



## 8 Assets, total of 15 Units Portfolio

Portfolio of 8 Properties for Sale



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## 8 Assets, total of 15 Units Portfolio

\$2,075,000

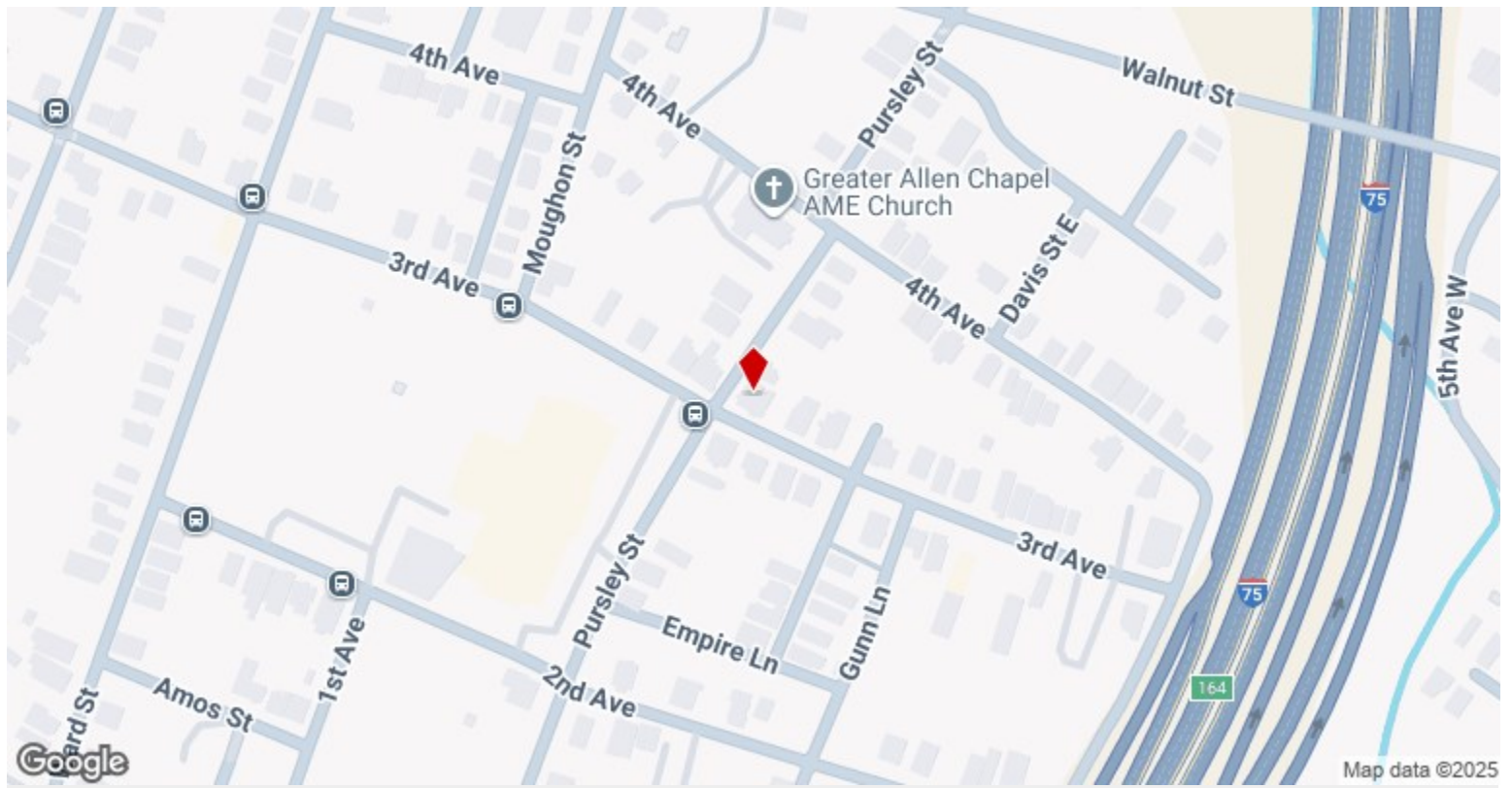
Perfectly working Portfolio with a healthy combination of one 6-plex, one tri-plex, and 6 single family homes located in Macon, GA, 1 hour drive from Atlanta. Portfolio can be sold as a whole or by parts of any combination. All properties are located in B+ areas, making it a great long term investment in terms of appreciation...

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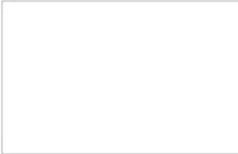
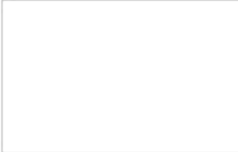
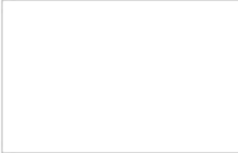




- 100% Occupied, no vacancies
- All properties are in great locations
- Easy to manage
- Steady tenant pool, vacancies fill within a month
- Major updates and repairs done
- No investment in cap repairs needed



Price:	\$2,075,000
Price / SF:	\$118.86 / SF
Cap Rate:	9.06%
Sale Type:	Investment
Status:	Active
Number of Properties:	8
Total Building Size:	17,458 SF



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Property Name/Address, City, State	Property Type	Size	Year Built	Individual Price
	1893 3rd Ave, Macon, GA	Multifamily	1,753	
	3636 Champion Dr, Macon, GA	Multifamily	1,371	
	3677 Kingsview Dr, Macon, GA	Multifamily	1,144	
	4631 Lakewood Ave, Macon, GA	Multifamily	1,330	
	2593 Nancelon Cir N, Macon, GA	Multifamily	2,000	
	4594 Shadow Lawn Dr, Macon, GA	Multifamily	960	
	726 Springdale Woods Dr Bldg 1, Macon, GA	Multifamily	2,400	
	1071-1079 Walnut St, Macon, GA	Multifamily	6,500	

# Property Photos



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# Property Photos



4594 Shadow Lawn Dr



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# Property Photos



Living Room



20220701\_144425

# Property Photos



20220701\_160008



20220701\_160817

# Property Photos



# Property Photos



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