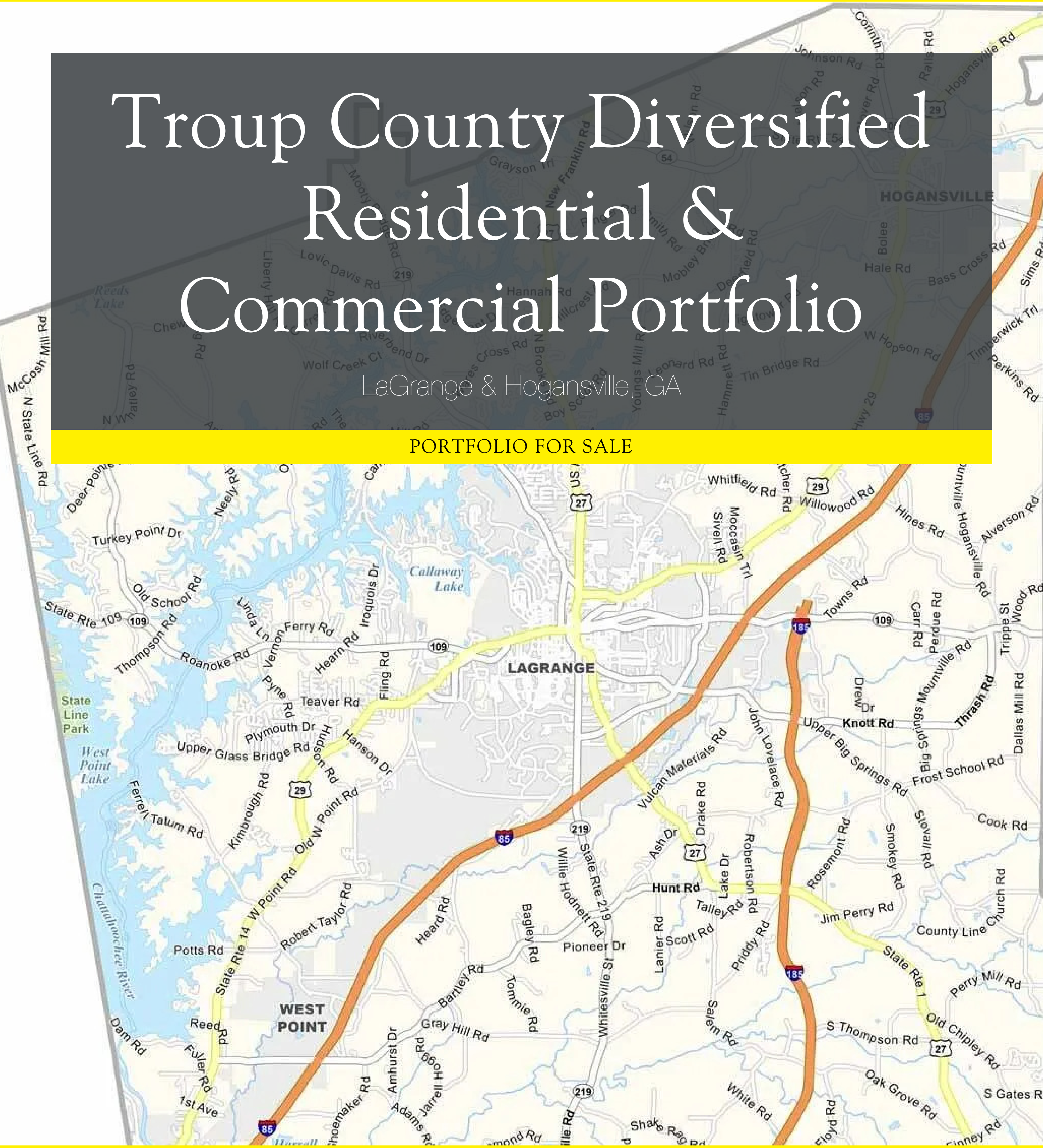
Troup County Diversified Residential & Commercial Portfolio

