

## LEVEL 9 REALTY,LLC

1615 Forum Place,  
Suite 3A.  
West Palm Beach,  
Florida 33401

 +1848-219-4941

 +1561-683-1559

[hmurcia@level9realty.com](mailto:hmurcia@level9realty.com)



# About LEVEL 9 REALTY,LLC

- *Level 9 Realty is located in West Palm Beach, Florida. Our mission is to support, guide and work closely with Commercial, Industrial, Residential and Developers be successful during their portfolio growth.*
- *LEVEL 9 REALTY, LLC is the exclusive Broker of the World Trade Center Barranquilla, Colombia. and the World Trade Center for West Palm Beach.*
- *LEVEL 9 REALTY, LLC; is one of the most prestigious Boutique style Real Estate Offices in the Country.*



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# Parkside Villas. Shelby, NC

- 96 Apartment Complex.
- 9 acres
- 7.64% CAP



Shelby , North Carolina

6 Buildings with 16 apartments per building

88 Renovated units ( 100% RENEVATED)

8 Units under renovation

Laundry Facilities-9 Washers and 12 Dryers

Rental Office

92 % occupancy- Charlotte area cliental

Maintenance Shop

Acres : 9

96 APARTMENTS

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All property showings are by appointment with registered clients only.

Purchaser must cooperate with 2% commission fee of the sales price.

Please consult your LEVEL 9 REALTY,LLC agent for more details.

➤ID Murcia-0518.



+1848-219-4941



+1561-683-1559



hmurcia@level9realty.com



ID Murcia-0518.

**PARKSIDE VILLAS - Shelby, NC**



+1848-219-4941



+1561-683-1559



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## INVESTMENT OVERVIEW:

**Level 9 Realty** is proud to offer a qualified investor a value add investment opportunity. Parkside Villas is a 96 unit apartment community in Shelby, North Carolina. The **Community** consists of 20 1 Bed / 1 Bath, 56 2 Bed / 1.5 Bath and 20 3 Bed 2.5 Bath apartments. The current owner has renovated 80 of the 96 units with one building (8 two bed and 8 three bed units) ready to continue renovation. The renovations included : new kitchens, bathrooms, flooring, appliances, doors and painting. 80% of the tenants Charlotte area.

