

SEM MG

BUY. MANAGE. SELL.

S O U T H E A S T E R N M A N A G E M E N T G R O U P



presents:

55-57
PEACHTREE
STREET



55 - 57 PEACHTREE STREET QUADPLEX FOR SALE IN WAGENER TERRACE

▲ Sale Price: \$1,175,000

▲ Units:

55A	2bdr/1ba	\$1,750.00/mo.	Lease Ends 7/31/2018
55B	2bdr/1ba	\$1,775.00/mo.	Lease Ends 7/31/2018
57A	2bdr/1ba	\$1,750.00/mo.	Lease Ends 7/31/2018
57B	2bdr/1ba	\$1,750.00/mo.	Lease Ends 7/31/2018

▲ Rent Income: \$84,300.00 per year

contact:

Chad Yonce, CCIM
843.577.8595 x12
843-343-1923 cell
yonce@semgsc.com

151 King Street
Charleston, SC 29401
www.semgsc.com

**55-57 Peachtree St
Summary Financial Information**

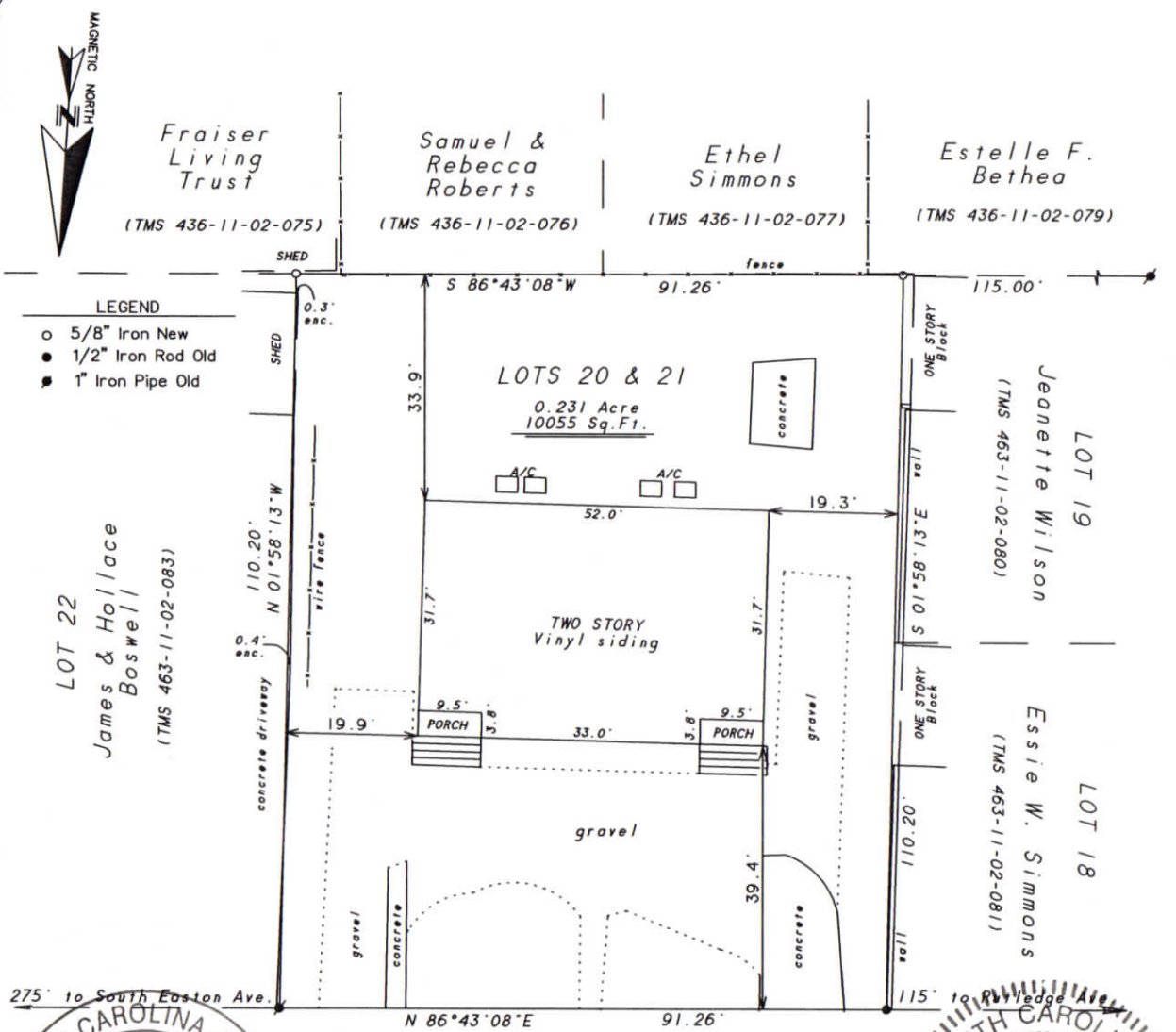
<i>Unit</i>	<i>Unit Type</i>	<i>Rents</i>	<i>Lease Start</i>	<i>Lease End</i>
55A	Apt - 2/1	\$ 1,750.00	8/1/2017	7/31/2018
55B	Apt - 2/1	\$ 1,775.00	8/1/2017	7/31/2018
57A	Apt - 2/1	\$ 1,750.00	8/1/2017	7/31/2018
57B	Apt - 2/1	\$ 1,750.00	8/1/2017	7/31/2018
TOTAL	Various	\$ 7,025.00		
		\$ 84,300.00		