LaGrange & Hogansville, GA

PORTFOLIO FOR SALE



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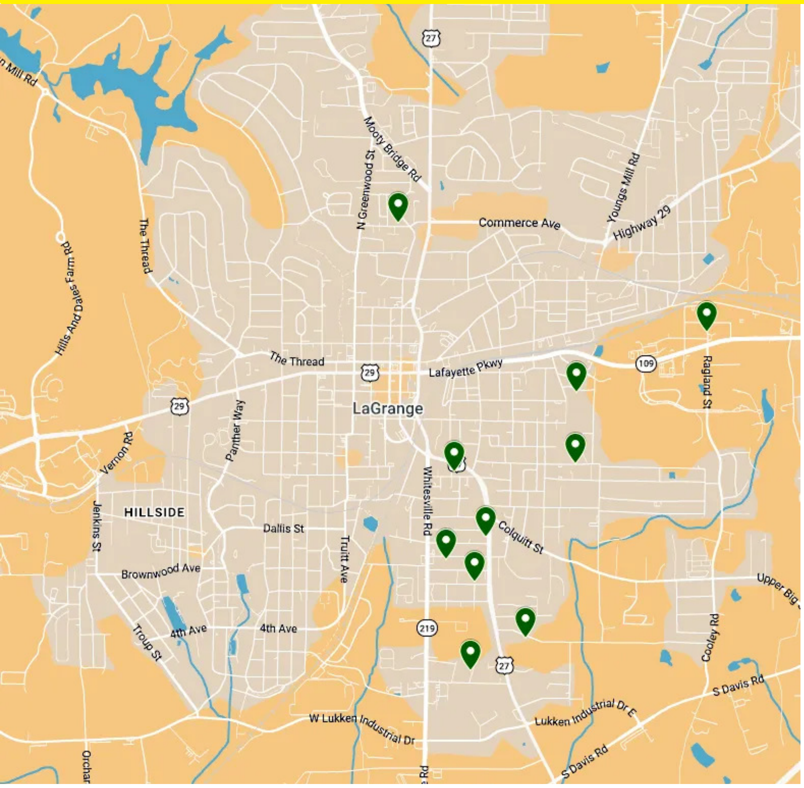

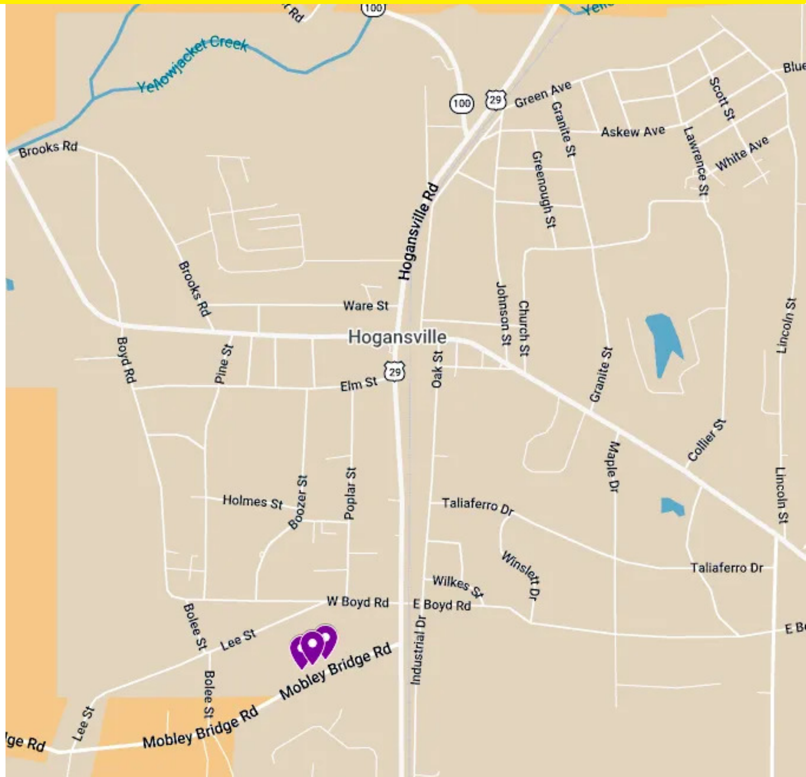

PORTFOLIO HIGHLIGHTS

- - 15 assets across LaGrange & Hogansville, Troup County, GA
- - 8.05% cap rate — in-place, stabilized cash flow from day one
- - Diversified income stream: single-family, mobile home & commercial
- - Appox. $148,000 in CapEx already invested — substantially de-risked from major renovation
- - Clear value-add runway through below-market rent normalization & operational efficiencies
- - Flexible exit: hold as unified portfolio or individually disposition assets over time
- - Attractive basis — well below replacement cost in a below-national-average cost market

OFFERING SUMMARY

Sale Price:	$1,360,000
Number of Units:	15
Current Occupancy:	100%
Gross Scheduled Income:	$154.200
NOI:	$111,046.72
Cap Rate:	8.05%

PORTFOLIO DESCRIPTION

This offering presents a rare opportunity to acquire a stabilized, income-producing portfolio of 15 diversified rental properties strategically located throughout Troup County, Georgia, with assets in both LaGrange and Hogansville. The portfolio consists of a well-balanced mix of single-family residences, mobile homes, and a commercial building, providing investors with diversified income streams.

