



720 Ribaut Road, Beaufort, SC 29902

For Sale

PREPARED BY:

Charter One Realty | Commercial

1 Promenade St, Suite 101

Bluffton, SC 29910

(843) 815-0055

Michael Mark
843-812-6023
MMark@ccim.net



PROPERTY OVERVIEW

THE PROPERTY

720 Ribaut Road
Beaufort SC 29902

PROPERTY SPECIFICATIONS

| | |
|-----------------------|--------------------|
| Property Type: | Multi-Family |
| Acreage | 0.8 Acres |
| Lots | 1 |
| Location | Ribaut Rd Frontage |

PRICE

Sale Price: \$400,000

Property Description

Opportunity for income producing property. This complex of 6 apartments is very close to downtown Beaufort SC. The lot consists of four residential buildings with storage and a common area laundry facility. Rents have been kept very affordable and so there are seldom any vacancies. Currently managed by local management company. The lot is about .8 acres and less than 1 mile to the waterfront park. also close to hospital and technical college. At this price the property is being sold AS IS.

PROPERTY SPECIFICATIONS

| | |
|-------------------------|------------------|
| Buildings: | 3 |
| Number of Units: | 6 |
| Zoning: | T3-N |
| Zoning Entity: | City of Beaufort |



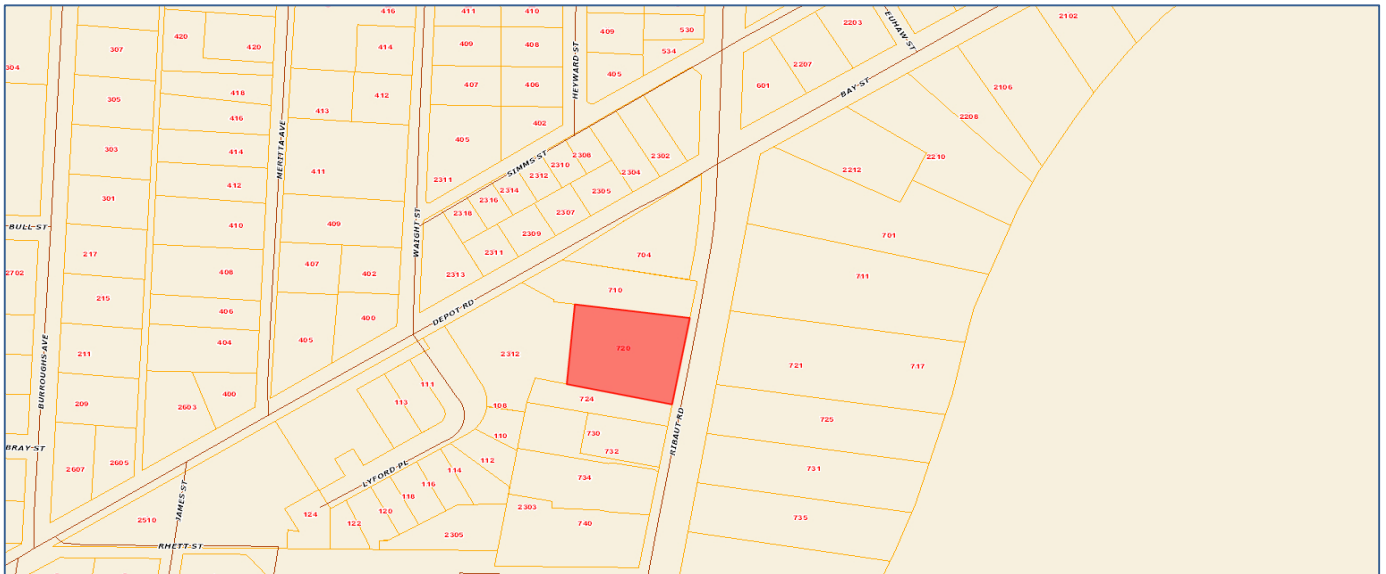
PROPERTY OVERVIEW

PROPERTY PHOTOS





TAX MAPS & AERIALS





Zoning – T3-N – City of Beaufort



T3–Neighborhood District (T3-N)

