



9 Units in Macon, GA (Can be sold separately or together)

Portfolio of 2 Properties for Sale



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9 Units in Macon, GA (Can be sold separately or together)

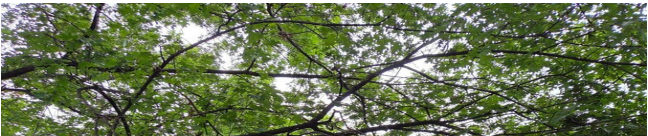
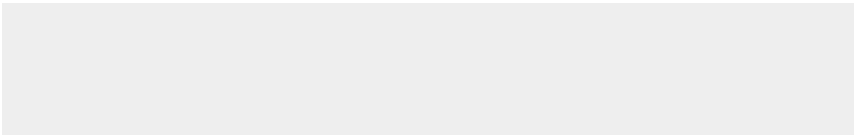
\$958,000

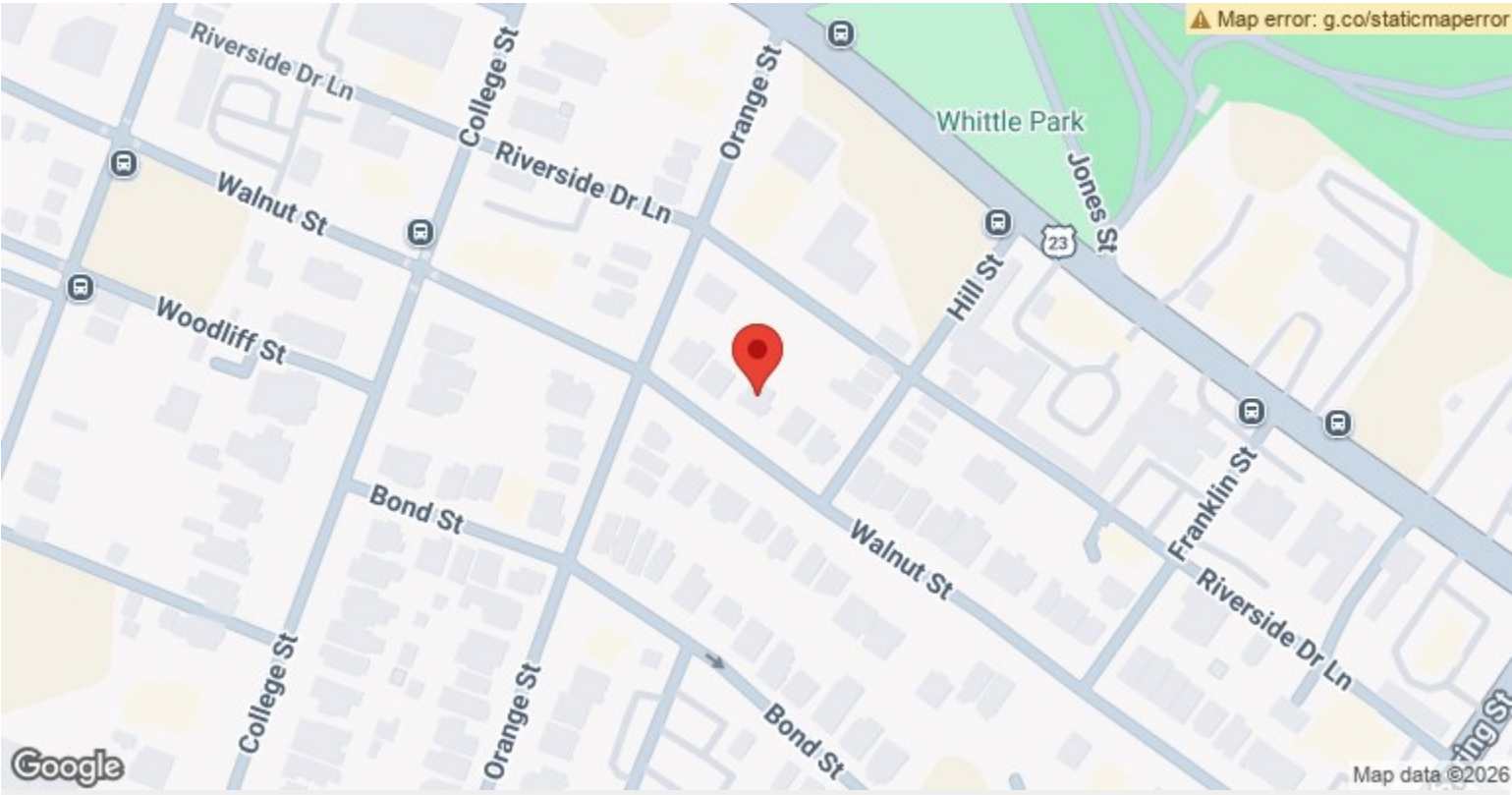
Turn-Key Multi-Family Portfolio | 9-Unit Total A 6Plex (\$699K) and a 3Plex(\$259K)-can be sold together or separately Macon, GA-B+ Location | 9%–9.5% Projected Pro-Forma NOI Exceptional opportunity to acquire a stabilized, high-performing residential portfolio consisting of a 6-plex and a 3-plex located just two minutes apart in Macon’s desirable B+ corridors. These assets are in mint condition with all major capital expenditures completed, offering a "plug-and-play" investment for both seasoned and new investors. Strategically situated near Downtown Macon and just an hour’s drive from the Atlanta MSA, these properties benefit from a robust rental pool and the steady economic growth of the 60-mile Atlanta commuter radius. Currently 100% occupied, the portfolio offers immediate cash flow with a clear path to a 9.5%–10% NOI within 12 months through scheduled lease renewals to market rates. Investment Highlights Mint Condition Assets: Fully renovated with all major upgrades completed; minimal near-term maintenance required. 100%...

