FOR SALE- 8 UNITS

104 Pinata ct York SC 29745



SALE PRICE$650,000

Nicholas Lancetti
(980) 999-0399

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COLDWELL BANKER COMMERCIAL Realty

WHY COLDWELL BANKER COMMERCIAL

Owner. Occupier. Investor. Local business or global corporation. No matter who you are, the challenges remain the same.

The success of the CBC organization lies in its striking versatility. The organization deftly combines a powerful national presence with the agility of a regional market innovator. Each CBC affiliate office has the resources and insight to understand its local market and the expertise to convert this knowledge into tangible value for each client. The CBC organization's skillful professionals and nimble affiliate offices service a wealth of business categories in markets of any size, with clients ranging from established corporations to small businesses to individual investors.

- Acquisition and Disposition
- Capital Services & Investment Analysis
- Construction Management
- Corporate Services
- Distressed Assets
- Relocation Services
- Market Research & Analysis
- Property & Facilities Management
- Startups & Small Business
- Tenant Representation
- Landlord Representation

3,334
Affiliated Professionals
Based upon sales professionals designated as commercial in dash as of 12/31/24.

Presence in
158 offices, 45 Countries

Over 18,400
Transactions

$7.67 Billion
Sales Volume

$1.01 billion
Lease Volume

Based on Coldwell Banker Commercial transaction financial data in the U.S. Coldwell Banker and Coldwell Banker Commercial Networks 01/01/2024 - 12/31/2024

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8 Plex

104 Pinata Court York, SC 29745



PROPERTY DESCRIPTION

104 Pinata Court in York, SC presents a compelling multifamily investment opportunity with flexible potential for long-term income generation. This property offers investors the chance to acquire a multifamily asset in a market attractive to rental housing demand and portfolio growth. Its layout supports efficient operations and tenant appeal, while the site provides a practical setting for ownership, management, and future value enhancement. Ideal for investors seeking stable cash flow and upside potential, this offering combines a straightforward acquisition profile with the benefits of multifamily ownership.

EXTERIOR

NEW ROOF 2025

OFFERING SUMMARY

Sale Price:	$650,000
Number of Units:	8
Lot Size:	2.1 Acres
Building Size:	5,600 SF
NOI:	$41,989.00
Cap Rate:	6.46%

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,338	4,370	7,712
Total Population	3,831	11,675	20,373

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LOCATION DESCRIPTION

York offers a welcoming small-town setting with the everyday conveniences and community character that support long-term residential appeal. The area is known for its historic downtown, local dining, and neighborhood-serving retailers, creating an environment that feels both accessible and established. For investors, York's blend of charm and functionality contributes to its appeal as a place where residents can enjoy a balanced lifestyle.

Nearby points of interest include downtown York and its collection of local shops and restaurants, along with community destinations such as York Recreation Complex. The location also benefits from access to the broader York County area, adding to the market's overall connectivity and livability for multifamily residents.

EXTERIOR DESCRIPTION

New roof 2025

INTERIOR DESCRIPTION

7 of 8 units have been renovated: New flooring, New paint, New bathroom

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SUITE	BEDROOMS	BATHROOMS	SIZE SF	RENT	MARKET RENT	MARKET RENT / SF	SECURITY DEPOSIT	LEASE START	LEASE END
104	1	1	700 SF	$900	$1,100	$1.57	$850	8/1/2024	-
106	1	1	700 SF	$900	$1,100	$1.57	$850	8/1/2024	-
108	1	1	700 SF	$950	$1,100	$1.57	-	7/1/2025	-
110	1	1	700 SF	$1,100	$1,100	$1.57	-	11/10/2025	-
112	1	1	700 SF	-	$1,100	$1.57	-	-	-
114	1	1	700 SF	$850	$1,100	$1.57	-	12/1/2023	-
116	1	1	700 SF	$900	$1,100	$1.57	-	12/1/2023	-
118	1	1	700 SF	-	$1,100	$1.57	$850	-	-
TOTALS			**5,600 SF**	**$5,600**	**$8,800**	**$12.56**	**$2,550**		
AVERAGES			**700 SF**	**$933**	**$1,100**	**$1.57**	**$850**		

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INCOME SUMMARY	PINATA	PER SF	PER UNIT
GROSS INCOME	$67,200	$12.00	$8,400.00