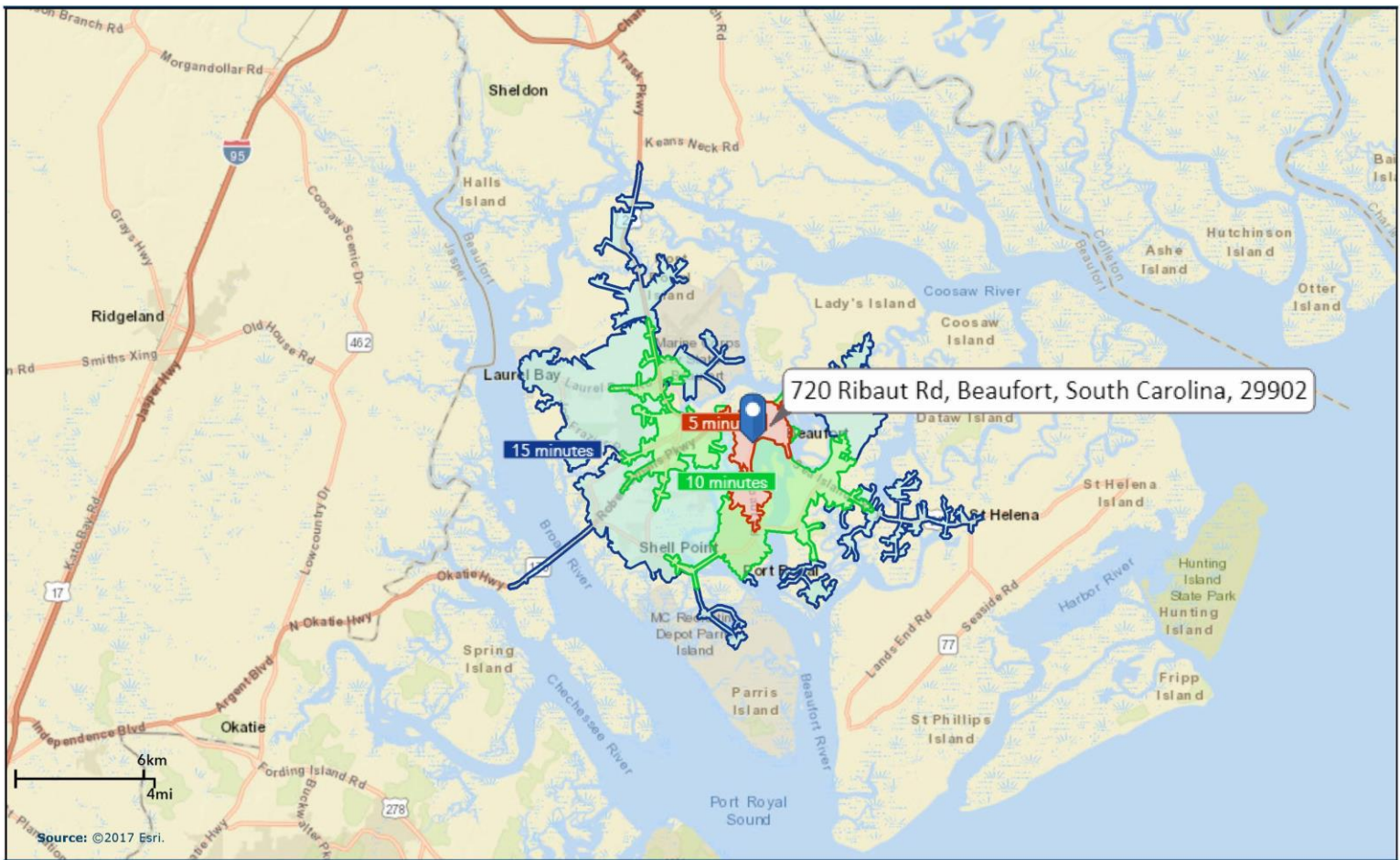
The T3-Neighborhood District is residential in character, and includes a mixture of residential and civic uses. Residential units are an assortment of sizes and types including cottages, small houses, two- and three-family dwellings, village houses, and cottage courts. Carriage houses, located behind single family homes, and on the interior of lots, may contain studios or other small businesses.



