

Wilson Kibler

COMMERCIAL REAL ESTATE



766-768 Augusta St, West
Columbia, SC 29169

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Investment Overview



\$1,400,000

Sales Price

766 Augusta Street, West Columbia, SC 29169

Wilson Kibler is pleased to present 766 Augusta Street in West Columbia, SC. The property offers an investor a meaningful value-add opportunity through strategic renovations and repositioning to market-rate rents.

The property consists of 11 units across 5 buildings on a single parcel, with a combination of three triplexes and one duplex comprising nine 2-bedroom/1-bath and two 1-bedroom/1-bath units, plus one storage/warehouse building. Surface parking is provided adjacent to the buildings, with water and trash removal included in tenant rent.

The location reinforces the upside and is highly attractive to renters, with walkable access to shopping, dining, and parks.

Address

**766 Augusta Street, West
Columbia, SC 29169**

Number of Units

11 Units

Number of Beds

20 Bedrooms

Unit mix

Nine 2bd/1ba & Two 1bd/1ba

Buildings

**4 Apartment
1 Utility/Storage**

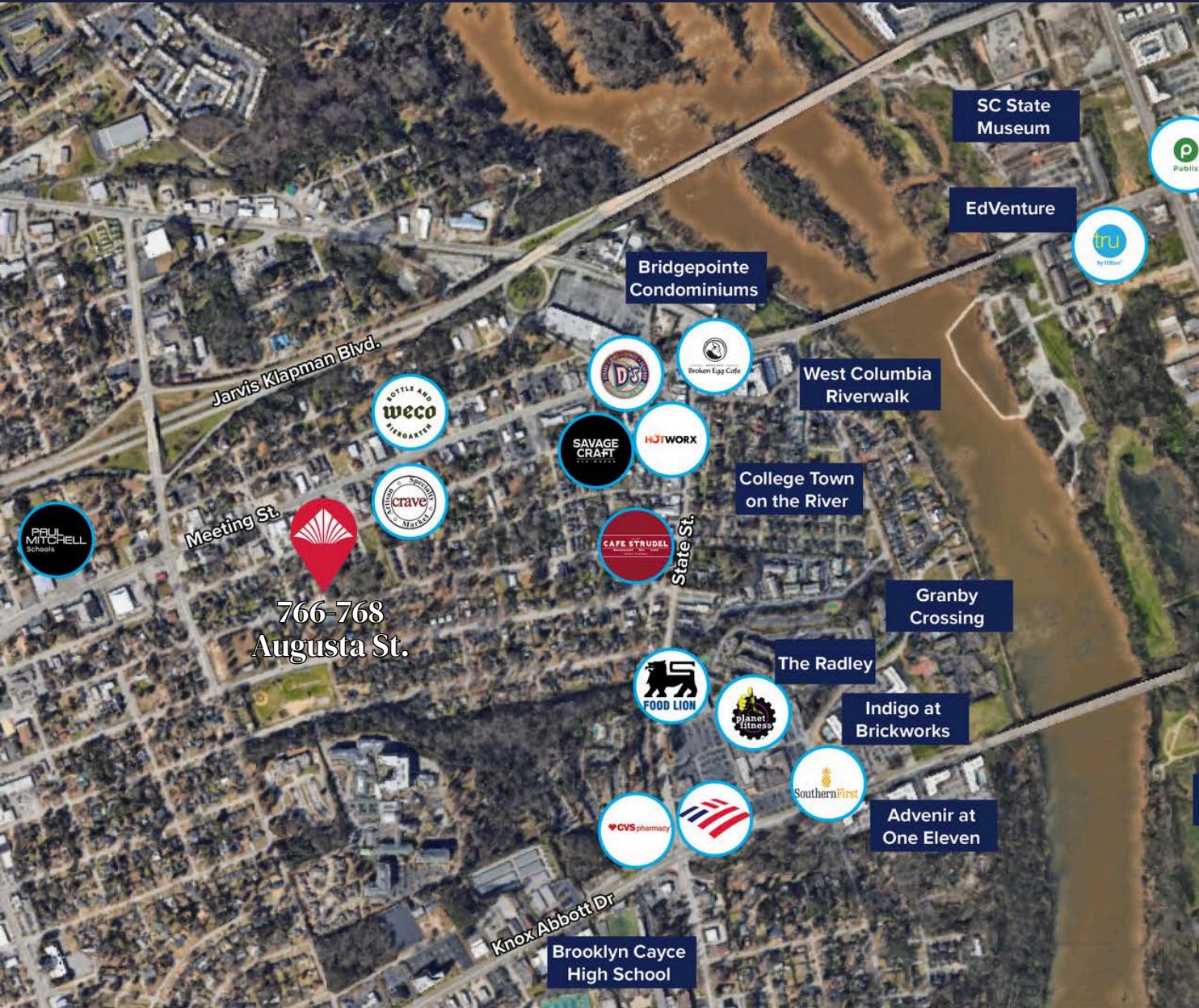


Property Location



Major Location	Approx. Distance	Approx. Drive Time
Downtown Columbia	2.1 miles	5–8 min
University of South Carolina	2.1 miles	6–10 min
State St. District	0.6 miles	7–10 min
Vista District	2 miles	5 min
