market rent = \$1,200  
Zillow = \$101,600 | Tax value = \$83,430  
Nash Parcel ID: 11195  
Flood zone: No



948 Hazelwood Drive, Rocky Mount, NC  
3 BD/2 BA Single-Family  
Built 1981  
1,410 SF estimate  
Current rent = \$1,260 | Market rent = \$1,200  
Zillow = \$107,900 | Tax value = \$87,960  
Nash Parcel ID: 11182  
Flood zone: No

## **PROPERTY DETAILS**

### ***MAP AREA: Hazelwood Single Family***



1020 Hazelwood Drive, Rocky Mount, NC  
3 BD/2 BA Single-Family  
Built 1984  
1,477 SF estimate  
Current rent = \$810 | Market rent = \$1,200  
Zillow = \$110,900 | Tax value = \$91,820  
Nash Parcel ID: 12053  
Flood zone: No



121 Lisa Court, Rocky Mount, NC  
3 BD/2 BA Single-Family  
Built 1982  
1,455 SF estimate  
Current rent = \$700 | Market rent = \$1,200  
Zillow = \$107,300 | Tax value = \$89,310  
Nash Parcel ID: 11223  
Flood zone: No



117 Clarence Court, Rocky Mount, NC  
3 BD/2 BA Single-Family  
Built 1981  
1,316 SF estimate  
Current rent = \$955 | Market rent = \$1,200  
Zillow = \$97,700 | Tax value = \$83,380  
Nash Parcel ID: 11206  
Flood zone: No



141 Carson Drive, Rocky Mount, NC  
3 BD/2 BA Single-Family  
Built 1981  
1,572 SF estimate  
Current rent = \$760 | Market rent = \$1,250  
Zillow = \$121,100 | Tax value = \$92,460  
Nash Parcel ID: 11215  
Flood zone: No

## PROPERTY DETAILS

### MAP AREA: Hazelwood Single Family



129 Carson Drive, Rocky Mount, NC  
3 BD/2 BA Single-Family  
Built 1981  
1,572 SF estimate  
Current rent = \$770 | Market rent = \$1,250  
Zillow = \$134,300 | Tax value = \$92,600  
Nash Parcel ID: 11213  
Flood zone: No



117 Carson Drive, Rocky Mount, NC  
3 BD/2 BA Single-Family  
Built 1981  
1,536 SF estimate  
Current rent = \$955 | Market rent = \$1,200  
Zillow = \$132,800 | Tax value = \$92,820  
Nash Parcel ID: 11209  
Flood zone: No



525 Nelson Street, Rocky Mount, NC  
2 BD/1 BA Single-Family  
Built 1974  
840 SF estimate  
Current rent = \$560 | Market rent = \$625  
Zillow = \$52,510 | Tax value = \$52,510  
Nash Parcel ID: 11856  
Flood zone: No



516 Nelson Street, Rocky Mount, NC  
2 BD/1 BA Single-Family  
Built 1972  
840 SF estimate  
Current rent = \$625 | Market rent = \$625  
Zillow = \$62,500 | Tax value = \$62,500  
Nash Parcel ID: 42374  
Flood zone: No

## **PROPERTY DETAILS**

### ***MAP AREA: Hazelwood - Multifamily***



508 & 512 + 520 & 524 Nelson Street, Rocky Mount, NC  
4 houses with 2 BD/1 BA each, all on the same tax parcel  
Built 1972  
840 SF estimate per unit  
Current rent = \$590, \$0, \$655, \$650 | Market rent = \$625  
Zillow = \$172,200 | Tax value = \$187,120  
Nash Parcel ID: 11868  
Flood zone: No



### ***MAP AREA: Central/West Downtown Single Family***



601 Henry Street, Rocky Mount, NC  
2 BD/1 BA Single-Family  
Built 1969  
891 SF estimate  
Current rent = \$530 | Market rent = \$625  
Zillow = \$53,700 | Tax value = \$38,870  
Nash Parcel ID: 28749  
Flood zone: No

