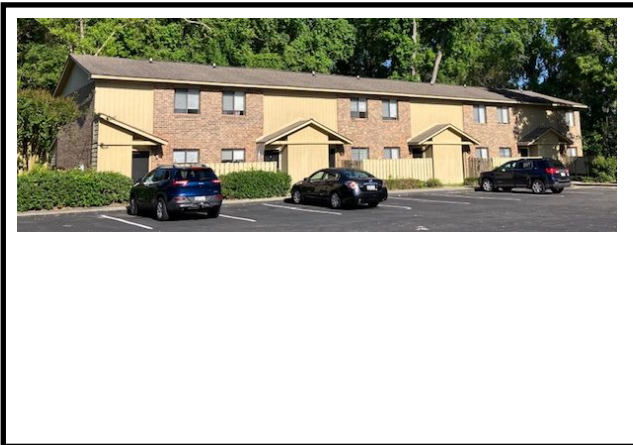


DOGWOOD APARTMENTS - 22 UNITS IN BEAUFORT, SC



Price: \$ 2,750,000

Status: OFF MARKET

Address: 2807 Waddell Rd, Beaufort, SC 29902

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OVERVIEW

Deaton Investment Real Estate is pleased to present the exclusive listing for Dogwood Apartments, a 22-unit apartment community in Beaufort, SC. Beaufort is a charming city located just north of Hilton Head Island in the Lowcountry region of South Carolina. The city is primarily known for its beaches, historic architecture, natural beauty, and vibrant community. The city's economy is primarily driven by tourism, hospitality, healthcare, and military installations such as the Marine Corps Recruit Depot Parris Island and Marine Corps Air Station Beaufort.

Built in 1987, the property consists of three buildings situated on approximately 1.25 acres and features 22 townhome-style units with identical two-bedroom, one-and-a-half bathroom floorplans. The property boasts 100% occupancy with an average in-place rent of \$1,140 while recent leases have achieved \$1,175 on basic turns. The property has polybutylene plumbing and copper wiring.

Southside Park, located less than 0.5 miles from the property, is a convenient amenity that the residents enjoy. The City of Beaufort recently released a "Master Plan" to make improvements to the park amounting to approximately \$6M in total.

This offering represents an opportunity to acquire a stabilized asset with the ability to increase income through strategic value-add improvements.

UNIT INFORMATION

Unit	Type	Size	Rent
22 UNITS	2BD/1.5BA (TH)	900 SF	\$1,175

PROPERTY INFORMATION

Pin	R120 008 000 0021 0000	Tax Value	SEE PROJECTIONS
Taxes	SEE PROJECTIONS	Lot Size	1.25 ACRES
Year Built	1987	Exterior	BRICK, WOOD
Floors	CARPET, VINYL, LVP	Foundation	SLAB
HVAC	CENTRAL HEAT & AIR	Owner Financing	NONE
Utilities	TENANTS PAY UTILITIES	Appliances	RANGE, REFRIGERATOR, W/D CONNECTIONS
Legal Description	*ACREAGE CORRECTED BY PLAT PB 34 PAGE 126 CB 6 PG 200 9/89	Zoning	T4-N

LOCATION MAP

