



331 Temple Street

Multifamily Property **For Sale**

Presented By:

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331 TEMPLE STREET

MULTIFAMILY PROPERTY **FOR SALE**

PROPERTY DESCRIPTION

Stable multifamily investment opportunity with upside in Lexington, NC offering great immediate yield. Temple Street Apartments offers ten 2 bedroom, 1 bath units - each ± 750 square feet with washer/dryer connections. The property provides convenient access to downtown Lexington, major employers, shops/restaurants, US-64/US-29/I-285, and is walkable to Lexington Middle and High School.

PROPERTY HIGHLIGHTS

- Ten 2 bed/1 bath units
- New Siding
- $\pm 7,820$ SF
- 0.83 AC
- Built 1985

OFFERING SUMMARY

Sale Price:	\$1,040,000
Number of Units:	10
NOI:	\$83,791
Cap Rate:	8%
Pro Forma NOI:	\$87,529
Cap Rate (Pro Forma):	8.41%

LEXINGTON, NC

331 TEMPLE STREET

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MULTIFAMILY PROPERTY **FOR SALE**

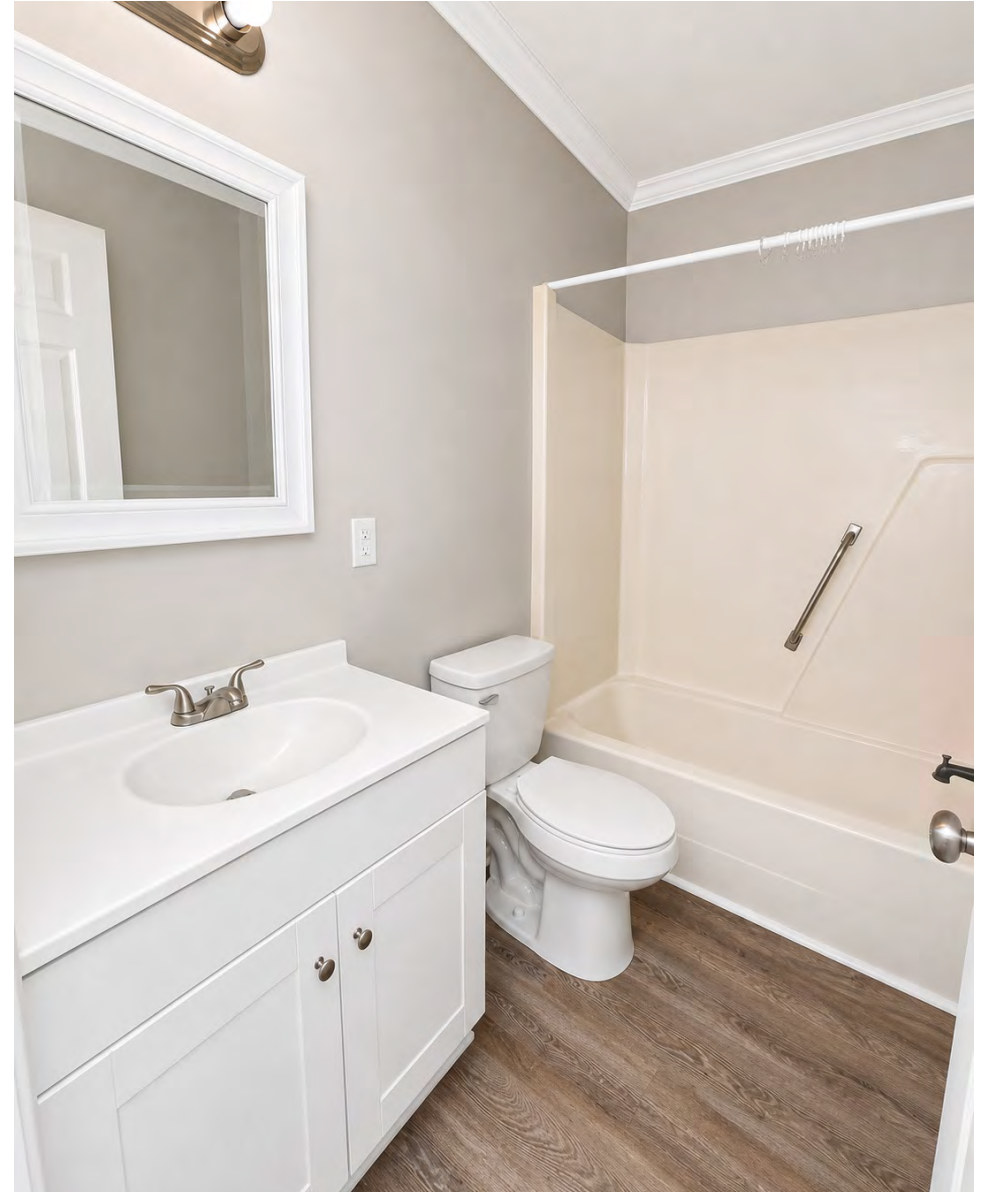


LEXINGTON, NC

331 TEMPLE STREET

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MULTIFAMILY PROPERTY FOR SALE



