

FULLY LEASED INVESTMENT PORTFOLIO

WARREN COUNTY



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Portfolio Summary



PRICE

\$289,000



3 SINGLE FAMILY HOMES

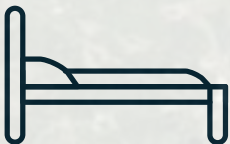
266 Mayfield Road
178 Academy Street
121 W Gibson Street



\$2,700
Monthly Rent



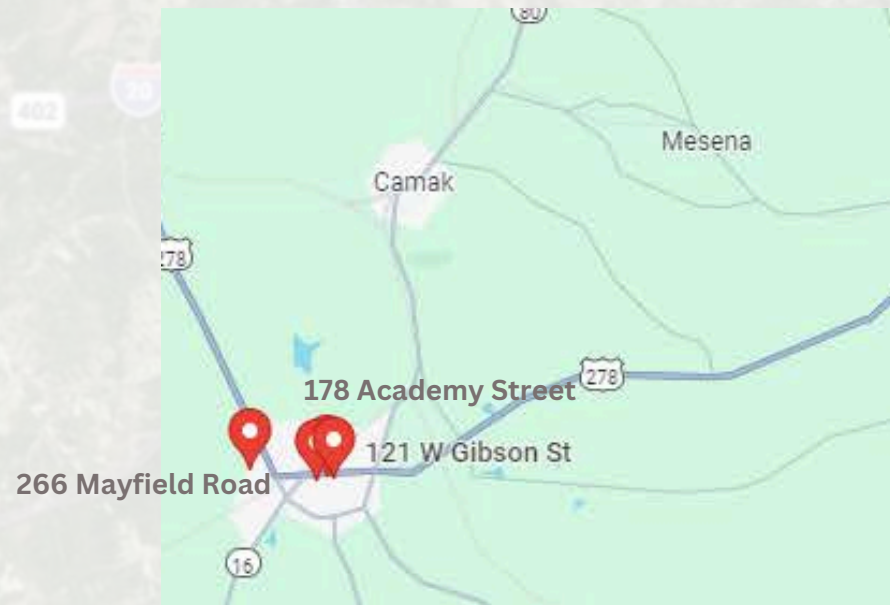
3,743 Almost
Sq Ft 1 acre



9 Beds



10 Baths



Address		County	Parcel #
266	Mayfield Road	Warren	Wo5001
178	Academy Street	Warren	W13067
121	W Gibson Street	Warren	W13103

Offering Overview

PROPERTY HIGHLIGHTS

Meybohm Commercial is pleased to present a stable investment opportunity featuring three single-family homes located just outside Augusta, Georgia, in Warrenton. Each home ranges from 864 to 1,595 square feet and is situated on approximately 1 acre of land.

This portfolio currently generates \$2,700 in steady monthly rental income, with each property leased at \$900 on a month-to-month basis. With tenants responsible for all utilities and landscaping, the properties maintain low controllable expenses, providing investors with minimized overhead and a favorable return environment.

The month-to-month lease structure and current self-management by the sellers offer significant value-add potential. Investors can explore rent increases, lease stabilization, or strategic upgrades to enhance returns over time.

This portfolio is ideal for investors seeking both immediate cash flow and long-term growth in a burgeoning rental market. Don't miss this opportunity to acquire a well-located, income-generating asset with room for strategic optimization.



- **LEASED: 3 single family homes**
- **Close to 1 acre of land combined**
- **Monthly rent of \$2,700**
- **Tenants on month-to-month leases**
- **Self-managed by sellers**
- **Potential to increase rent with turnover or new leases**

ECONOMIC DRIVERS

Warrenton, Georgia, offers small-town charm with growing appeal for businesses and residents alike. Strategically located near Augusta and I-20, Warrenton benefits from its proximity to regional hubs, making it an attractive destination for new industry and workforce growth. A key economic driver is the thriving industrial sector, with major employers in the region including Amazon Fulfillment Center, Advance Auto Parts DC #16, Amcor, Inc., Georgia Pacific, Shaw Industries, Thiele Kaolin Company, and Thomson Plastics. These industries, combined with a supportive infrastructure and workforce development initiatives, are drawing both professionals and families to the area. Warrenton's affordability and connection to larger metropolitan markets make it a prime location for opportunity and community growth.

