



SPRINGCREEK VILLAGE
8082 VETERANS PKWY, COLUMBUS, GA 31909

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ABOUT COLUMBUS, GA



Columbus is a consolidated city-county located on the west-central border of the U.S. state of Georgia. Columbus lies on the Chattahoochee River directly across from Phenix City, Alabama. Columbus is the second most populous city in Georgia (after Atlanta), and fields the state's fourth-largest metropolitan area. At the 2020 U.S. census, Columbus had a population of 206,922, with 328,883 in the Columbus metropolitan statistical area. The metro area joins the nearby Alabama cities of Auburn and Opelika to form the Columbus–Auburn–Opelika combined statistical area, which had a population of 563,967 in 2020. Columbus lies 100 miles southwest of Atlanta. Fort Moore, the United States Army's Maneuver Center of Excellence and a major employer, is located south of the city in southern Muscogee and Chattahoochee counties. Columbus is home to museums and tourism sites, including the National Infantry Museum, dedicated to the U.S. Army's Infantry Branch. It has the longest urban whitewater rafting course in the world constructed on the Chattahoochee River.

INVESTMENT SUMMARY

CCREInvestments is pleased to offer a multi-family investment opportunity in Columbus, Georgia.

Property Highlights:

- Property Type: 5 Quadplexes (Building 15, 16, 39, 40, 44)
- Breakdown: 20 units, each featuring 2 bedrooms and 2 bathrooms
- Year Built: 2003 Zoning: RMF1 (Residential Multi-Family)
- Condition: Turn key, major room for rental increases.

Located in a high-demand area with proximity to key amenities, adjacent to a new Publix, this property offers strong tenant appeal and excellent market fundamentals.



INVESTMENT HIGHLIGHTS

Open concept floor plan, in-unit laundry room. Community pool. Condo HOA services including tenant screening, lawn care, garbage, and pest control.

2025 NOI \$136,201

Pro Forma NOI \$215,000



RENTAL COMPS

Ballantyne Commons

- 8160 Veterans Pkwy,
Columbus, GA 31909
 - 2 Bed: \$1,345

Walden Pond Apartments

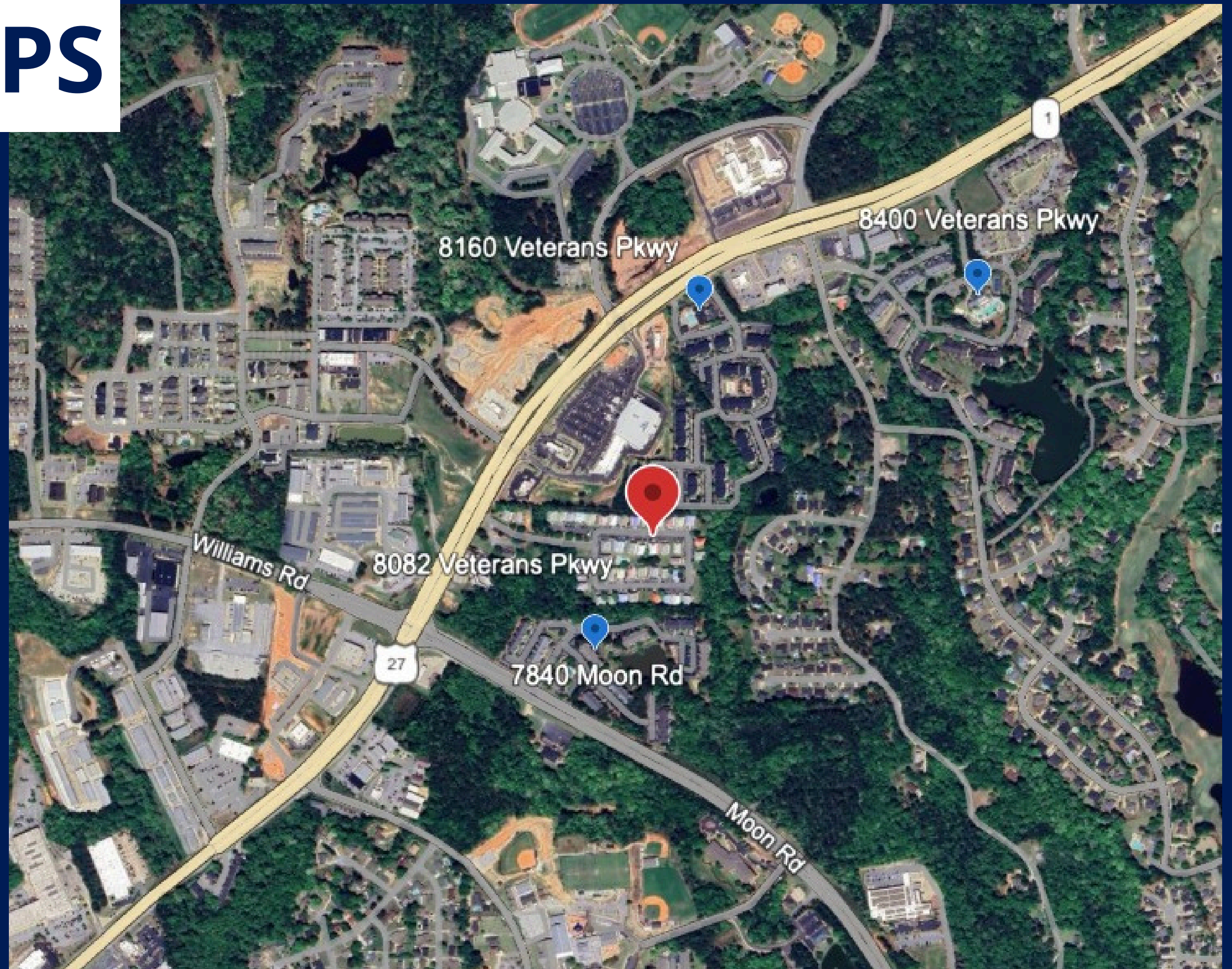
- 7840 Moon Rd,
Columbus, GA 31909
 - 2 Bed: \$1,325