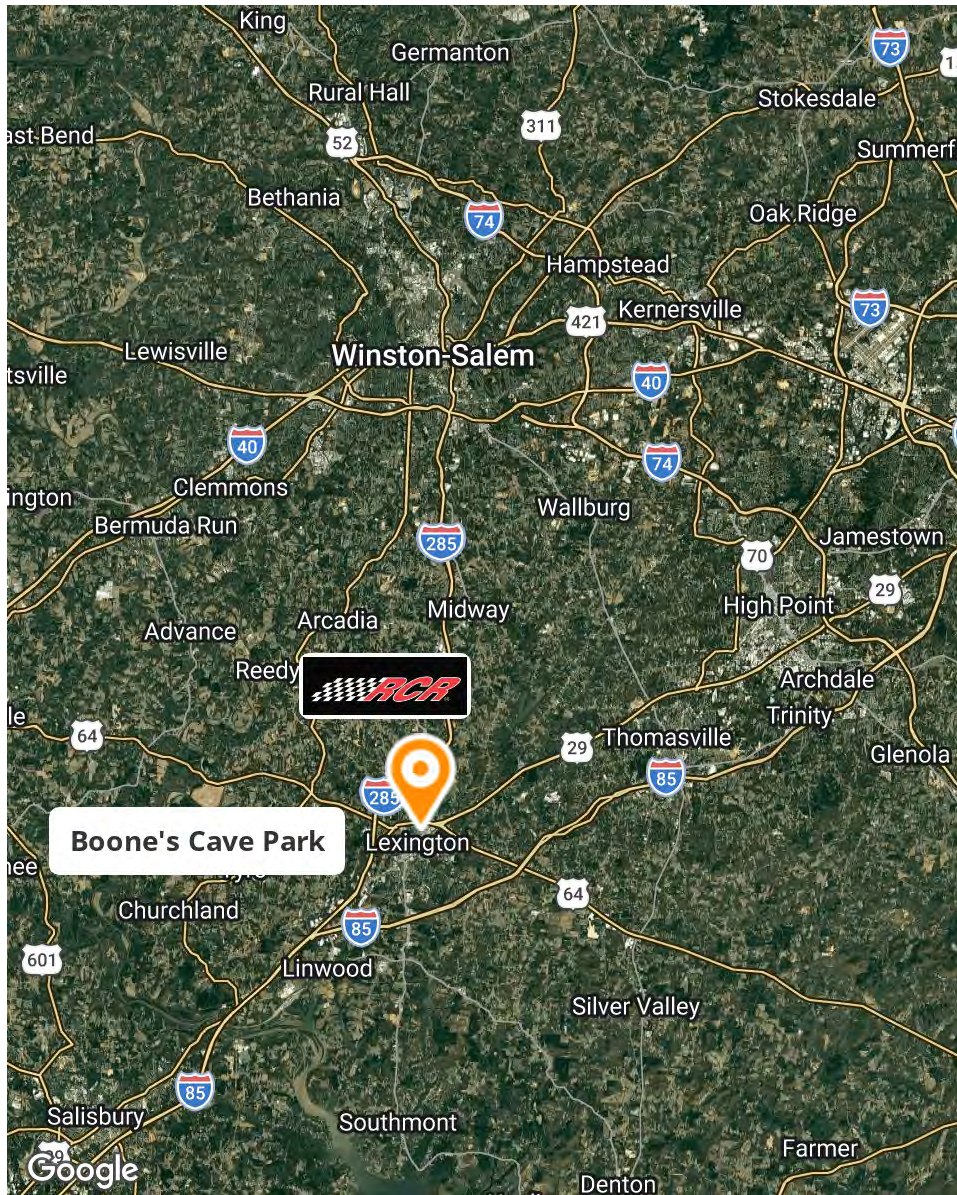
331 TEMPLE STREET

MULTIFAMILY PROPERTY FOR SALE



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MULTIFAMILY PROPERTY FOR SALE



DEMOGRAPHICS

0.25 MILES

0.5 MILES

1 MILE

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total population	363	1,373	5,110
Median age	40.8	40.8	37.3
Median age (Male)	40.5	41.3	38.4
Median age (Female)	42.0	41.6	37.0
Total households	126	484	1,878
Total persons per HH	2.9	2.8	2.7
Average HH income	\$68,622	\$64,197	\$56,759
Average house value	\$157,854	\$140,835	\$118,460

LOCATION OVERVIEW

Discover the prime investment potential of 331 Temple Street, Lexington, NC. Nestled in the heart of Lexington, this area offers a vibrant blend of historic charm and modern amenities. With its convenient location, prospective investors will find a thriving community with a rich history and a strong local economy. Nearby, the Richard Childress Racing Museum celebrates the city's NASCAR legacy, while the Boone's Cave Park provides a picturesque retreat along the Yadkin River. Restaurants, shops, and cultural attractions are just moments away, making this location an ideal choice for office or office building investors seeking a dynamic and inviting environment.

