

SALE

Spartanburg / Greenville Multifamily Portfolio

**664-666 S LIBERTY ST - 425 ARCH ST -
22 MAPLE ST**

Spartanburg, SC 29306 - 29303
Greenville, SC 29609

PRESENTED BY:

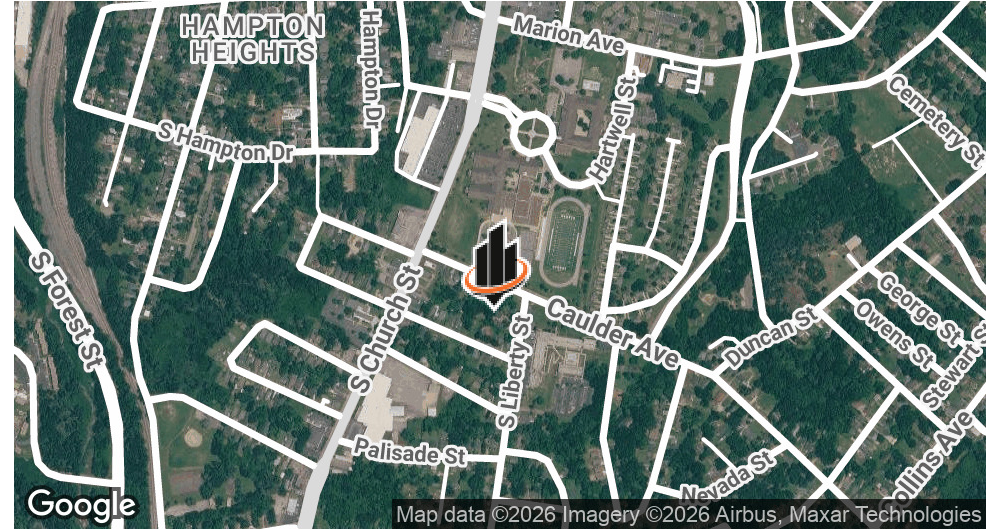
JUAN RAMOS

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juan.ramos@svn.com



PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$1,250,000
PRICE / SF:	\$198.41
YEAR BUILT:	1965 - 1970
RENOVATED:	2022 - 2023
ZONING:	General Residential R-6
MARKET:	Spartanburg / Greenville
APN:	1) 0176000110300 2) 7-16-06-192.00 3) 7-16-06-191.04 4) 7-11-12-155.00

