

DUPLEX INVESTMENT OFFERING



1121 Olympia Avenue

Columbia, South Carolina 29201



Contents

| | |
|---|-----|
| Company Overview & Disclaimer | 3 |
| Investment Overview Property Highlights | 4 |
| Sales Summary Lease Information | 5 |
| Regional Map | 6 |
| Local Aerials | 7-8 |
| Site Aerial | 9 |
| Floor Plan | 10 |
| Additional Photos | 11 |
| Rental Comparisons | 12 |
| Columbia, South Carolina | 13 |
| Demographics | 14 |



PRESENTED BY

Tyler Baldwin, III
Senior Brokerage Associate
803 834.7014 Ext. 105 (o)
803 261.6465 (c)
t3baldwin@cypresscommercial.com

ADDRESS

Cypress Commercial & Investment Real Estate
3101 Devine Street
Columbia, SC 29205

cypresscommercial.com

Company Overview

Cypress Real Estate Partners, LLC d/b/a Cypress Commercial & Investment Real Estate is an investment real estate brokerage firm that exclusively represents buyers and sellers of single-tenant income producing properties and shopping centers in the Carolinas and southeastern United States.

With over 80 years of investment real estate experience, Cypress has emerged as one of the top boutique investment real estate firms. Cypress' brokerage team prides itself on delivering superior client service while offering the most current and advanced marketing techniques in today's marketplace. Cypress has sold over \$1 billion in investment properties throughout the Carolinas and eastern half of the United States, representing both buyers and sellers in both metropolitan and rural marketplaces.

DISCLAIMER

It is the prospective purchaser's responsibility to conduct its own due diligence. The information contained in this brochure does not purport to be all-inclusive or to contain all of the information that a prospective purchaser may desire. Additional information and an opportunity to inspect the property will be made available to interested, qualified prospective purchasers. Owner and its representatives make no representation or warranty, express or implied, as to the accuracy or completeness of this information, and no legal commitments or obligations shall rise by reason of the contents herein. Cypress Real Estate Partners d/b/a Cypress Commercial & Investment Real Estate represents the Seller in this transaction.

The owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest by any entity at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing this information or making an offer to purchase subject property unless and until a written agreement for the purchase of the property has been fully executed, delivered and approved by the owner.

Investment Overview

HIGHLIGHTS

- NEW 2025 Construction Duplex
- Fully leased through July 2027
- 4 Bedrooms/4 Bathrooms in each unit
- Each unit also has a laundry room (w/ washer/dryer) , storage room and covered porch/balcony.
- Granite Countertops and Stainless Steel Appliances in Kitchen
- LVT and Tile flooring throughout
- Exterior mounted tankless water heaters
- Ceiling fans throughout
- Located 1.2 miles from the University of South Carolina (37,000+ Students)
- Walking distance to Williams Brice Stadium & Greek Village

Property Highlights



PROPERTY

Duplex- Student Housing

LOCATION

1121 Olympia Avenue, Units A & B, Columbia, SC 29201

COUNTY

Richland

ZONING

Residential- Multi-Family (R6)

CONSTRUCTION

2025 Construction; Hardie Plank Siding; Architectural Shingles

INFORMATION

This two story new construction duplex has 4 bedrooms and 4 bathrooms per unit. It is located in the Olympia/Mills area of Columbia and has become a popular area for student housing. The University of South Carolina is less than 2 miles from the property and it is walking distance to Williams Brice Stadium.



