



MARION, SC PORTFOLIO

**72
UNITS**

DEAL CONTACT



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INVESTMENT OVERVIEW

National Multifamily is pleased to present a 72-unit multifamily portfolio located in the inland section of Northeast South Carolina. The portfolio consists of two sites in Marion, SC. The properties offer investors a unique opportunity to invest in a stable, high-yield asset class within a growing market in the Southeast. With immediate cash flow, significant value-add potential, and strategic positioning, the portfolio offers a compelling proposition for investors looking to enhance and safeguard their real estate portfolio through a purchase in landlord friendly South Carolina.

The two properties are known as Southern Forest (40 units) and Greenwood Park (32 units). The properties are located just a few minutes on either side of the picturesque Downtown Marion.

SOUTHERN FOREST

The apartments located at 2800 Plaza Court, Marion SC are comprised of 40 units (16-three bedroom and 1.5 bath and 24-two bedroom) in 5 two story vinyl sided walk-ups totaling 34,440 rentable SF and built in 1998. The tenants pay for heat, hot water, and A/C through individual electric systems and are individually metered for water. Each unit has hookups for a washer and dryer. The site totals 4.50 acres. In addition to the 40 apartments there is an on-site leasing office.

GREENWOOD PARK

The apartments located at 1702-1708 Tubello Court, Marion SC are comprised of 32 units (8-three bedroom and 1.5 bath, 16-two bedroom, 8-one bedroom) in 4 two story brick & vinyl sided walk-ups totaling 28,800 rentable SF and built in 1989. The tenants pay for heat, hot water, and A/C through individual electric systems. Each unit has hookups for a washer and dryer. The site totals 4.07 acres.



INVESTMENT HIGHLIGHTS & BASE METRICS

VALUE-ADD POTENTIAL

Identified opportunities for rental increases through targeted renovations and operational efficiencies. While current management has done a good job with increasing rents at the complex and maintaining strong occupancy, there is still room to complete simple value-add strategies that could instantly increase cash flow over the current levels.

IN-HOUSE MANAGEMENT & MAINTENANCE TEAM

Ownership currently resides in New York and has built out an in-house management and maintenance team for the properties. The team for the 72 units currently consists of one manager, one maintenance worker, and one assistant maintenance worker. The team is planning to stay with the properties and work for the next owner.

INDIVIDUAL WATER METERING

Currently the landlord pays for water at Greenwood Park. It is common in South Carolina for tenants to pay for individual water bills. Tenants are currently paying individual water bills at Southern Forest. Ownership has explored and created a plan to individualize the water meters at Greenwood Park which would significantly increase Net Operating Income once complete.



\$4,900,000
ASKING PRICE



2
SITES



72
UNITS



\$68,056
PER UNIT



63,240
SQUARE FEET



6.51%
T-12 CAP RATE

LOCATION SUMMARY – MARION, SC

Marion, South Carolina, is a historic city located in the inland section of the state's Northeast region. Known as the "Swamp Fox City" after Revolutionary War hero General Francis Marion, the city combines a rich history with strong community character. Its central location provides both local charm and regional connectivity.

STRATEGIC LOCATION

Marion sits just 45 minutes from Myrtle Beach and along the key corridors linking inland South Carolina to the coast. This unique positioning offers residents easy access to the employment, retail, and entertainment base of the Myrtle Beach metro while enjoying the affordability and pace of small-town living.