Drive Times:

720 Ribaut Road

Drive Time



June 01, 2018

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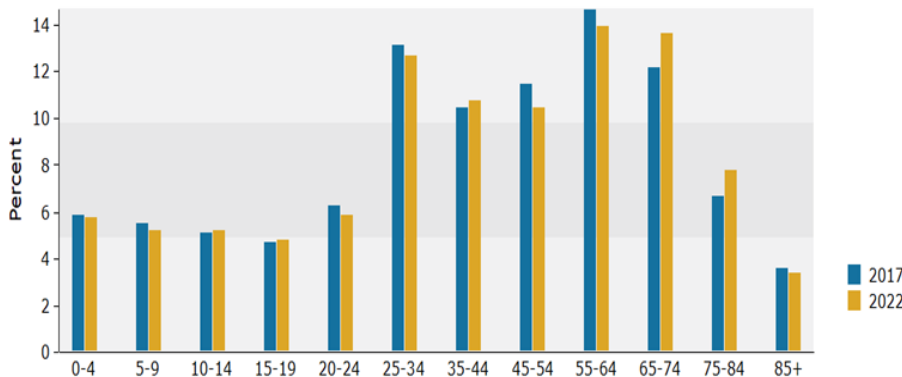


720 Ribaut Rd, Beaufort, South Carolina, 29902
 Drive Time: 5 minute radius

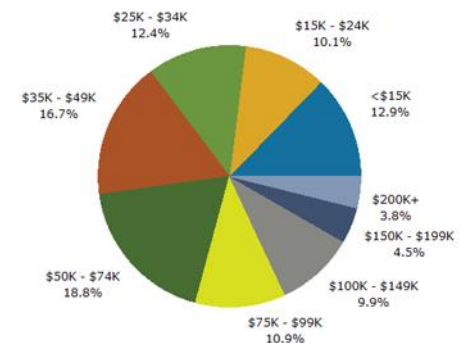
Prepared by Esri
 Latitude: 32.43049
 Longitude: -80.68652

| | 2011-2015 ACS Estimate | Percent | MOE(±) | Reliability |
|--|------------------------|---------|--------|-------------|
| RENTER-OCCUPIED HOUSING UNITS BY CONTRACT RENT | | | | |
| Total | 969 | 100.0% | 114 | ■■■ |
| With cash rent | 869 | 89.7% | 109 | ■■■ |
| Less than \$100 | 49 | 5.1% | 57 | ■ |
| \$100 to \$149 | 24 | 2.5% | 13 | ■ |
| \$150 to \$199 | 40 | 4.1% | 28 | ■ |
| \$200 to \$249 | 2 | 0.2% | 2 | ■ |
| \$250 to \$299 | 14 | 1.4% | 11 | ■ |
| \$300 to \$349 | 23 | 2.4% | 24 | ■ |
| \$350 to \$399 | 4 | 0.4% | 5 | ■ |
| \$400 to \$449 | 104 | 10.7% | 55 | ■■ |
| \$450 to \$499 | 75 | 7.7% | 21 | ■■ |
| \$500 to \$549 | 24 | 2.5% | 8 | ■■ |
| \$550 to \$599 | 27 | 2.8% | 13 | ■■ |
| \$600 to \$649 | 69 | 7.1% | 50 | ■ |
| \$650 to \$699 | 50 | 5.2% | 18 | ■■ |
| \$700 to \$749 | 104 | 10.7% | 50 | ■■ |
| \$750 to \$799 | 62 | 6.4% | 14 | ■■ |
| \$800 to \$899 | 153 | 15.8% | 42 | ■■ |
| \$900 to \$999 | 10 | 1.0% | 17 | ■ |
| \$1,000 to \$1,249 | 27 | 2.8% | 20 | ■ |
| \$1,250 to \$1,499 | 8 | 0.8% | 10 | ■ |
| \$1,500 to \$1,999 | 0 | 0.0% | 0 | |
| \$2,000 or more | 0 | 0.0% | 0 | |
| No cash rent | 101 | 10.4% | 69 | ■ |
| Median Contract Rent | \$635 | | N/A | |
| Average Contract Rent | N/A | | N/A | |
| RENTER-OCCUPIED HOUSING UNITS BY INCLUSION OF UTILITIES IN RENT | | | | |
| Total | 969 | 100.0% | 114 | ■■■ |
| Pay extra for one or more utilities | 969 | 100.0% | 114 | ■■■ |
| No extra payment for any utilities | 0 | 0.0% | 0 | |