West Columbia Riverwalk Park	1 mile	3–5 min
Riverbanks Zoo & Garden	3 miles	6–10 min
I-26	2.6 miles	3–5 min

Location Map



Location Overview

The location of the property is excellent, being within walking distance of the State Street Metro Convention Center, West Columbia Riverwalk Park and Amphitheater. Additionally, the location provides easy access to the Vista hospitality district and downtown Columbia, which is a 2-mile drive and directly across the river.

Proximity to highways, major thoroughfares, and downtown Columbia offer easy access to local and regional employers.

Market rental demand is attractive in the immediate area with 72% of the households within a 1-mile radius being renter occupied.

Rent Comparison



Rent Comps 2 Bedroom 1 Bathroom



All rent comparable properties are within 1 mile of subject

Sale Comparison



766-768 Augusta St, West Columbia, SC

Units	11
Unit Mix	2bd/1ba & 1bd/1ba
Asking	For Sale
Sale Price	\$1,400,000
Price Per Unit	\$127,273



500 C Ave, West Columbia, SC

Units	4
Unit Mix	2bd/1ba
Asking	\$580,000
Sale Price	\$525,000
Price Per Unit	\$131,250



3913 Overbrook Dr, Columbia, SC

Units	13
Unit Mix	2bd/2.5ba
Asking	\$1,625,000
Sale Price	\$1,625,000
Price Per Unit	\$125,000



1716 Ogden St, Columbia, SC

Units	8
Unit Mix	2bd/1ba
Asking	\$1,095,000
Sale Price	\$1,000,000
Price Per Unit	\$125,000