ECONOMIC BASE

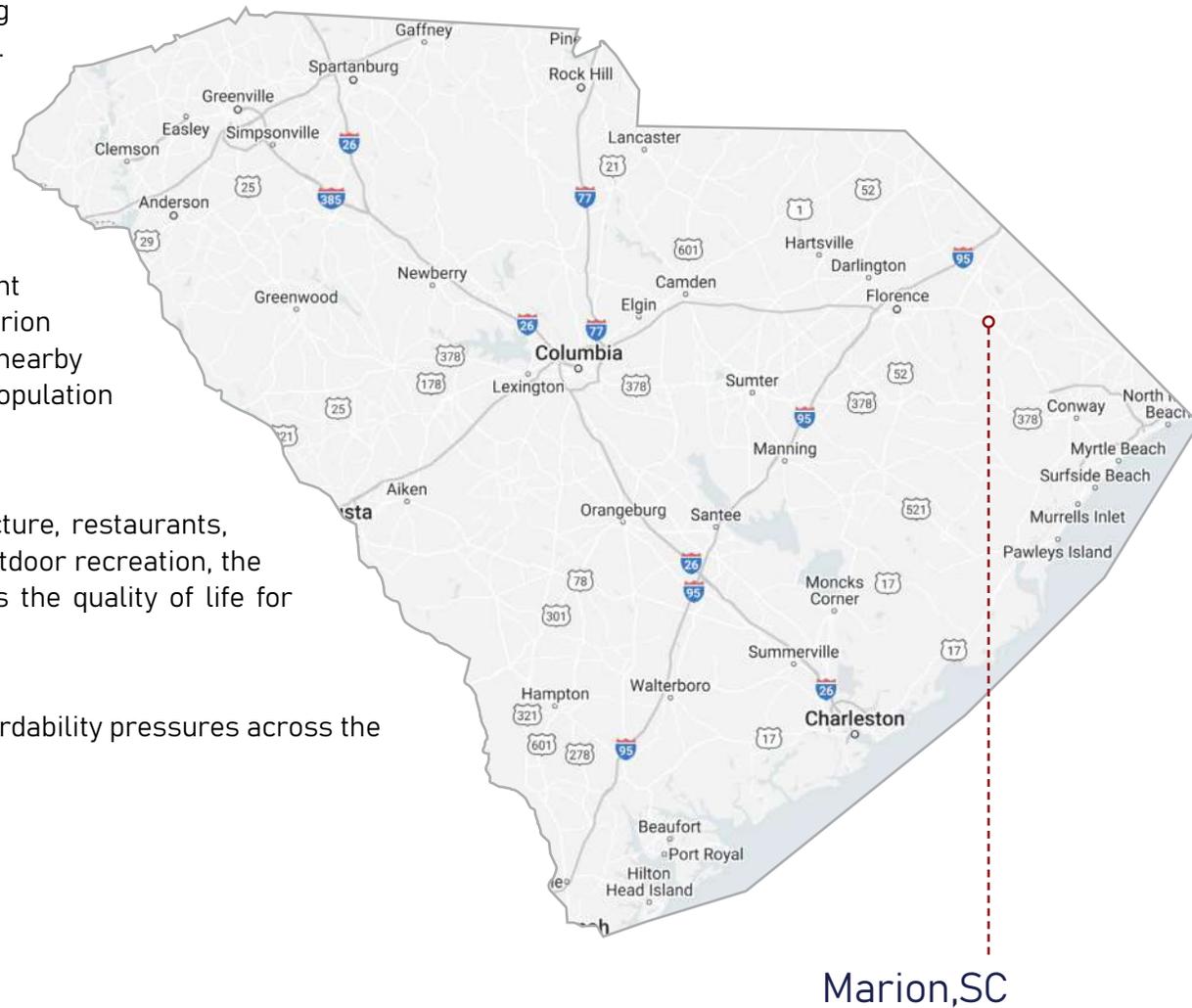
The local economy benefits from a mix of government services, healthcare, education, and light manufacturing. Marion County has also seen investments tied to the growth of nearby Myrtle Beach, creating a spillover effect that supports population stability and housing demand.

COMMUNITY & LIFESTYLE

The city's historic downtown, featuring preserved architecture, restaurants, and shops, is an anchor for community life. Proximity to outdoor recreation, the Little Pee Dee River, and regional parks further enhances the quality of life for residents.

MULTIFAMILY OPPORTUNITY

Rental demand in Marion remains strong, supported by affordability pressures across the Myrtle Beach region and a limited local housing supply.