### INVESTMENT HIGHLIGHTS

- ✓ **Renovated**
- ✓ **Strong return**
- ✓ **Diverse unit mix**



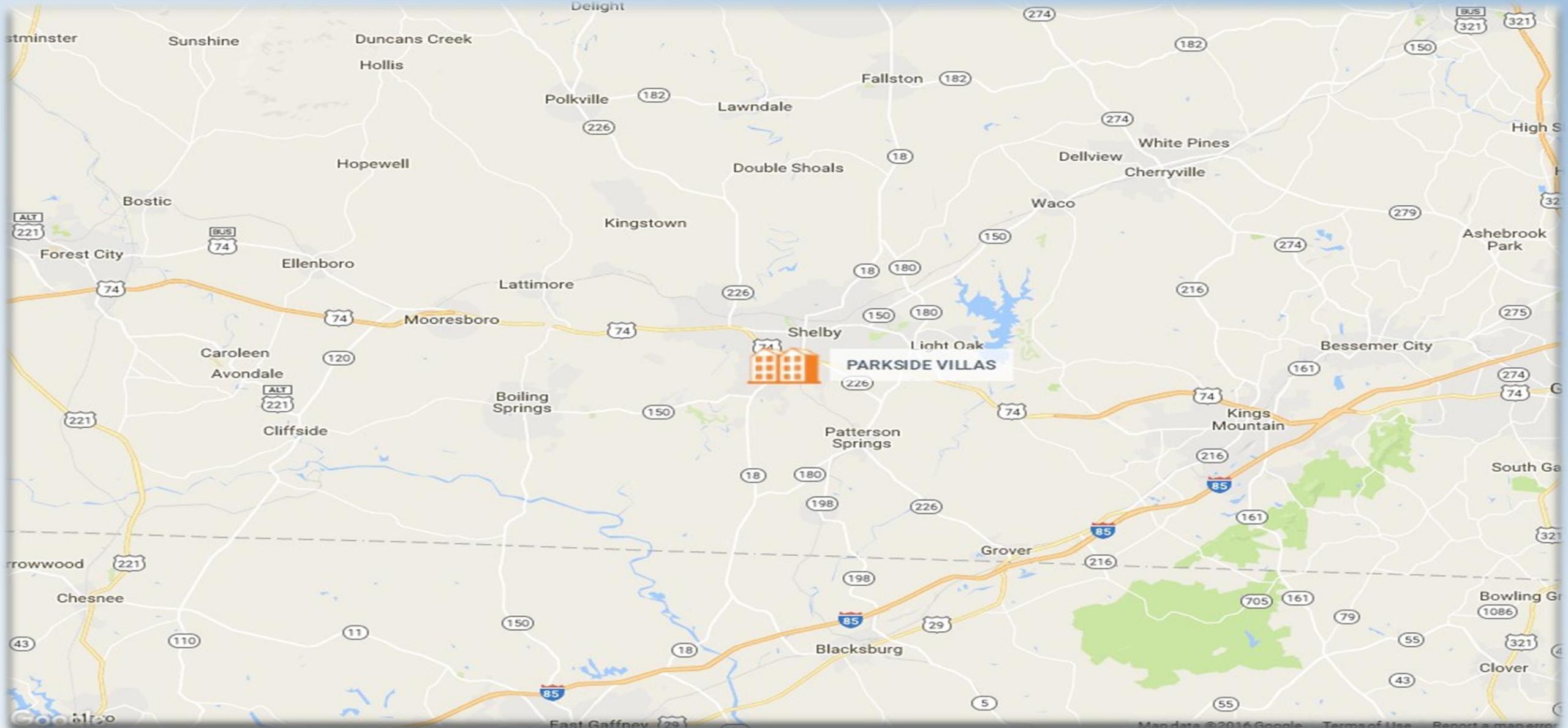
+1848-219-4941



+1561-683-1559



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# REGIONAL MAP



