24-UNIT DUPLEX PORTFOLIO

Barnwell, South Carolina | 12 Duplexes | 12 Individual Parcels

FOR SALE • PORTFOLIO OR INDIVIDUAL DUPLEXES

PORTFOLIO: $1,500,000 | INDIVIDUAL DUPLEXES FROM $150,000

THIRD-PARTY AFTER-REPAIR APPRAISAL: $1,920,000 — OFFERED $420K BELOW APPRAISED ARV

24	12	2 / 1.5	950	$800	$900
TOTAL UNITS	DUPLEXES / PARCELS	BED / BATH	SQ FT / UNIT	IN-PLACE RENT / MO	ACHIEVABLE RENT / MO

THE OPPORTUNITY

Twelve individual duplexes — each on its own separate tax parcel — offering scale on acquisition with maximum flexibility on exit. Nineteen of the twenty-four units have been fully renovated within the last two years. Every unit is an identical 2BR / 1.5BA, 950 SF floor plan: a simple, repeatable product that keeps turns fast and management clean. The remaining five units are the value-add — four approximately 75% complete and one awaiting full renovation — with a proven scope and per-unit cost already established across the nineteen finished units.

INVESTMENT HIGHLIGHTS

- 19 units fully renovated in the last two years
- 12 separately deeded parcels — hold, refinance in tranches, or exit duplexes individually at retail
- In-place rents $800/mo with $900/mo achievable on renewals, supported by recent comparable leasing
- Defined value-add: 4 units ~75% complete, 1 full renovation remaining
- Individual duplexes eligible for conventional 1–4 unit residential financing
- Identical unit mix and finishes keep operations and turns simple
- Rent roll and financial detail available to qualified buyers under confidentiality agreement

ACQUISITION OPTIONS

FULL PORTFOLIO — **$1,500,000**

$125,000/building — lowest per-building basis available

INDIVIDUAL DUPLEX — **$150,000**

Fully renovated and leased buildings; conventional financing eligible

2–4 BUILDING PACKAGES — **10% OFF**

Discount off individual pricing

RENOVATION BUILDINGS — **INQUIRE**

Buildings with units in progress, priced case-by-case

Portfolio offers receive priority.

FINANCIAL SUMMARY & VALUE STORY

24-Unit Duplex Portfolio | Barnwell, South Carolina

UNDERWRITING SNAPSHOT • THIRD-PARTY SUPPORTED

UNDERWRITING SNAPSHOT

	STABILIZED*	PRO FORMA ($900 RENTS)*
Gross Scheduled Rent	**$230,400**	**$259,200**
Effective Gross Income	**$210,000**	**~$215,600**
Operating Expenses	**$89,104 (42.4%)**	**~$90,600 (42.0%)**
Net Operating Income	**$120,896**	**~$138,500**
Value at 8.0% Cap	**~$1,510,000**	**~$1,730,000**

**Stabilized: all 24 units at $800/mo. Pro forma: $900/mo achievable rents per comparable leasing. Figures from third-party broker model; projections, not current operations. Current rent roll and trailing financials available to qualified buyers under confidentiality agreement.*

THE VALUE STORY

A third-party appraisal reflects an after-repair value of $1,920,000 — the full portfolio is offered at $1,500,000, a $420,000 discount to appraised ARV. The path between the two is defined and near-complete: finish five units on a proven renovation scope, then capture the $100/month spread between in-place and achievable rents through normal renewal cycles. No speculative repositioning required.

RENOVATION SCOPE (19 UNITS COMPLETE)

New paint • Flooring • Kitchen cabinets • Appliances
Bathroom showers • Vanities • Windows • Water heaters

UNIT MIX

24 × 2BR / 1.5BA • 950 SF each
22,800 SF total rentable

OFFERS REVIEWED AS RECEIVED

Seller will prioritize purchasers demonstrating ability to close within 45–60 days.
Proof of funds or financing pre-qualification requested with offers.

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