Source: marionsc.gov

MARION, SC: 72 UNITS

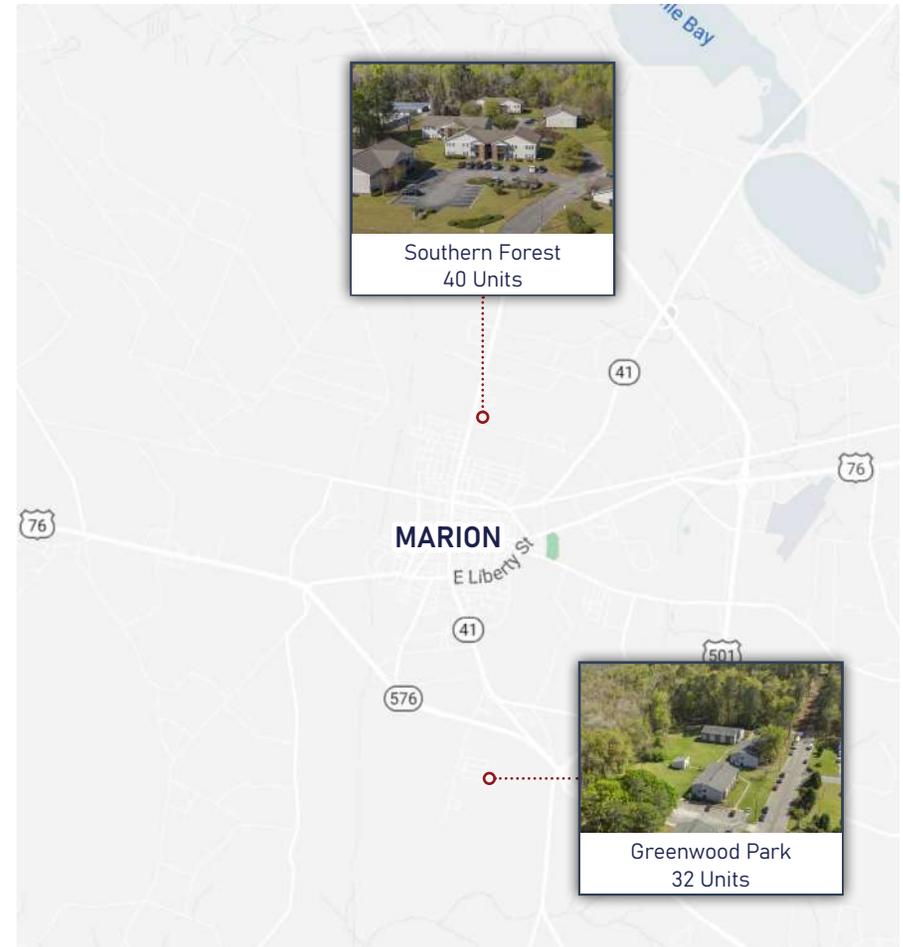
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MARION, SC									
PROPERTY	STREET ADDRESS	CITY	STATE	ZIP CODE	BLDGS	UNITS	RENTABLE SF	ACREAGE	BUILT
Southern Forest	2800 Plaza Court	Marion	SC	29571	5	40	34,440	4.50	1998
Greenwood Park	1702-1708 Tubello Court	Marion	SC	29571	4	32	28,800	4.07	1989
TOTAL						9	63,240	8.57	

ADDITIONAL PHOTOS



Southern Forest - 2800 Plaza Court, Marion SC

Unit Type	Unit Count	Avg. Sq Ft	Rental Range	Avg. Current Rent	Avg. Year 1 Proforma Rent	Market Rent
2 BR / 1 BA	24	805	\$630 - \$900	\$719	\$760	\$850
3 BR / 1.5 BA	16	1035	\$710 - \$995	\$795	\$869	\$995

Greenwood Park - 1702-1708 Tubello Court, Marion SC

Unit Type	Unit Count	Avg. Sq Ft	Rental Range	Avg. Current Rent	Avg. Year 1 Proforma Rent	Market Rent
1 BR / 1 BA	8	775	\$675 - \$770	\$735	\$764	\$775
2 BR / 1 BA	16	805	\$700 - \$850	\$798	\$834	\$850
3 BR / 1.5 BA	8	1035	\$800 - \$1,050	\$860	\$910	\$950