\$125,000/Unit
Comp Floor

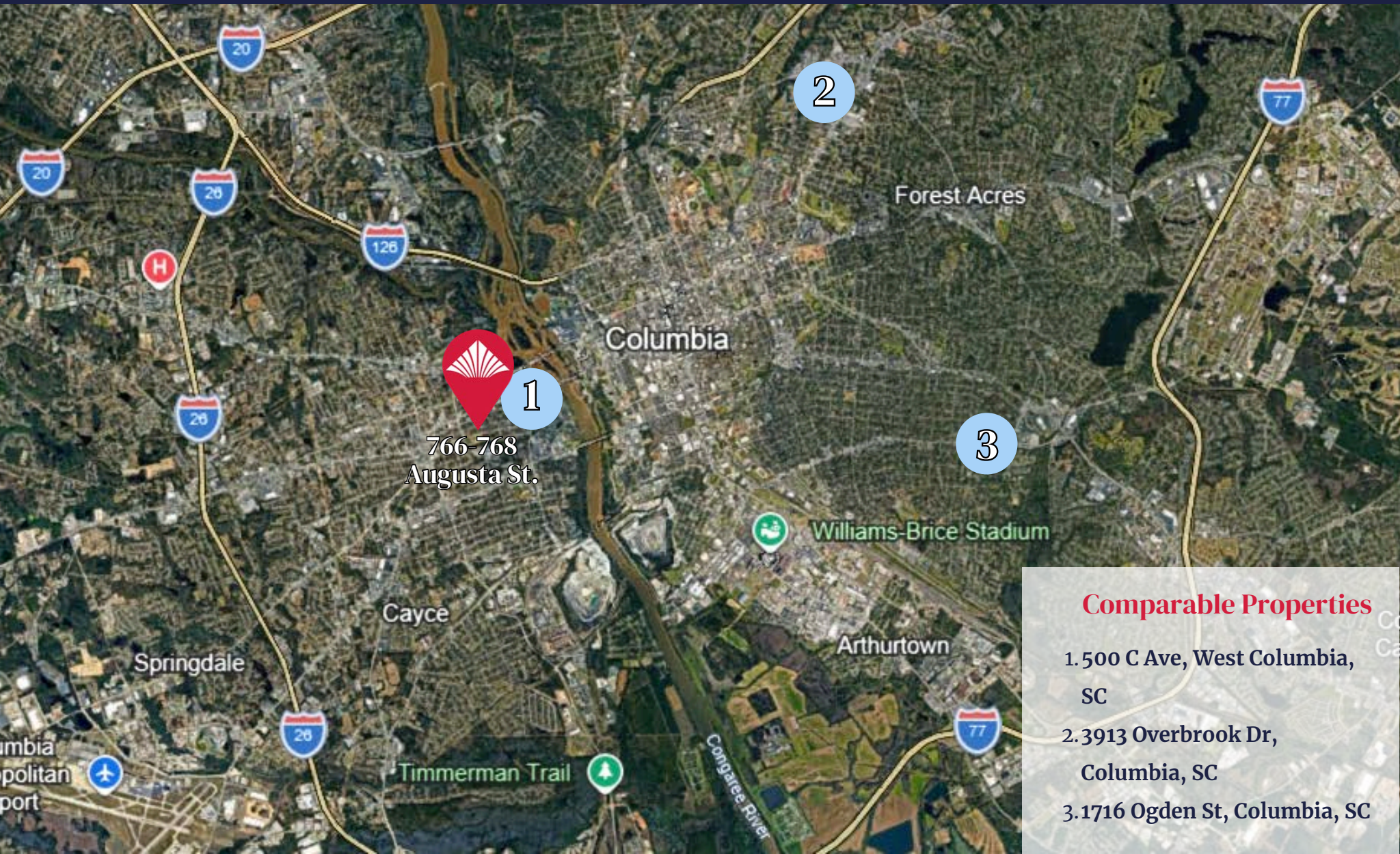
\$127,273/Unit
Augusta Ask

\$131,250/Unit
Comp Ceiling

Pricing in Context

\$127,273/unit sits within a tight comp range of \$125,000–\$131,250/unit — three sales closed within the past 12 months. The ask is squarely market-supported.

Sale Comparables



Comparable Properties

1. 500 C Ave, West Columbia, SC
2. 3913 Overbrook Dr, Columbia, SC
3. 1716 Ogden St, Columbia, SC

Property Photos



Property Photos



Pro Forma

All scenarios at stabilized occupancy (5% vacancy). Expenses calibrated to T-4 actuals (Dec 2025–Mar 2026), owner-confirmed operating data and standard underwriting conventions. Full financials & rent roll available under NDA.

Income

	In-Place Nov. 2025 Rent Roll	Mid-Market \$1,250 / \$1,100	Top of Market \$1,350 / \$1,150
Target Rent - 2bd/1ba (9 Units)	\$1,014/Mo Avg.	\$1,250/Mo	\$1,350/Mo
Target Rent - 1bd/1ba (2 Units)	\$938/Mo Avg.	\$1,100/Mo	\$1,150/Mo
Gross Potential Rent (Annual)	\$132,720	\$161,400	\$173,400
Less: Vacancy (5%)	(6,636)	(8,070)	(8,670)
Other Income	\$2,593	\$2,593	\$2,593
Effective Gross Income	\$128,677	\$155,923	\$167,323

Operating Expenses

Property Taxes	\$9,691	\$20,221	\$20,221
Insurance	\$10,594	\$10,594	\$10,594
Property Management (8%)	\$10,294	\$12,474	\$13,386
Repairs & Maintenance	\$12,000	\$12,000	\$12,000
Utilities (Water / Trash / Electric)	\$8,900	\$8,900	\$8,900
Landscaping	\$4,200	\$4,200	\$4,200
Capital Reserve (\$300/Unit)	\$3,300	\$3,300	\$3,300
Administration & Other	\$3,000	\$3,000	\$3,000
Total Operating Expenses	\$61,979	\$74,689	\$75,601
Net Operating Income	\$66,698	\$81,234	\$91,722