

# Foundry Yard Apartments - Offering Memorandum

Investment Highlights

Offering Price: \$17,000,000

Total Units: 120 units

Year Built: 2011

In-Place Occupancy: 94% occupancy

Net Operating Income: \$960,000

Foundry Yard Apartments is a 120-unit multifamily community located in Greenville, SC. Cash-flowing asset whose resident base is heavily concentrated in employees of a s

## Rent Roll Summary

Unit Type	Count	Avg SqFt	Market Rent
1BR/1BA	60	690	1500
2BR/2BA	60	980	1980

### Offering Notes

Approximately 60% of residents are employed by Carolina Logistics, the area's largest employer.

The single-employer tenant concentration creates correlated lease-rollover and vacancy risk if that employer downsizes or relocates.