

Just Listed

# 412 ELM STREET

SALISBURY, NC 28144



Offered at

**\$256,050**

2 Beds

1,479 SqFt MLS# 3519635



**INVESTOR OPPORTUNITY**  
SINGLE FAMILY RENTAL HOMES AVAILABLE

**SOLD IN GROUPS OF 2-4 | PRICED \$178K-\$332K**  
**23 TOTAL HOMES AVAILABLE**

- 11.36% GROSS CAP RATE FOR FULL PORTFOLIO, RATE VARIES BY GROUPING, CAN BE PURCHASED AS ONE GROUP OR MULTIPLE
- LOW VACANCY RATES FOR FULL PORTFOLIO, HISTORY OF STEADY TENANTS, & INCREASING RENTS
- PORTFOLIO CASH FLOWS, ADD INCOME
- OWNER HAS REHABBED, RENOVATED, OR BROUGHT UP TO GOOD RENTAL STANDARDS OVER LAST 3-5 YEARS
- PROPERTY MANAGER IN PLACE - POSSIBILITY TO RETAIN CURRENT MANAGER FOR HANDS OFF OWNERSHIP
- SOLD IN EXISTING CONDITION, INSPECTIONS AVAILABLE UPON REQUEST
- LOCATED IN SALISBURY (17 HOMES), KANNAPOLIS (2 HOMES), CHINA GROVE (2 HOMES), SPENCER (2 HOMES)
- SEE MLS#s 3519635, 3519639, 3519641, 3519645, 3519650, 3519656, 3519661 AND 3519666 FOR PROPERTY INFORMATION
- ANNUAL RENT FOR ENTIRE PORTFOLIO: \$248,700
- 23 RENTAL PROPERTIES - CAN BE SOLD AS FULL PORTFOLIO OR SMALLER GROUPS

**PORTFOLIO PRICE FOR ALL 23 PROPERTIES: \$2,189,756**  
EXPENSE RATIO & DETAILS AVAILABLE UPON REQUEST | IF SOLD IN SMALLER GROUPS PRICING VARIES

Visit [InvestInYourHomeCt.com](http://InvestInYourHomeCt.com) for property details

Fabulous investor opportunity! Over 11% Gross CAP, tenant occupied & well maintained. These 3 properties are part of a larger 23 home portfolio. More homes may be purchased if desired. List price = 3 single family homes listed as units w/ details below. List Property is 1479 sq ft and rents for \$935. 1st Unit is 3460 Hickory Pl Salisbury, NC. 2nd Unit is 621 N Fulton St Salisbury, NC. Properties are rented w/ history of steady tenants. Seller has renovated, rehabbed & maintained for lower maintenance costs & good rent rates. Sold in "as is, where is" condition. Inspections available upon request. Tenant occupied. No showings until contract acceptance. See size & rent rates in pictures & flyer on...



## HELEN ADAMS REALTY



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