FINANCIAL REVIEW



Income	T-12	Year 1 Proforma	Notes	Potential	Notes
Gross Potential Rent		\$764,640	[1]	\$764,640	[1]
Loss / Gain to Lease		(\$67,380)	8.8% [2]	-	
Gross Current Rent		\$697,260		\$764,640	
Physical Vacancy		(\$48,808)	7.0% [3]	(\$53,525)	7.0% [3]
Credit Loss		(\$20,918)	3.0% [4]	(\$22,939)	3.0% [4]
Effective Rental Income	\$551,882	\$627,534		\$688,176	
Other Income: Application Fee Income	\$1,500	\$1,500		\$1,500	
Other Income: Insurance Services	\$3,266	\$3,266		\$3,266	
Other Income: Lease-Based Revenue	\$19,004	\$19,004		\$19,004	
Other Income: Utility Reimbursement	\$736	\$736		\$736	
Other Income: Other Property Revenue	\$22,020	\$22,020		\$22,020	
Total Operating Income	\$598,407	\$674,060		\$734,702	
Expenses					
Real Estate Taxes	\$67,131	\$67,131		\$87,120	[5]
Insurance	\$28,362	\$28,362		\$28,362	
Electric	\$13,206	\$13,206		\$13,206	
Water & Sewer	\$27,839	\$27,839		\$829	[6]
Trash	\$14,326	\$14,326		\$14,326	
Landscaping	\$11,259	\$11,259		\$11,259	
Pest Control	\$10	\$10		\$10	
General & Administrative	\$6,131	\$6,131		\$6,131	
Legal & Eviction Fees	\$1,427	\$1,427		\$1,427	
Payroll: Management	\$25,165	\$25,165		\$25,165	
Payroll: Maintenance	\$36,798	\$36,798		\$36,798	
Repairs & Maintenance (Est. 8%)	\$47,873	\$53,925		\$58,776	
TOTAL EXPENSES	\$279,527	\$285,579		\$283,408	
EXPENSES AS % OF TOTAL OPERATING INCOME	46.7%	42.4%		38.6%	
NET OPERATING INCOME	\$318,880	\$388,481		\$451,293	
PRICE	\$4,900,000	\$4,900,000		\$4,900,000	
CAP RATE	6.51%	7.93%		9.21%	
PRICE/UNIT	\$68,056	\$68,056		\$68,056	
PRICE/SF	\$77.48	\$77.48		\$77.48	

1. Gross Potential is all apartments at market using current high market rental in building per unit type
2. Loss to Lease - Assumes 8.3% Loss to Lease with current tenants receiving light increases
3. Vacancy - Assumes 7% in Year 1 & Market Rate Proforma
4. Credit Loss - Assumes 3% in Year 1 & Market Rate Proforma
5. Taxes - Based on Point of Sale Price (PP of $\$4,900,000 * 75% * 6% * \text{City Mill Rate}$)
6. Potential water meter individualization removing water bills at Greenwood Park

