



Hilldale Apartments

Hilldale Drive, Sharpsburg, NC 27878 (Rocky Mount Submarket)

Contact:
Bill Strickland, CCIM, Broker
bstrickland@bipinc.com
336-369-5974



Contact:
Tim Knowles, Broker
tknowles@bipinc.com
336-541-5508
336-215-5716

Disclaimer Notice

Brown Investment Properties, Inc. has been chosen to exclusively represent the seller of this property as the "Listing Agent". There shall be no contact made with the seller or any staff of the seller regarding the sale, condition, or any other information about this property. Furthermore, there shall be no contact made with any of the tenants regarding the same.

Brown Investment Properties Inc. may provide you with a memorandum containing selected information pertaining to the business and operations of the Properties. Although the memorandum is reviewed by Brown Investment Properties, it does not purport to be all inclusive or contain all the information a prospective investor may desire. Brown Investment Properties nor any of its officers, employees or agents make any representation or warranty, express or implied, as to the accuracy or completeness of the memorandum or any of its contents and no legal liability is assumed or to be implied with respect thereto.

THE EVALUATION OF MATERIAL SHALL NOT BE DEEMED AS A REPRESENTATION OF THE STATE OF AFFAIRS OF THE PROPERTY OR CONSTITUTE AN INDICATION THAT THERE HAS BEEN NO CHANGE IN THE BUSINESS OR AFFAIRS OF THE PROPERTY SINCE THE DATE OR PREPARATION OF THE EVALUATION MATERIAL.

This property is being offered on an "AS IS" basis, with no representations or warranties by the Seller.



Hilldale Apartments

A 74-Unit Multi-Family Property

Property Overview

Brown Investment Properties, Inc. is pleased to offer **Hilldale Apartments** in Sharpsburg, NC which is in between Rocky Mount and Wilson, NC. This 74-unit property consists of duplexes, triplexes and quads that are all one-story with 2 bedrooms and one bath. The buildings are in one location on a loop road named Dale Drive on one side of the loop, and Hilltop Drive on the other side of the loop. Each building is on it's own parcel. It is approximately 8 miles to I-95, a major north/south interstate connecting the eastern United States. Residents who live in Sharpsburg typically commute to either Rocky Mount or Wilson, NC with an average commute of 27.9 minutes. The growing metro area of Raleigh, NC is approximately 40 miles west of Sharpsburg.

Nearby stores, restaurants and businesses include Family Dollar, Hardees, CarQuest Auto Parts, and the Southern Bank of Sharpsburg.

