



# 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](mailto:INFO@COOKRES.COM)

 [WWW.COOKRES.COM](http://WWW.COOKRES.COM)

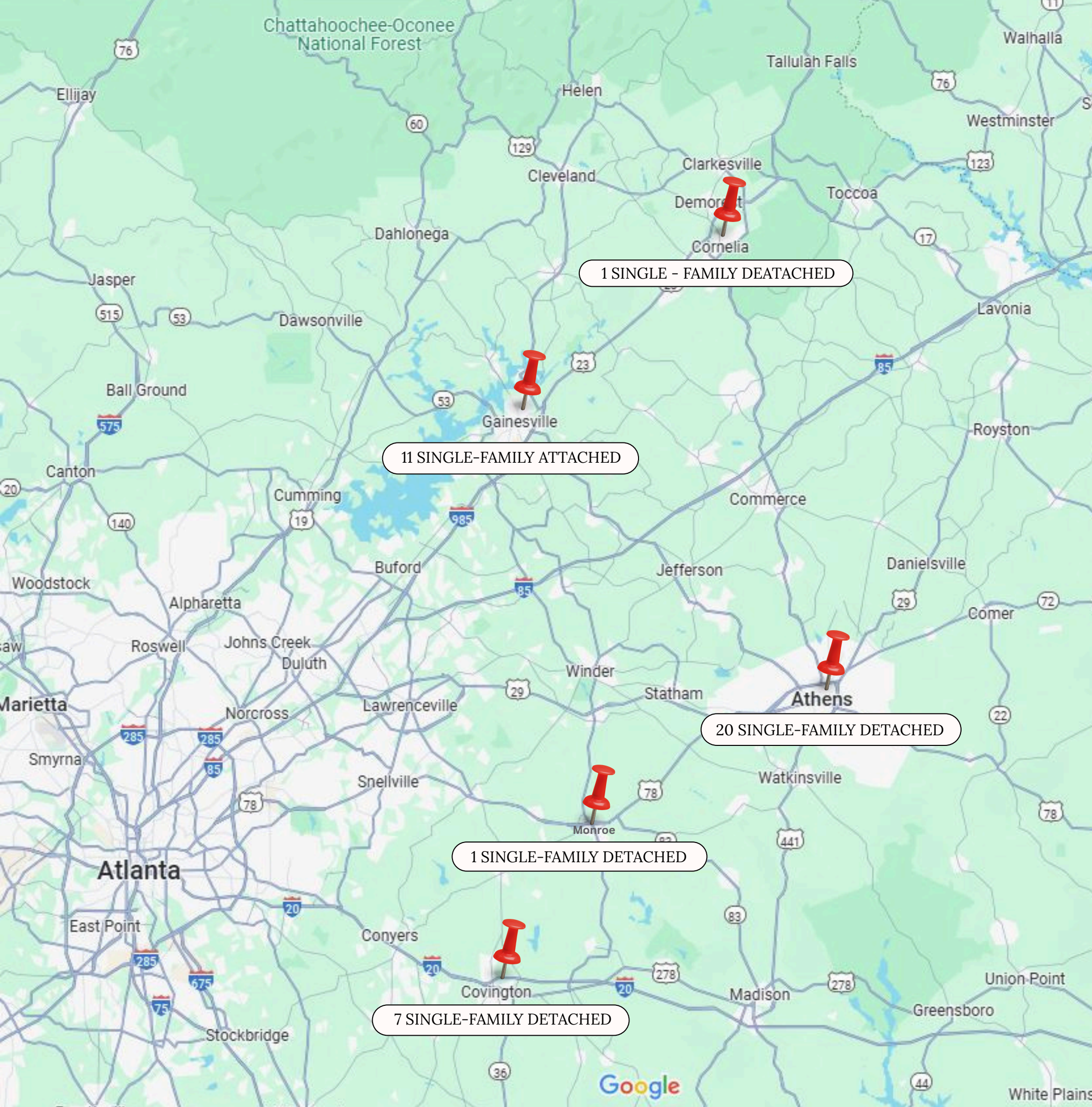
PRO FORMA AVAILABLE UPON REQUEST

## FOR SALE

# \$16,450,000







# YEARLY RENT WITH NOI OF \$828,586

Owners are licensed Real Estate Agents/Brokers in the State of Georgia.





# CAPE SAN BLAS PARTNERS LLC



3-4  
BEDS



2.5-3.5  
BATHS



2  
CAR GARAGE



40  
HOMES



\$1,975-\$2,800  
RENTAL  
RATE

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.