Population by Age



2017 Household Income

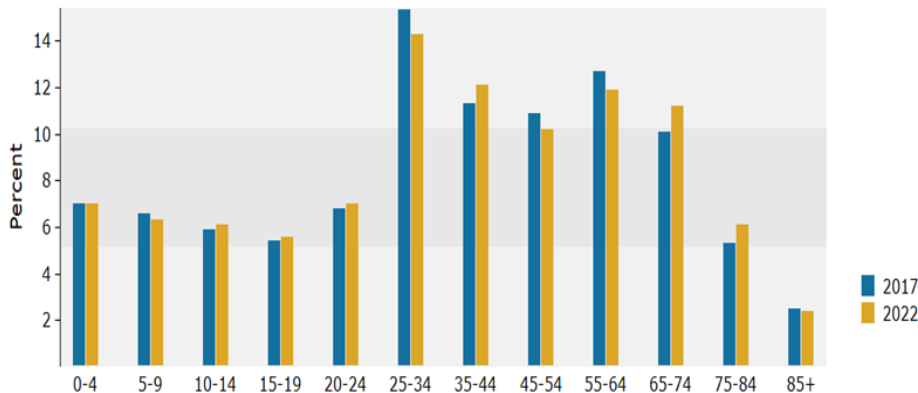




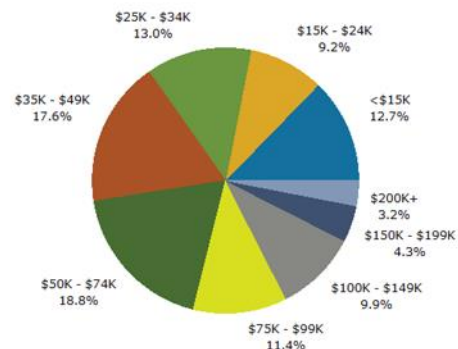
| | | |
|--|--|----------------------|
| 720 Ribaut Rd, Beaufort, South Carolina, 29902 | | Prepared by Esri |
| Drive Time: 10 minute radius | | Latitude: 32.43049 |
| | | Longitude: -80.68652 |

| | 2011-2015 ACS Estimate | Percent | MOE(±) | Reliability |
|--|---------------------------|---------|--------|-------------|
| RENTER-OCCUPIED HOUSING UNITS BY CONTRACT RENT | | | | |
| Total | 3,285 | 100.0% | 281 | ■■■ |
| With cash rent | 3,030 | 92.2% | 279 | ■■■ |
| Less than \$100 | 132 | 4.0% | 96 | ■ |
| \$100 to \$149 | 95 | 2.9% | 102 | ■ |
| \$150 to \$199 | 48 | 1.5% | 27 | ■ |
| \$200 to \$249 | 43 | 1.3% | 38 | ■ |
| \$250 to \$299 | 48 | 1.5% | 40 | ■ |
| \$300 to \$349 | 45 | 1.4% | 31 | ■ |
| \$350 to \$399 | 99 | 3.0% | 75 | ■ |
| \$400 to \$449 | 158 | 4.8% | 53 | ■ |
| \$450 to \$499 | 118 | 3.6% | 29 | ■ |
| \$500 to \$549 | 228 | 6.9% | 115 | ■ |
| \$550 to \$599 | 124 | 3.8% | 104 | ■ |
| \$600 to \$649 | 207 | 6.3% | 66 | ■ |
| \$650 to \$699 | 166 | 5.1% | 54 | ■ |
| \$700 to \$749 | 268 | 8.2% | 109 | ■ |
| \$750 to \$799 | 184 | 5.6% | 45 | ■ |
| \$800 to \$899 | 495 | 15.1% | 170 | ■ |
| \$900 to \$999 | 206 | 6.3% | 68 | ■ |
| \$1,000 to \$1,249 | 165 | 5.0% | 32 | ■■■ |
| \$1,250 to \$1,499 | 68 | 2.1% | 13 | ■■■ |
| \$1,500 to \$1,999 | 125 | 3.8% | 38 | ■ |
| \$2,000 or more | 6 | 0.2% | 7 | ■ |
| No cash rent | 255 | 7.8% | 124 | ■ |
| Median Contract Rent | \$701 | | N/A | |
| Average Contract Rent | N/A | | N/A | |
| RENTER-OCCUPIED HOUSING UNITS BY INCLUSION OF UTILITIES IN RENT | | | | |
| Total | 3,285 | 100.0% | 281 | ■■■ |
| Pay extra for one or more utilities | 3,243 | 98.7% | 281 | ■■■ |
| No extra payment for any utilities | 42 | 1.3% | 14 | ■ |