DEMOGRAPHICS



2023 Total
Population

Warren
5,103



2023
Avg. Family Size

Warren
2.98



Employment
Growth 2023

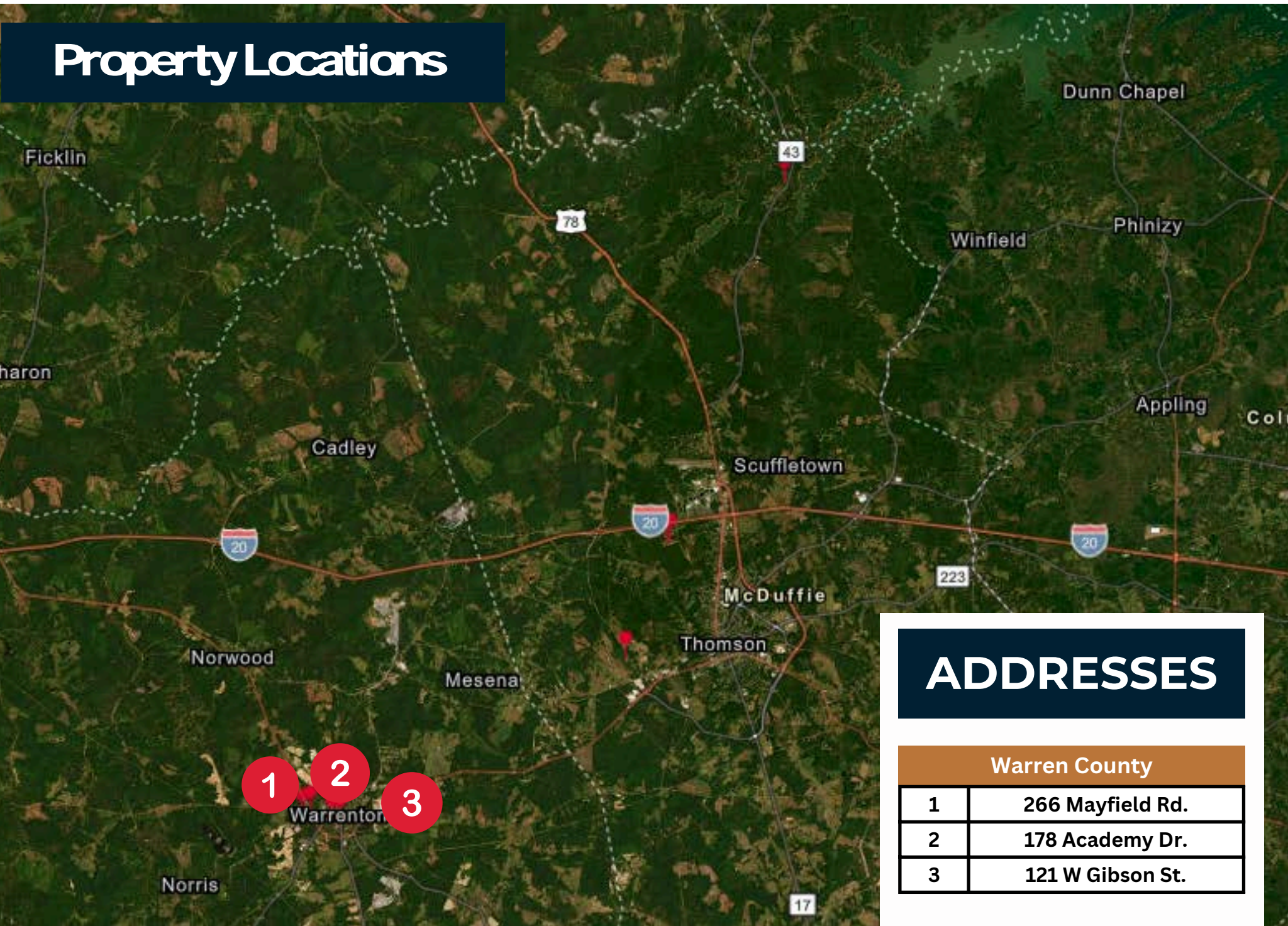
Warren
2.75%



2023 Median
Household Income

Warren
\$45,091

Property Locations



ADDRESSES

Warren County

1	266 Mayfield Rd.
2	178 Academy Dr.
3	121 W Gibson St.

1

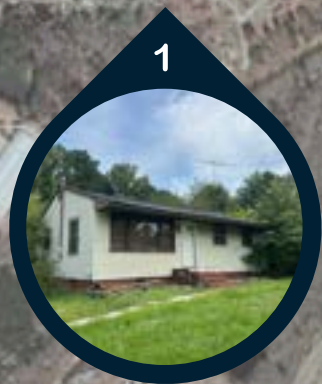
266 Mayfield Road Warrenton, GA 30828

RENT	\$900
TERMS	MTM
TYPE	Single Family
SQ FT.	864
BEDS & BATHS	3/1
YEAR BUILT	1955
LOT SIZE	0.46
UTILITIES	Tenant pays all
LANDSCAPING	Tenant
2023 TAXES	\$396.07
NOTES	Updated roof last 5 years

2

178 Academy Street Warrenton, GA 30828

RENT	\$900
TERMS	MTM
TYPE	Single Family
SQ FT.	1,284
BEDS & BATHS	3/2
YEAR BUILT	1945
LOT SIZE	0.27
UTILITIES	Tenant pays all
LANDSCAPING	Tenant
2023 TAXES	\$657.32
NOTES	Updated roof last 2 years