Lullwater Apartments

- 8400 Veterans Pky,
Columbus, GA 31909
 - 2 Bed: \$1,480

HAPP (Section 8)

- 2 Bed: \$1,474



LOCATION OVERVIEW

Fort Benning:

Located approximately 18 miles south

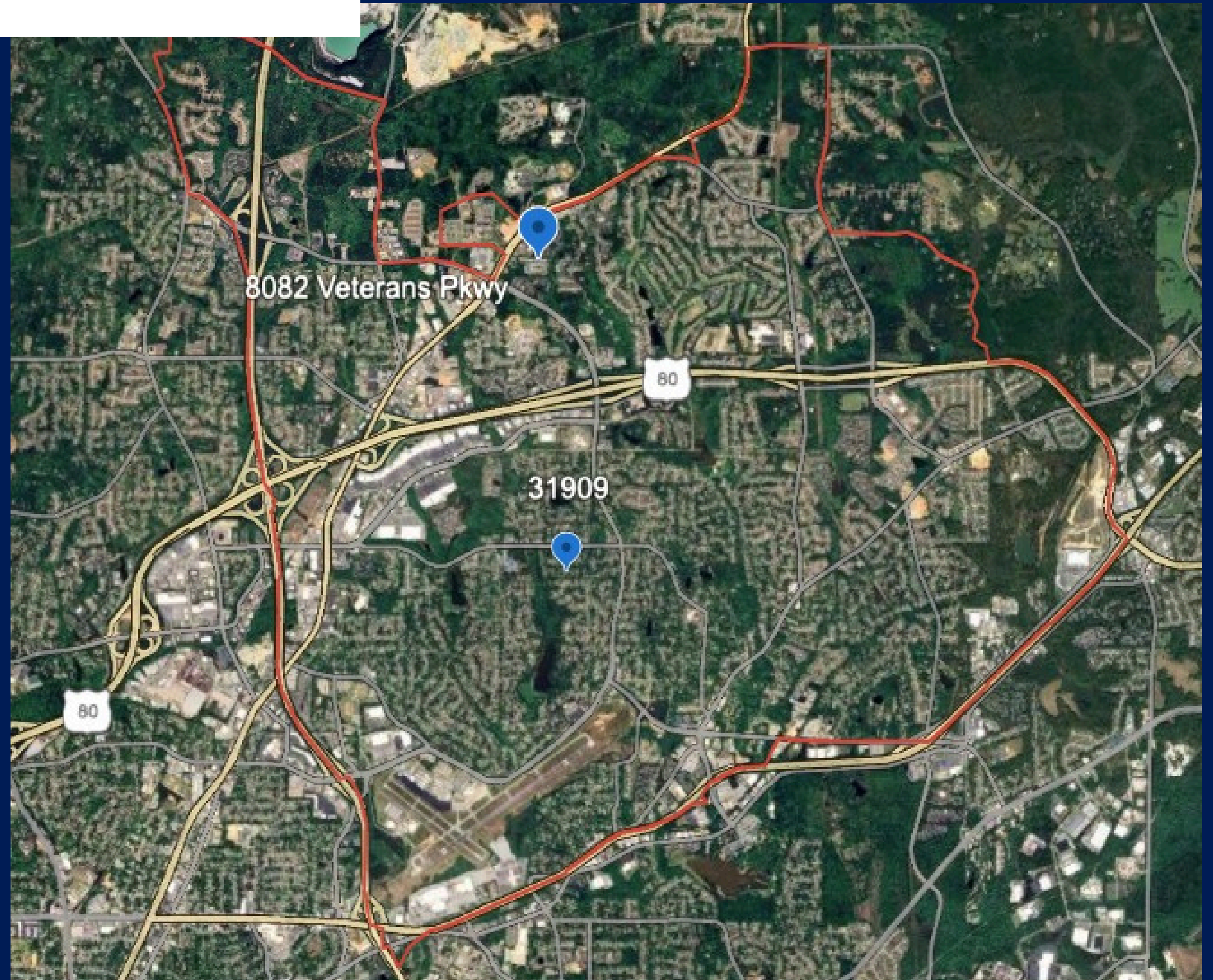
Columbus State University:

