



**26 Door Single Family Home
Greenville, SC Portfolio
29605 & 29607**

\$5,995,000

26 Door Single Family Home Greenville, SC Portfolio

Greenville, SC 29605 & 29607
PRESENTED BY

Matt Foster

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AGENT BIOS



MATT FOSTER

Originally the founder of Carolina Moves, Matt Foster has transitioned to the Real Estate sales division, bringing vast knowledge in residential and commercial management, where he's helped clients drive efficiency, growth, and profitability with their rental investments. His functional experience includes investing in single family, multi family, and commercial real estate and developing new revenue streams. He prides himself in building upon relationships and helping create prosperity for those he serves.

JOSH HAKALA



With Josh . . . It's "All About YOU!" He is a full service, "all about YOU" Realtor who is eager to assist you with finding or selling your home. Before pursuing a career in real estate, his professional career began in the Private Country Club Industry. Born and raised in Southern Florida, Josh was a tennis professional and instructor. Through tennis, he learned some very useful skills: how to work successfully in a fast paced environment, how to ensure client satisfaction while mastering the skills of attention to detail, how to listen, the importance of team work and being a team player and how to do it all while creating a fun environment . . . skills that now serve him well in his practice of Real Estate.

MELANIE HINCAPIE



A strong attention to detail, truly listening to her client's needs, and a candid approach towards solutions are only a few of the reasons working with Melanie will be enjoyable as well as beneficial! As a partner in The Founders Group of Carolina Moves, she is able to assist in both residential and commercial real estate needs and brings vast resources, such as being trilingual, speaking French, Spanish, and English, and having a passion for design around the world, giving her vision for what a property that may need TLC can become. Her goal is to establish meaningful and lasting relationships with her clients, so when you choose Melanie, you are not only getting an agent, but a friend for life!

