



97 SUBERTOWN RD

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WHITMIRE, SC 29178

John Drummond
Associate Advisor
864.637.9302
john.drummond@svn.com

Jonathan Kessler
Senior Advisor
864.568.5811
jonathan.kessler@svn.com



OFFERING SUMMARY

Sale Price:	\$770,000
Number Of Units:	20
Cap Rate:	8.4%
NOI:	\$64,655
Lot Size:	3 Acres
Building Size:	12,000 SF

PROPERTY OVERVIEW

SVN BlackStream is pleased to present this opportunity to purchase 20 Units in Whitmire SC. These units are well maintained and have maintained a consistent rental history. There is room to increase rents and the tenants pay all utilities. This property has been well maintained and is all brick construction. 8 units are 2 bed 1 bath, 4 units are 2 bed 1.5 bath and 8 units are 3 bed 1.5 bath. The property consist of 3 quads in the front and 4 duplex in the back. Just outside the city limits of Whitmire.

PROPERTY HIGHLIGHTS

- Solid Brick Construction
- Well maintained
- Relatively new roofs with architectural shingles
- Same owner for over 20 years
- Redone vinyl around roofs
- 20 Minutes to the Samsung Plant

Property Description



PROPERTY OVERVIEW

SVN BlackStream is pleased to present this opportunity to purchase 20 Units in Whitmire SC. These units are well maintained and have maintained a consistent rental history. There is room to increase rents and the tenants pay all utilities. This property has been well maintained and is all brick construction. 12 units are 2 bed 1.5 bath and 8 units are 3 bed 1.5 bath. The property consist of 3 quads in the front and 4 duplex in the back. Just outside the city limits of Whitmire.

LOCATION OVERVIEW

Located right outside the city limits of Whitmire SC this property is ideally located less then 25 minutes to Newberry, Clinton and Union SC. Easy access to I26 and 385. The property is located between Columbia and Greenville and is very easy to access from either location.

Complete Highlights

SALE HIGHLIGHTS

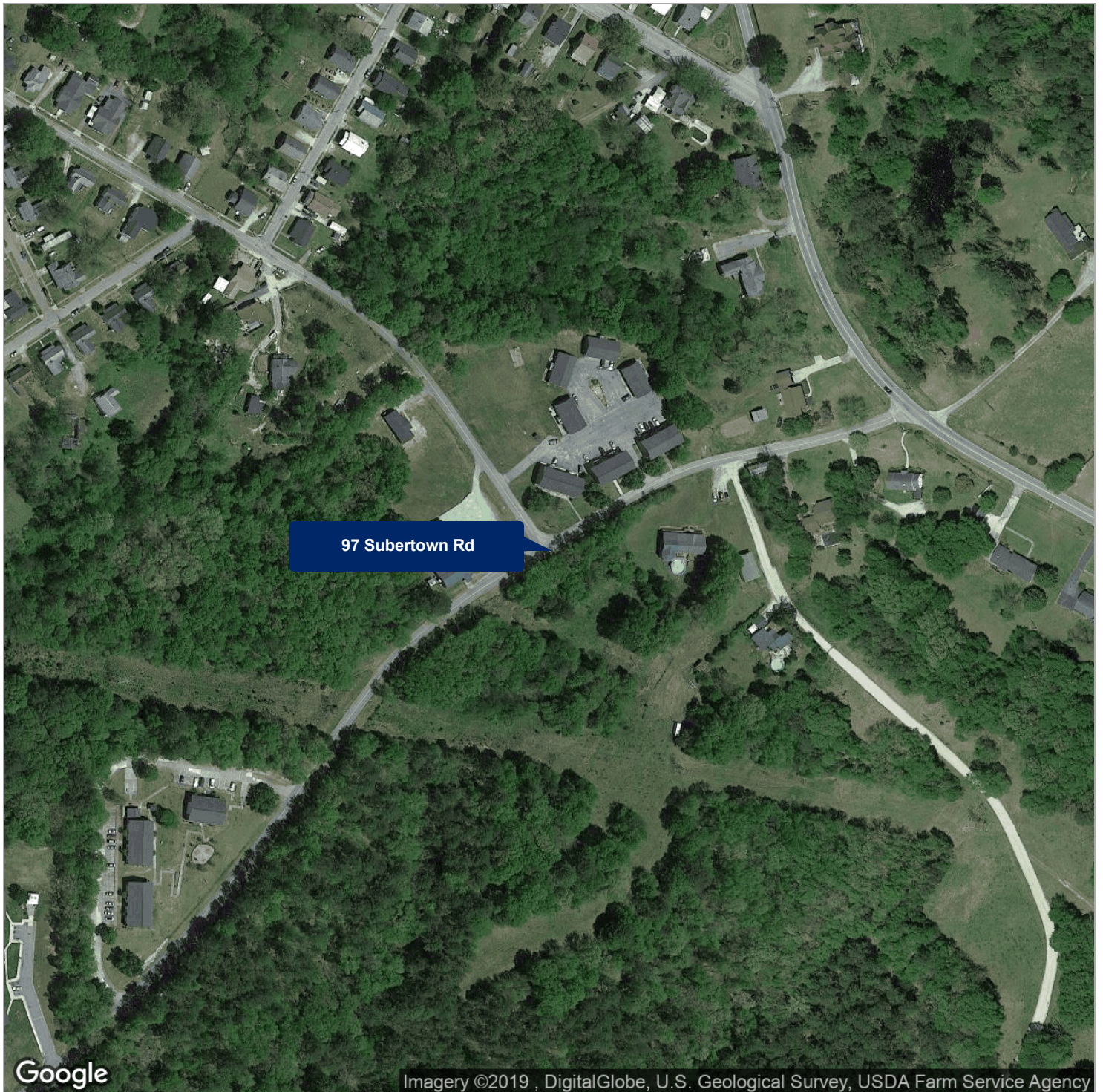
- Consistent rental history
- Room to increase rents
- Outside the city limits
- Tenants pay all utilities
- Long term tenants
- Large Units with 8 three bedroom units
- Quick to fill with new tenants
- Solid Construction