Located 5 miles south

Columbus Civic Center &

Downtown Columbus:

Just 8 miles south



LOCATION OVERVIEW

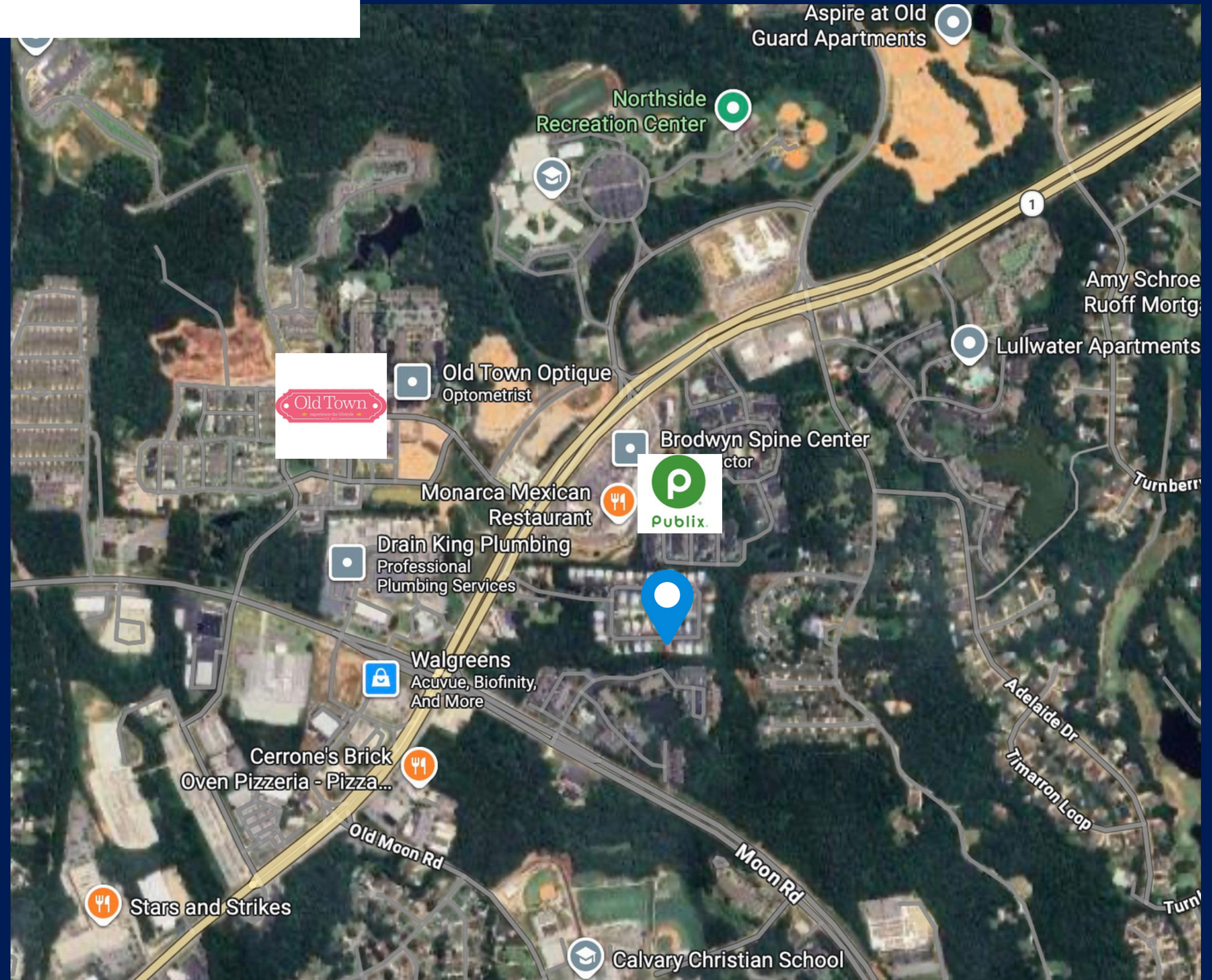
