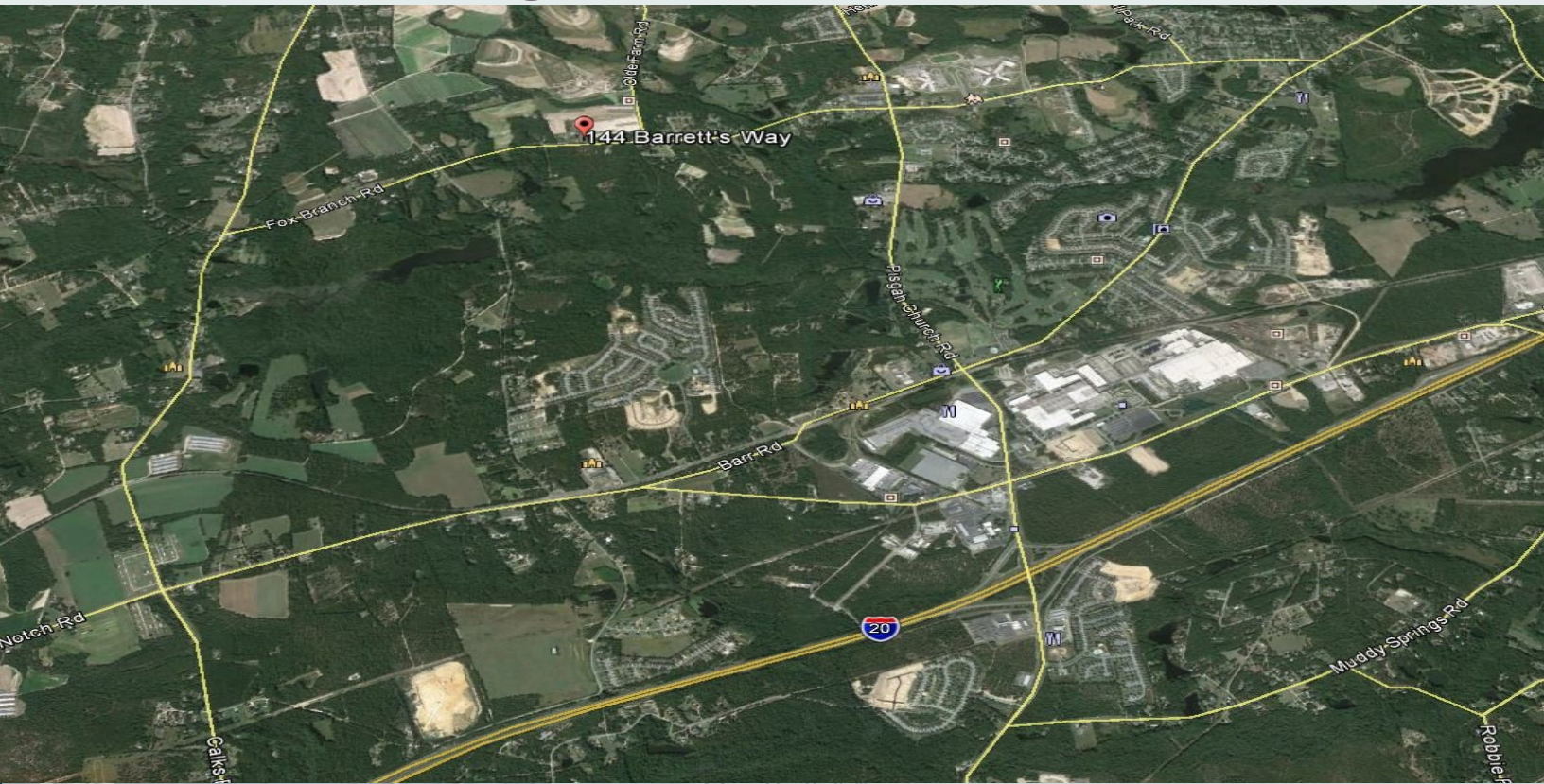


Barretts Way

Offering Memorandum

Lexington, SC \$1,300,000



Offering Highlights

- 7.5 Cap Rate
- Outstanding Demographics
- Close to Lexington Schools

Presented by:

Jonathan Aceves, MBA

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Section 1 PROPERTY OVERVIEW

Executive Summary

For Sale | Multifamily



Barretts Way, Lexington, SC

Investment Overview

Sale Price:	\$1,300,000
Lot Size:	5.57 AC
Zoning:	Residential
Market:	Lexington, SC
Topography:	Flat

Residential Portfolio Overview

Property	Sherman & Hemstreet is proud to exclusively present this residential income portfolio for sale. Individually valued at over 1.5M, and bringing in 100K per year, this is an outstanding opportunity to invest in one of South Carolina's fastest growing communities.
Location	Located on Barrett Way, off of Rawl Road, less than a mile and half from top-rated Pleasant Hill Elementary and Middle, and Lexington High.
Presented by	Jonathan Aceves, MBA 706.945.6652 jaceves@shermanandhemstreet.com



2 LOCATION OVERVIEW

Location Maps





3 ADDITIONAL INFORMATION

Additional Photos







4 ADVISOR BIO & CONTACT

Jonathan Aceves Bio & Contact



Jonathan Aceves, MBA

Managing Director
Sherman and Hemstreet

Jonathan serves as a commercial sales and leasing agent with Sherman & Hemstreet. Originally licensed in 2005, Jonathan specializes in downtown development, multifamily acquisitions, and business analysis. Jonathan is currently a CCIM candidate.

Jonathan served as the Administrator of Christ Community Health Services for six years, overseeing finance and operations for a community health center employing 60 staff and serving over 20,000 patients annually. He is also a General Partner in Equity Venture Partners, focusing on downtown real estate development, and RAM Construction Group LLC, a construction firm. He earned his BBA and MBA from Georgia Regent's University.

Jonathan lives downtown in the Olde Town neighborhood with his wife and two children. He has lived in Augusta for over 20 years, serves as a deacon at First Presbyterian Church, and is an active part of the Olde Town Neighborhood Association.

Memberships & Affiliations

Jonathan Aceves

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**SHERMAN &
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