

NAI CRE



Offering Memorandum

Columbus Rental Portfolio



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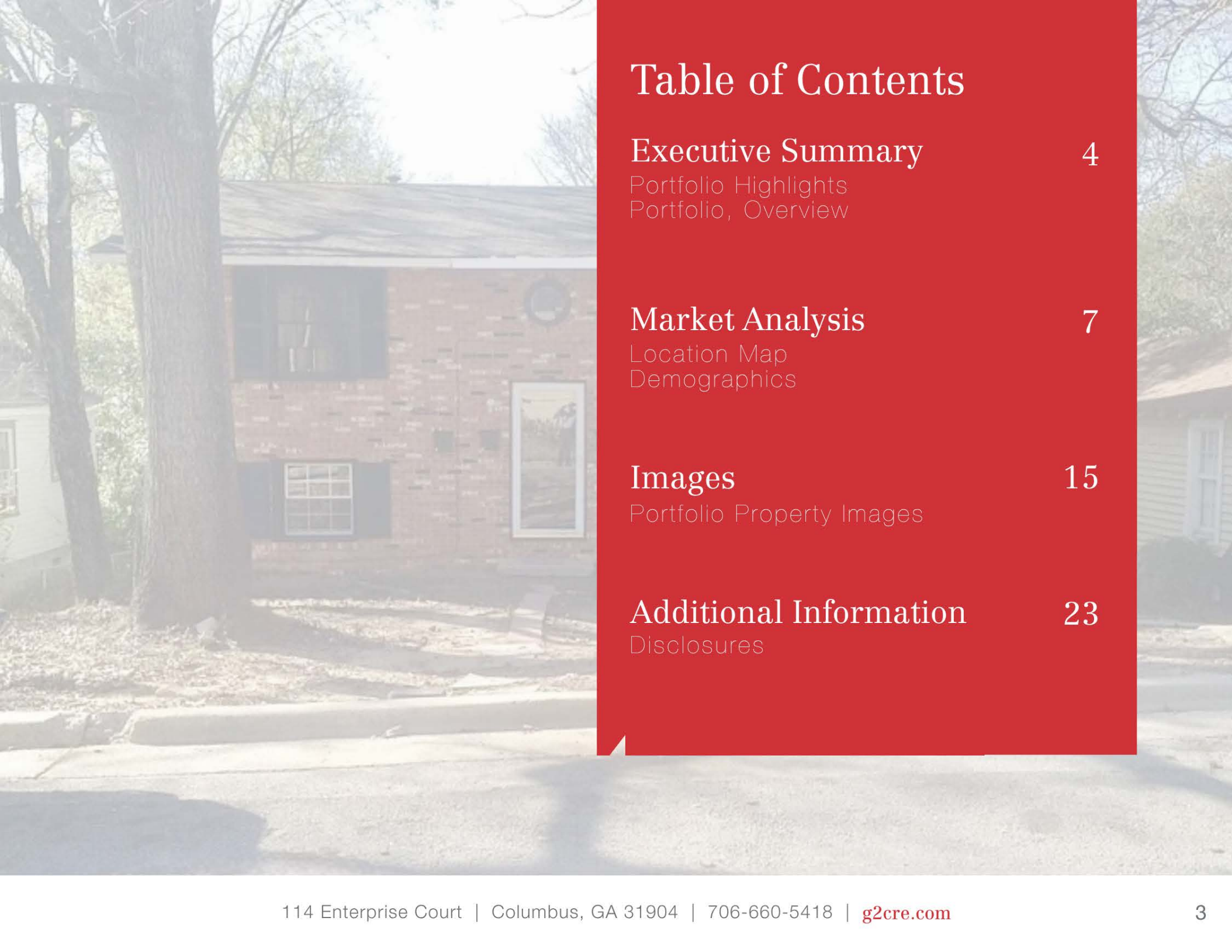


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Executive Summary

NAI G2 Commercial Real Estate is pleased to present the Columbus Rental Portfolio, a compelling opportunity to acquire 61 residential units strategically positioned throughout the Columbus, Georgia market. Offered at approximately \$57,000 per unit, the portfolio provides investors with the opportunity to acquire a substantial residential portfolio through a single, pre-assembled transaction.

The portfolio encompasses a diversified mix of single-family homes, duplexes, and triplexes, providing investors with immediate scale and exposure to multiple residential asset types throughout the Columbus market. Rather than assembling a portfolio property-by-property, an investor can acquire an established collection of assets with existing management and operations already in place.

The portfolio is currently 89% occupied and professionally managed, with many units having already benefited from renovations and improvements. The existing rent roll also provides meaningful opportunity for future rental-rate growth, as rents on select properties can be increased toward prevailing market levels. Continued leasing optimization, renovations, and targeted improvements provide additional avenues to increase revenue and enhance overall portfolio value.