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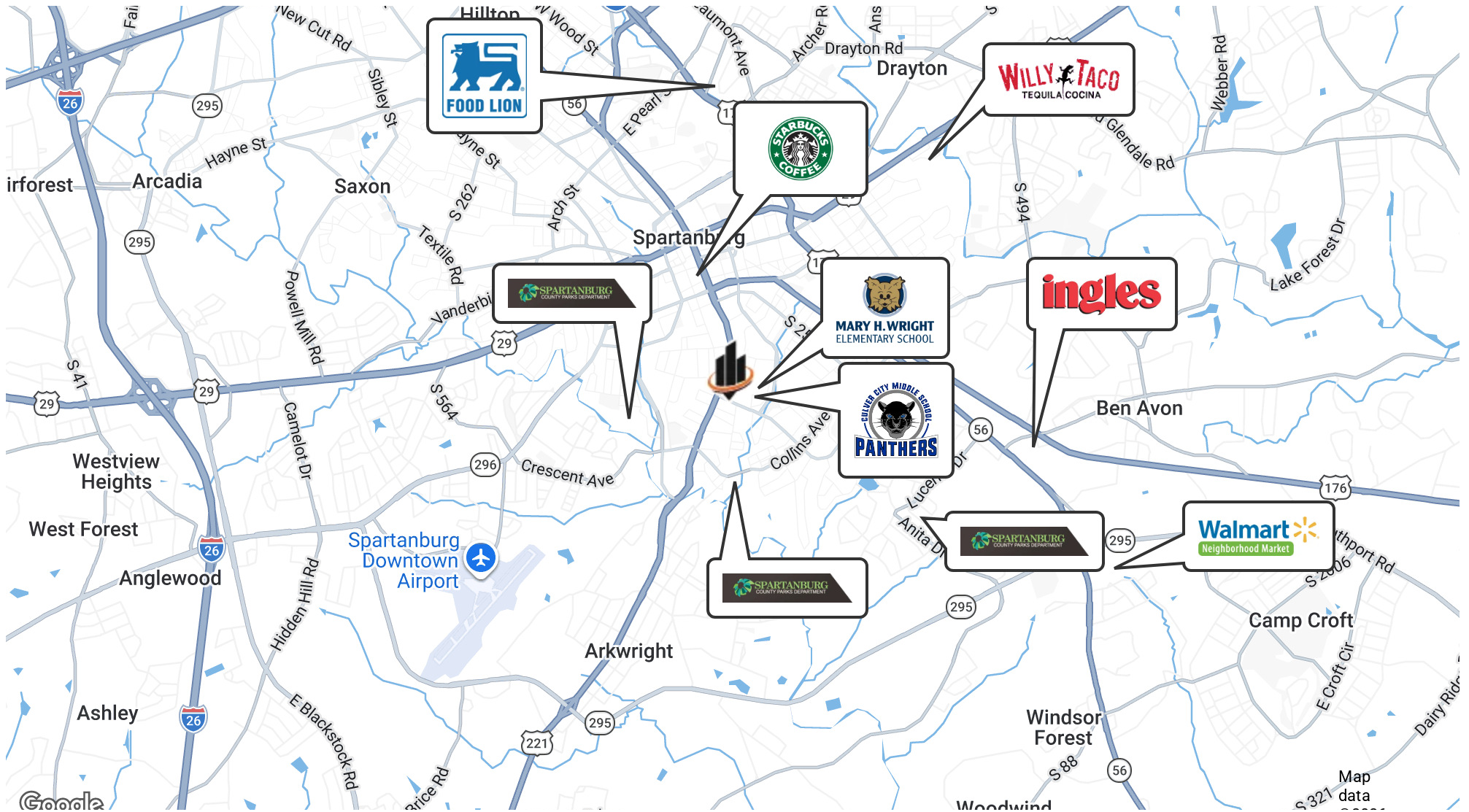
PROPERTY OVERVIEW

Introducing a prime investment opportunity in Spartanburg - Greenville, SC: This meticulously maintained property features 12 units, offering a robust income stream. Renovated in 2022 and 2023, the versatile General Residential R-6 zoning provides substantial flexibility. With a 100% occupancy rate, this property provides immediate cash flow for the savvy investor. The historical appeal of the 1966 and 1970 construction, along with recent renovations, ensures a perfect blend of charm and modern amenities. Don't miss this chance to add a strong and lucrative asset to your multifamily/single-family rental portfolio.

PROPERTY HIGHLIGHTS

- 12 units
- Constructed in 1966 and 1970, underwent renovation in 2022 and 2023
- Zoned General Residential R-6 for versatile use
- Prime location in the Spartanburg - Greenville area

RETAILER MAP



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DEMOGRAPHICS MAP & REPORT (SPARTANBURG / GREENVILLE)

METRICS / SPARTANBURG 1 MILE 3 MILES 5 MILES

METRICS / SPARTANBURG	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	7,288	41,220	92,609
AVERAGE AGE	36.7	37.1	36.9
AVERAGE AGE (MALE)	28.8	34.6	35.1
AVERAGE AGE (FEMALE)	41.3	39.6	39.2

