



KEY FEATURES

- 8-2 bedroom / 1 bath units – Fully Occupied
- CAP X improvements over \$29,000 over the last 3 years
- 6 of 8 units renovated allowing for new owner upside potential
- 2023 Annual Income of over \$60,000
- Located with Winston-Salem Neighborhood Revitalization Area

MULTIFAMILY / 8-PLEX

FOR SALE | \$580,000

NEW HOPE APARTMENTS

1225 New Hope Lane

Winston Salem, NC 27105

100% occupied 8 -plex for sale located in the 27105 zip code. Recent Capital expenditures include new roof, new signage, parking lot resurfacing, fencing and security camera system. 6 units have been renovated allowing for investor upside potential on the renovated units.

\$580,000 ASKING RATE
8.33% CAP RATE PROJECTED

LEARN MORE ABOUT THIS PROPERTY

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NEW HOPE APARTMENTS

LOCATION

Address	1225 New Hope Lane	City	Winston-Salem
State	NC	Zip	27105
		County	Forsyth

PROPERTY DETAILS

Property Type	Multi-Family (8 Plex)	Dimension	32' x 99'	Acres ±	0.49
Restrooms ±	8	SF per Floor ±	3,168	Floors ±	2
Parking ±	8	Building SF ±	6,336	Flooring	Luxury Vinyl (renovated)
Roof	Asphalt	Year Built ±	1965	Bldg Exterior	Brick

UTILITIES

Electrical	Duke	Sewer	Public
Water	Public	Gas	Piedmont

TAX INFORMATION

Zoning	RM 18	Tax Block	337
Tax PIN	6836-63-8583	Tax Lots	1

PRICING & TERMS

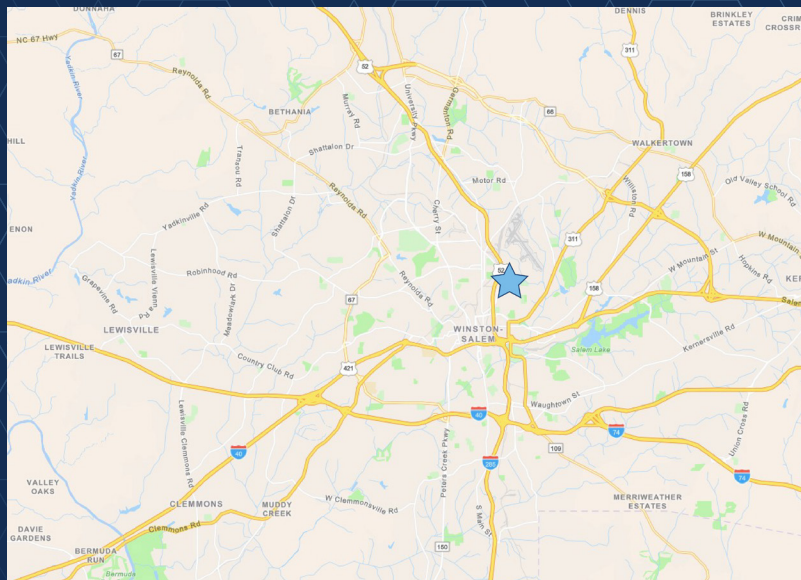
Price	580,000	Tax Value	165,000	Price/SF	91.54
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COMMENTS

Building is fully occupied as of 3/4/2024. Property tours will be permitted during the exam/due diligence phase of an executed contract.

NEW HOPE APARTMENTS

FOR SALE | \$569,000



LOCATION FEATURES

- 0.3 miles to US 52 N / 0.8 miles to US 52 S
- Located within Winston-Salem Neighborhood Revitalization Area allowing for up to 50% public investment on qualified improvements
- Proximate to Cleveland Avenue neighborhood with a public investment of over \$30 million.