The portfolio comprises approximately 13,029 square feet of rentable space situated on a combined 4.92 acres, with individual units ranging from 576 square feet to 2,400 square feet. The properties are 100% occupied, generating a current gross rental income of $12,850 per month, providing immediate and consistent cash flow from day one of ownership.

One of the portfolio's greatest strengths is the significant capital investment already made by the current ownership. More than $148,000 in capital improvements has been invested across the portfolio, substantially reducing deferred maintenance and positioning the assets for long-term ownership with minimal near-term capital requirements. These improvements have effectively de-risked the portfolio from a major renovation standpoint, allowing a new owner to focus on operations, rent growth, and wealth creation rather than significant repair expenditures.

The portfolio is currently offered at an 8.05% capitalization rate, providing an attractive yield in today's investment market while offering future upside through continued rental increases and operational efficiencies. With strong occupancy, stabilized tenancy, and a history of ongoing ownership investment, this portfolio offers investors a compelling combination of immediate income and long-term appreciation potential.

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SUITE	SIZE SF	RENT
3101 Mobley Bridge Rd, Hogansville	924 SF	$900
3085 Mobley Bridge Rd, Hogansville	960 SF	$900
3095 Mobley Bridge Rd, Hogansville	924 SF	$1,100
537 Revis St, LaGrange	2,400 SF	$1,400
112 Ragland St, LaGrange	720 SF	$900
702 1/2 Hamilton St, LaGrange	490 SF	$700
108 Fendig St, LaGrange	696 SF	$750
209 Cedar St, LaGrange	594 SF	$800
211 Cedar St, LaGrange	484 SF	$700
213 Cedar St, LaGrange	620 SF	$850
128 Edgewood Ave, LaGrange	649 SF	$750
206 E Hillside Dr, LaGrange	1,260 SF	$750
110 Mitchell Ave, LaGrange	576 SF	$750
108 Belk St, LaGrange	900 SF	$700
8 Heard St, LaGrange	832 SF	$900
TOTALS	**13,029 SF**	**$12,850**

AVERAGES	**869 SF**	**$857**

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MARKET OVERVIEW

LAGRANGE HOUSING MARKET

Median Sale Price	~$314,000
vs. National Average	28% below national
Cost of Living	17% below national avg
Transaction Volume	+38% YoY (Mar 2026)
Population (2026)	~34,879 residents
Population Growth	~2% annually
Growth Since 2020	+12.76%
Median Age	35 years

WHY TROUP COUNTY

- County unemployment historically below national average
- Manufacturing accounts for ~28% of total county employment
- More Fortune 500 regional sites per capita than most U.S. counties
- 30+ industrial expansions linked to Kia supplier network since 2007
- Sustained in-migration and residential development activity

ECONOMIC ANCHOR — KIA & SUPPLIERS

The Kia Motors Manufacturing Georgia plant in West Point represents one of the most significant economic investments in the Southeast. Kia employs more than 3,000 associates directly, and together with its supplier network has created more than 15,000 regional jobs. Since 2007, Troup County alone has seen approximately 30 project locations or expansions tied to Kia's manufacturing ecosystem, attracting companies from 18 countries.

WORKFORCE HOUSING FUNDAMENTALS

The depth of Troup County's manufacturing employment base creates a durable, predictable tenant pool for workforce-oriented residential assets. Working households employed at Kia, its suppliers, and ancillary businesses represent the core demographic for single-family and mobile home rentals in LaGrange and Hogansville — providing structural occupancy support largely insulated from white-collar economic cycles.

MARKET DATA SNAPSHOT

Median Home Price	**$314,000**
Median Days on Market	**~66 days**
Sale-to-List Ratio	**~97%**
GA Home Price Growth 2026	**+2–4% projected**
GA New Jobs (2026)	**~65,800**
GA Personal Income Growth	**+5.3%**
Troup Co. Mfg. Employment	**~28% of jobs**
Kia + Supplier Regional Jobs	**15,000+**
LaGrange Homes Sold Mar 2026	**348 (+38% YoY)**
Cost of Living vs. National	**17% below avg**

GEORGIA STATEWIDE TAILWINDS

Georgia's housing market is forecast to see home price appreciation of 2-4% in 2026, with inventory growth providing improved selection without oversupply. The state is projected to add approximately 65,800 jobs in 2026, with personal income growth forecast at 5.3% — conditions that directly support stable rental demand and long-term portfolio performance.