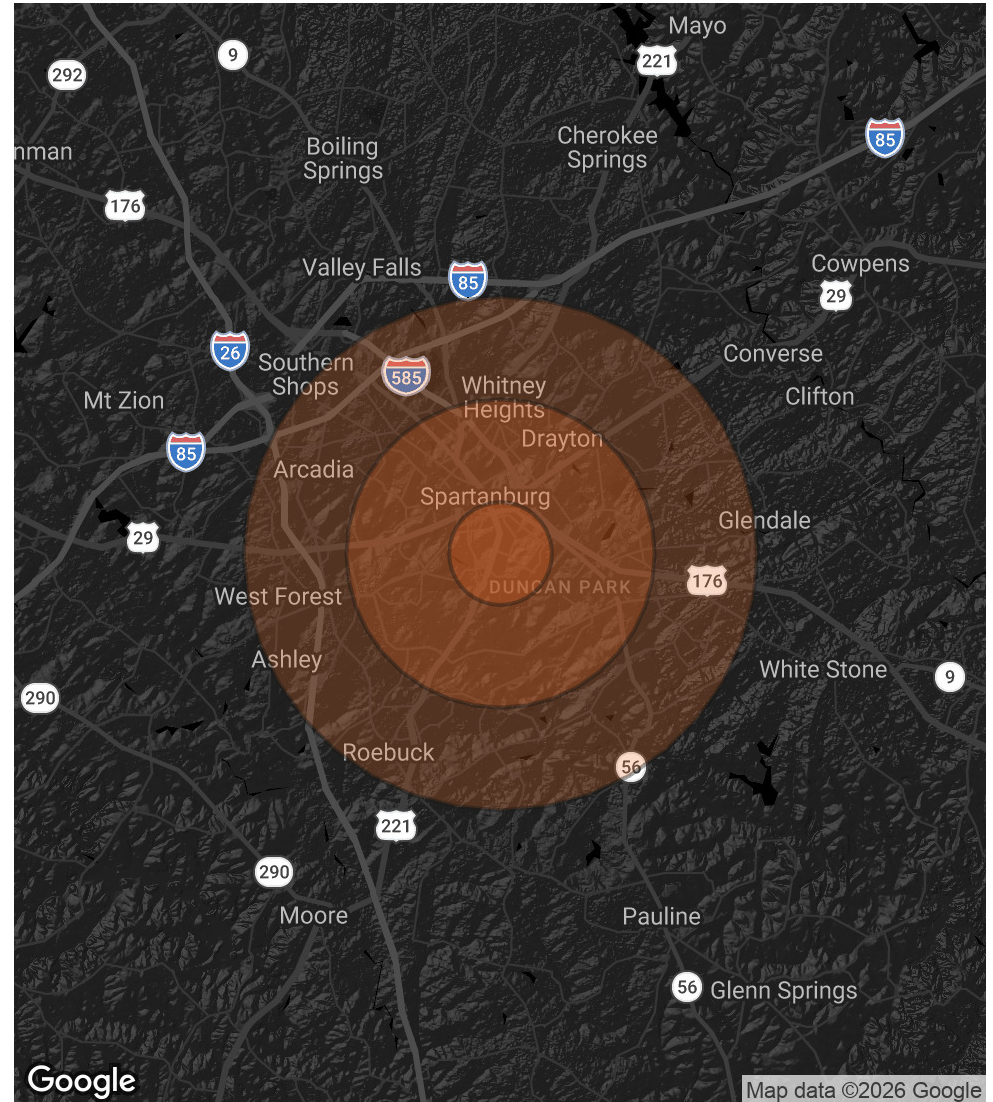
METRICS / SPARTANBURG 1 MILE 3 MILES 5 MILES

METRICS / SPARTANBURG	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,864	18,898	41,355
# OF PERSONS PER HH	1.9	2.2	2.2
AVERAGE HH INCOME	\$28,692	\$50,746	\$54,471
AVERAGE HOUSE VALUE	\$85,370	\$124,901	\$137,715

2020 American Community Survey (ACS)

METRICS / GREENVILLE 1 MILE 3 MILES 5 MILES

METRICS / GREENVILLE	1 MILE	3 MILES	5 MILES
MEDIAN AGE	32	36	38
TOTAL HOUSEHOLDS	5,000	27,000	60,000
AVERAGE HOUSEHOLD INCOME	60,000	70,000	80,000