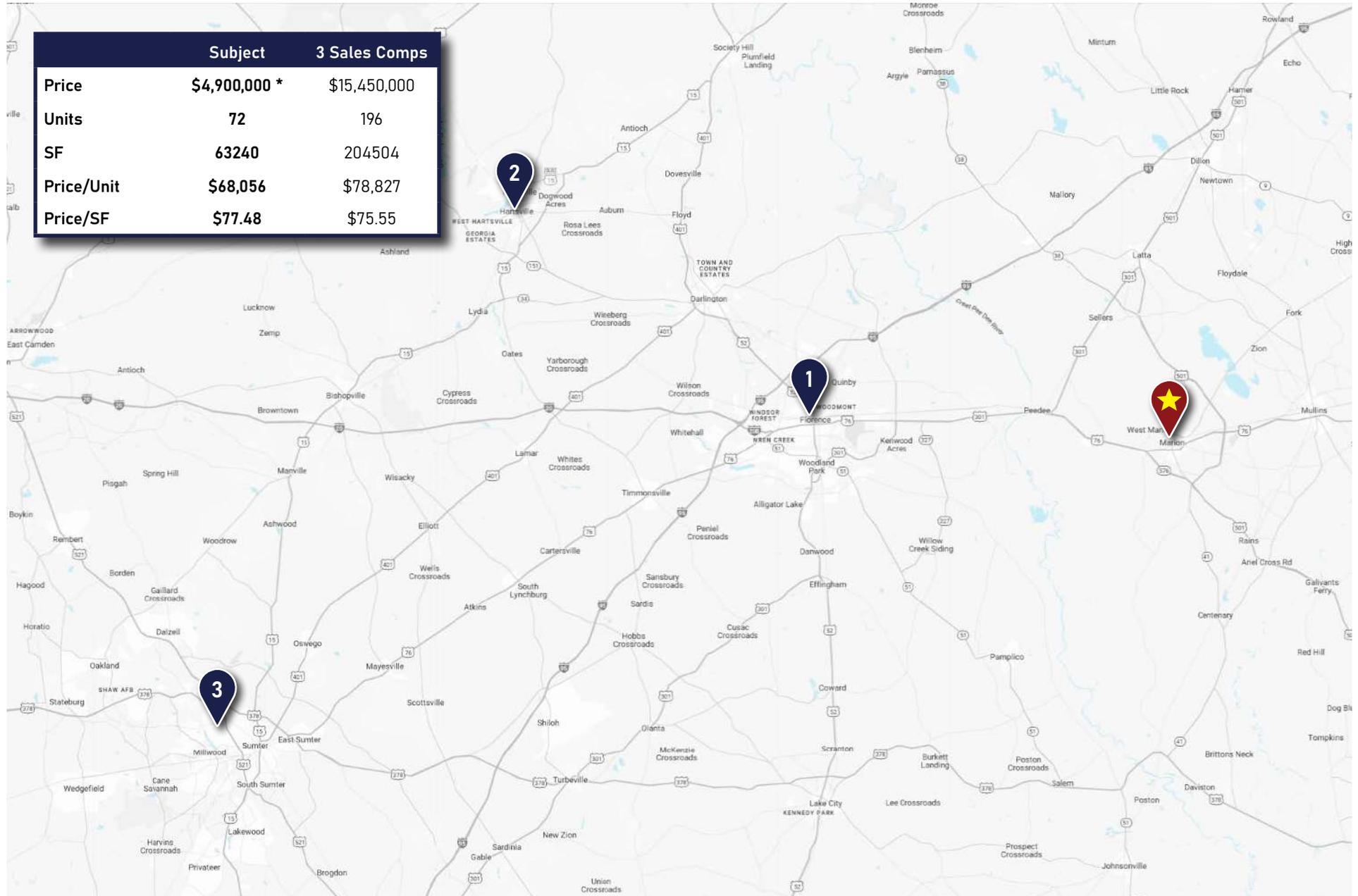
2025 MULTIFAMILY SALES COMPS



Address	2800 Plaza Court & 1702-1708 Tubello Court	805 W Darlington Street	236 Swift Creek Rd	1121 Alice Drive
City	Marion	Florence	Hartsville	Sumter
State	SC	SC	SC	SC
Year Built	1998 & 1989	1950	1994	1979
Property Type	Multifamily	Multifamily	Multifamily	Multifamily
Sale Date		4/17/25	7/28/25	5/30/25
Sale Price	\$4,900,000*	\$4,600,000.00	\$3,600,000.00	\$7,250,000.00
Units	72	48	48	100
SF	63240	36000	38400	130104
Price/Unit	\$68,056	\$95,833	\$75,000	\$72,500
Price/SF	\$77.48	\$127.78	\$93.75	\$55.72

* Asking Price

2025 MULTIFAMILY SALES COMPS MAP



* Asking Price

STRATEGIC ACCESSIBILITY TO KEY SOUTHEASTERN AIRPORTS

Marion provides exceptional accessibility to some of the Southeast's major airports. Conveniently providing access for investors nationwide to complete site visits and meet with the in-house team when needed.