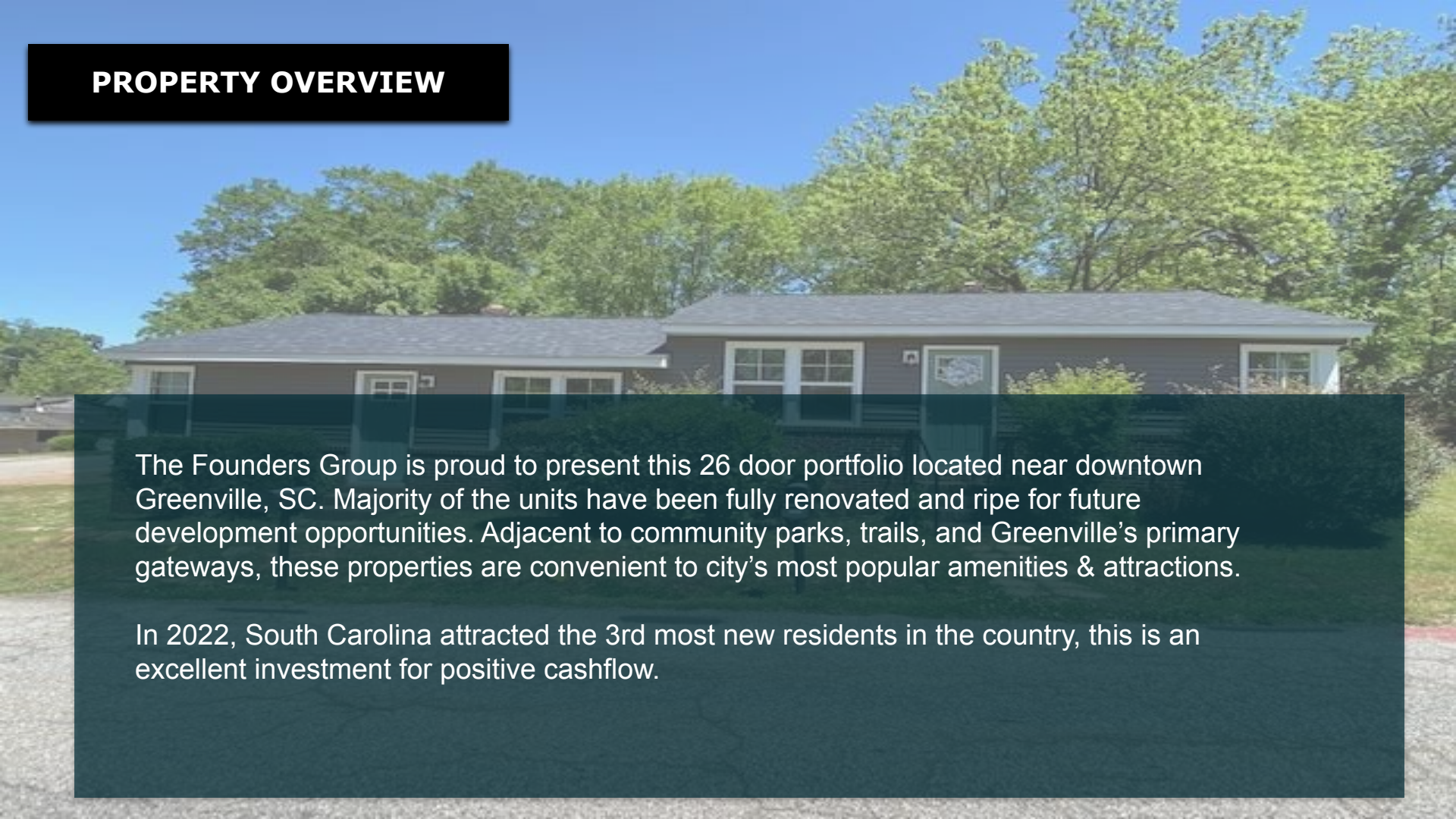
BARBARA EMERSON



Barbara is a native of Leon Guanajuato, Mexico. but has lived in Greenville SC for 26 years. She has witnessed the growth and development of this beautiful City; this has brought her to the interest and love of Real Estate. Her knowledge of the continuing development and changes in Greenville and it's surrounding areas is a great asset for her clients.

She first became a Realtor in 2002 and after years of a successful career, Barbara took some time to be a wife and raise her children. Now she is back, not only in residential Real Estate but expanding into commercial Real Estate as a member of The Founders Group.

PROPERTY OVERVIEW



The Founders Group is proud to present this 26 door portfolio located near downtown Greenville, SC. Majority of the units have been fully renovated and ripe for future development opportunities. Adjacent to community parks, trails, and Greenville's primary gateways, these properties are convenient to city's most popular amenities & attractions.

In 2022, South Carolina attracted the 3rd most new residents in the country, this is an excellent investment for positive cashflow.