3,156

Square Feet
1,578 +/- SF Each Unit



0.14

0.14 +/- Acres



8

Parking Spaces



Sales Summary

PURCHASE PRICE
\$995,000

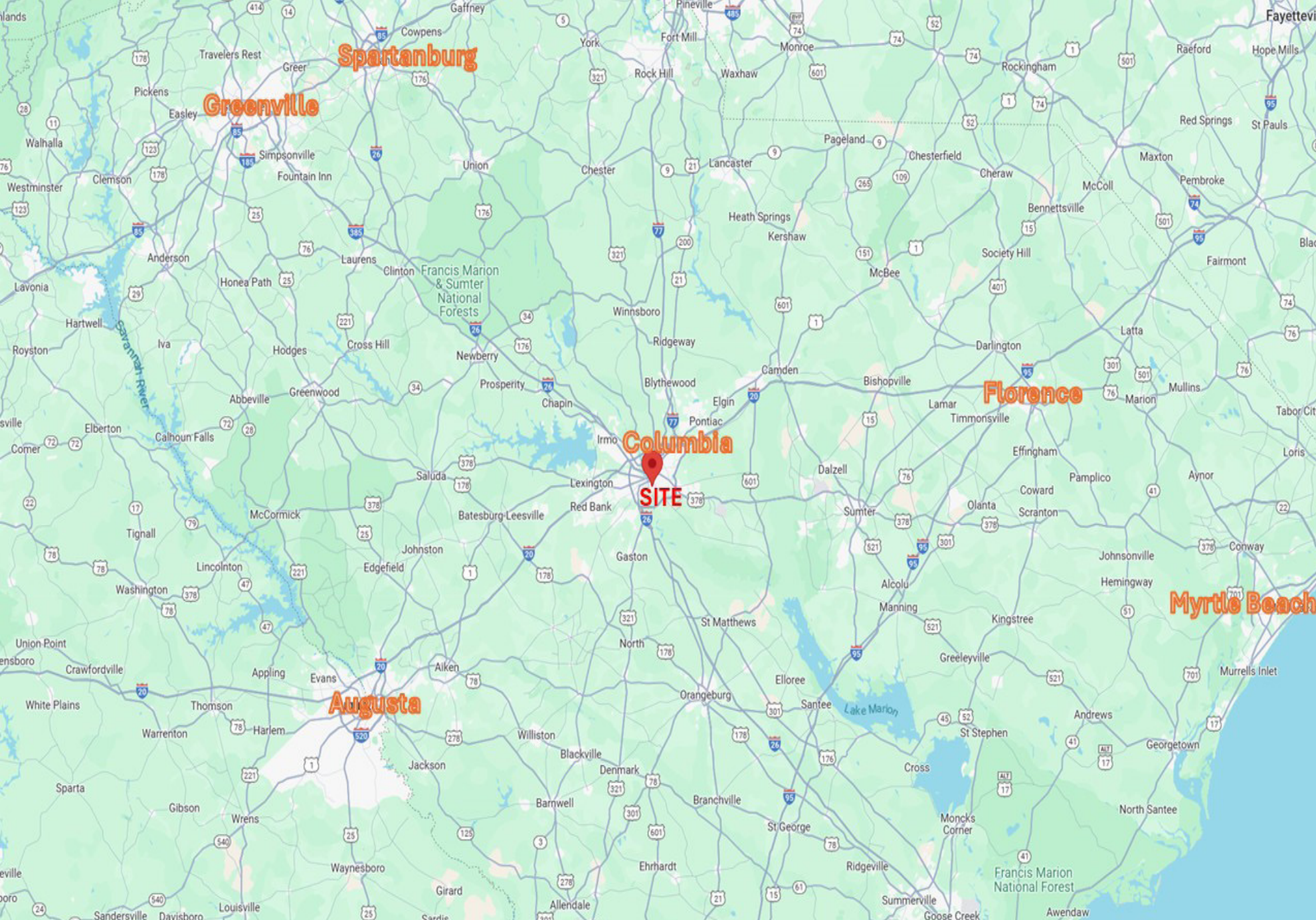
CAP RATE
6.9%