MYRTLE BEACH INTERNATIONAL AIRPORT (MYR)

Situated just 50 miles from Marion, Myrtle Beach International Airport provides convenient air travel options for residents and visitors alike. Known for its wide range of domestic flights, MYR enables easy travel to and from the coastal regions.

CHARLESTON INTERNATIONAL AIRPORT (CHS)

Charleston International Airport, located approximately 115 miles from Marion, is the largest and busiest airport in South Carolina. CHS offers a variety of flight options, including non-stop flights to major U.S. cities, enhancing the accessibility and desirability of living, and working in the inland Northeast South Carolina cities.

RALEIGH-DURHAM INTERNATIONAL AIRPORT (RDU)

Raleigh-Durham International Airport, around 153 miles from Marion, serves as a critical air service provider for North Carolina and the surrounding regions. RDU's comprehensive flight offerings, including numerous direct flights to major U.S. cities, provide another layer of connectivity for the communities of North and South Carolina.

CHARLOTTE DOUGLAS INTERNATIONAL AIRPORT (CLT)

As one of the busiest airports in the United States, Charlotte Douglas International Airport, located approximately 141 miles from Marion, offers extensive national and international flight options. CLT's proximity ensures that residents and investors have access to a global travel network, facilitating both personal and business travel needs with ease.



National Multifamily Corp. has been retained as the exclusive listing broker to arrange the sale of the Subject Property.

This Offering Memorandum contains selected information pertaining to the Property but does not purport to be all-inclusive or to contain all of the information that a prospective purchasers may require. All financial projections are provided for general reference purposes only and are based upon assumptions relating to the general economy, competition and other factors, which therefore, are subject to material change or variation. Prospective purchases may not rely upon the financial projections, as they are illustrative only. An opportunity to inspect the Property will be made available to qualified prospective purchasers.

In this Offering Memorandum, certain documents, including financial information, are described in summary form and do not purport to be complete or accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to review independently all documents.

This Offering Memorandum is subject to prior placement, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement, suitability or advice as to the value of the property by National Multifamily Corp. or the current Owner/Seller. Each prospective purchaser is to rely upon its own investigation, evaluation and judgement as to the advisability of purchasing the Property described herein.

Owner/Seller expressly reserve the right, at its sole discretion, to reject any or all expression of interest or offers and/or to terminate discussions with any party at any time with or without notice. Owner/Seller shall have no legal commitment or obligation to any purchaser reviewing this Offering Memorandum or making an offer on the property unless a written agreement for the purchase of the Property has been fully executed, delivered and approved by the Owner/Seller and any conditions to the purchaser's obligations therein have been satisfied or waived.

This Offering Memorandum may be used by parties approved by the Broker. The Property is privately offered, and by accepting this Offering Memorandum, the party in possession hereof agrees (i) to return it if requested and (ii) that this Offering Memorandum and its contents are of a confidential nature and will be held and treated in the strictest confidence. No portion of this Offering Memorandum may be copied or otherwise reproduced or disclosed to anyone without the prior written authorization of National Multifamily Corp. The terms and conditions set forth above apply to this Offering Memorandum in its entirety and all documents and other information provided in connection therewith.

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ABOUT NATIONAL MULTIFAMILY

National Multifamily exclusively focuses on the investment sales of multifamily and mixed-use properties. The company is based in New York and was launched by Matt Cawley in 2022. In addition to being licensed in New York, both President Matt Cawley and the company are additionally licensed in the states of Connecticut, Rhode Island, Massachusetts, New Hampshire, New Jersey, Pennsylvania, Colorado, Florida, Georgia, South Carolina and North Carolina.

SOUTH CAROLINA BROKER-IN-CHARGE



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