Publix: less than 500 ft

Old Town: less than 500 ft

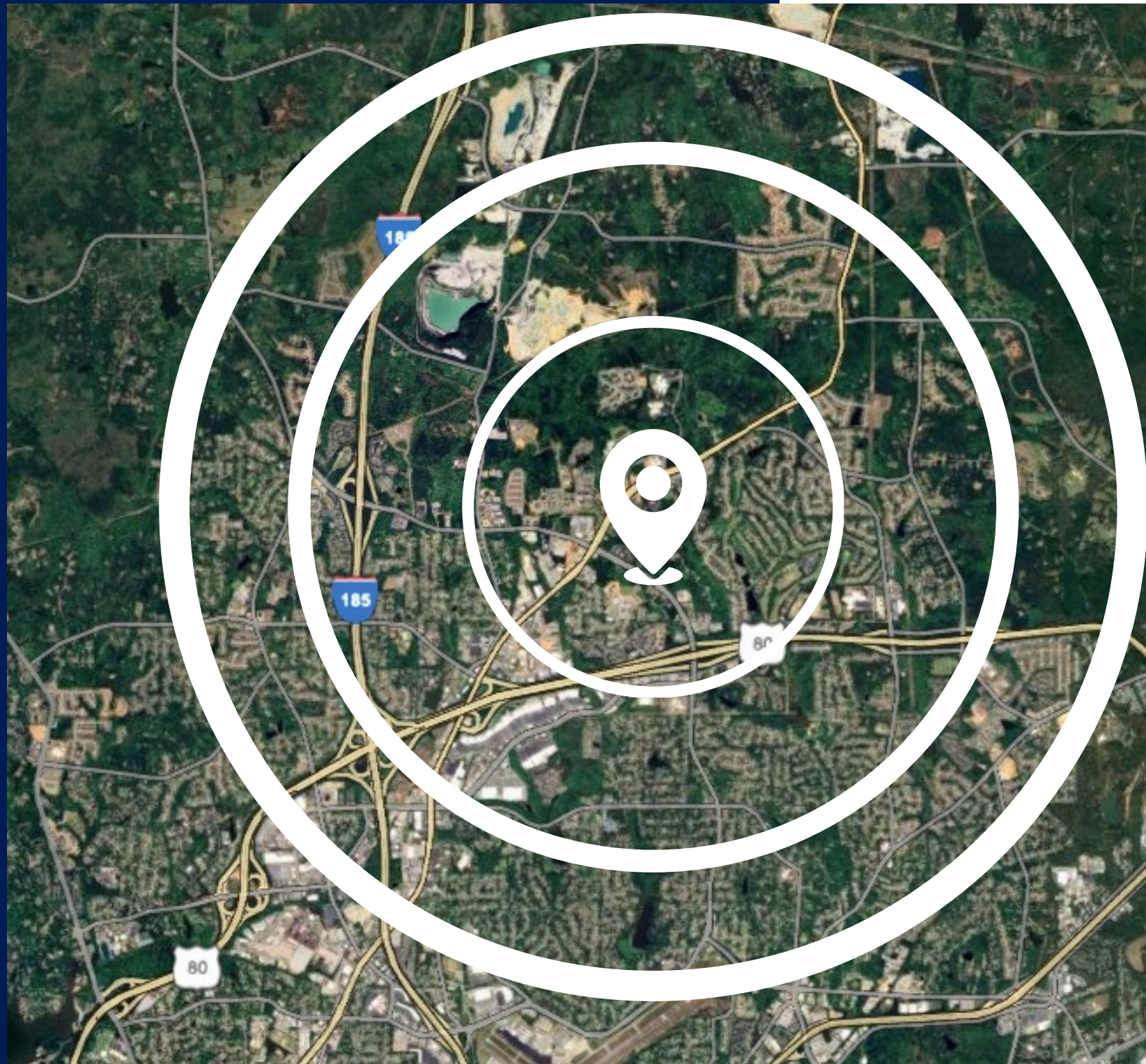
**Northside High School:
approx 2000 ft**