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ADDITIONAL PHOTOS



22 Maple St



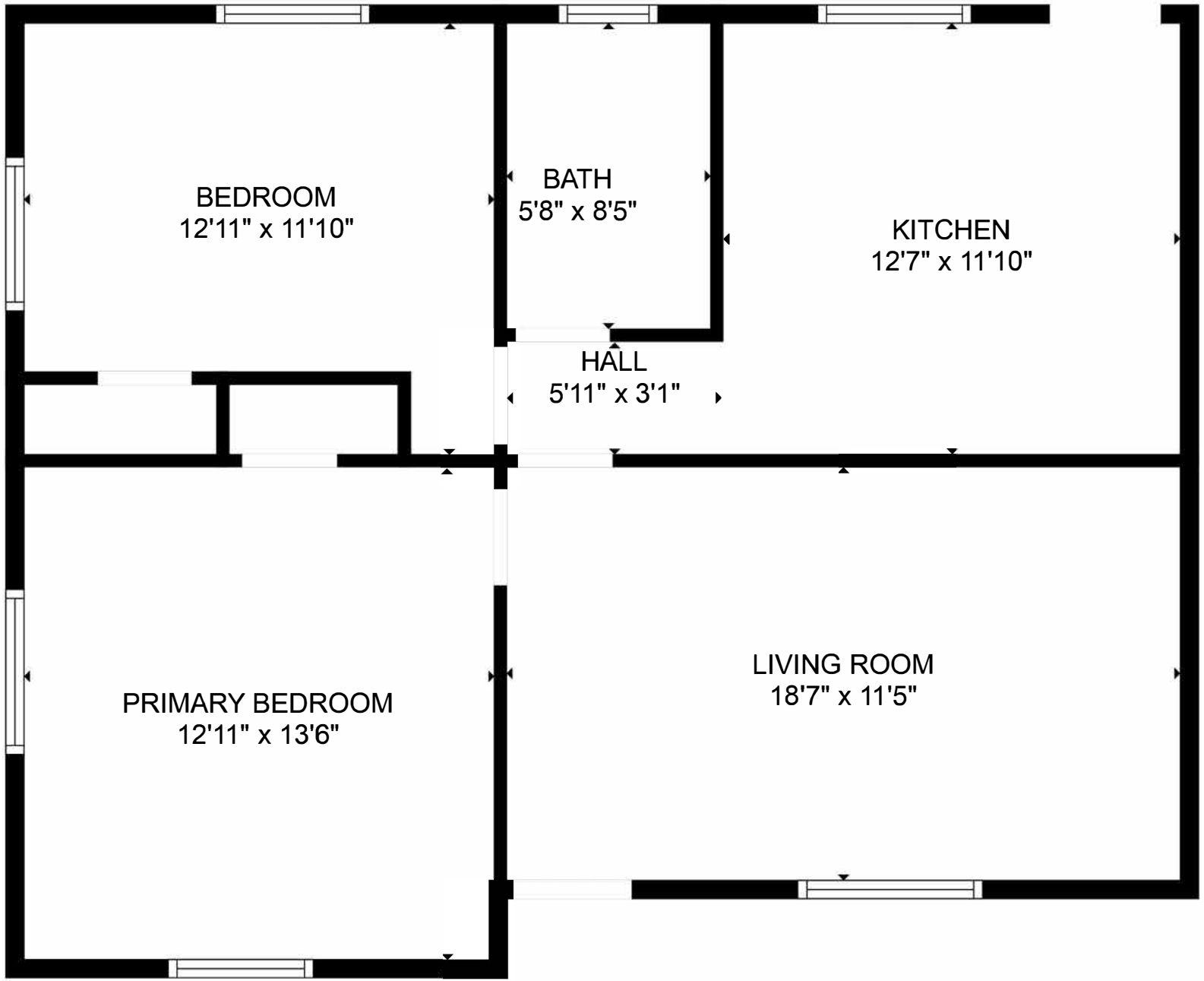
666 / 664 S. Liberty



425 Arch St

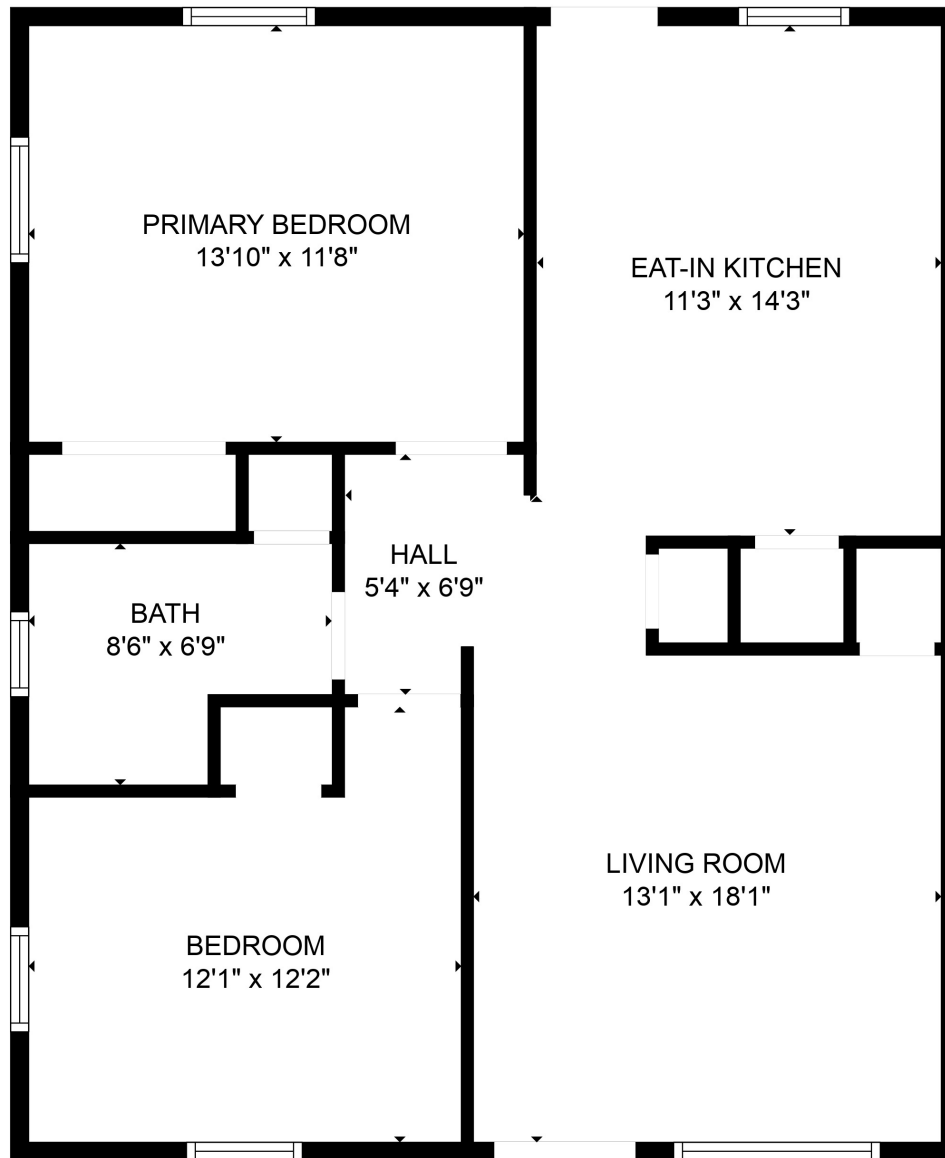
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TOTAL: 779 sq. ft
FLOOR 1: 779 sq. ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



TOTAL: 795 sq. ft
FLOOR 1: 795 sq. ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

GRIDS

Unit Type	Count	% Of Total	Total SF	Rents	Market Rent
2 Bed / 1 Bath	12	100%	9,900	\$850	\$1,400
Total / Weighted Avg.	12	100%	9,900	\$850	\$1,400

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SPARTANBURG / GREENVILLE MULTIFAMILY PORTFOLIO | 664-666 S Liberty St - 425 Arch St - 22 Maple St Spartanburg - Greenville, SC

SVN | PALMETTO

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PROPERTY DESCRIPTION



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PROPERTY DESCRIPTION

12-unit multifamily portfolio located in Greenville and Spartanburg, offering stable cash flow and long-term investment potential.

LOCATION DESCRIPTION

Seize the opportunity to invest in a 12-unit multifamily portfolio strategically located across two of the Upstate's fastest-growing markets: Greenville and Spartanburg. Comprised of 22 Maple Street in Greenville and a well-positioned Spartanburg portfolio, these assets benefit from strong rental demand, continued population growth, and expanding employment opportunities throughout the region.

Located just minutes from their respective downtown districts, residents enjoy convenient access to major employers, dining, entertainment, shopping, and recreational amenities. The Spartanburg properties are situated near the transformative Project Core development and Fifth Third Park, while 22 Maple Street offers proximity to Downtown Greenville, North Main, Unity Park, and the Swamp Rabbit Trail.

With a combined 12 units across two high-growth markets, this portfolio presents investors with an attractive opportunity to acquire stable cash-flowing assets with significant upside potential and long-term appreciation prospects.

SITE DESCRIPTION

12 multifamily units located on strategically positioned sites with convenient access to major employers, retail, dining, and transportation corridors.

INTERIOR DESCRIPTION

Well-maintained residential units featuring functional floor plans, spacious living areas, and layouts designed to meet the needs of today's renters.

ADVISOR BIO 1



JUAN RAMOS

Advisor

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Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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