

## 655 Two Notch Rd. Lexington, SC 29073

### Property Specifications for Buyer Reference:

- 6 fully leased units contained in 3 duplex structures
- \$925 per unit in monthly rent
- Net Operating Income (NOI) of \$46,600
- Constructed in 2008 as Patio Townhomes by Licensed General Contractor
- 3 Bedroom, 2 bath units
- 1200 Square Feet per unit
- Tenants pay Landlord \$35 per month for water
- Tenants pay gas, electric, cable and security directly
- No "Section 8" Tenants
- Landlord Pest Control Services in-place since construction
- On-Site Security System provided by landlord
- Adjacent Expansion parcel available For Sale

### Property Level Annual Expenses:

- Taxes: \$12,000
- Insurance: \$3,700
- Pest control: \$1,200
- Community Lighting electricity bill: \$600
- Yard maintenance: \$2,500
- TOTAL: \$20,000

### Property Features:

- Professional Landscaping
- Sidewalks, Landscape Lighting
- Sewer
- Automatic Sprinkler fed by well water
- Underground Drainage
- Lexington District 1 SC Schools, Minutes from I-20
- 6 ft privacy fence around entire property
- Common Greenspace for all units
- Joint Municipal Water & Sewer
- Slab on Grade Construction
- 15 Parking Spaces common to all units
- Rock landscaping
- Exterior Storage for each unit

### Unit Features (all identical):

- Vaulted Ceilings
- Rinai Tankless Water Systems
- Energy Efficient Construction (\$100 per month or less in tenant utilities)
- Ventless Gas Fireplaces
- Beaded Vinyl Siding
- Gutters
- 30 Year Architectural Shingles
- All insulated Windows
- Laminate, faux-granite countertops
- Ceiling Fans throughout
- Carpet throughout other than tile
- Gas Vented Fireplace with granite tile surround
- Master bedroom walk-in closets
- Patio
- Porcelain Tile
- White cabinets
- Spectrum High Speed Internet available
- Simulate Accent Cedar Shake Siding
- Natural Gas Separately Metered
- Electricity Separately Metered
- Some units include landlord refrigerator
- No Washer/Dryer units owned by landlord