

Thomasville Multi-Family Portfolio

21 W. COLONIAL DR., 204 POLK ST. & 308 WOOD ST., THOMASVILLE, NC 27360

7.5% CAP MULTI-FAMILY INVESTMENT

FOR SALE

204 POLK ST. EXTERIOR



308 WOOD ST. EXTERIOR



This 16-unit multifamily portfolio is a stabilized property comprised of three buildings located in the heart of Thomasville, NC. Offered at a 7.5% Cap rate, there is significant upside potential as rents are all below market. Financials available upon request!

LEARN MORE ABOUT THIS PROPERTY



R. Tim Lichtenstein

E Tim@LTPcommercial.com

M 336.423.8292

P 336.724.1715

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TO LEARN MORE ABOUT THIS PROPERTY, CONTACT:

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KEY FACTS

30,720

Population



2.51
Average Household Size

39.6

Median Age

\$39,286

Median Household Income

EDUCATION

18%

No High School Diploma



35%
High School Graduate



31%
Some College



16%
Bachelor's/Grad/Prof Degree

BUSINESS



1,077

Total Businesses



13,030

Total Employees

EMPLOYMENT



White Collar

50%



Blue Collar

39%



Services

12%

12.9%

Unemployment Rate

INCOME



\$39,286

Median Household Income



\$20,407

Per Capita Income

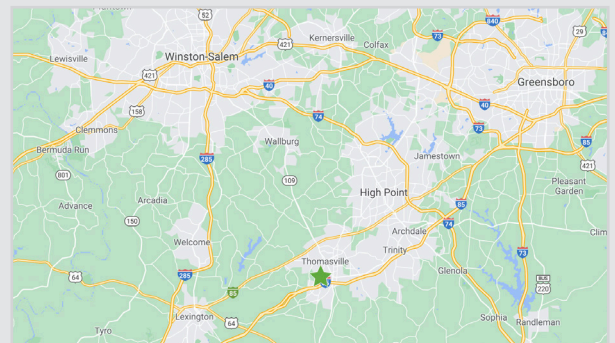


\$31,080

Median Net Worth

3 MILE RADIUS

- 16-unit multifamily portfolio is a stabilized property comprised of three buildings located in the heart of Thomasville
- Offered at a 7.5% Cap rate
- Significant upside potential as rents are below market
- **Package Pricing: \$699,000**



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21 W. COLONIAL DRIVE DETAILS

Property Type	Multi-Family	Building SF ±	–	Acres	0.45	# Buildings	2
# Units	6	# 1 BR Units	2	# 2 BR Units	4	Zoning	R6
Water	Metered	Heat/Air	Central	Trash	On-Site Dumpster	Year Built	1992
Details	Built in 1988, property contains four 2-bed/1.5-bath units approximately ±806 SF in a two-story configuration. Units are individually metered for water with central heating and air, public trash pick-up.						

204 POLK STREET DETAILS

Property Type	Multi-Family	Building SF ±	–	Acres	0.62	# Buildings	1
# Units	6	# 1 BR Units	0	# 2 BR Units	6	Zoning	R8
Water	Metered	Heat/Air	Central	Trash	Public	Year Built	1980
Details	Built in 1980, contains six 2-bed/1.5-bath units approximately ±819 SF in a two-story configuration. Units are individually metered for water with central heating and air, public trash pick-up.						

308 WOOD STREET DETAILS

Property Type	Multi-Family	Building SF ±	–	Acres	0.46	# Buildings	1
# Units	4	# 1 BR Units	0	# 2 BR Units	4	Zoning	R8
Water	Metered	Heat/Air	Central	Trash	Public	Year Built	1988
Details	Built in 1992, contains six units between two buildings. Four 2-bed/1- bath units and two 1-bed/1-bath units. Units are individually metered for water with central heating and air, dumpster on site.						

PORTFOLIO OVERVIEW

Sale Price	\$699,000	CAP Rate	7.5%	Terms	
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