



Portfolio Sale | 5 Houses

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PORTFOLIO OVERVIEW



TOTAL PRICE
\$1,500,000



CAP RATE
6.00%

ADDRESS	TMS	SQ/FT	BED/BATH	LEASE RATE
129 Tabby Creek Circle	233.03.02.059	1,236	3/2	\$1,555.00
8590 Waccamaw Ct	485.03.00.284	1,500	3/2	\$2,200.00
3023 Nantuckett	484.08.00.402	1,450	3/2	\$2,300.00
792 Cartwright Dr	307.01.00.089	950	3/1	\$2,400.00
5064 Manor Rd	163.00.00.108	1092	3/2	\$2,000.00

Charleston Area Residential Investment Portfolio | 5 Properties

Exceptional opportunity to acquire a diversified portfolio of five income-producing residential properties located throughout the Charleston metropolitan area, including Summerville, North Charleston, West Ashley, and Hollywood. This portfolio consists of well-maintained single-family homes ranging from approximately 950 to 1,500 square feet, with a mix of 3-bedroom, 1- and 2-bath floor plans. Select properties feature garages, enhancing tenant appeal and long-term rental stability. Lot sizes range from ±0.11 to ±0.32 acres, offering a balance of low-maintenance living and functional outdoor space.

The portfolio currently generates a gross monthly income of \$10,455 per month, providing strong in-place cash flow from day one. Each asset is located within high-demand rental submarkets, benefiting from proximity to major employment centers, transportation corridors and the continued population growth driving the Lowcountry. This offering presents the immediate opportunity to achieve scale in the Charleston market with a stabilized income stream and potential for future appreciation and rental rate growth.

Detailed rent roll, financials and property-level information available upon request.