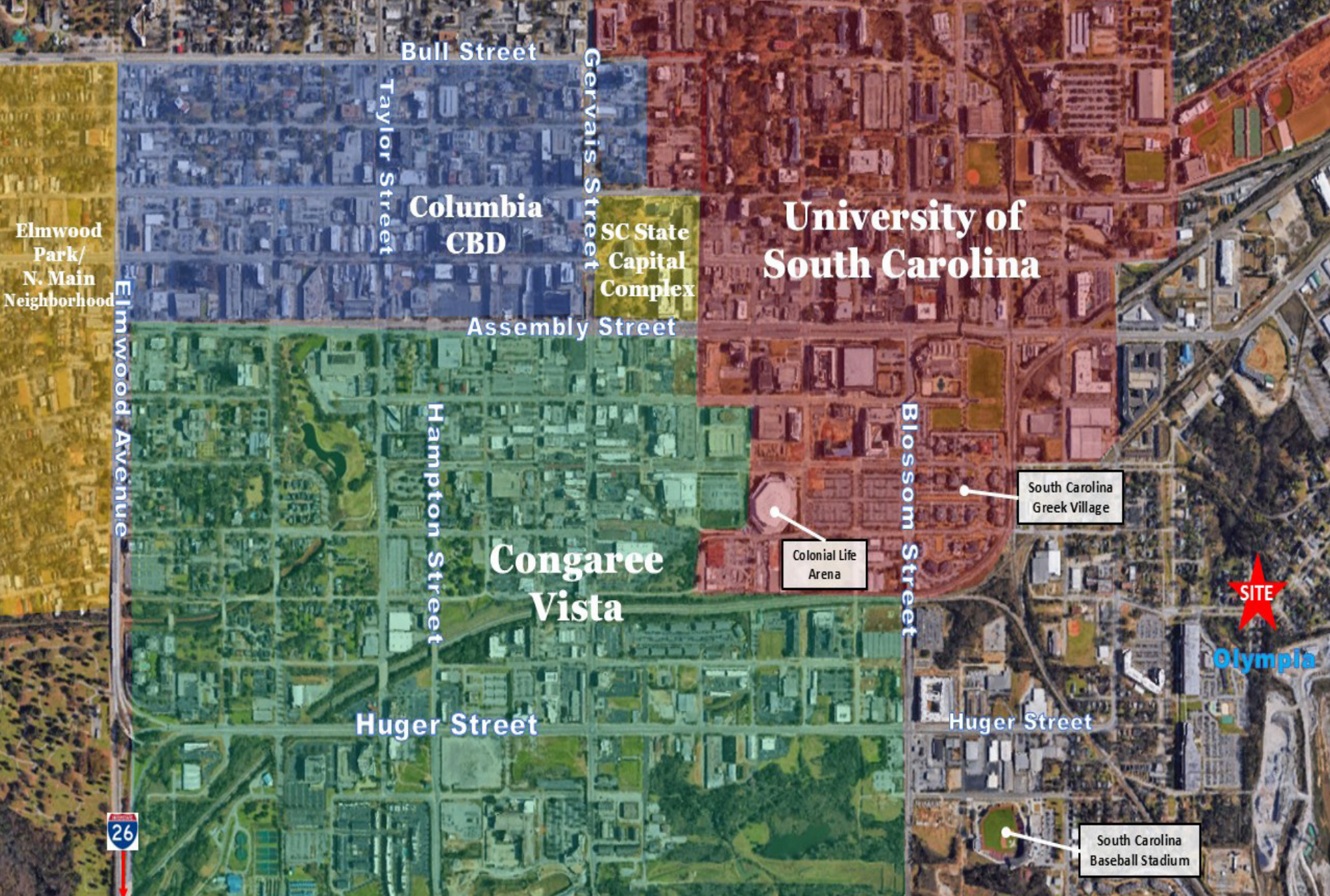
Lease Information

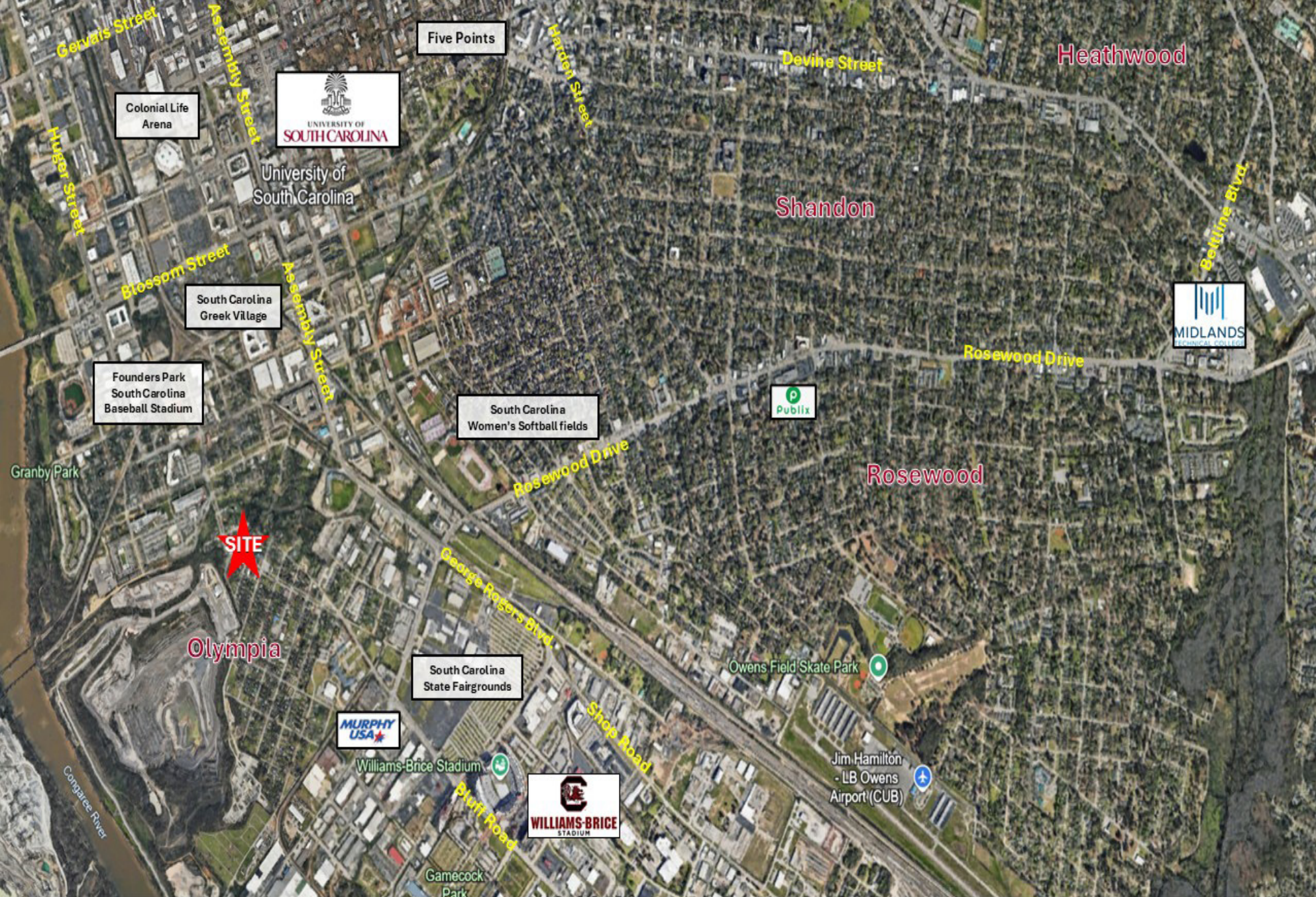
| | |
|------------------------------|--|
| TENANT | 2 Executed Leases |
| ANNUAL RENT | \$100,800 |
| RENT START DATE | 8/1/2025 |
| LEASE EXPIRATION DATE | 7/15/2027 |
| TENANT COSTS | Utilities |
| LANDLORD RESPONSIBILITIES | Property Taxes, Insurance & Lawn Maintenance |