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MULTIFAMILY PROPERTY FOR SALE

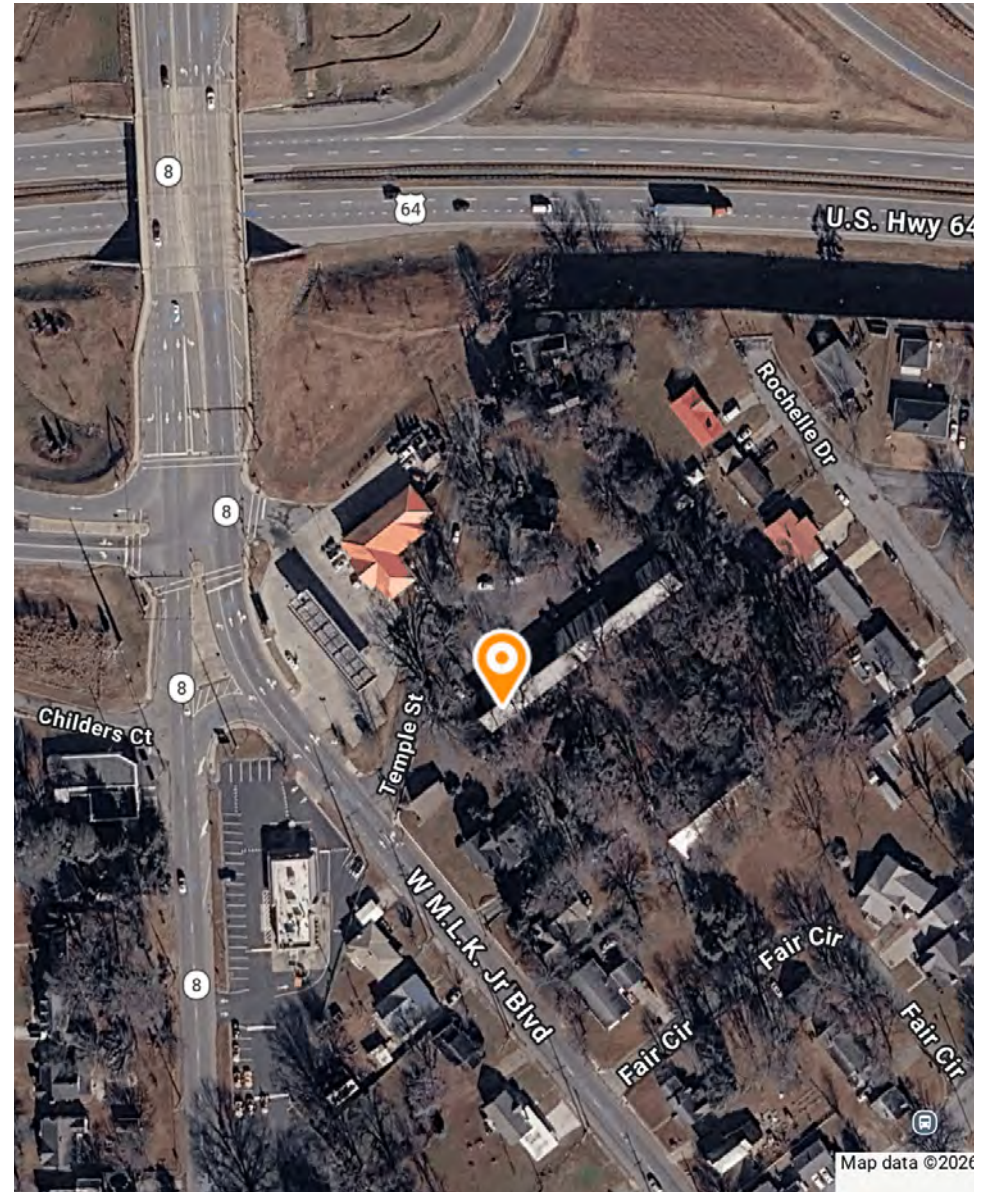
SALE PRICE: \$1,040,000

LOCATION INFORMATION

Street Address	331 Temple Street
City, State, Zip	Lexington, NC 27292

PROPERTY INFORMATION

Property Type	Multifamily
Building Size	±7,820 SF
Built	1985
Lot Size	0.83 AC
Number of Units	10
Unit Type	2 Bed/1 Bathroom
NOI	\$83,791
Cap Rate	8%
NOI (Pro Forma)	\$87,529
Pro Forma Cap Rate	8.41%



LEXINGTON, NC

331 TEMPLE STREET

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COMMERCIAL REAL ESTATE



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