+1848-219-4941



+1561-683-1559



hmurcia@level9realty.com

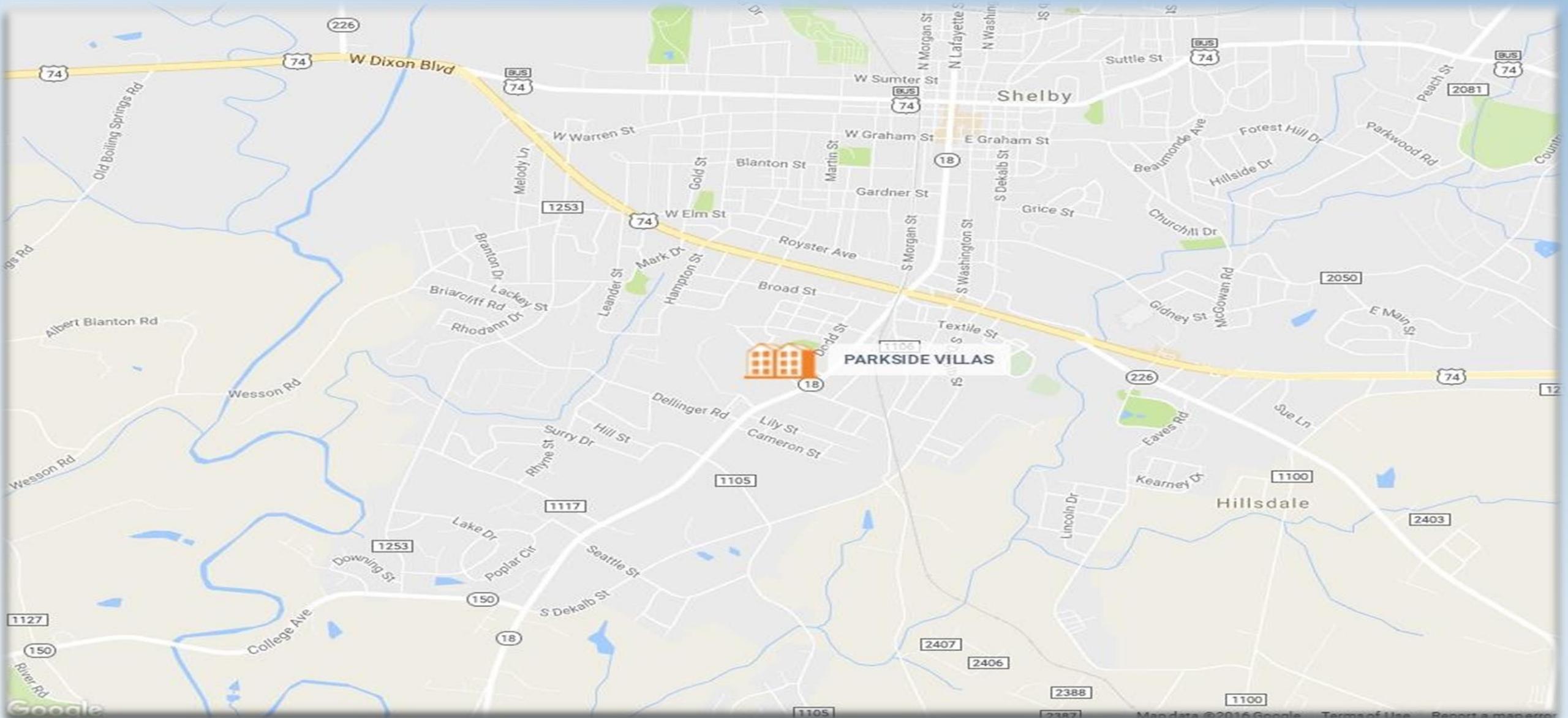
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HOFFMAN MURCIA M.E. RE/CD PRO  
SALES AND BUSINESS DEVELOPMENT ASSOCIATE

