

Greystone Apartment Community

\$1,400,000

30-units located on Raley & Agerton



Cheraw, South Carolina



Jonathan C. Lee, CCIM

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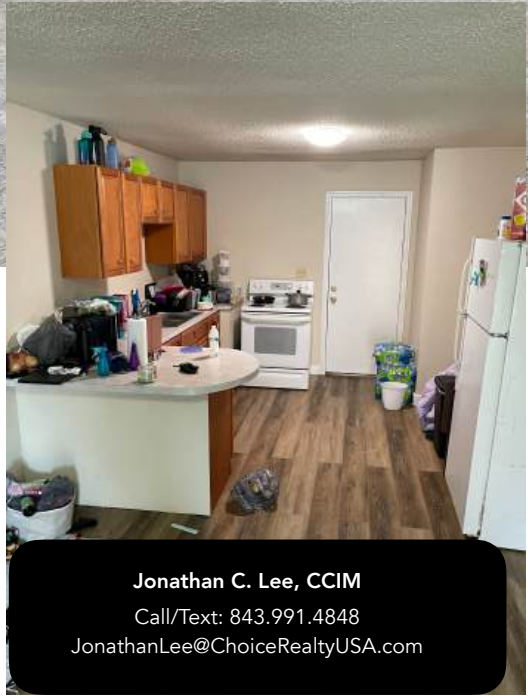
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Confidentiality & Disclaimer: This marketing brochure is proprietary and confidential. It is intended to provide summary and establish interest in the subject property. The information should not be used as a substitute for thorough due diligence. The information herein has been obtained from sources we believe are reliable; however, CHOICE Realty, Inc. makes no warranty or representation regarding income or expenses for subject property, zoning regulations, future projected financial performance of the property or tenants, size, square footage, or condition of subject property. Potential buyers must conduct their own due diligence to verify items important to them. Do not approach any tenants. All property showings are strictly by appointment only.

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Pricing & Rental Income

Apartments For Sale

ADDRESS, TYPE, SQ FT, BR/BA & MONTHLY RENTS					
	ADDRESS	Type	Sq Ft	BR/BA	CURRENT MONTHLY
1	101 A Aqerton	Duplex	800	3/1	\$750
2	101 B Aqerton		800	3/1	\$800
3	103 A Aqerton	Duplex	800	2/1	\$0
4	103 B Aqerton		800	2/1	\$0
5	105 A Aqerton	Duplex	800	2/1	\$625
6	105 B Aqerton		800	2/1	\$750
7	107 A Aqerton	Duplex	800	2/1	\$625
8	107 B Aqerton		800	2/1	\$750
9	109 A Aqerton	Duplex	800	2/1	\$0
10	109 B Aqerton		800	2/1	\$0
11	110 A Raley	Duplex	800	2/1	\$750
12	110 B Raley		800	2/1	\$0
13	111 A Aqerton	Duplex	800	2/1	\$625
14	111 B Aqerton		800	2/1	\$750
15	112 A Raley	Duplex	800	2/1	\$750
16	112 B Raley		800	2/1	\$750
17	114 A Raley	Duplex	800	1/1	\$750
18	114 B Raley		800	2/1	\$0
19	115 A Aqerton	Duplex	800	2/1	\$625
20	115 B Aqerton		800	2/1	\$750
21	116 A Raley	Duplex	800	3/1	\$0
22	116 B Raley		800	1/1	\$525
23	117 A Aqerton	Duplex	800	3/1	\$850
24	117 B Aqerton		800	2/1	\$700
25	118 A Raley	Duplex	800	2/1	\$0
26	118 B Raley		800	2/1	\$750
27	121 A Aqerton	Duplex	800	1/1	\$475
28	121 B Aqerton		800	3/1	\$0
29	123 A Aqerton	Duplex	800	2/1	\$625
30	123 B Aqerton		800	2/1	\$0
					\$13,975

Apartments For Sale

Property Summary

CHOICE Realty, Inc. is pleased to present for sale Greystone Apartments comprised of 30-units in 15 duplexes, located in Cheraw, South Carolina. Majority are 2BR/1BA units with each unit approx 800 sq ft. When 100% occupied, annual gross rent is \$257,700.

Cheraw is located on the Pee Dee River in Chesterfield County. Cheraw is 40 minutes drive from Florence, SC; 85 miles northeast of Columbia, SC; and 75 miles southeast of Charlotte, NC. Cheraw offers a rich history and continues to grow with industry, education and healthcare. Per Rentdata.org, the fair market rent in

Investment Highlights

- Significant Upside Through Professional Management
- Located near downtown Cheraw
- Half have newer roofs (shingled or metal roofs)
- Updates include cabinets, flooring, plumbing, appliances

Major Cheraw Employers

Employer

Schaeffler Group USA

Highland Industries

Carolina Cannery

McLeod Health

US Stevia

Northeastern Technical College

1,465 students

Demographics (3-mi radius)

2023 Population	6,918
Average Household Income	\$58,410
Owner-occupied housing units	63%
Renter-occupied housing units	37%