Operating Statement

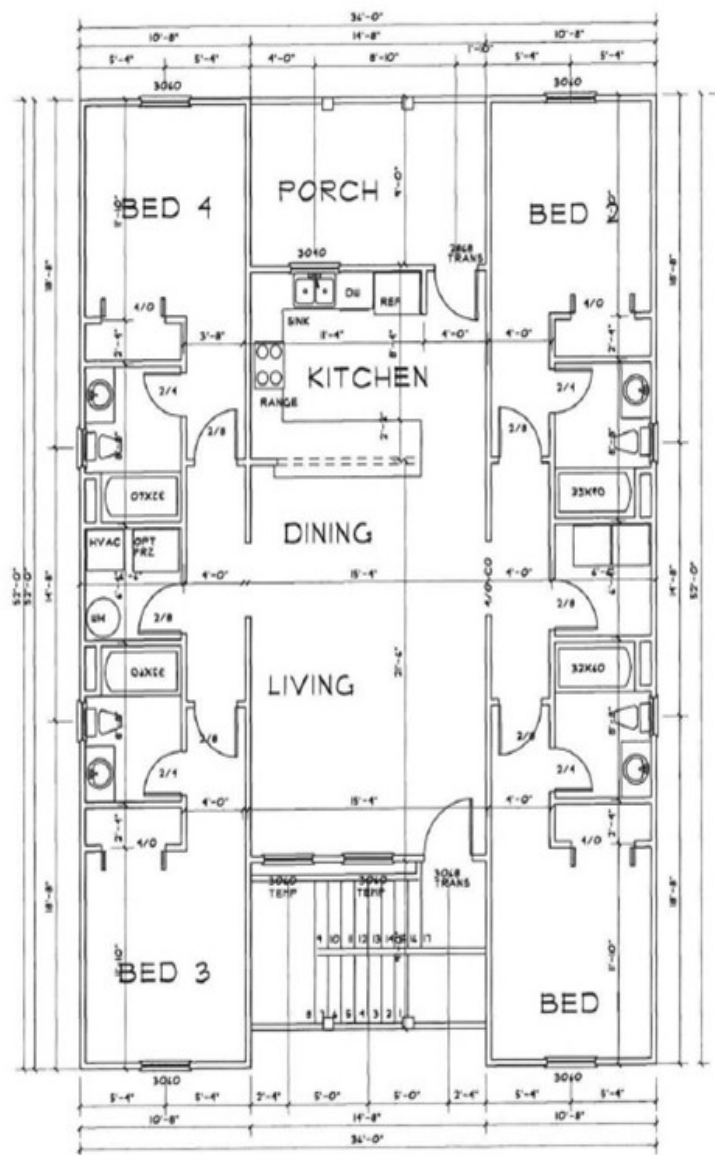
| | |
|------------------------|-----------|
| RENTAL INCOME | \$100,800 |
| Total Other Income | \$0 |
| GROSS INCOME | \$100,800 |
| Vacancy (4%) | \$4,032 |
| EFFECTIVE GROSS INCOME | \$96,768 |
| Property Taxes | \$13,500 |
| Insurance | \$2,227 |
| Management Fees (8%) | \$7,741 |
| Repairs & Maintenance | \$2,400 |
| Reserves | \$1,578 |
| TOTAL EXPENSES | \$27,446 |
| NET OPERATING INCOME | \$69,322 |





