



# UPPER KING STREET PORTFOLIO OPPORTUNITY ZONE CHARLESTON, SOUTH CAROLINA

**Portfolio Asking Price = \$16,200,000**

## PORTFOLIO INFORMATION

### EXISTING IMPROVEMENTS

561 King St	±2,200 SF Retail Building	Charlestowne Tobacco & Wine
563 King St	±3,700 SF Retail Building	HoM Restaurant
9 Cannon St	±1,200 SF Retail Building	Candy Shop Vintage
11 Cannon St	± 660 SF Retail Building	Babbas Restaurant
563 King St	±5,300 SF Apartment Building	6 Short-Term Rentals
13-15 Cannon St	±3,300 SF Apartment Building	4 Short-Term Rentals

### DEVELOPABLE LAND

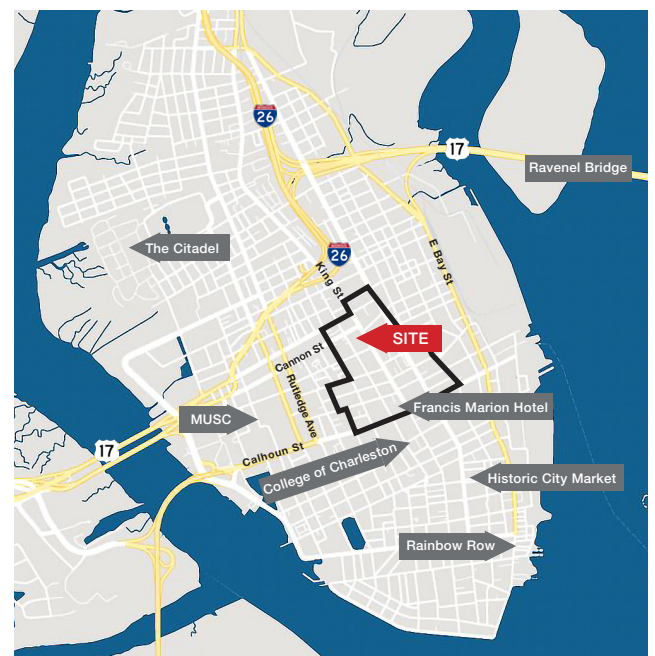
563 King St	±0.14 Acres 31 Parking Spaces Fully Permitted and Approved Apartment Development
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## VALUATION SUMMARY

Existing Retail Revenue	\$328,643
Existing STR Revenue	\$571,497
Total Operating Expenses	\$220,486
<b>NET OPERATING INCOME</b>	<b>\$679,653</b>
CAP Rate	5.00%
Improvements Value	\$13,593,059
Developable Land Value	\$2,606,941
<b>Asking Price</b>	<b>\$16,200,000</b>

## INVESTMENT HIGHLIGHTS

- Located in one of the country's most desirable **Opportunity Zones**
- **Income producing** and construction ready
- Portfolio includes **fully permitted and approved 21 unit apartment development** (at Buyers option), allowing a Buyer to take full advantage of the Opportunity Zone tax benefits
- **Irreplaceable location** at the corner of King and Cannon Streets in Downtown Charleston



■ OPPORTUNITY ZONE



**PROPERTY TOUR**

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The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase.

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