




# EXCLUSIVE NEW OFFERING




## ALBANY SPRING

We are pleased to present Albany Spring, a senior housing investment opportunity in Albany, GA. This well-maintained 80-unit community was placed in service in 1994 under the LIHTC program and continues to demonstrate exceptional performance with consistent 100% occupancy. The property benefits from long-term affordability protections, with LIHTC restrictions in place through 2046, ensuring ongoing demand and income stability.

Albany Spring features single-story walk-up buildings with a mix of 1- and 2-bedroom units designed for comfortable senior living. The community offers a stable resident base and efficient operations that support predictable, durable performance.

With its strong historical occupancy, dependable income stream, and the sustained need for quality affordable senior housing in the Albany market, Albany Spring represents a rare opportunity to acquire a high-performing LIHTC asset with long-term value security.

### QUICK FACTS

- Located in Southwest Georgia
- 80 Units
- 100% Senior LIHTC
- Pro Forma GPR: \$750K
- Pro Forma NOI: \$220K