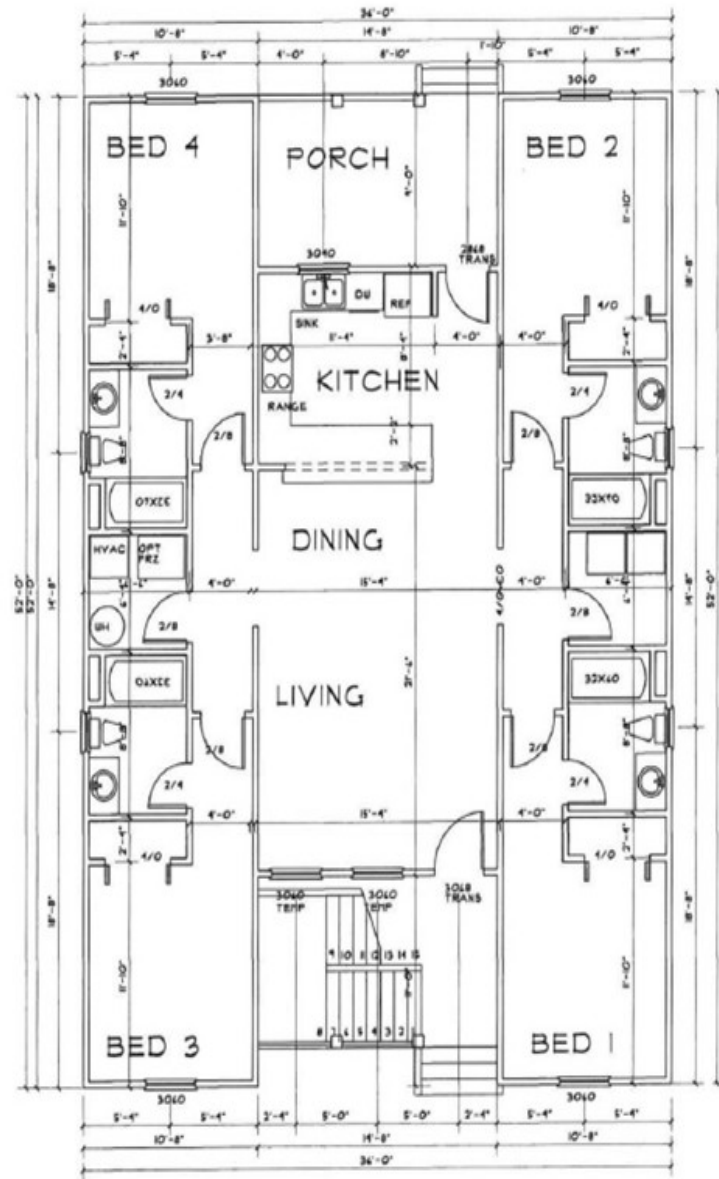






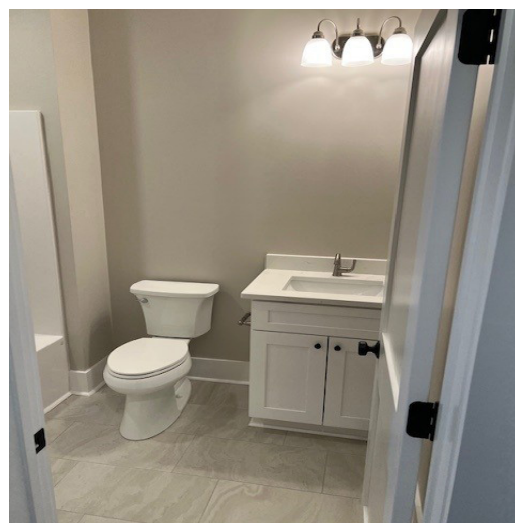
UPPER FLOOR PLAN

SCALE 1/4"=1'-0"