69 E
Green



39 Baxter Street,
Greenville SC 29607



3 Colorado Street,
Greenville SC 29607



5 Colorado Street,
Greenville SC 29607



7 Colorado Street,
Greenville SC 29607



36 Hall Street,
Greenville SC 29607



25 Sumlar Street,
Greenville SC 29607



119 Clark Street,
Greenville SC 29607



2 Clark and 4 Clark Street,
Greenville SC 29607



5 Hilton and 7 Hilton Street,
Greenville SC 29607



104 Hilton Street,
Greenville SC 29607



108 Hilton Street,
Greenville SC 29607



10 Clark Street,
Greenville SC 29607



36 Blake Street,
Greenville SC 29605



38 Hutchins Street,
Greenville SC 29605



40 Hutchins Street,
Greenville SC 29605



6 Welch Street,
Greenville SC 29605



120 Webster Road,
Greenville SC 29607



827 S. Florida Avenue
Greenville SC 29611



314 Gower Street,
Greenville SC 29611



316 Gower Street,
Greenville SC 29611



120

FINANCIAL SUMMARY

Address	Property Type	Lease Start	Lease End	Gross Monthly Rent	Annual Rent	Annual Insur	Property Tax	NOI
2 Clark St	Single Family	4/14/22	4/13/24	\$ 1,245.00	\$ 14,940.00	\$ 616.00	\$ -	\$ 10,962.50
3 Colorado St. Unit A	Single Family	1/14/22	1/31/24	\$ 1,250.00	\$ 15,000.00	\$ 531.00	\$ 1,591.82	\$ 9,502.18
4 Clark St	Single Family	6/1/22	5/31/23	\$ 1,200.00	\$ 14,400.00	\$ 616.00	\$ -	\$ 10,544.00
5 Colorado St	Single Family	9/14/22	9/13/23	\$ 1,420.00	\$ 17,040.00	\$ 568.00	\$ 1,663.99	\$ 10,974.01
5 Hilton St	Single Family	8/22/22	8/22/23	\$ 1,095.00	\$ 13,140.00	\$ 684.00	\$ 3,935.93	\$ 5,563.57
6 Welch St	Single Family	7/12/22	7/11/23	\$ 1,050.00	\$ 12,600.00	\$ 609.00	\$ 3,446.38	\$ 5,709.62
7 Colorado St	Single Family	4/3/23	4/2/24	\$ 1,195.00	\$ 14,340.00	\$ 599.00	\$ 1,419.97	\$ 9,094.53
7 Hilton St	Single Family	5/1/21	4/30/24	\$ 1,200.00	\$ 14,400.00	\$ 609.00	\$ -	\$ 10,551.00
10 Clark St	Single Family	6/15/23	6/14/23	\$ 1,195.00	\$ 14,340.00	\$ 482.00	\$ 1,894.27	\$ 8,737.23
25 Sumlar Dr Unit A	Multi Unit	4/20/23	4/19/24	\$ 1,145.00	\$ 13,740.00	\$ 295.00	\$ 3,100.46	\$ 7,253.04
25 Sumlar Dr Unit B	Multi Unit	12/16/22	12/15/23	\$ 1,120.00	\$ 13,440.00	\$ 295.00	\$ -	\$ 10,121.00
36 Blake St	Single Family	4/1/23	3/31/24	\$ 1,295.00	\$ 15,540.00	\$ 597.00	\$ 4,030.82	\$ 7,415.68
36 Hall St	Single Family	8/31/22	8/31/23	\$ 1,400.00	\$ 16,800.00	\$ 614.00	\$ 2,471.48	\$ 9,934.52
38 Hutchins St	Single Family	3/1/23	2/29/24	\$ 995.00	\$ 11,940.00	\$ 559.00	\$ 2,781.41	\$ 5,913.09
39 Baxter St	Single Family	1/11/22	1/10/24	\$ 1,300.00	\$ 15,600.00	\$ 563.00	\$ 1,495.59	\$ 10,031.41
40 Hutchins St	Single Family	10/1/21	5/31/24	\$ 995.00	\$ 11,940.00	\$ 556.00	\$ 2,762.92	\$ 5,934.58
69 Baxter St	Single Family	4/1/23	7/1/24	\$ 1,295.00	\$ 15,540.00	\$ 437.00	\$ 1,485.28	\$ 10,121.22
104 Hilton St Unit A	Multi Unit	11/22/22	11/21/23	\$ 895.00	\$ 10,740.00	\$ 629.00	\$ 1,646.60	\$ 6,047.90
104 Hilton St Unit B	Multi Unit	5/1/23	4/30/24	\$ 850.00	\$ 10,200.00	\$ 629.00	\$ -	\$ 7,276.00
108 Hilton St Unit A	Multi Unit	3/1/23	2/29/24	\$ 1,020.00	\$ 12,240.00	\$ 629.00	\$ 1,911.25	\$ 6,945.75
108 Hilton St Unit B	Multi Unit	5/1/21	4/30/24	\$ 895.00	\$ 10,740.00	\$ 629.00	\$ -	\$ 7,694.50
119 Clark St	Single Family	3/3/23	3/3/24	\$ 1,195.00	\$ 14,340.00	\$ 608.00	\$ 1,189.69	\$ 9,315.81
120 Webster Rd	Single Family	1/31/23	1/31/24	\$ 1,475.00	\$ 17,700.00	\$ 550.00	\$ 2,179.54	\$ 10,987.96
314 Gower St	Single Family	6/22/23	6/22/24	\$ 1,450.00	\$ 17,400.00	\$ 547.00	\$ 4,423.91	\$ 8,514.09
316 Gower St	Single Family	6/5/23	6/5/24	\$ 1,450.00	\$ 17,400.00	\$ 597.00	\$ 4,324.24	\$ 8,563.76
827 South Florida Avenue	Single Family	10/1/21	4/30/24	\$ 1,050.00	\$ 12,600.00	\$ 484.00	\$ 2,307.38	\$ 6,973.62
TOTAL:				\$ 30,675.00	\$ 368,100.00	\$ 14,532.00	\$ 50,062.93	\$ 303,505.07

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FOR SALE
\$5,995,000

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