Source: Esri, U.S. Census, CCIM-Site To Do Business

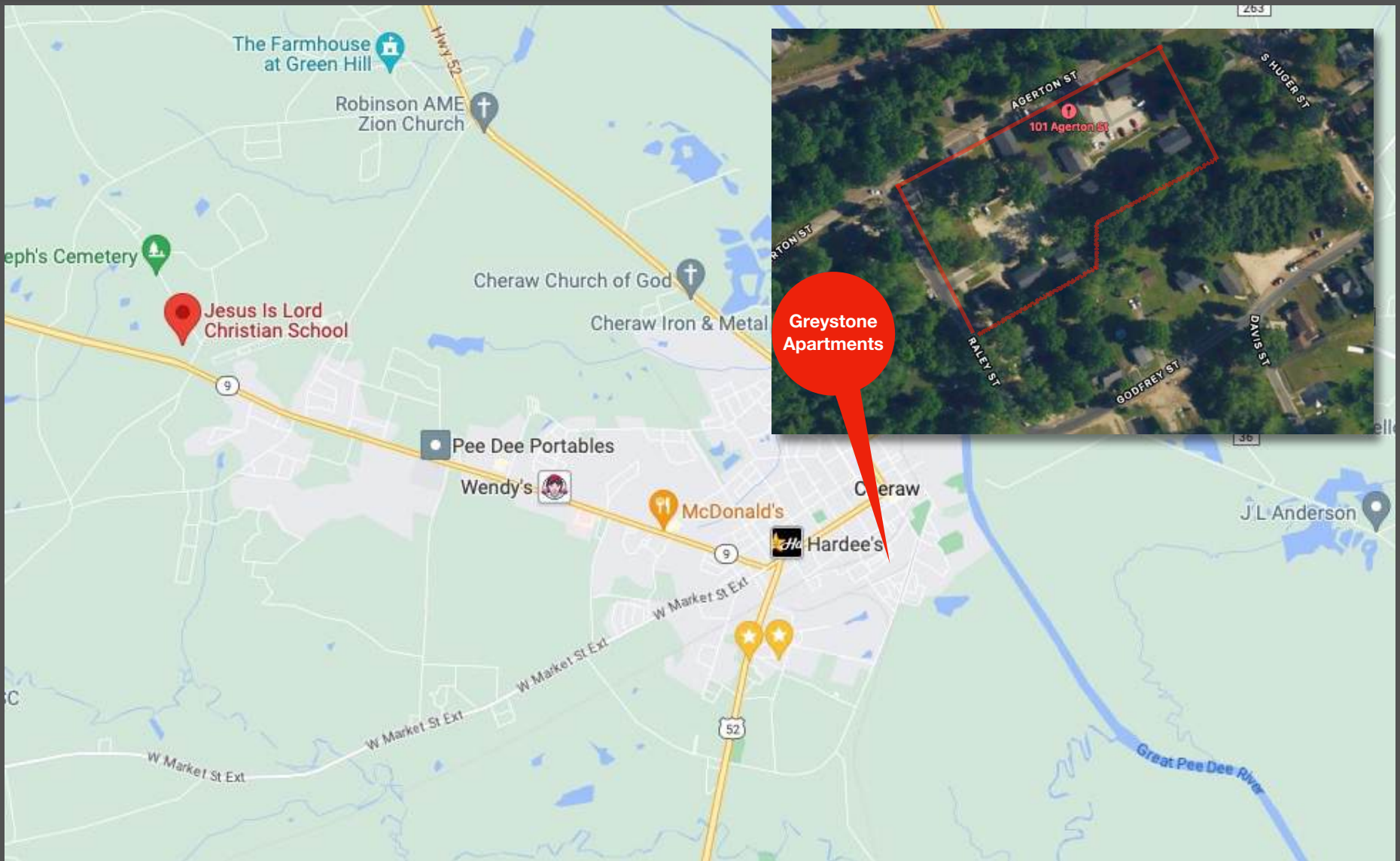
Contracts: Feel free to drive by the properties, but do not roam around on the property or talk to the residents.

1. Listing Broker reserves the right to change the number of properties listed and respective listing price at any time.
2. Listing Broker must attend all property showings and showings require a minimum 72-hour Notice, preferable a week's notice.
3. No Contract Assignments will be accepted.
4. Copies of Lease Agreements will be provided during Contract's Due Diligence period.



COMMERCIAL | RESIDENTIAL | MANAGEMENT | INVESTMENTS

Property Map



Property Data

Apartments For Sale

ADDRESS, TYPE, ANNUAL TAXES, INSURANCE, GROSS OPERATING INCOME						
	ADDRESS	Type	Maintenance	Taxes	Insurance	Gross Income
1	101 A Agerton	Duplex				\$9,000
2	101 B Agerton					\$9,600
3	103 A Agerton	Duplex				\$0
4	103 B Agerton					\$0
5	105 A Agerton	Duplex				\$7,500
6	105 B Agerton					\$9,000
7	107 A Agerton	Duplex				\$7,500
8	107 B Agerton					\$9,000
9	109 A Agerton	Duplex				\$0
10	109 B Agerton					\$0
11	110 A Raley	Duplex				\$9,000
12	110 B Raley					\$0
13	111 A Agerton	Duplex				\$7,500
14	111 B Agerton					\$9,000
15	112 A Raley	Duplex				\$9,000
16	112 B Raley					\$9,000
17	114 A Raley	Duplex				\$9,000
18	114 B Raley					\$0
19	115 A Agerton	Duplex				\$7,500
20	115 B Agerton					\$9,000
21	116 A Raley	Duplex				\$0
22	116 B Raley					\$6,300
23	117 A Agerton	Duplex				\$10,200
24	117 B Agerton					\$8,400
25	118 A Raley	Duplex				\$0
26	118 B Raley					\$9,000
27	121 A Agerton	Duplex				\$5,700
28	121 B Agerton					\$0
29	123 A Agerton	Duplex				\$7,500
30	123 B Agerton					\$0
		TOTALS	12,000	20,800	\$3,500	\$167,700

Note: Insurance is allocated under Seller's master/package policy. Buyer to verify all information deemed important.
Actual gross income is as of May 2026 and is subject to change.