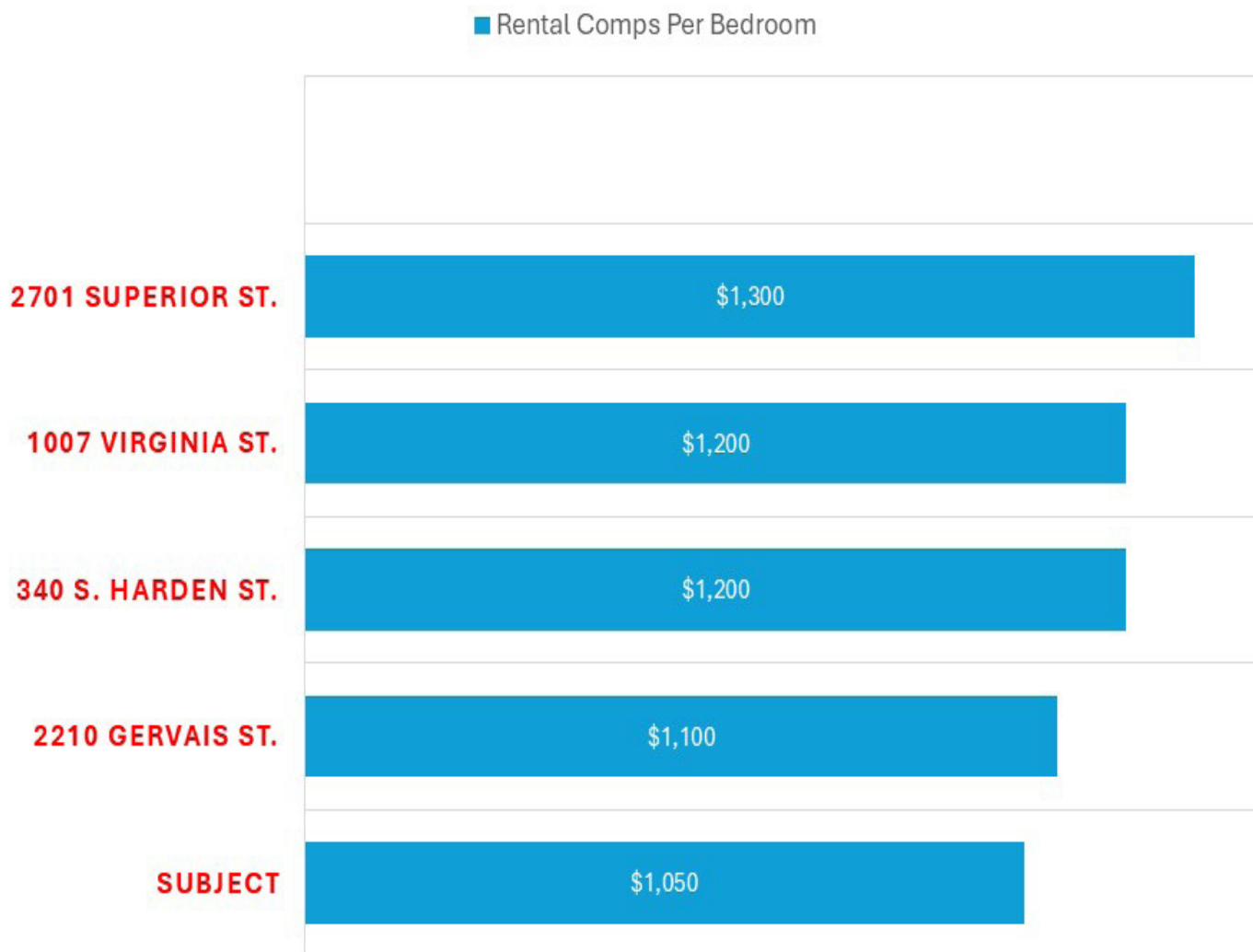


LOWER PLAN

SCALE 1/4"=1'-0"



SIMILAR RENTAL COMPARISONS



COLUMBIA

SOUTH CAROLINA

Columbia is the state capital and second most populated city in South Carolina with an MSA population of roughly 832,000 people. Columbia is the county seat of Richland County and located in the middle of the state at the junctions of Interstates 20, 77 and 26. The city was built on a strong foundation of state government (capital), the nation's largest Army training facility (Fort Jackson) and six major universities, most notably the University of South Carolina (37,000+ students).

TRANSPORTATION & CONNECTIVITY

Columbia is nationally ranked among the top five cities for highway connectivity with immediate access to I-77, I-26, I-20 and is a short drive from I-95. This provides convenient access to all of the bigger markets surrounding Columbia such as Charlotte, Charleston, Augusta, Atlanta, Greenville and more.

Columbia Metropolitan Airport (CAE) is the main commercial airport for the city and is located just 5 miles southwest of Columbia in Lexington County. The airport also serves as the southeast region cargo hub for UPS Airlines. Commercial rail service to Columbia is provided by both CSX and Norfolk Southern which maintains nearly 1,800 miles of track throughout the state. Passenger rail service is provided by Amtrak which has a station located on Pulaski Street near the Innovista District.



