

# FULLY LEASED Pendleton Place Townhome Portfolio



## 4 New Construction Townhomes

120, 122, 124 & 126 PENDLETON PLACE WAY  
(\*GPS - 804 S MECHANIC STREET)  
PENDLETON, SOUTH CAROLINA, 29670

**PRICE**  
**\$750,000**

**Meybohm**  
COMMERCIAL

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# TABLE OF CONTENTS

EXECUTIVE SUMMARY

INVESTMENT OVERVIEW

PROPERTY PHOTOS

FLOOR PLAN

# EXECUTIVE SUMMARY

NOW AVAILABLE! A fully occupied portfolio of four townhomes in Pendleton, South Carolina, a rapidly growing market located minutes from Clemson University and Tri-County Technical College. Built in 2024, these modern 3-bedroom, 2.5-bathroom residences provide investors with immediate, in-place cash flow and the long-term benefits associated with newer construction assets.

Conveniently situated near Tri-County Technical College and Clemson University, these townhomes are perfectly positioned for strong tenant appeal. Don't miss this chance to own a prime portfolio in a thriving area!

- FULLY LEASED!
- HOA - \$175 per month
- NEW refrigerator, washer, dryer & blinds in each unit
- Separate utilities for electric & water
- 2 parking spaces per property

**PRICE: \$750,000**  
**PRICE PER UNIT: \$187,500**



# PENDLETON PLACE WAY



## BUILDING 3

120	Pendleton Place Way	3D	040-25-01-009
122	Pendleton Place Way	3C	040-25-01-010
124	Pendleton Place Way	3B	040-25-01-011
126	Pendleton Place Way	3A	040-25-01-012

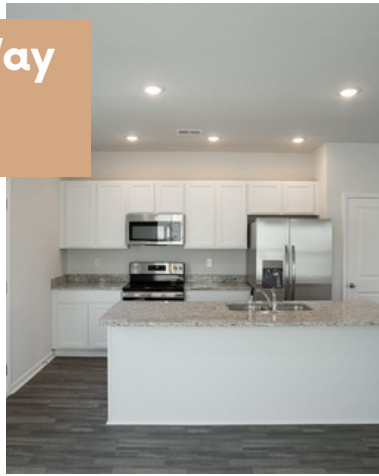
# Rent Roll

RENT ROLL						
Unit	Lease Status	BD/BA	SQ FT	Rent	Rent/SF	Lease Exp
120 Pendleton Pl	Occupied	3BD/2BA	1,350	\$1,825	\$1.20	5/31/2027
122 Pendleton Pl	Occupied	3BD/2BA	1,350	\$1,825	\$1.00	5/31/2027
124 Pendleton Pl	Occupied	3BD/2BA	1,350	\$1,775	\$1.20	6/14/2027
126 Pendleton Pl	Occupied	3BD/2BA	1,350	\$1,675	\$1.11	5/31/2027
<b>TOTALS</b>			<b>5,400</b>	<b>\$7,100</b>	<b>\$1.05</b>	

*\*As of June 2016 | All units occupied | Monthly HOA \$175 per unit*

# 120 Pendleton Place Way

BUILDING 3 - LOT 3D  
3 BEDROOMS & 2.5 BATHS  
1,320 SQ FEET



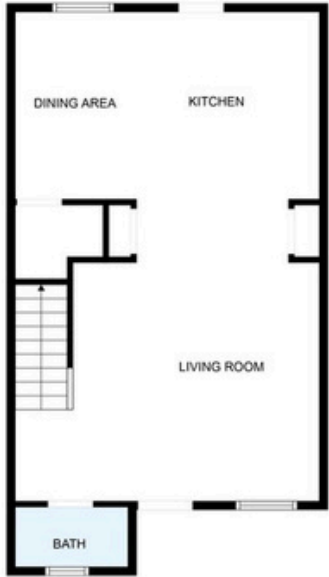
# 122 Pendleton Place Way

BUILDING 3 - LOT 3C  
3 BEDROOMS & 2.5 BATHS  
1,320 SQ FEET



# 124 Pendleton Place Way

BUILDING 3 - LOT 3B  
3 BEDROOMS & 2.5 BATHS  
1,320 SQ FEET



FLOOR 1

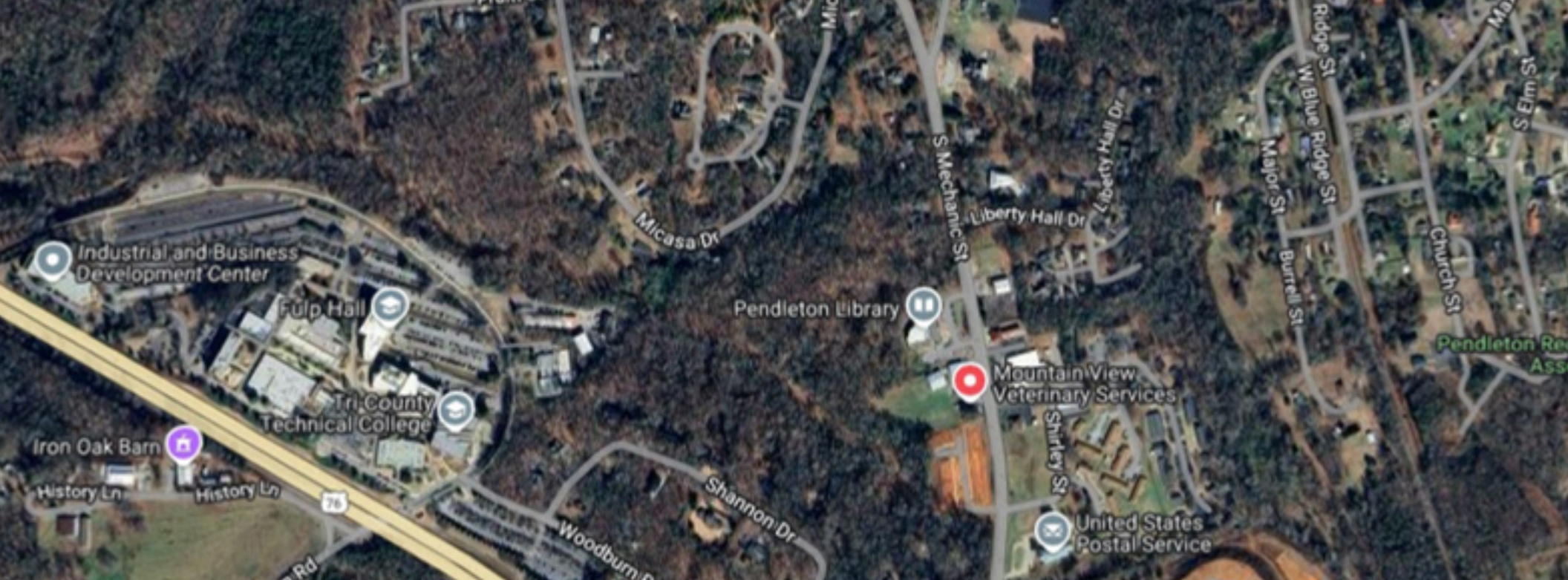


# 126 Pendleton Place Way

BUILDING 3 - LOT 3A  
3 BEDROOMS & 2.5 BATHS  
1,320 SQ FEET









## CONTACT



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