



CABINS AT LAKE HARTWELL

1017 Smyzer Road, Townville, SC 29689

RICH BENNETT
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OFFERING PRICE

\$1,300,000

7.31% CAP RATE | \$162,500/UNIT

PROPERTY SNAPSHOT

PROPERTY TYPE

**Single Family Rental
Portfolio**

BUILDING SIZE

±730 SF / Unit

UNIT LAYOUT

2 Bed / 2 Bath

NUMBER OF UNITS

8 Cabins

COUNTY

Anderson

MARKET

Lake Hartwell

INVESTMENT SUMMARY

Rare opportunity to acquire an 8-cabin community in an ideal location near Broyles Landing and less than 2 miles from I-85 in Townville, SC, with a steady rental history. Offered at a **7.31%** CAP rate, this is an attractive, established income-producing asset.

KEY HIGHLIGHTS

- **Turn-key** income-producing asset in growth corridor
- Modern **product** with strong tenant demand
- Prime **Lake Hartwell** location under 2 miles from I-85
- Rare **8-unit portfolio** offered as a single acquisition
- On-site amenities: laundry & covered outdoor pavilion

PROPERTY DESCRIPTION



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Investment opportunity to own an 8-cabin community in an ideal location near Broyles Landing and less than 2 miles from I-85 in Townville, SC.

Each well-designed cabin offers approximately 730 heated square feet with 2 bedrooms, 2 bathrooms, a comfortable living room, and a full kitchen. Each cabin also includes private parking, providing residents with convenience and privacy.

Community amenities include on-site coin-operated laundry and a shared covered outdoor pavilion with a grill, creating an inviting space for residents to gather and enjoy the outdoors.

Offered at a 7.31% CAP rate, this property offers an attractive opportunity for an investor seeking an established income-producing asset. Call Listing Broker for more detail at (864) 642-8655.

LOCATION DESCRIPTION

Located only 0.3 miles from Broyles Recreation Area, which offers a three-lane boat ramp, courtesy dock, fishing pier, playground, and picnic area.



Rich Bennett, Senior Vice President | 864.642.8655 | rich@mccoywright.com

ADDITIONAL PHOTOS



Rich Bennett, Senior Vice President | 864.642.8655 | rich@mccoywright.com

ADDITIONAL PHOTOS



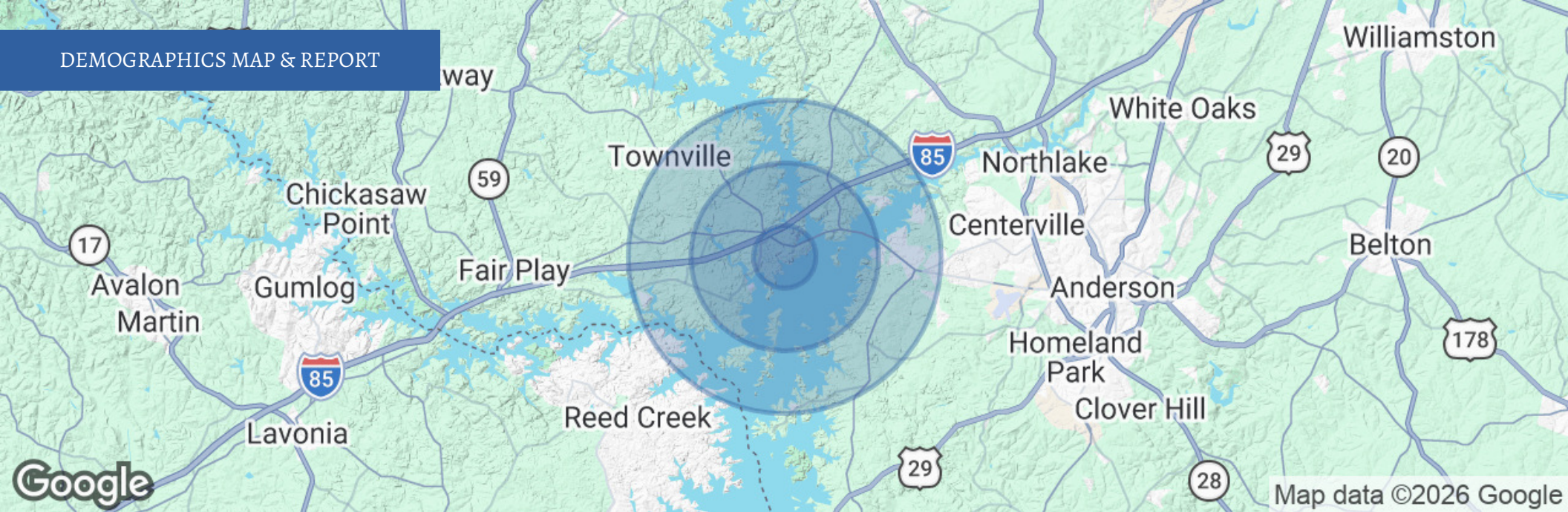
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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	287	3,959	12,439
Average Age	41.3	49.9	49.2
Average Age (Male)	44.5	49.3	47.9
Average Age (Female)	40.7	50.7	49.9

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	117	1,700	5,325
# of Persons per HH	2.5	2.3	2.3
Average HH Income	\$103,245	\$127,263	\$114,269
Average House Value	\$317,425	\$361,825	\$321,575

2023 American Community Survey (ACS)



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**RICH BENNETT**

Senior Vice President

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Direct: **864.642.8655****PROFESSIONAL BACKGROUND**

Rich is a generational member of the Western Upstate community and began his real estate career in the residential housing, land and development sector where he excelled in areas surrounding Lake Hartwell. He soon moved into the commercial area and expanded his focus in development, BTS, land banking and investment. His specter of business is broad and includes at any one time, industrial, land banking, retail, build to suit and investment properties from outlying growth areas to downtown re-development projects.

He serves as the SVP of Development for McCoy Wright, Inc. and primarily supplies the firm with development inventory and oversight of brokerage and contemplated development projects. He works with the firm's brokerage staff on a daily basis to determine demand and absorption by national retailers and industrial users. He also provides direction to the company on financing, purchasing and construction strategies. He maintains an excellent command of horizontal & vertical development, financing, site work, utilities, infrastructure needs investment and capital needs in all areas including single and multi-family, retail, specialty and industrial development.

MEMBERSHIPS

Rich maintains excellent relationships throughout the overall community lending success to development in conjunction with major employers, governments and stakeholders in the geography including Clemson University. His projects have supplied a higher level of home ownership and growth in areas resulting in a more substantial tax base for several municipalities. Rich is a member of the Western Upstate of REALTORS®, South Carolina Association of REALTORS®, National Association of REALTORS® and International Council of Shopping Centers.

McCoy Wright

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