**Calvary Christian School:
approx 2500 ft**

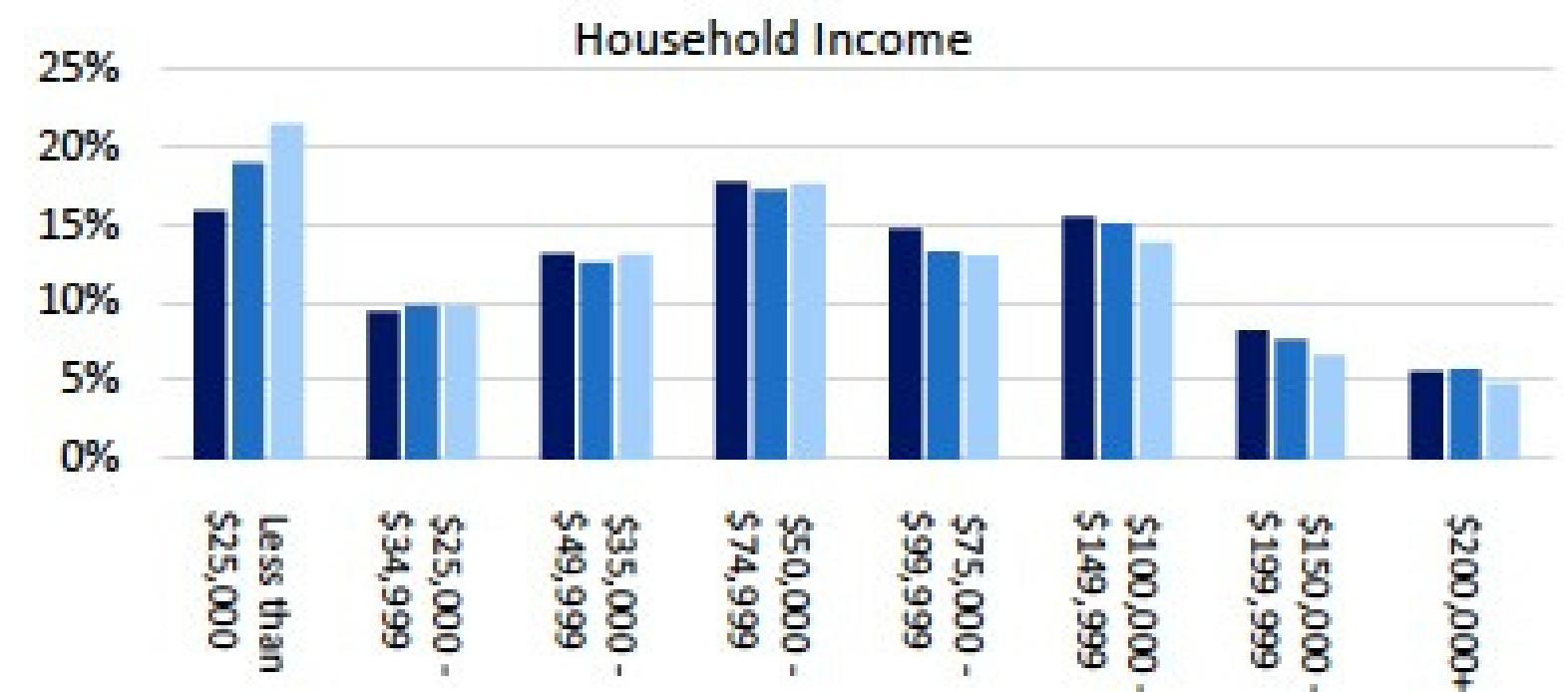
**I-185: approx 1.5 mile to exit
12**



DEMOGRAPHICS



3 Miles 5 Miles 10 Miles



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