



FOR SALE

- Fully leased, multi-tenant Office Building
- 4,458 SF on 0.10 AC
- Richland County TMS: 23000-03-30
- Built in 2008 with modern updates
- Excellent investment opportunity or owner/user potential to occupy the seller-occupied portion of the building

Financial Snapshot: *Contact Agent for additional details*

Annual Rental Income: \$72,600

Expenses:

Taxes: \$11,767

Insurance: \$3,000

Utilities: \$3,600

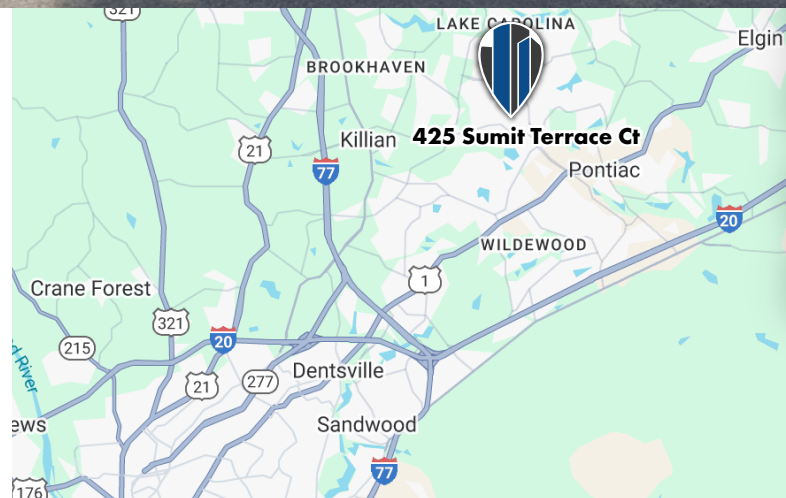
HOA Fee: \$6,420

Misc. Maintenance/ Repairs: \$2,500

Annual Expenses: \$27,287

NOI: \$45,313

Sales Price: \$665,000 (6.8% CAP)



DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
TOTAL POPULATION:	9,526	60,929	111,104
TOTAL HOUSEHOLDS:	3,568	23,094	42,410
AVERAGE HH INCOME:	\$90,862	\$91,868	\$90,542