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Price:	\$958,000
Price / SF:	\$116.08 / SF
Cap Rate:	8.77%
Sale Type:	Investment
Status:	Active
Number of Properties:	2
Total Building Size:	8,253 SF

- No Seller Financing, Seller Carry on, or "Creative Financing" options available
- Buildings are in great location
- Easy to manage, located close to each other
- Steady tenant pool, vacancies fill within a month
- Major updates and repairs done
- No investment in cap repairs needed





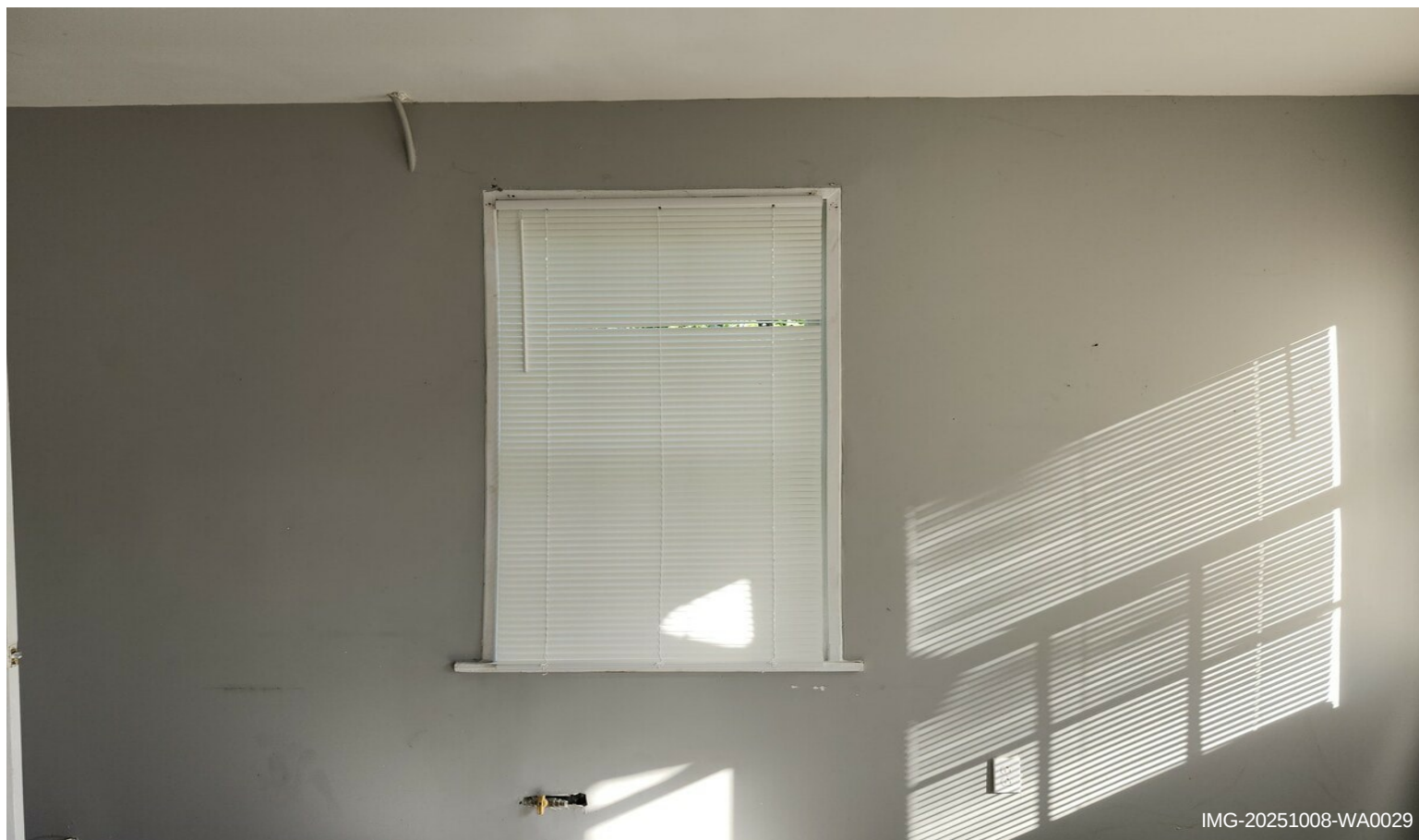
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Property Name/Address, City, State	Property Type	Size	Year Built	Individual Price
 1071-1079 Walnut St, Macon, GA	Multifamily	6,500		
 1893 3rd Ave, Macon-Bibb, GA	Multifamily	1,753		