DISCLAIMER

This brochure is for informational purposes only. All information is deemed reliable but not guaranteed. Offered subject to errors, omissions, prior sale, or withdrawal. Prospective buyers are advised to independently verify all information prior to making any investment decision.

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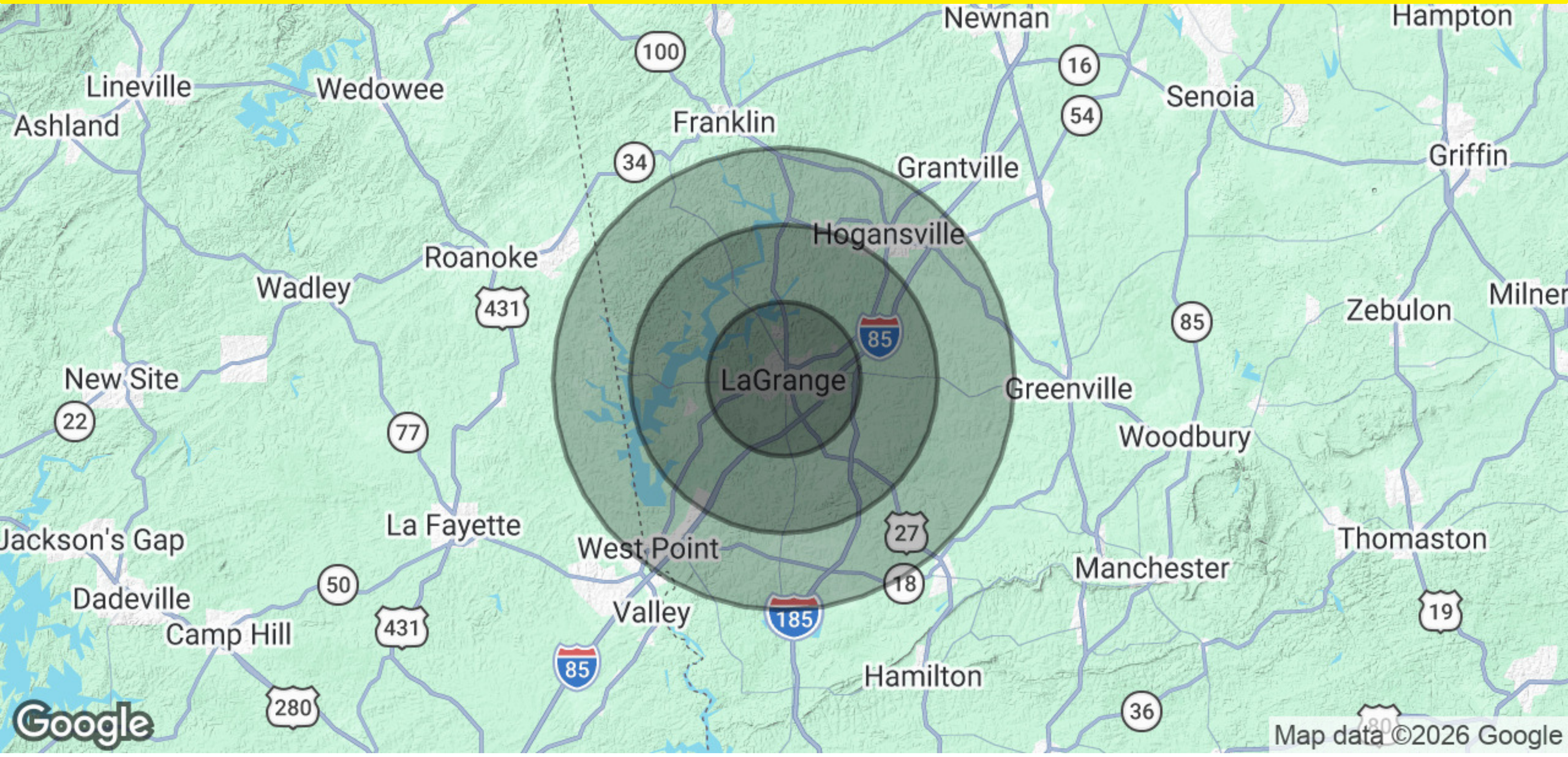

POPULATION	5 MILES	10 MILES	15 MILES
Total Population	38,363	58,339	80,698
Average Age	35.9	37.9	38.1
Average Age (Male)	34.3	36.6	36.6
Average Age (Female)	37.0	38.8	39.3

HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total Households	14,668	21,920	30,134
# of Persons per HH	2.6	2.7	2.7
Average HH Income	$76,469	$83,275	$80,014
Average House Value	$201,278	$207,705	$200,987

2023 American Community Survey (ACS)

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