Population by Age



2017 Household Income



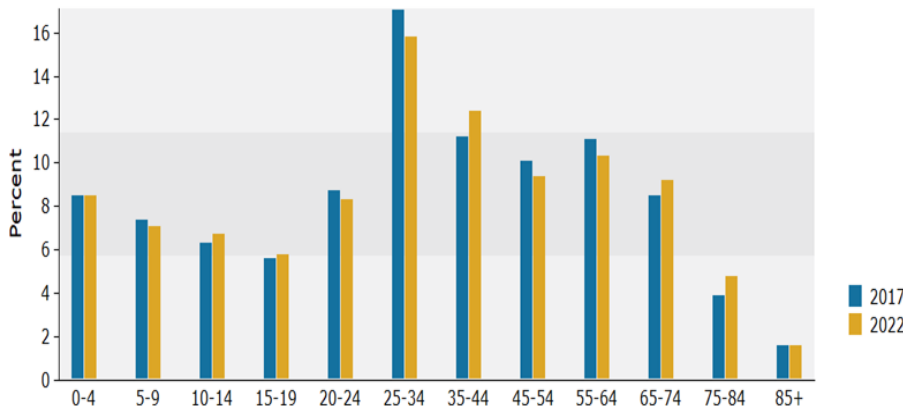


720 Ribaut Rd, Beaufort, South Carolina, 29902
Drive Time: 15 minute radius

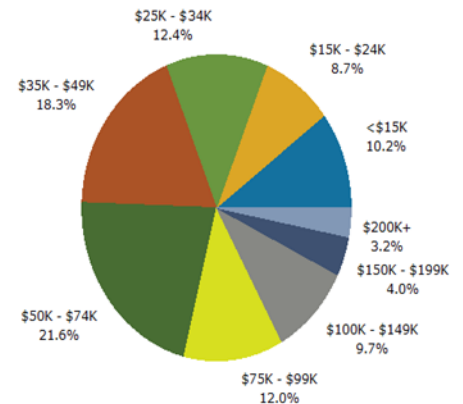
Prepared by Esri
Latitude: 32.43049
Longitude: -80.68652

| | 2011-2015 ACS Estimate | Percent | MOE(±) | Reliability |
|--|---------------------------|---------|--------|-------------|
| RENTER-OCCUPIED HOUSING UNITS BY CONTRACT RENT | | | | |
| Total | 7,169 | 100.0% | 509 | ■■■ |
| With cash rent | 6,710 | 93.6% | 497 | ■■■ |
| Less than \$100 | 233 | 3.3% | 131 | ■■ |
| \$100 to \$149 | 95 | 1.3% | 105 | ■ |
| \$150 to \$199 | 94 | 1.3% | 58 | ■ |
| \$200 to \$249 | 62 | 0.9% | 28 | ■ |
| \$250 to \$299 | 82 | 1.1% | 57 | ■ |
| \$300 to \$349 | 45 | 0.6% | 31 | ■ |
| \$350 to \$399 | 149 | 2.1% | 117 | ■ |
| \$400 to \$449 | 317 | 4.4% | 130 | ■ |
| \$450 to \$499 | 213 | 3.0% | 90 | ■ |
| \$500 to \$549 | 402 | 5.6% | 166 | ■ |
| \$550 to \$599 | 224 | 3.1% | 134 | ■ |
| \$600 to \$649 | 323 | 4.5% | 97 | ■ |
| \$650 to \$699 | 337 | 4.7% | 98 | ■ |
| \$700 to \$749 | 475 | 6.6% | 149 | ■ |
| \$750 to \$799 | 385 | 5.4% | 107 | ■ |
| \$800 to \$899 | 724 | 10.1% | 231 | ■ |
| \$900 to \$999 | 783 | 10.9% | 160 | ■ |
| \$1,000 to \$1,249 | 1,002 | 14.0% | 176 | ■■■ |
| \$1,250 to \$1,499 | 276 | 3.8% | 55 | ■ |
| \$1,500 to \$1,999 | 457 | 6.4% | 260 | ■ |
| \$2,000 or more | 32 | 0.4% | 11 | ■ |
| No cash rent | 459 | 6.4% | 179 | ■ |
| Median Contract Rent | \$789 | | N/A | |
| Average Contract Rent | N/A | | N/A | |
| RENTER-OCCUPIED HOUSING UNITS BY INCLUSION OF UTILITIES IN RENT | | | | |
| Total | 7,169 | 100.0% | 509 | ■■■ |
| Pay extra for one or more utilities | 6,313 | 88.1% | 498 | ■■■ |
| No extra payment for any utilities | 856 | 11.9% | 129 | ■■■ |

Population by Age



2017 Household Income





CHARTER ONE
REALTY

COMMERCIAL

CONTACT INFORMATION

For more information, please contact:



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