Property Photos



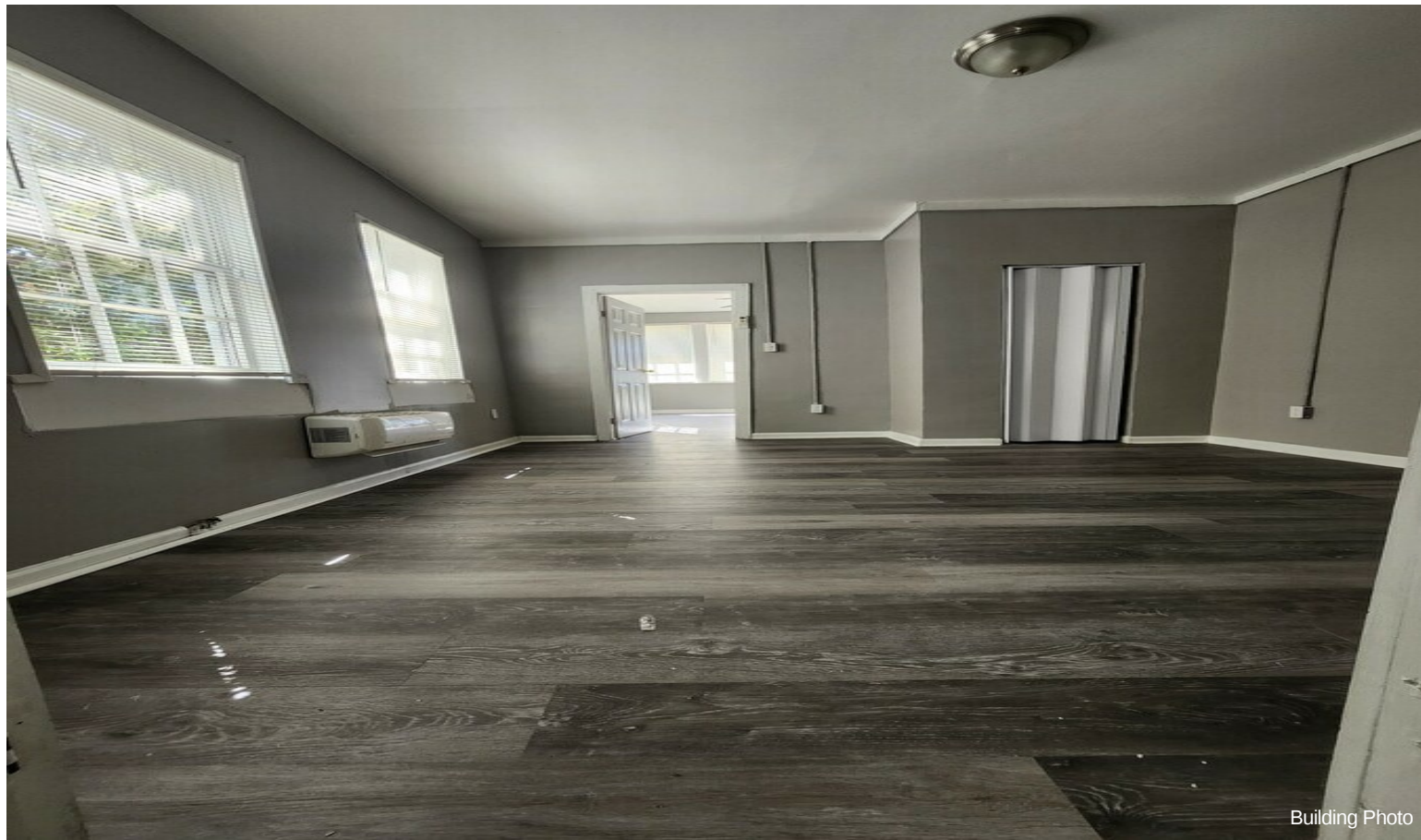
Property Photos



Property Photos



Property Photos



