



GREENVILLE, SOUTH CAROLINA DUPLEX PORTFOLIO



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EXECUTIVE SUMMARY

Purchase Price: \$3,850,000

- County: Greenville, SC
- Number of Duplexes: 7
- Number of Doors: 14
- Occupancy: 100%
- Year Built: 2022-2024
- Parcel Numbers: See property overviews



Reedy Property Group is pleased to present the exclusive opportunity to acquire a newly constructed portfolio of seven duplexes totaling 14 doors, all located within 2.5 miles of Downtown Greenville, South Carolina — one of the fastest-growing markets in the Southeast. Built between 2022 and 2024, the portfolio is 100% occupied and offers a rare combination of modern construction, infill location, and immediate stabilized cash flow. With all seven properties individually parceled, an investor retains full flexibility to hold the portfolio intact, finance assets separately, or execute a staged disposition over time. The portfolio's proximity to Downtown Greenville's employment, dining, and entertainment core supports durable tenant demand and continued rent growth, while the recent vintage minimizes deferred maintenance and near-term capital requirements.

Guidelines:

All offers must be submitted in writing and include:

- Price
- Source of Capital
- Relevant Experience
- Proposed schedule of Due Diligence and Closing
- Amount of Earnest Money

LOCATION MAP



S. Franklin Rd.

3

Sans Souci

Howard & Gower St.

1



Unity Park

Greenville

Falls Park on the Reedy

Cleveland Park



Runway

Stevens St.

2

Dunean

- 1: Howard St. & Gower St.
- 2: Stevens St.
- 3: S. Franklin Rd.

FINANCIAL OVERVIEW

Rent Roll

Unit Count	Tax Map	Address	Bed	Bath	Unit Size (Sqft)	Current Rent (Monthly)	Lease Start	Lease End
1	0076020400507	6 Howard Street Unit A	2	2.5	1100	\$1,995.00	7/14/23	6/30/27
2		6 Howard Street Unit B	2	2.5	1100	\$1,995.00	6/30/23	6/30/27
3	0076020400508	8 Howard Street Unit A	2	2.5	1100	\$1,995.00	6/29/23	6/30/27
4		8 Howard Street Unit B	2	2.5	1100	\$2,095.00	8/8/25	8/31/26
5	0076020400512	10 Howard Street Unit A	2	2.5	1100	\$1,927.50	2/17/25	8/31/26
6		10 Howard Street Unit B	2	2.5	1100	\$2,095.00	4/17/26	3/31/27
7	0076020400509	310 Gower Street Unit A	2	2.5	1100	\$1,950.00	7/15/23	6/30/27
8		310 Gower Street Unit B	2	2.5	1100	\$1,950.00	9/6/24	8/31/26
9	0076020400510	312 Gower Street Unit A	2	2.5	1100	\$1,995.00	6/30/23	6/30/27
10		312 Gower Street Unit B	2	2.5	1100	\$1,950.00	11/14/24	10/31/26
11	0104000500601	10 Stevens Street Unit A	2	2.5	1100	\$1,724.00	4/29/24	4/30/27
12		10 Stevens Street Unit B	2	2.5	1100	\$1,550.00	2/28/22	8/30/23
13	0156000700100	401 S Franklin Road Unit A	2	2	960	\$1,495.00	5/15/26	5/31/27
14		401 S Franklin Road Unit B	2	2	960	\$1,495.00	4/23/25	4/30/27
				TOTALS	15120	\$26,211.50		

Operating Expenses

Operating Expenses:	Annual:
Property Taxes (2025 Actual)	\$67,306.00
Property Insurance (2025 Actual)	\$8,784.00
Repairs (2025 Actual)	\$4,102.00
Lawn care (2025 Actual)	\$11,330.00
Property Management (2025 Actual)	\$20,788.00

PROPERTY OVERVIEW

Howard St. & Gower St.

Pages 5 - 6

Stevens St.

Pages 7 - 8

S. Franklin Rd.

Pages 9 - 10

HOWARD ST. & GOWER ST.

