



40 SINGLE FAMILY HOMES LOCATED THROUGHOUT NORTHEAST GEORGIA

HALL COUNTY, NEWTON COUNTY, ATHENS-CLARKE COUNTY, WALTON
COUNTY & HABERSHAM COUNTY WITH A **CAP RATE OF 5.02%**

GET MORE INFO

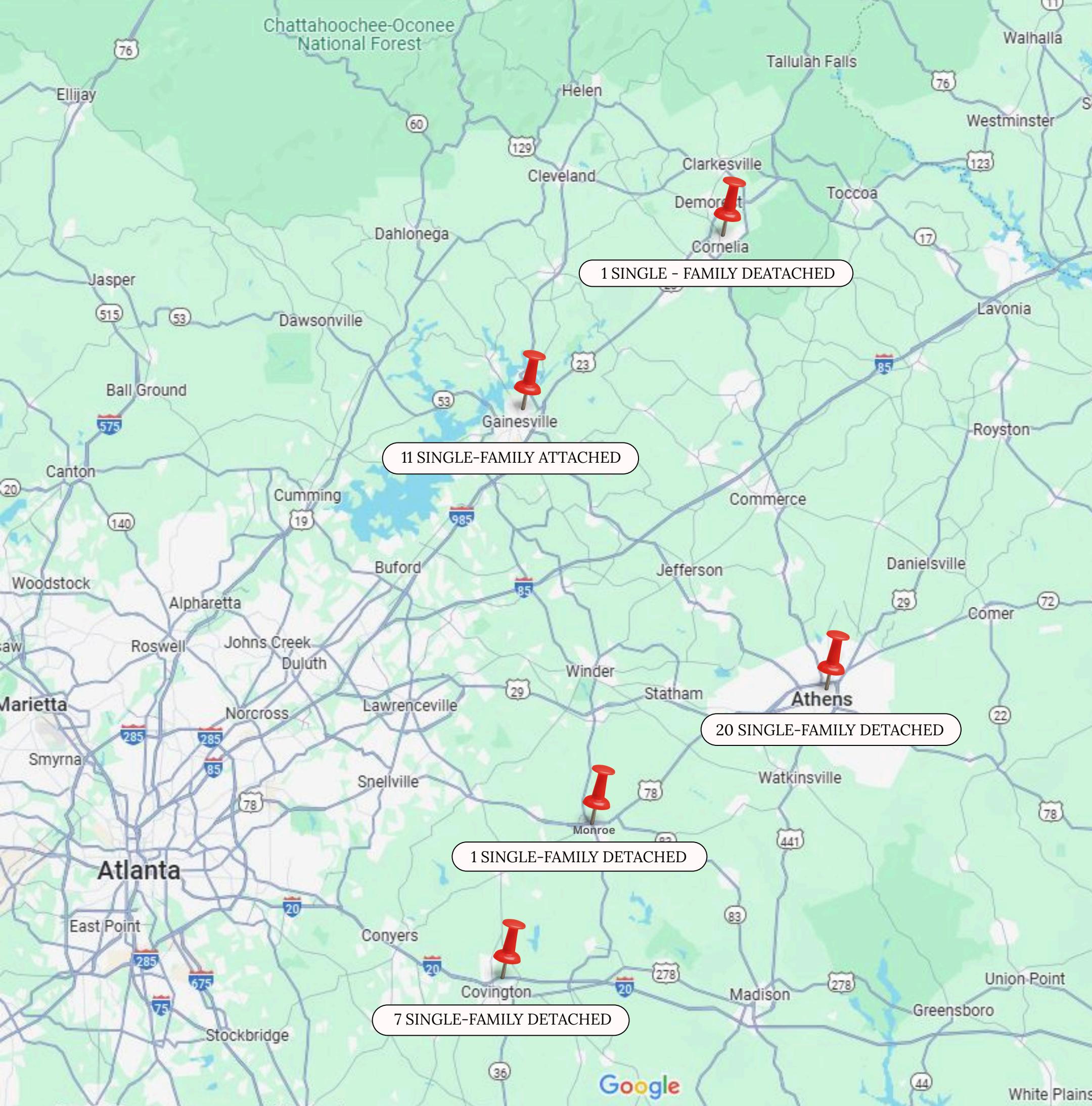
678-207-1505

INFO@COOKRES.COM

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PRO FORMA AVAILABLE UPON REQUEST

**FOR SALE
\$16,450,000**



YEARLY RENT WITH NOI OF \$828,586

CAPE SAN BLAS PARTNERS LLC



This rental portfolio consists of **34 single-family homes** strategically located across northeast Georgia, offering a diverse and balanced geographic spread:

- **20 homes** in Athens, GA – A vibrant college town with strong rental demand driven by the University of Georgia, offering stability and long-term growth potential.
- **7 homes** in Covington, GA – A growing suburb of Atlanta with increasing development and rental appeal.
- **11 homes** in Gainesville, GA – A regional hub with a solid economy and expanding population base.
- **1 home** in Monroe, GA – Located in a small but growing community with affordable housing and rental opportunities.
- **1 home** in Cornelia, GA – Positioned in a quiet, rural area with a stable tenant base.