Property Photos



Kitchen 3



Laundry

Property Photos

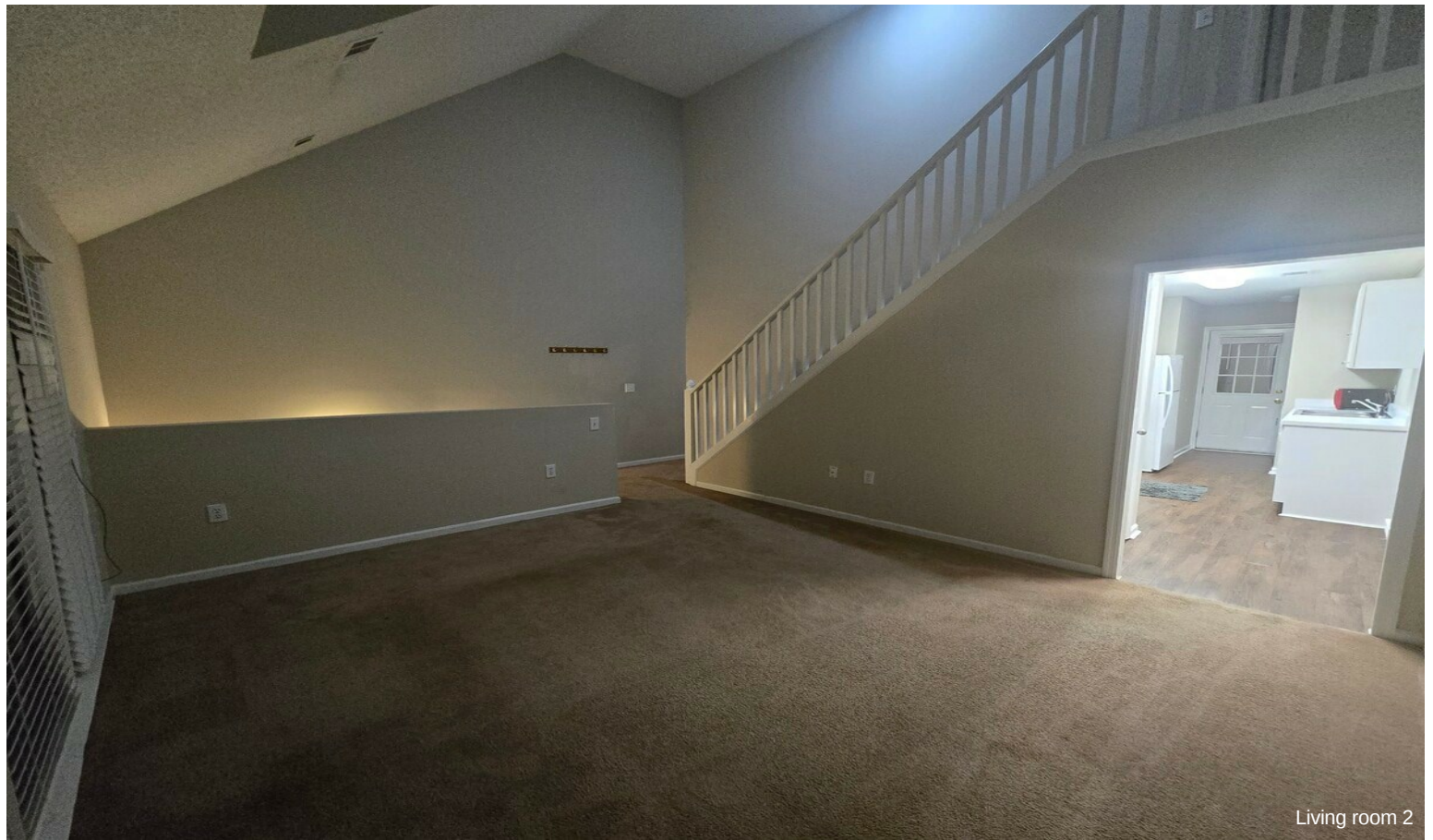


Stairs 2 floor



living room (1)

