

# MULTI-FAMILY INVESTMENT OPPORTUNITY

SALE PRICE: \$1,200,000 | NOI: \$84,446 | 7.04% CAP RATE

Linville | Team Partners

COMMERCIAL REAL ESTATE



SITE 1: 605 CULBRETH AVENUE | THOMASVILLE, NC



SITE 2: 808 CULBRETH AVENUE | THOMASVILLE, NC

FOR MORE INFORMATION, CONTACT:

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| 605 CULBRETH AVENUE |               |
|---------------------|---------------|
| TOTAL UNITS         | 6             |
| UNIT MIX            | 2 BR / 1.5 BA |
| UNIT SIZE           | ±950 SF       |
| MONTHLY RENT        | \$800-\$850   |

| 808 CULBRETH AVENUE |             |
|---------------------|-------------|
| TOTAL UNITS         | 6           |
| UNIT MIX            | 2 BR / 1 BA |
| UNIT SIZE           | ±750 SF     |
| MONTHLY RENT        | \$700-\$850 |



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## PROPERTY DETAILS

TOTAL SF ± 10,200

TOTAL # OF UNITS 12

BUILDINGS 2

PARKING 12 Surface Spaces

ELECTRIAL/WATER Paid by Tenant

TRASH Paid by Landlord

TAX PIN 6788-03-11-7185, 6788-03-21-9239



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**WINSTON-SALEM**  
20.1 Miles | 30 Minutes

**KERNERSVILLE**  
19.3 Miles | 32 Minutes

**GREENSBORO**  
21.6 Miles | 30 Minutes

**HIGH POINT**  
6.7 Miles | 10 Minutes



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