ADDRESS

792 Cartwright Ave
Charleston, SC 29414



COUNTY

Charleston



CURRENT RENTAL RATE

\$2,400.00

Lease Exp: 3/31/27



SIZE

950 SF



BEDS/BATHS

3/1



ACERAGE

0.19 AC



PORTFOLIO SALE



ADDRESS

5064 Manor Road,
Hollywood, SC 29449



COUNTY

Charleston



CURRENT RENTAL RATE

\$2,000.00

Lease Exp: 9/30/26



SIZE

1,092 SF



BEDS/BATHS

3/2



ACERAGE

0.32 AC





ADDRESS

8590 Waccamaw Ct
Charleston, SC 29406



COUNTY

Charleston



CURRENT RENTAL RATE

\$2,200.00

Lease Exp: 2/28/27



SIZE

1,500 SF



BEDS/BATHS

3/2



ACERAGE

0.12 AC



PORTFOLIO SALE



ADDRESS

3023 Nantuckett Ave
North Charleston, SC 29420



COUNTY

Charleston



CURRENT RENTAL RATE

\$2,300.00

Lease Exp: 8/31/26



SIZE

1,450 SF



BEDS/BATHS

3/2



ACERAGE

0.19 AC





ADDRESS

129 Tabby Creek Circle
Summerville, SC 29486



COUNTY

Berkeley



CURRENT RENTAL RATE

\$1,555.00

Lease Exp: 3/1/27



SIZE

1,236 SF



BEDS/BATHS

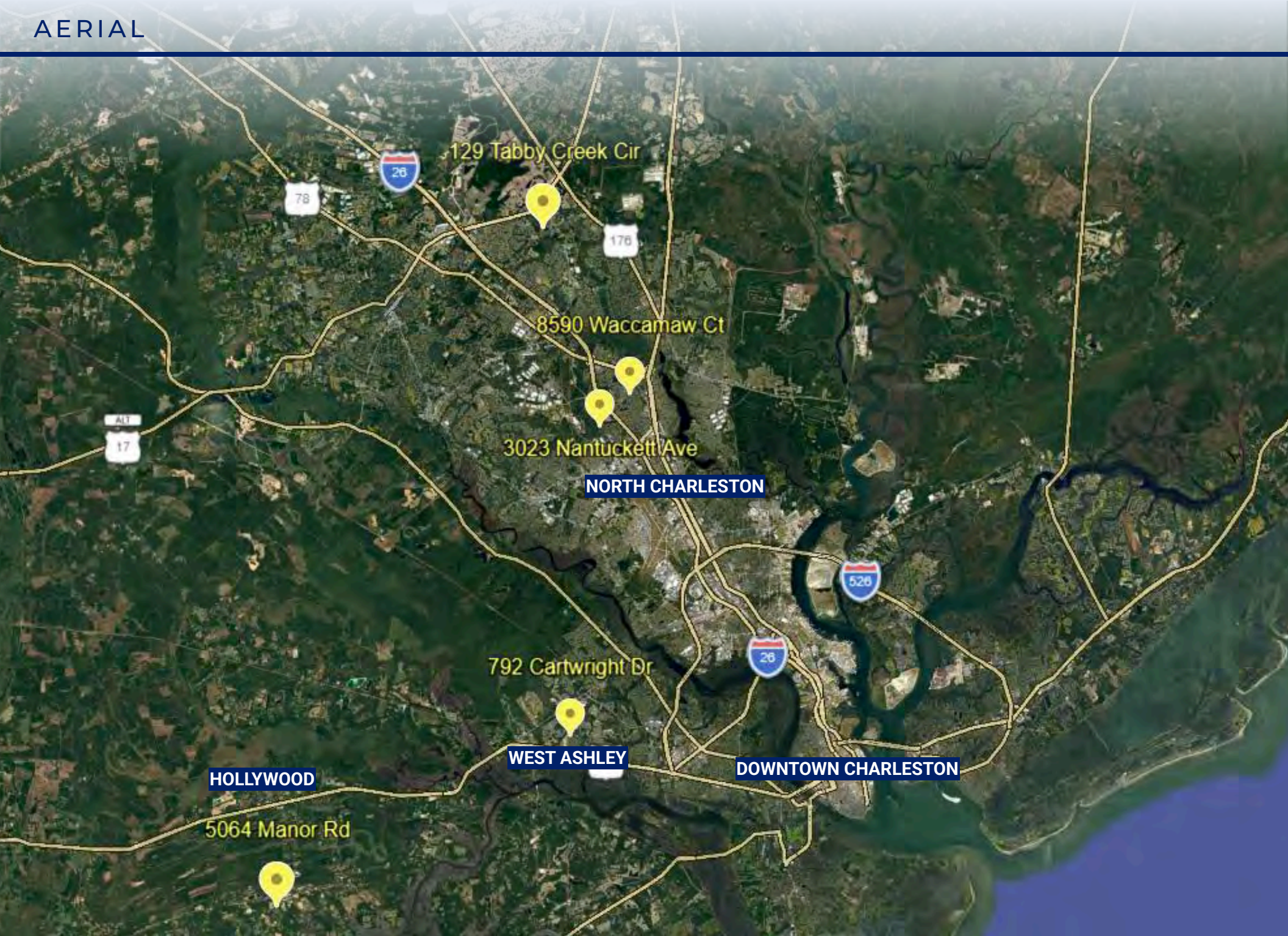
3/2



ACERAGE

0.11 AC





HOLLYWOOD

WEST ASHLEY

DOWNTOWN CHARLESTON

NORTH CHARLESTON

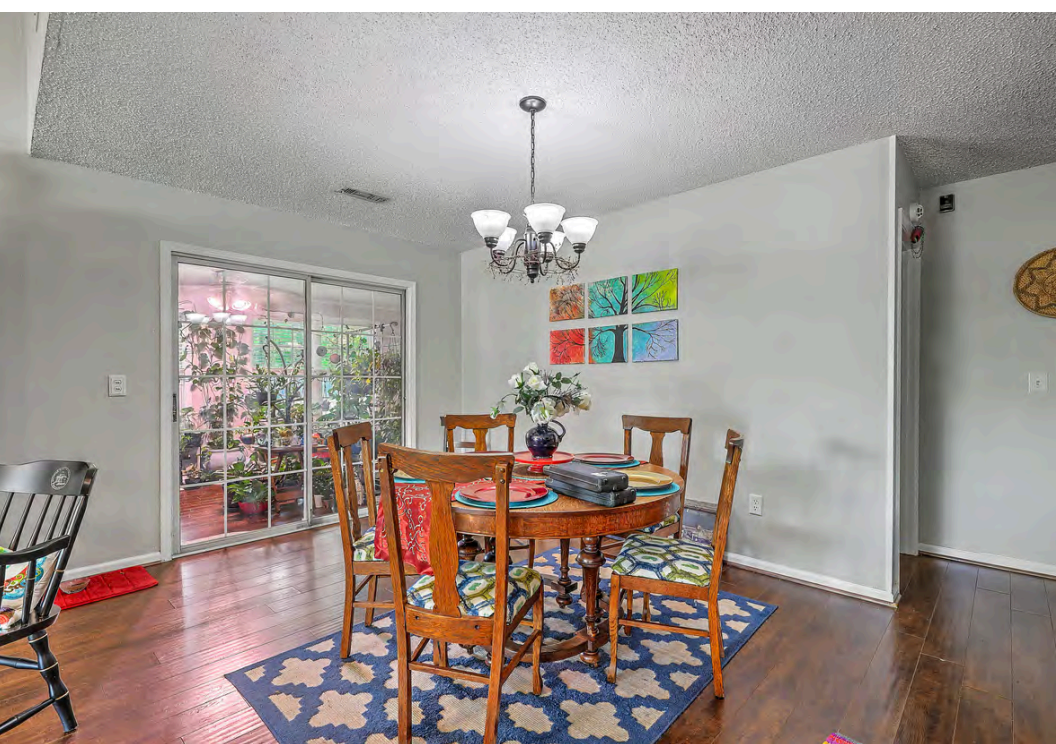
792 CARTWRIGHT
PHOTOS



5064 MANOR RD
PHOTOS



8590 WACCAMAW
PHOTOS



3023 NANTUCKET PHOTOS



129 TABBY CREEK PHOTOS



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