	Proforma
Total Revenue	\$ 84,300
Recurring Expenses	
Repairs and Maintenance	\$ 1,600
Utilities (Water/Sewer, Electric, Phone)	\$ -
G&A (Legal, Licenses)	\$ -
Contract Services (Pest, Landscape)	\$ 4,550
Controllable Expenses	\$ 6,150
Property Taxes	\$ 10,960
Insurance (Property/Casualty/Flood)	\$ 6,033
Non Controllable Expenses	\$ 16,993
Total Expenses	\$ 23,143
Implied NOI	\$ 61,157

SURVEY NOTES

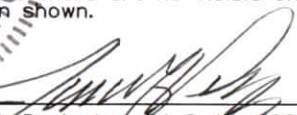
1. Reference Tax Map Number 463-11-02-082
2. Reference Plat Book E Page 137
3. To be Conveyed: Peachtree Street Residential, LLC
4. Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.
5. No subsurface environmental conditions or utilities were examined or located by this survey.
6. Anything shown outside the defined boundary of this survey is for descriptive purposes only.
7. This lot has been checked against area FEMA maps and to the best of this surveyor's knowledge, said lot is located in Flood Zone AE(13') Ref. Map No. 45019C0512 J dated 11-17-2004 City of Charleston No. 455412
It is the responsibility of the owner and/or builder to verify the flood zone with the governing municipality prior to design and construction.

BOUNDARY SURVEY
 LOTS 20 & 21
 57 PEACHTREE STREET
 LOCATED IN THE
 CITY OF CHARLESTON
 CHARLESTON COUNTY, SOUTH CAROLINA

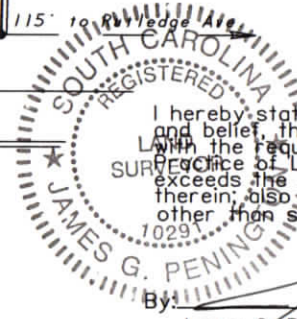
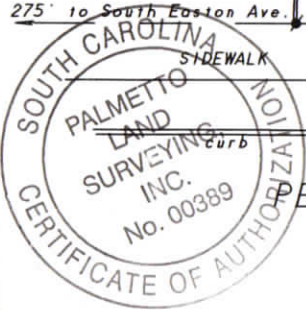


SURVEYOR'S STATEMENT

I hereby state that to the best of my knowledge, information, and belief, the survey shown hereon was made in accordance with the requirements of the Minimum Standards Manual for the Practice of Land Surveying in South Carolina, and meets or exceeds the requirements for a Class A survey as specified therein, also there are no visible encroachments or projections other than shown.

By: 
 James G. Pennington, P.L.S. No. 10291

Date: 8/24/15



PEACHTREE STREET (60' R/W)



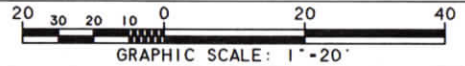
2065 SAVANNAH HIGHWAY
 SUITE 2
 CHARLESTON, SC 29407
 PHONE (843) 571-5191
 EMAIL: Palmettols@bellsouth.net

PREPARED EXCLUSIVELY FOR:

Chris Riley

SITE LOCATION:

57 Peachtree Street
 Charleston, SC 29403



FIELD SURVEY DATE: 17 August 2015	FIELD SURVEY BY: JP/ZT	CLIENT PROJECT NO.: 7329
DRAWING DATE: 24 August 2015	DRAWN BY: JGP	DRAWING FILE NO.: 7329.DWG

1 OF 1 SHEET