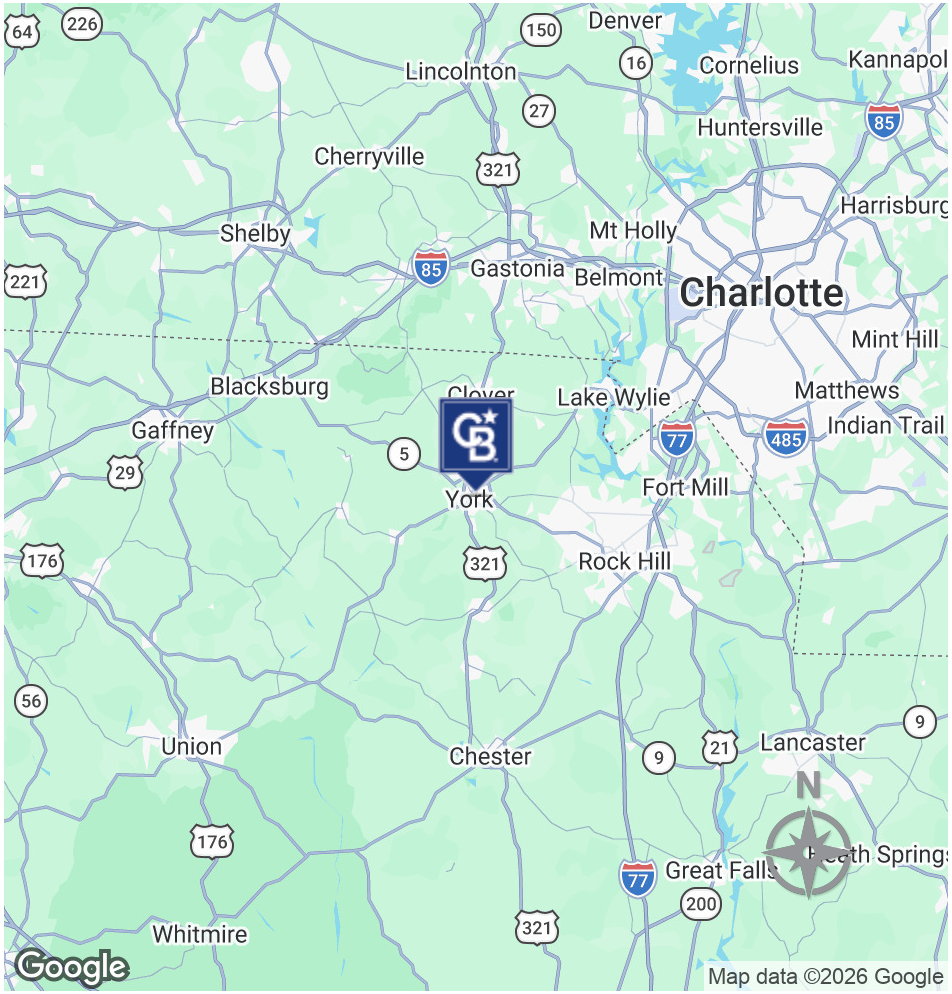
EXPENSES SUMMARY	PINATA	PER SF	PER UNIT
Insurance	$6,500	$1.16	$812.50
Taxes	$10,451	$1.87	$1,306.38
Property Management	$4,000	$0.71	$500.00
Landscaping	$900	$0.16	$112.50
OPERATING EXPENSES	$21,851	$3.90	$2,731.38
NET OPERATING INCOME	$41,989	$7.50	$5,248.63