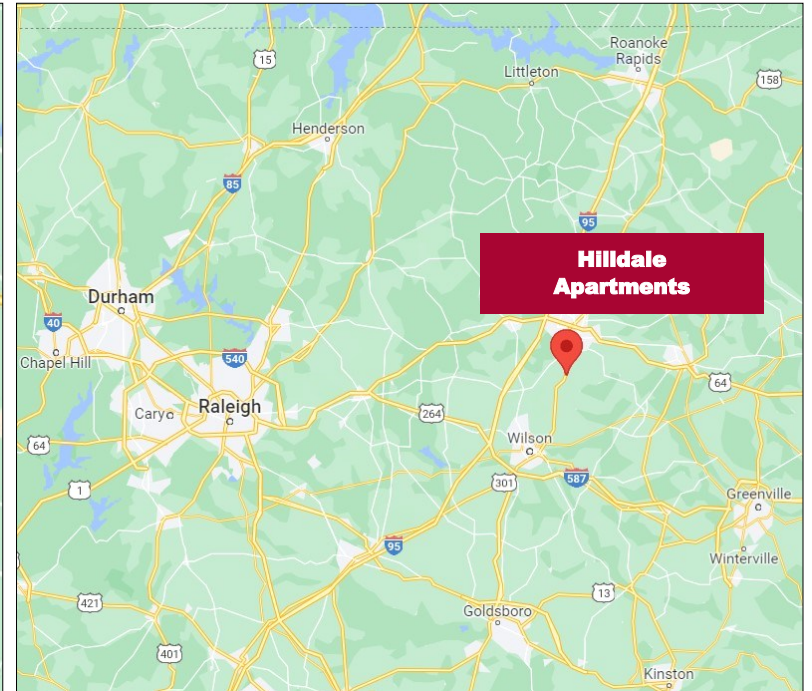
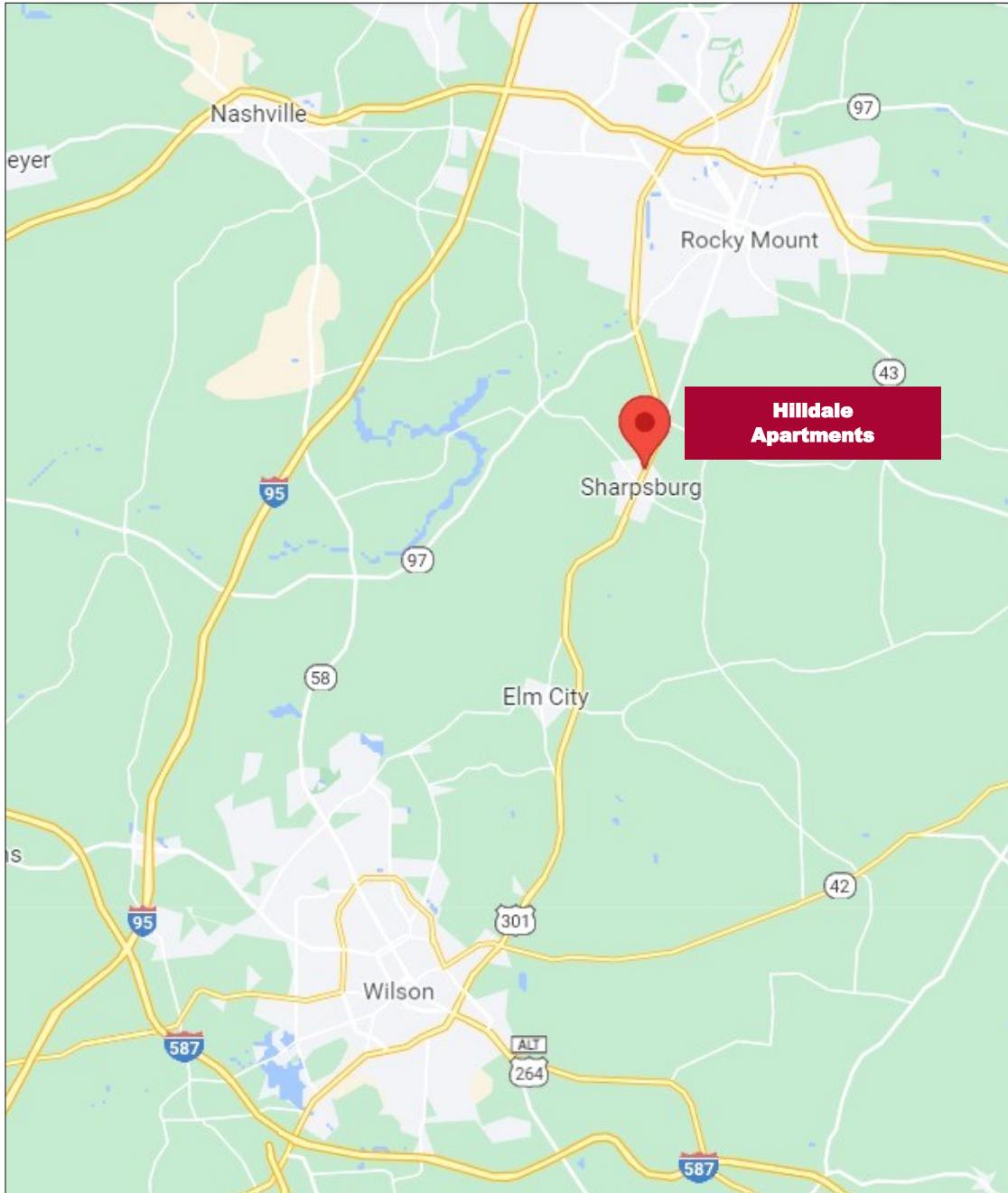
The rental rates vary with rents as high as \$650 per month to some units at \$375 per month. The lower rate units do not have central air which could provide a value add opportunity to an investor to install a new system.

This property will be shown by appointment only. Please contact Bill Strickland or Tim Knowles .

OFFERING SUMMARY

Offering Price	\$5,700,000
Number of Units	74
Price Per Unit	\$77,027
Occupancy	98.6%
Proforma NOI (with Reserves)	\$307,436
Proforma CAP Rate	5.4%
Financing Available	No

Regional Map



1007 Battleground Ave., Greensboro, NC 27408
336-379-8771 www.bipinc.com