Property Photos

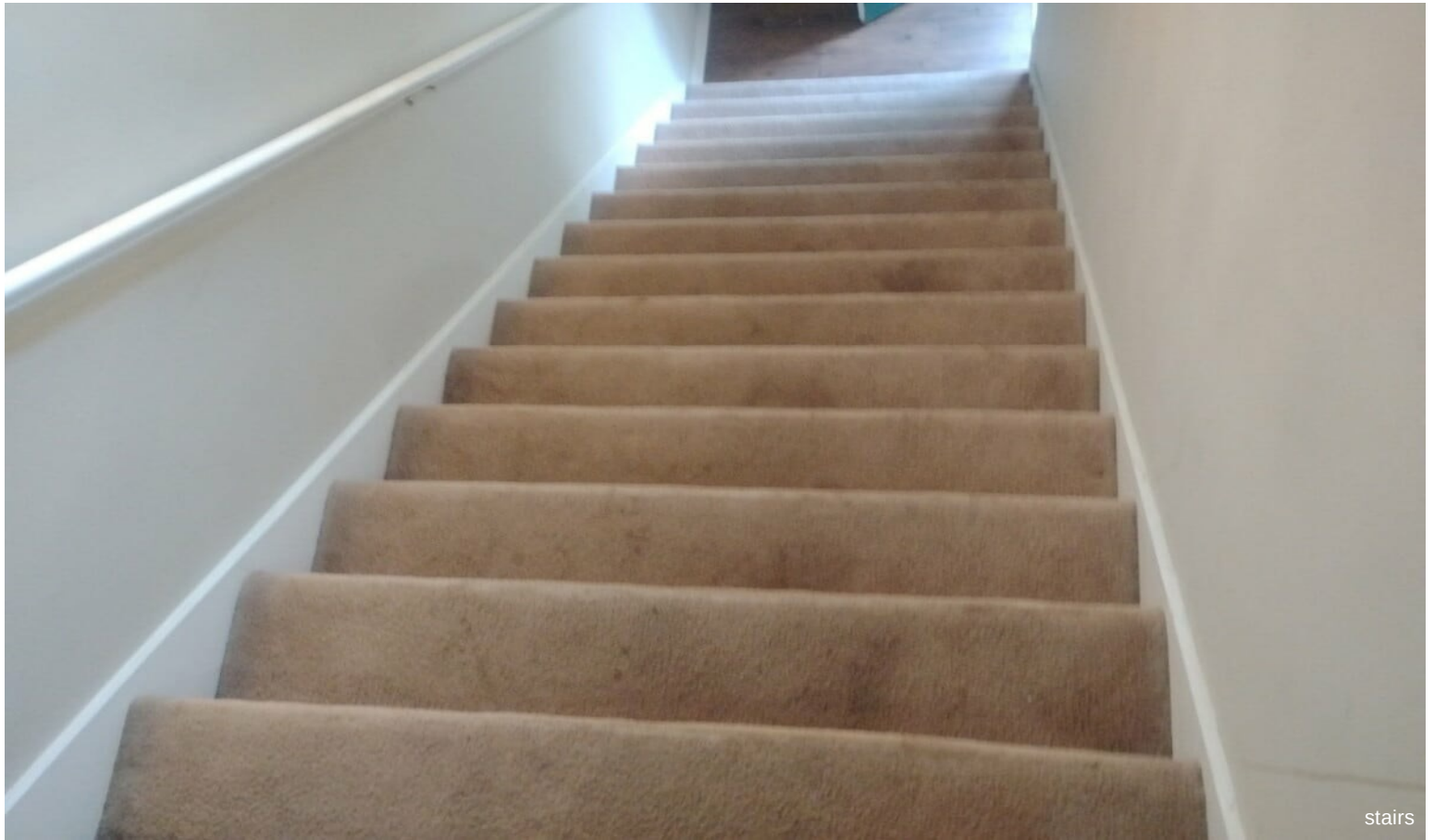


Living room 2



Master Walk in CLoSet

Property Photos



stairs

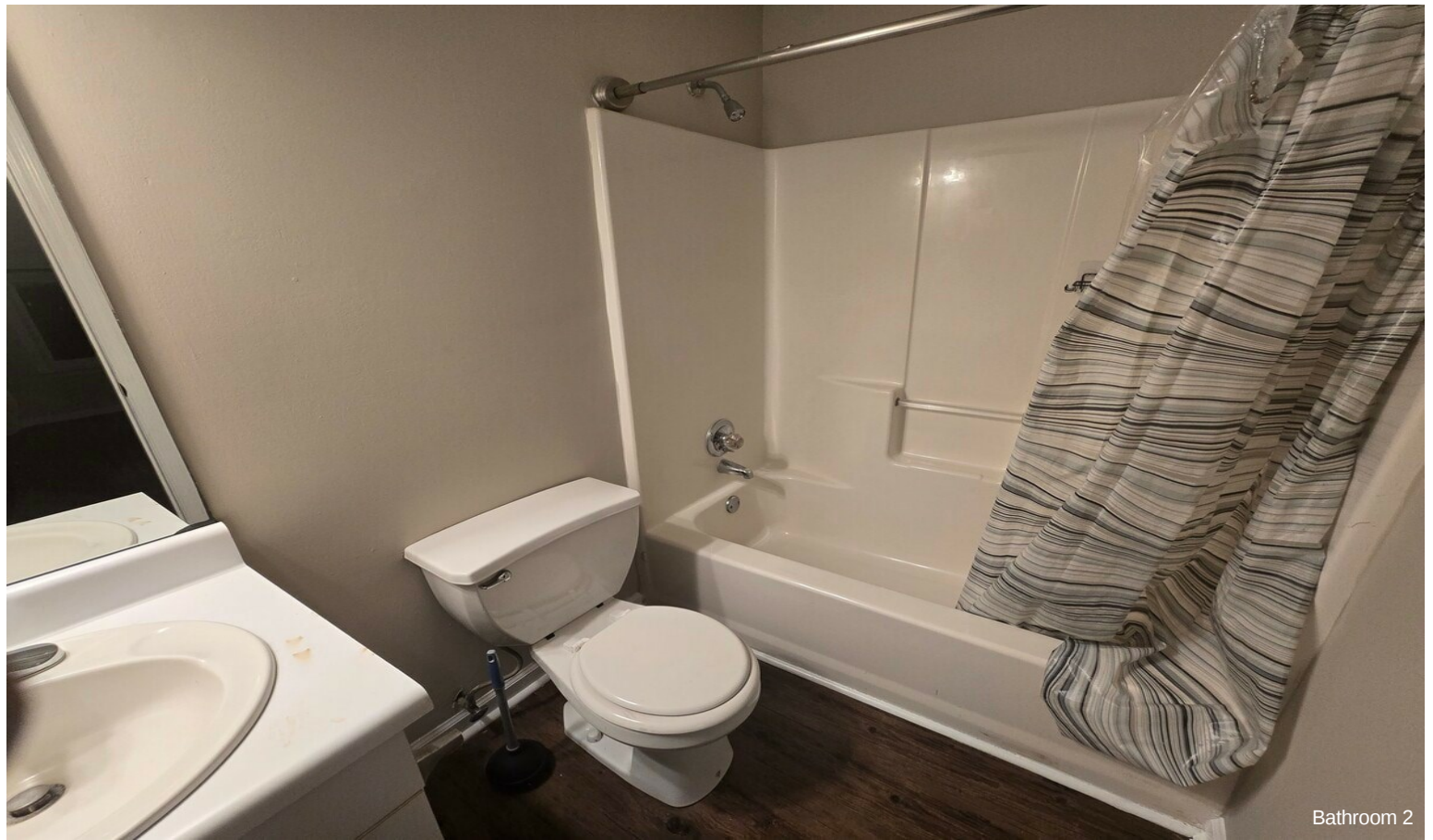


Kitchel LS 25

Property Photos