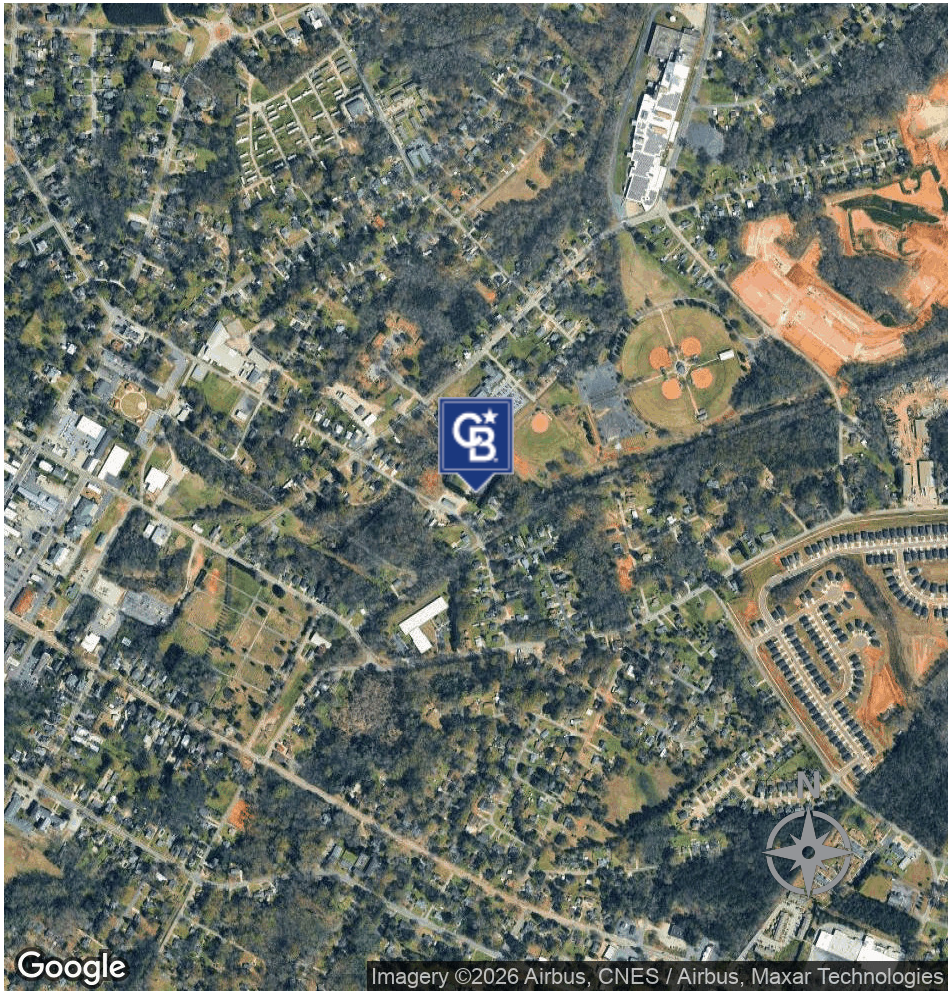
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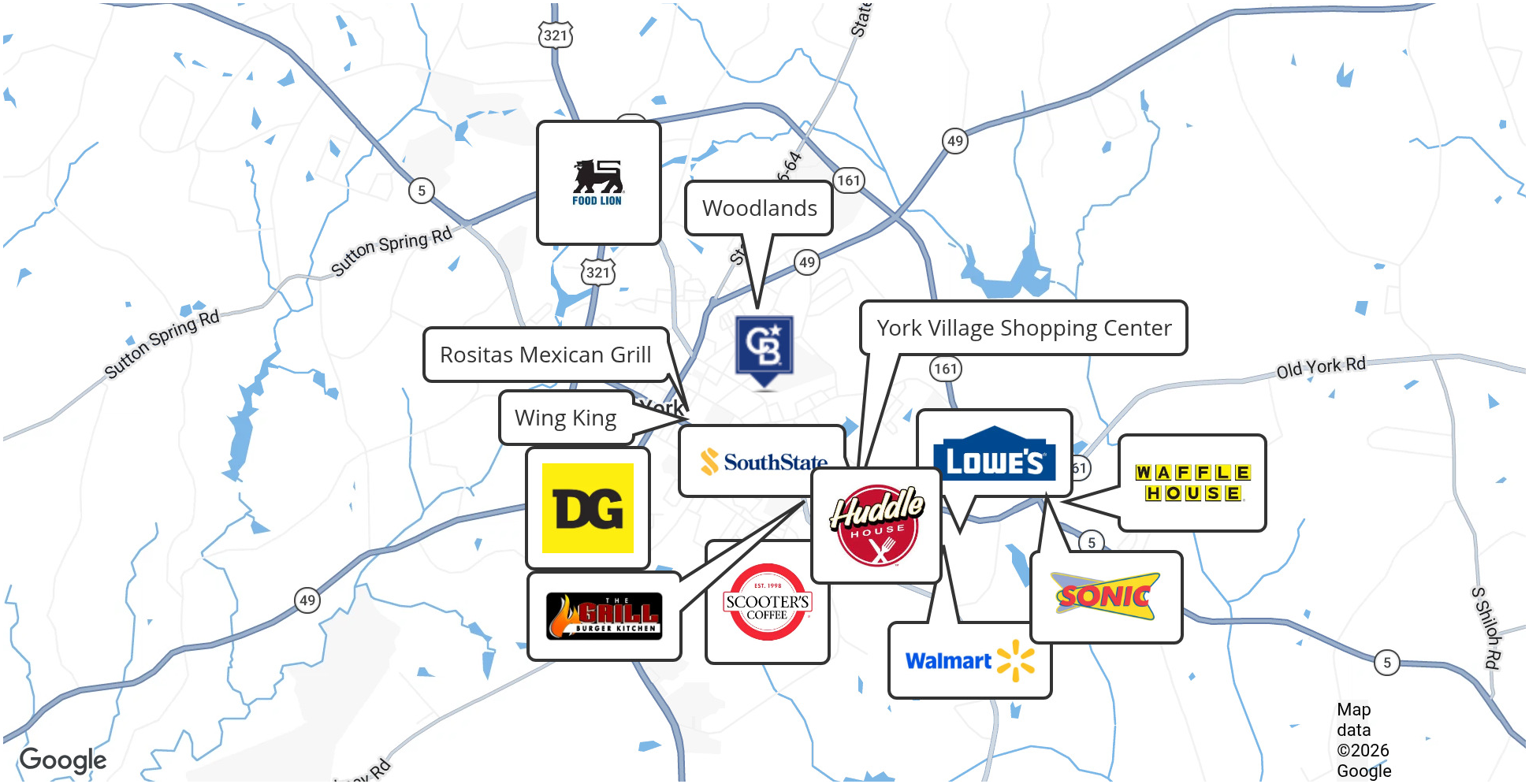