## **PROPERTY DETAILS**

### ***MAP AREA: Central/West Downtown - Multifamily***



901 & 903 Belvedere Street, Rocky Mount, NC  
Duplex with 2 BD/1.5 BA units  
Built 1969  
806 SF estimate per unit  
Current rent = \$535 & \$535 | Market rent = \$525  
Zillow = \$76,900 | Tax value = \$63,460  
Nash Parcel ID: 29462  
Flood zone: No



917 & 919 Belvedere Street, Rocky Mount, NC  
Duplex with 2 BD/1.5 BA units  
Built 1969  
806 SF estimate per unit  
Current rent = \$525 & \$535 | Market rent = \$525  
Zillow = \$51,690 | Tax value = \$51,690  
Nash Parcel ID: 29471  
Flood zone: No



725 & 727 Gay Street, Rocky Mount, NC  
Duplex with 1 BD/1 BA units  
Built 1910  
528 SF estimate per unit  
Current rent = \$270 & \$0 | Market rent = \$250  
Zillow = \$23,710 | Tax value = \$23,710  
Nash Parcel ID: 28768  
Flood zone: No

## **PROPERTY DETAILS**

### ***MAP AREA: West Rocky Mount Single Family***



904 Old Mill Road, Rocky Mount, NC  
3 BD/2 BA Single-Family  
Built 2002  
1,512 SF estimate  
Current rent = \$1,155 | Market rent = \$1,400  
Zillow = \$199,700 | Tax value = \$143,600  
Nash Parcel ID: 15991  
Flood zone: Partial



### ***MAP AREA: North Rocky Mount Single Family***

1129 Goldrock Road, Rocky Mount, NC  
3 BD/2 BA Single-Family  
Built 1984  
1,527 SF estimate  
Current rent = \$925 | Market rent = \$1,300  
Zillow = \$163,500 | Tax value = \$108,540  
Nash Parcel ID: 14397  
Flood zone: No

Tarboro properties are on the next two pages.

## **PROPERTY DETAILS**

### ***MAP AREA: North Tarboro Single Family***



305 Lincoln Road, Tarboro, NC  
3 BD/2 BA Single-Family  
Built 2001  
1,597 SF estimate  
Current rent = \$865 | Market rent = \$1,100  
Zillow = \$174,300 | Tax value = \$148,561  
Edgecombe PIN: 4729-24-1248  
Flood zone: Partial



404 Lincoln Road, Rocky Mount, NC  
3 BD/2 BA Single-Family  
Built 1975  
1,300 SF estimate  
Current rent = \$820 | Market rent = \$1,100  
Zillow = \$136,500 | Tax value = \$93,992  
Edgecombe PIN: 4729-23-1735  
Flood zone: No

## **PROPERTY DETAILS**

### **MAP AREA: Tarboro Single Family**



800 Edmundson Avenue, Tarboro, NC  
3 BD/2 BA Single-Family  
Built 1978  
1,300 SF estimate  
Current rent = \$850 | Market rent = \$1,025  
Zillow = \$92,900 | Tax value = \$92,974  
Edgecombe PIN: 4738-57-4597  
Flood zone: No



520 Martin Luther King Drive, Tarboro, NC  
3 BD/1.5 BA Single-Family  
Built 1978  
1,300 SF estimate  
Current rent = \$625 | Market rent = \$1,100  
Zillow = \$86,200 | Tax value = \$94,855  
Edgecombe PIN: 4738-47-6455  
Flood zone: No

### **MAP AREA: Tarboro - Multifamily**



502 & 504 Martin Luther King Drive, Tarboro, NC  
Duplex with 2 BD/1 BA units  
Built 1978  
1,055 SF estimate per unit  
Current rent = \$630 & \$625 | Market rent = \$600  
Zillow = \$137,128 | Tax value = \$137,128  
Edgecombe PIN: 4738-47-5484  
Flood zone: Partial