

3,883 SF
BUILDING FOR SALE

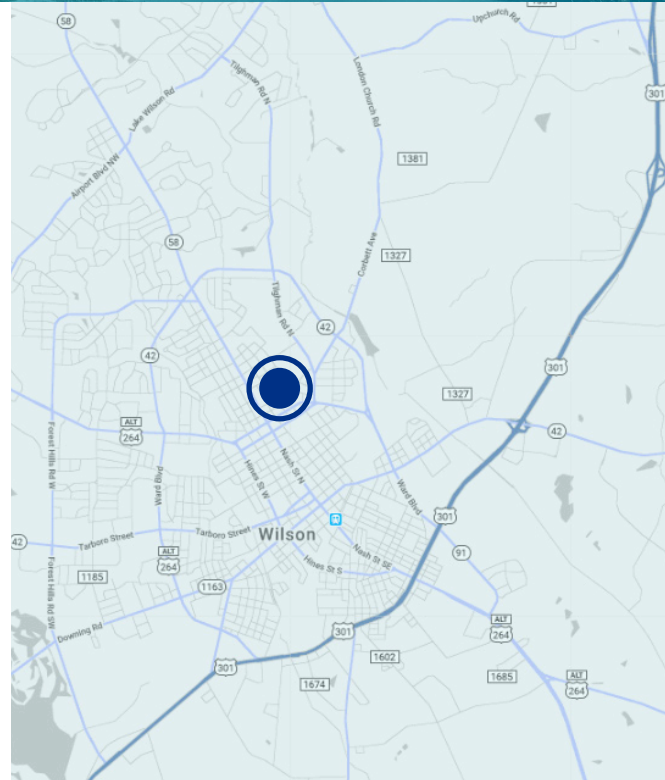


406
ROGERS AVENUE N.
WILSON, NC 27893

ABOUT THE PROPERTY

- 3,883 SF brick building
- Historical 100% occupancy
- Below market rent
- Property management in place
- Built in 1950 and renovated in 2018
- New HVAC, kitchen appliances, carpet, paint, and bathrooms
- Situated on 0.2 acres
- Plenty of parking on the side and back of the building
- Located minutes from Barton College and downtown Wilson
- Approximately seven miles from I-95
- Pro Forma CAP rate of 11.8%

SALES PRICE
\$350,000



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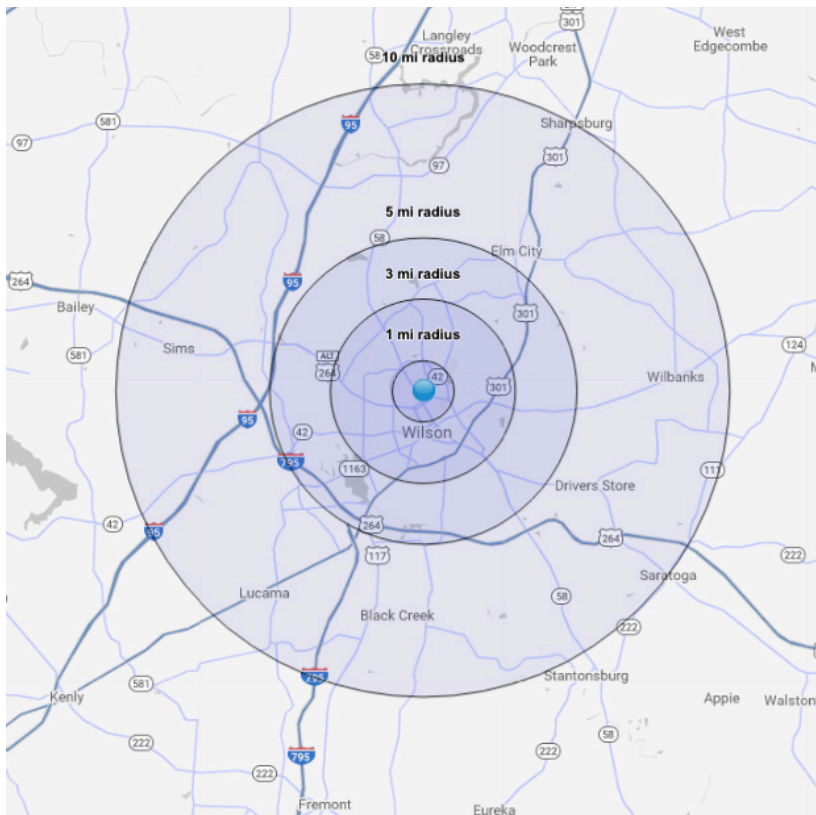
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ABOUT WILSON

Wilson is home to multiple large national & multi-national corporations including: BB&T, Bridgestone Americas, Inc., and pharmaceutical manufacturers: Merck & Co., Purdue, and Sandoz. Wilson was recently ranked 10th Best Small City for starting a business in U.S.



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles	10 Miles
Estimated Population (2019)	8,607	44,567	54,149	79,741
Estimated Households (2019)	3,677	18,879	22,885	33,291
Avg. Household Income (2019)	\$63,221	\$60,285	\$62,143	\$64,507
Housing Units Renter-Occupied	2,116	9,575	10,954	13,472



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FINANCIALS

Income	Apt. Type	T-12 2019	Pro Forma
Apt. A	1B 1B	\$450	\$550
Apt. B	2B 1B	\$620	\$850
Apt. C	2B 1B	\$650	\$1,000
Apt. D	2B 1B	\$650	\$1,200
Total Monthly Income		\$2,370	\$3,600
Gross Annual Rent		\$28,440	\$43,200
Operating Expenses			
	Tax	\$800	\$800
	Insurance	\$460	\$460
	Pest Control	\$280	\$280
	Repairs	\$390	\$390
Total		\$1,930	\$1,930
Net Operating Income		\$26,510	\$41,270
CAP Rate		7.6%	11.8%

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