1016 FORUM PLACE SUITE 3A  
WEST PALM BEACH, FLORIDA 33401

1828-219-4941  
HMURCIA@LEVEL9REALTY.COM  
WWW.LEVEL9REALTY.COM



## LOCAL MAP

ID Murcia-0518



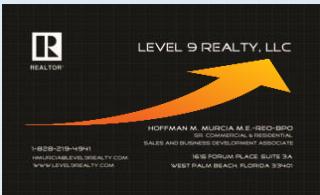
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+1561-683-1559



hmurcia@level9realty.com

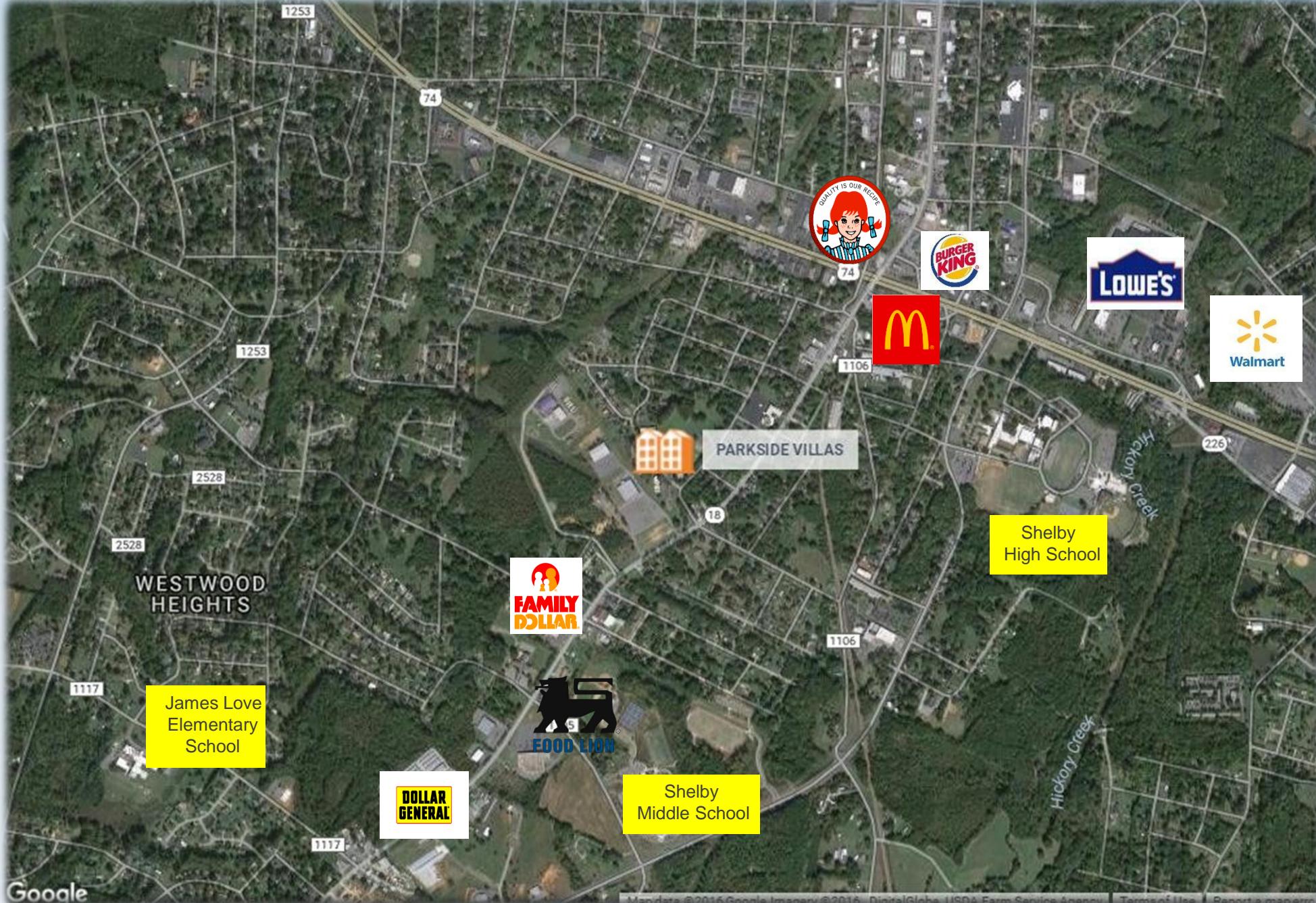


HOFFMAN M. MURCIA, M. REID BRO  
SALES AND BUSINESS DEVELOPMENT ASSOCIATE  
LEVEL 9 REALTY, LLC  
1615 FORUM PLACE SUITE 3A  
WEST PALM BEACH, FLORIDA 33401

## PARKSIDE VILLAS

### ➤ AERIAL PHOTO

ID Murcia-0518.



+1848-219-4941



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# DEMOGRAPHICS



## Race and Ethnicity

The current year racial makeup of your selected area is as follows: 63.23% White, 32.46% Black, 0.03% Native American and 0.72% Asian/Pacific Islander. Compare these to US averages which are: 70.98% White, 12.77% Black, 0.19% Native American and 5.25% Asian/Pacific Islander. People of Hispanic origin are counted independently of race.

People of Hispanic origin make up 3.66% of the current year population in your selected area. Compare this to the US average of 17.53%.



## Housing

The median housing value in your area was \$104,290 in 2015, compare this to the US average of \$185,104. In 2000, there were 9,241 owner occupied housing units in your area and there were 4,809 renter occupied housing units in your area. The median rent at the time was \$349.



## Employment

In 2015, there are 18,974 employees in your selected area, this is also known as the daytime population. The 2000 Census revealed that 46.77% of employees are employed in white-collar occupations in this geography, and 53.25% are employed in blue-collar occupations. In 2015, unemployment in this area is 7.83%. In 2000, the average time traveled to work was 22.00 minutes.



## Population

In 2015, the population in your selected geography is 34,430. The population has changed by -1.80% since 2000. It is estimated that the population in your area will be 34,677.00 five years from now, which represents a change of 0.72% from the current year. The current population is 47.20% male and 52.80% female. The median age of the population in your area is 41.84, compare this to the US average which is 37.55. The population density in your area is 438.20 people per square mile.



## Households

There are currently 14,074 households in your selected geography. The number of households has changed by 0.17% since 2000. It is estimated that the number of households in your area will be 14,312 five years from now, which represents a change of 1.69% from the current year. The average household size in your area is 2.41 persons.



## Income

In 2015, the median household income for your selected geography is \$37,958, compare this to the US average which is currently \$54,148. The median household income for your area has changed by 16.28% since 2000. It is estimated that the median household income in your area will be \$46,210 five years from now, which represents a change of 21.74% from the current year.

The current year per capita income in your area is \$21,980, compare this to the US average, which is \$29,638. The current year average household income in your area is \$53,342, compare this to the US average which is \$77,468.



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