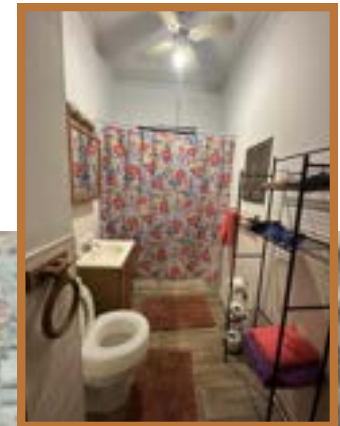


- Washer and dryer hookup
- Updated windows, hardwood floors, Rheem AC
- Tenant maintains lawn

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**121 W Gibson Street
Warrenton, GA 30828**

RENT	\$900
TERMS	MTM
TYPE	Single Family
SQ FT.	1,595
BEDS & BATHS	3/2
YEAR BUILT	1925
LOT SIZE	0.2
UTILITIES	Tenant pays all
LANDSCAPING	Tenant
2023 TAXES	\$531.91

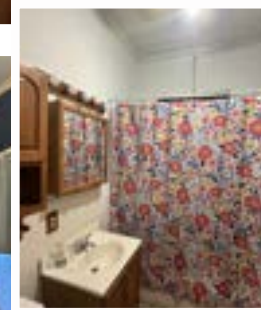
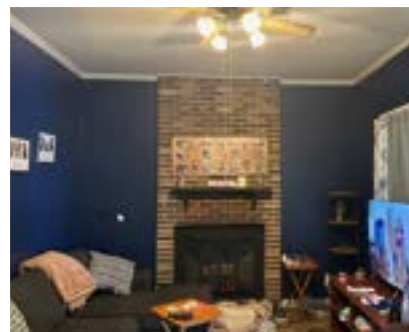
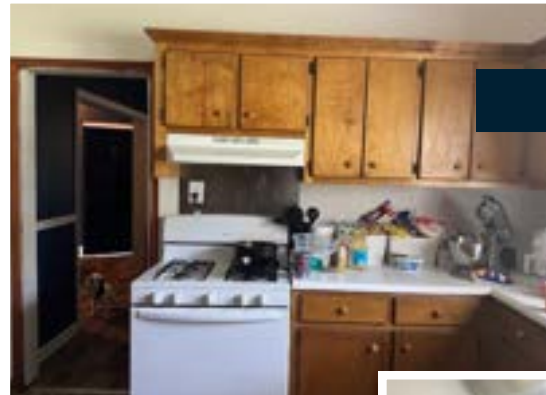




178 Academy Street



266 Mayfield Street



121 W Gibson Street



Investment Summary

Warren County Portfolio



Rent Roll

Address	Lease Status	Terms	Beds	Baths	Year Built	Type	Acres	Square Feet	Current Rent	Rent/SF
266 Mayfield Road	Occupied	MTM	3	1	1955	SFH	0.46	864	\$900	\$1.04
178 Academy Street	Occupied	MTM	3	2	1945	SFH	0.275	1,284	\$900	\$0.70
121 W Gibson Street	Occupied	MTM	3	2	1925	SFH	0.2	1,595	\$900	\$0.56
Total			9	5				3,743	\$2,700	

Annual Operating Statement

Income Approach		Monthly	Annually	ProForma Annually
Rental Income		\$2,700	32,400	32,400
Other Income		-	-	-
Gross Potential Income		2,700	32,400	32,400
General Vacancy Loss	5%	(135)	(1,620)	(1,620)
Effective Gross Revenue		2,565	30,780	30,780
<i>Controllable Expenses</i>				
Maintenance & Repairs	400/Unit	-	-	4,800
Landscapping		-	-	-
Utilities-Gas		-	-	-
Utilities-Water		-	-	-
Utilities-Electric		-	-	-
Turn/Cleaning		-	-	1,800
Total Controllable Expenses		-	-	6,600
<i>Uncontrollable Expenses</i>				
Property Taxes		214	2,568	2,568
Property Insurance		264	3,168	3,168
Management	7%	-	-	2,155
Total Uncontrollable Expenses		478	5,736	7,891
Total Expenses		478	5,736	14,491
Net Operating Income		2,087	25,044	16,289

Analysis Period

Start: Current

End: December, 2024

Term: MTM

Average Rents

3 Single Family Homes
Average monthly
rent per property
\$900.

Notes

- 1) Properties are currently at 100% occupancy with MTM Leases.
- 2) All utilities and landscaping are the tenant's responsibility.
- 3) Value-Add Opportunity with potential rent increase.
- 4) Sellers are currently self managing the property. Presumed management fee of 7%.

Market Overview

Warren County



5,103

Population



\$45,091

Median Income



44.5

Median Age

LIVE.

Warrenton, the county seat of Warren County, was incorporated as a town in 1810. The town is listed on the Register of Historic Districts with many historic structures, including the entire downtown district and homes along Main Street. The town square is filled with antique shops, gift shops and restaurants. Warrenton is home to the Annual Sportsman's Festival and other special events held throughout the year.

Warren County is full of history with a number of historic homes and places of interest. The Warren County Chamber of Commerce/Welcome Center is located in the historic East Warrenton Depot. The Museum of Cultural History, located in the same facility, includes items significant to Warren County history. Adjacent to the Chamber of Commerce is the historic Knox Theater, which is currently being restored.



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