The
COMMONS
GREENVILLE, SC

 unity park

Reference #	Address
1	312 Gower Street
2	310 Gower Street
3	10 Howard Street
4	8 Howard Street
5	6 Howard Street



HOWARD ST. & GOWER ST.

Overview:

- 5 Adjacent Duplexes (individually parceled)
 - 10 Units
- All 2 Bed / 2.5 Bath Units
- Each Unit ±1,100 SF
- Year Built: 2023
- Granite Countertops
- Stainless Steel Appliances
- Central Heat/Air (electric)

Property Description

Located less than one mile from Downtown Greenville, the Howard Street and Gower Street assets consist of five adjacent, individually parceled duplexes totaling 10 units. Each unit features a two-bedroom, two-and-a-half-bath layout spanning approximately 1,100 square feet.

Built in 2023, the properties offer modern construction with minimal deferred maintenance and are within walking distance of Unity Park and the Swamp Rabbit Trail. The contiguous parcels provide a single owner with operational efficiency while retaining the flexibility to finance or dispose of assets individually — all within one of Greenville's most rapidly appreciating residential corridors.

Address:	Greenville County Tax Map:
6 Howard St. Greenville, SC 29611	0076020400507
8 Howard St. Greenville, SC 29611	0076020400508
10 Howard St. Greenville, SC 29611	0076020400512
310 Gower St. Greenville, SC 29611	0076020400509
312 Gower St. Greenville, SC 29611	0076020400510

10 STEVENS ST.

PRISMA
HEALTH®



JERVEY
EYEGROUP



10 Stevens St.



10 STEVENS ST.

Overview:

- 1 Duplex
 - 2 Units
- 2 Bed / 2.5 Bath Units
- Each Unit ±1,100 SF
- Year Built: 2022
- Granite Countertops
- Stainless Steel Appliances
- Central Heat/Air (electric)

Property Description

Located approximately one mile from Downtown Greenville, 10 Stevens Street is a single duplex totaling two units, situated just off Mills Avenue. Each unit features a two-bedroom, two-and-a-half-bath layout spanning approximately 1,100 square feet.

Built in 2022, the property offers modern construction with minimal deferred maintenance and sits less than half a mile from Prisma Health's Greenville Memorial Hospital — the region's largest medical campus and a significant source of durable tenant demand.

Address:

10 Stevens St. Greenville, SC 29605

Greenville County Tax Map:

0104000500601

401 S. FRANKLIN RD.





401 S. FRANKLIN ROAD

Property Highlights:

- 1 Duplex
 - 2 Units
- 2 Bed / 2 Bath Units
- Each Unit ±960 SF
- Year Built: 2024
- Quartz Countertops
- Stainless Steel Appliances
- Central Heat/Air (electric)

Address:

401 S Franklin Rd. Greenville, SC 29609

Greenville County Tax Map:

0156000700100

Property Description

Located approximately 2.5 miles from Downtown Greenville, 401 S. Franklin Road is a single duplex totaling two units. Each unit features a two-bedroom, two-bath layout spanning approximately 960 square feet. Built in 2024, the property is the newest asset in the portfolio and offers modern construction with no meaningful deferred maintenance.

Residents enjoy walking access to the Swamp Rabbit Trail, as well as immediate proximity to On The Trail GVL — a 240-acre mixed-use redevelopment of the former Union Bleachery mill site that broke ground on its first residential phase in 2026 and will ultimately deliver multifamily, retail, restaurant, and hospitality uses alongside an extension of the Swamp Rabbit Trail. As one of the largest redevelopment projects in Greenville County, On The Trail GVL positions this asset directly in the path of significant near-term neighborhood investment and appreciation.