Property Photos



Bathroom 2



Bathroom LS 25

Property Photos



Bathroom 2

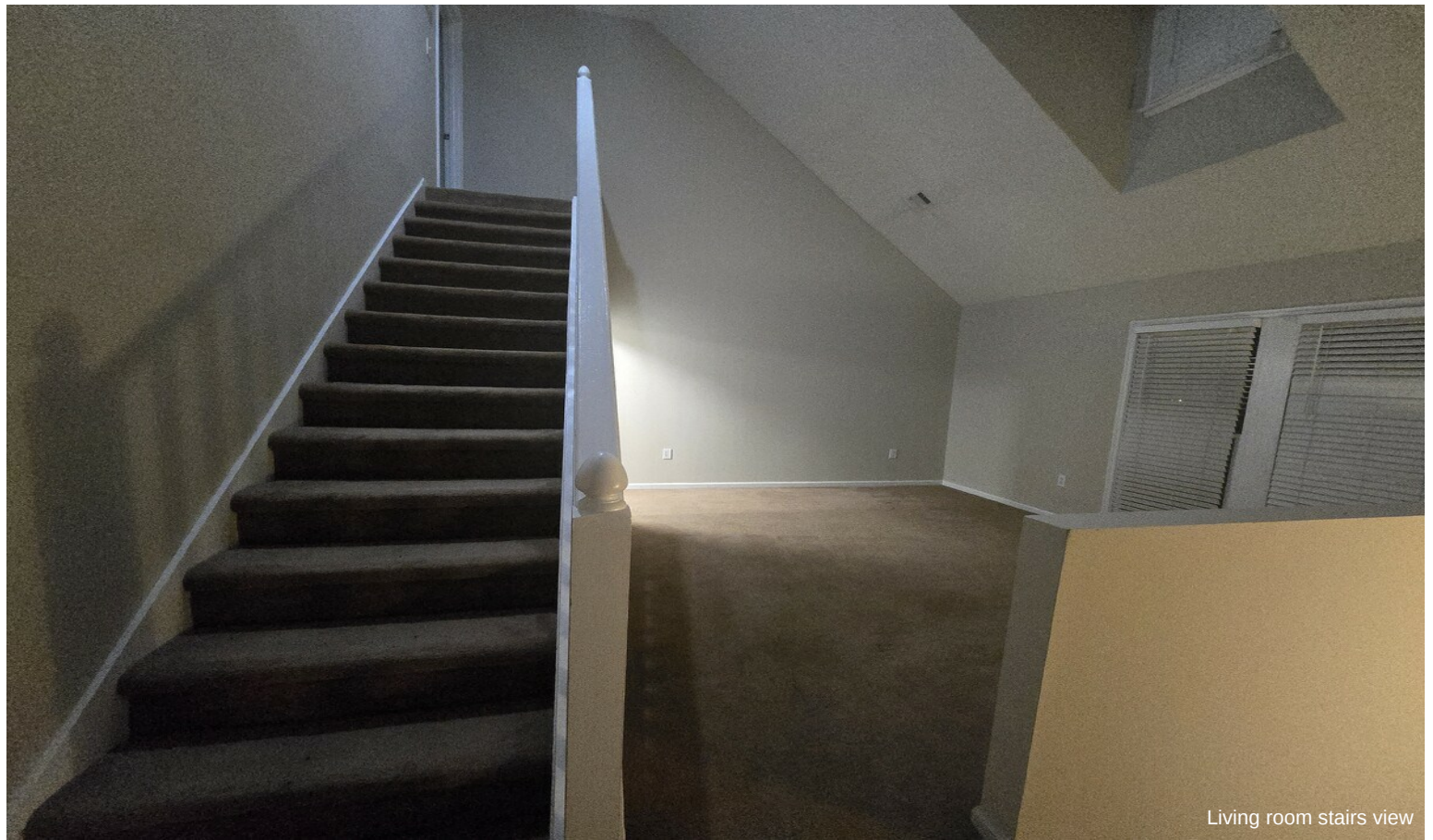


Kitchen 3 LS 25

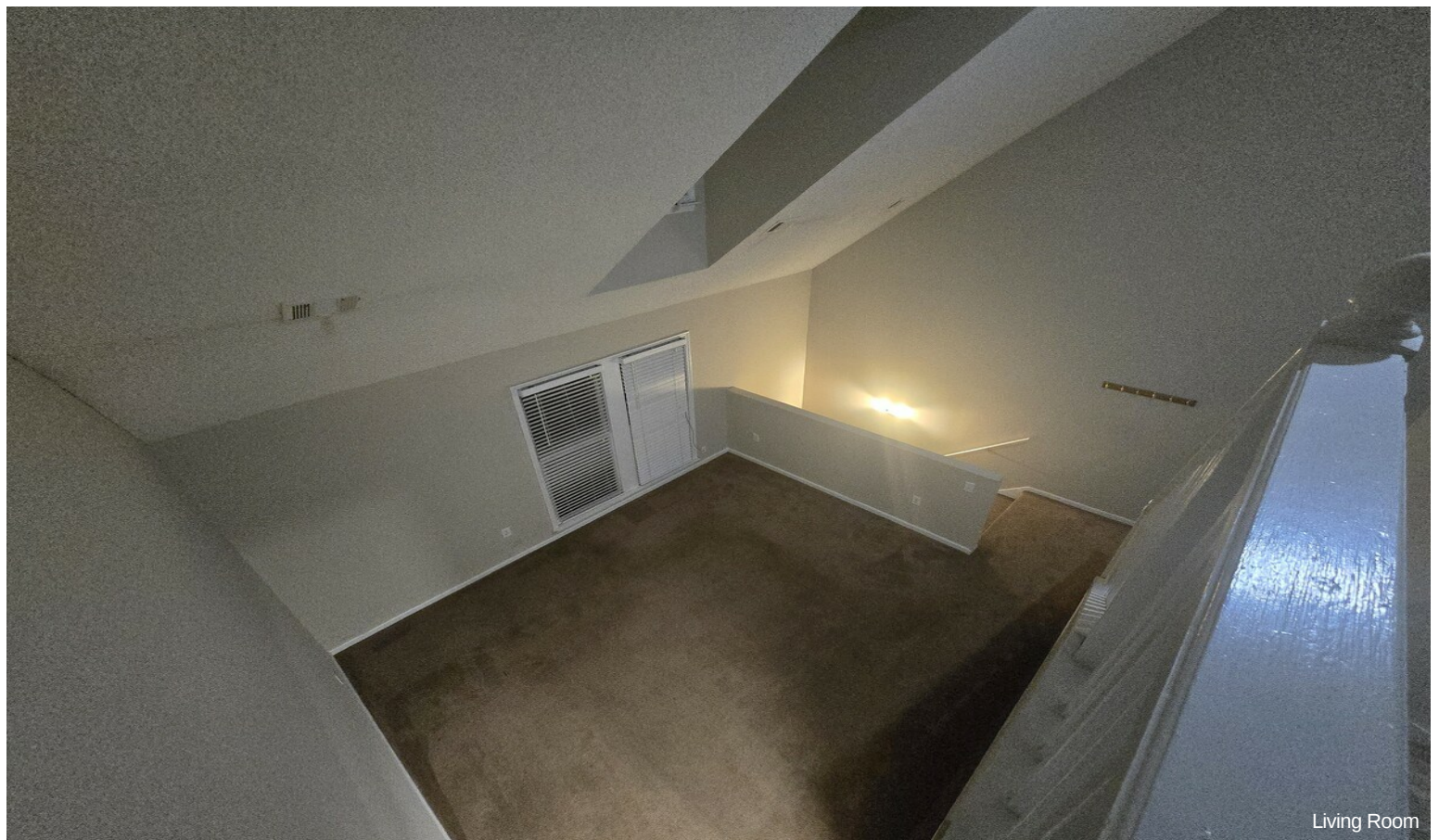
Property Photos



Property Photos



Living room stairs view



Living Room

Property Photos



Loft 2 floor



Master Bedroom LS 2-2025

Property Photos



Master Bedroom LS 25



Master Walk in closet LS

Property Photos



Property Photos



Property Photos



Property Photos



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Property Photos



Property Photos



Property Photos



Interior Photo



Layout (12) copy

Property Photos