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Retailer Map

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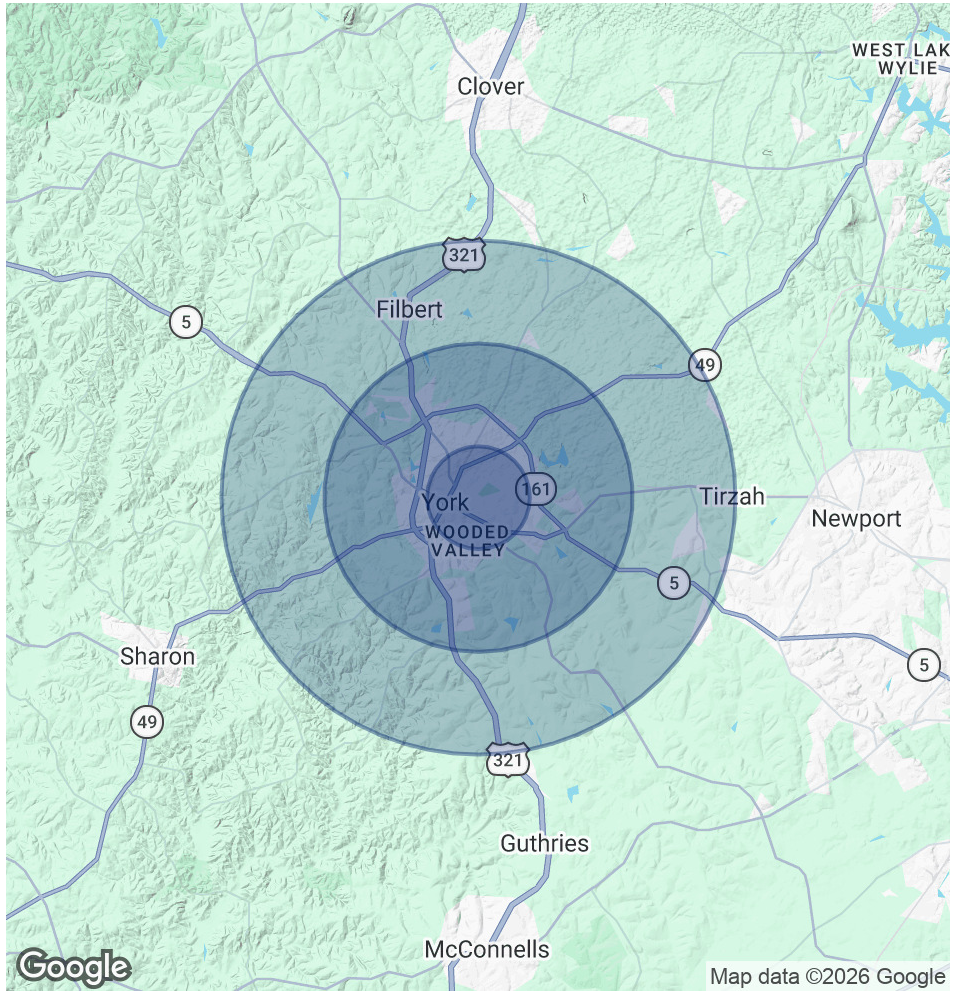
Demographics

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,831	11,675	20,373
Average Age	33.8	37.6	40.2
Average Age (Male)	32.3	34.8	39.2
Average Age (Female)	31.1	39	41.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,338	4,370	7,712
# of Persons per HH	2.9	2.7	2.6
Average HH Income	$64,192	$68,202	$75,302
Average House Value	$166,266	$178,261	$209,638

2023 American Community Survey (ACS)



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The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

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Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.

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Call Today to book your Tour!

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