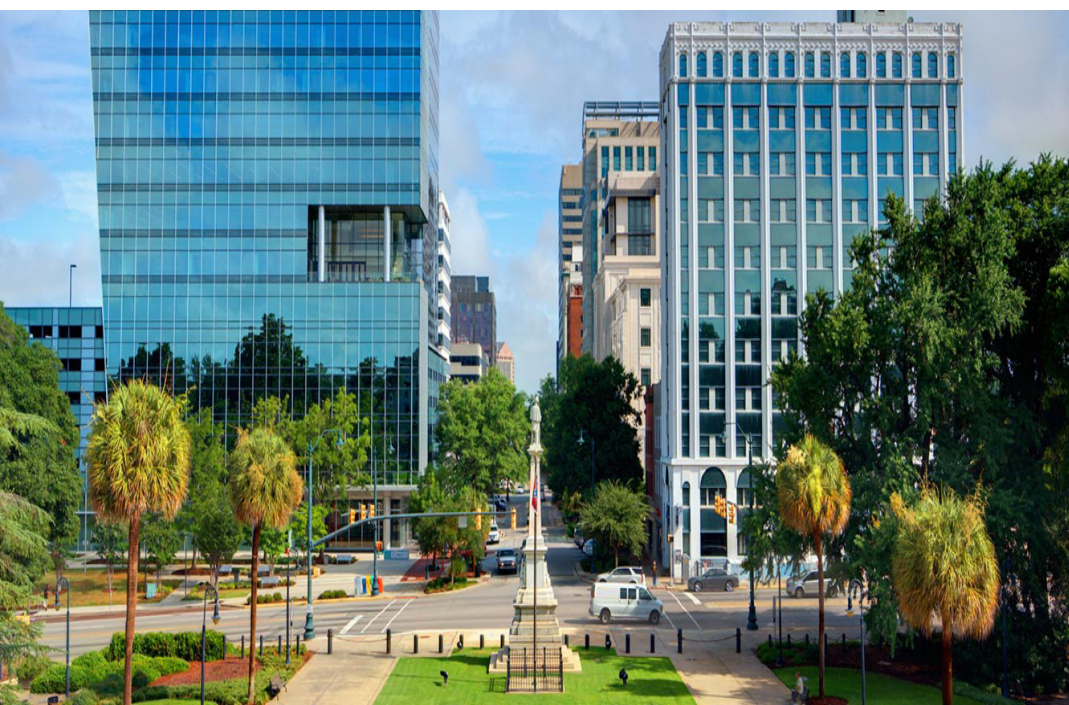
Small-Town
Charm



Convenient
Location



Family
Friendly



Demographics

Population

| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|-----------------------|--------|---------|---------|
| 2030 Projection | 11,033 | 75,413 | 155,934 |
| 2025 Population | 10,730 | 72,735 | 151,593 |
| 2020 Population | 10,409 | 70,313 | 147,279 |
| 2010 Population | 8,352 | 67,643 | 143,620 |
| Growth Rate 2010-2020 | 2.23% | 0.39% | 0.25% |
| Growth Rate 2020-2025 | 0.58% | 0.65% | 0.55% |
| Growth Rate 2025-2030 | 0.56% | 0.73% | 0.57% |

Households

| | | | |
|---------------------------------|-------|--------|--------|
| 2025 Total Households | 3,142 | 32,619 | 69,439 |
| 2030 Projected Total Households | 3,372 | 34,700 | 73,074 |
| 2010-2020 Annual Rate | 2.70% | 1.06% | 0.79% |
| 2020-2025 Annual Rate | 1.23% | 1.41% | 1.23% |
| 2025-2030 Annual Rate | 1.42% | 1.24% | 1.03% |

Average Income

| | | | |
|-------------------------------|----------|----------|----------|
| 2025 Median Household Income | \$20,893 | \$52,196 | \$57,133 |
| 2025 Average Household Income | \$45,897 | \$85,595 | \$90,075 |