Interior Pictures



Aerial Map



1 FINANCIAL ANALYSIS

97 Subertown Rd
Whitmire, SC 29178

Financial Summary

INVESTMENT OVERVIEW

	CURRENT RATES
Price	\$770,000
Price per Unit	\$38,500
GRM	7.2
CAP Rate	8.4%
Cash-on-Cash Return [yr 1]	8.4 %
Total Return [yr 1]	\$64,655
Debt Coverage Ratio	-

OPERATING DATA

	CURRENT RATES
Gross Scheduled Income	\$106,800
Other Income	-
Total Scheduled Income	\$106,800
Vacancy Cost	\$0
Gross Income	\$106,800
Operating Expenses	\$42,145
Net Operating Income	\$64,655
Pre-Tax Cash Flow	\$64,655

FINANCING DATA

	CURRENT RATES
Down Payment	\$770,000
Loan Amount	-
Debt Service	-
Debt Service Monthly	-
Principal Reduction [yr 1]	-

Income & Expenses

INCOME SUMMARY

CURRENT RATES

Gross Income

\$106,800

EXPENSE SUMMARY

CURRENT RATES

Insurance

\$9,600

Taxes

\$9,600

Management

\$7,945

Repairs and Maintenance

\$12,000

Trash

\$1,500

Landscaping

\$1,500

Gross Expenses

\$42,145

Net Operating Income

\$64,655

Advisor Bio & Contact 1

JOHN DRUMMOND

Associate Advisor

7C Brendan Way
Suite 1
Greenville, SC 29615
T 864.637.9302
C 803.608.7165
john.drummond@svn.com
SC #108545

PROFESSIONAL BACKGROUND

Associate Advisor with SVN BlackStream with a focus on Multifamily. John joined SVN BlackStream in July of 2018. Born and raised in Columbia South Carolina. John specializes in multifamily across South Carolina. John is Licensed in South Carolina.

EDUCATION

John earned his bachelors of science from Anderson University in Financial Economics and Accounting. John was a varsity Cross Country and Track athlete while also being heavily involved in the business department.

MEMBERSHIPS & AFFILIATIONS

John is Licensed in South Carolina.