Property Photos - Howard St & Gower St



6 Howard St. (Front)



8 Howard St. (Front)



10 Howard St. (Front)



310 Gower St. (Front)



312 Gower St. (Front)



6 Howard St. (Rear)

Property Photos - Howard St & Gower St



8 Howard St. (Rear)



10 Howard St. (Rear)



310 & 312 Gower St. (Rear)



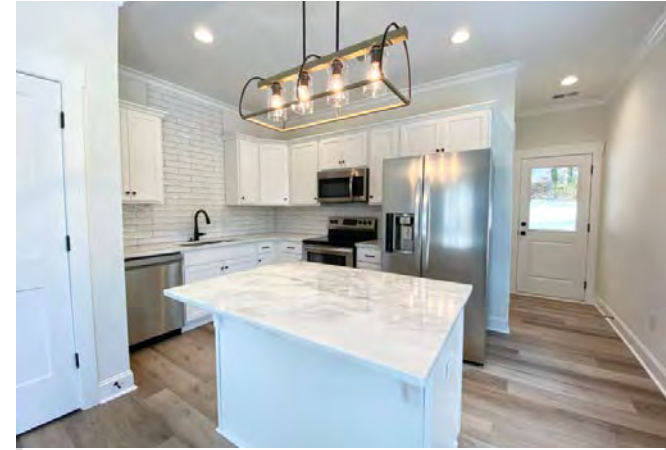
Property Photos - 10 Stevens St.



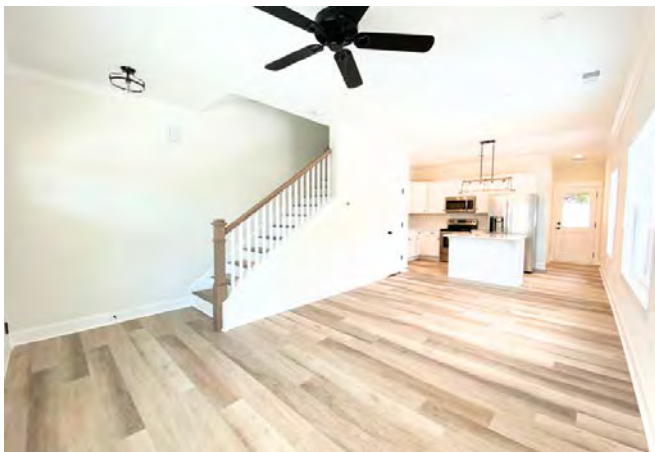
10 Stevens St. (Front)



10 Stevens St. (Rear)



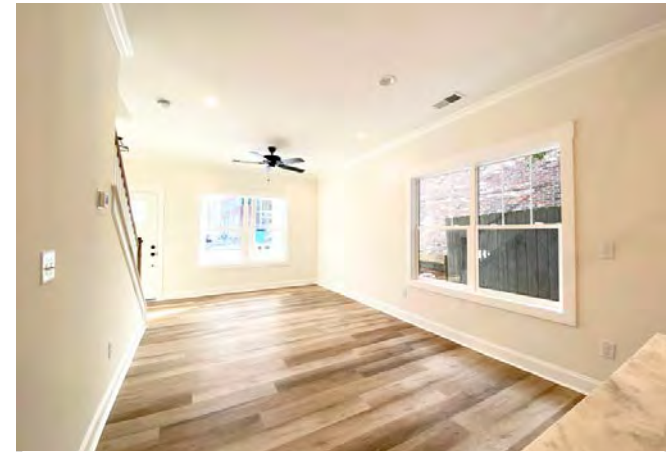
10 Stevens St.



10 Stevens St.



10 Stevens St.



10 Stevens St.

Property Photos - 401 S. Franklin Rd.



401 S. Franklin Rd.



401 S. Franklin Rd.



401 S. Franklin Rd.



401 S. Franklin Rd.



401 S. Franklin Rd.



401 S. Franklin Rd.



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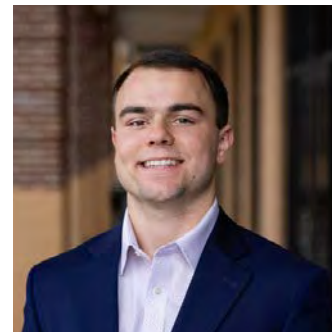
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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Reedy Property Group in compliance with all applicable fair housing and equal opportunity laws.



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