Columbus benefits from durable housing demand supported by a diverse employment base, including military, healthcare, education, and service-sector employment. Continued demand for workforce housing, combined with rising housing and construction costs, supports the potential for long-term appreciation in residential real estate values. The portfolio's scale, geographic diversification, existing management infrastructure, and opportunities for rent increases create a strong platform for future value creation. Investors have the ability to acquire a pre-assembled residential portfolio today and position the assets for long-term appreciation through organic rent growth, strategic improvements, and continued demand for housing in the Columbus market.

Overall, the Columbus Rental Portfolio represents an opportunity to acquire a scaled and diversified residential platform with multiple avenues for future value creation, including rental-rate increases, property enhancements, operational optimization, and long-term appreciation.

Portfolio Highlights

- Pre-Assembled Portfolio: 61 units in one transaction
- Attractive Basis: Approximately \$57,000 per unit
- Diversified Assets: Single-family and multifamily properties
- Rent Growth: Opportunity to increase rents toward market
- Value-Add Upside: Renovations and operational improvements
- Long-Term Appreciation: Positioned for future value growth
- High-Demand Location: Near Fort Benning and major employers
- Scattered-Site Scale: Diversified portfolio with professional management
- Renovated Units: Many units already improved





Portfolio Overview

Total Units	61
Total Properties	52
Occupancy	89%
Price Per Unit	\$57,377
Portfolio Price	\$3,500,000

- Durable tenant demand across multiple employment sectors
- Rare, scaled high occupancy portfolio
- Downside protection through affordability and workforce housing demand
- Opportunities for operational upside and portfolio-level efficiencies

Portfolio Overview

Address	Units	Type	Unit Mix	Total SF
1035 Fisk Ave, Columbus, GA 31906	1	SFH	2/1	792
1108 Henry Ave, Columbus, GA 31906	1	SFH	4/1	1714
2318 8th St, Columbus, GA 31906	1	SFH	3/1	1119
2504 Heard St, Columbus, GA 31906	1	DP	2/1	688
2506 Heard St, Columbus, GA 31906	1	DP	1/1.5	850
3305 Morehouse St, Columbus, GA 31906	1	SFH	3/1	784
211 42nd St, Columbus, GA 31904	1	SFH	3/1	1718
33 Woodland Cir, Columbus, GA 31904	1	SFH	3/1	1536
3912 Oates Ave, Columbus, GA 31904	1	SFH	1/1	952

Portfolio Asset Overview

Address	Units	Type	Unit Mix	Total SF
4014 Young Ave, Columbus, GA 31904	1	SFH	2/1	921
4018 Young Ave, Columbus, GA 31904	1	SFH	2/1	921
1123 Salem St, Columbus, GA 31904	1	SFH	1/1	918
4724 Kolb Ave, Columbus, GA 31904	1	SFH	3/1	1117
4728 Kolb Ave, Columbus, GA 31904	1	SFH	2/1	1076
1540 11th Ave, Columbus, GA 31901	1	DP	2/1	700
1542 11th Ave, Columbus, GA 31901	1	DP	2/1	700
1543 11th Ave, Columbus, GA 31901	3	3 SFH shared	3/2, 1/1, 1/1	1968
1231 21st St, Columbus, GA 31901	1	Shared parcel	3/1	1989
2105 13th Ave, Columbus, GA 31901	1	Shared parcel	1/1	637
2113 13th Ave, Columbus, GA 31901	2	2 SFH shared	3/2 & 2/1	1343
1206 Winston Rd, Columbus, GA 31903	1	SFH	2/1	868

Portfolio Asset Overview

Address	Units	Type	Unit Mix	Total SF
1205 Benning Dr, Columbus, GA 31903	1	SFH	2/1	961
1513 Buford Ave, Columbus, GA 31903	1	SFH	3/1	768
1414 Foye Ave, Columbus, GA 31903	1	SFH	2/1	1021
4640 Old Cusseta Rd, Columbus, GA 31903	1	SFH	3/1	768
19 Mathews St, Columbus, GA 31903	1	SFH	3/1	936
127 Torch Hill Rd, Columbus, GA 31903	2	DP	2/1 each	1872
52 Mathews St, Columbus, GA 31903	1	SFH	3/1	936
2106 South Andrews Cir, Columbus, GA 31903	3	3 SFH shared	1/1, 1/1, 3/1	1224
2317 N Andrews Cir, Columbus, GA 31903	1	SFH	3/1	784
221 23rd Ave, Columbus, GA 31903	1	SFH	2/1	1087
2354 Bruce Ave, Columbus, GA 31903	1	SFH	2/1	942
2436 Bruce Ave, Columbus, GA 31903	1	SFH	2/1	1086

Portfolio Asset Overview

Address	Units	Type	Unit Mix	Total SF
2706 Rice St, Columbus, GA 31903	1	SFH	4/2	1480
3063 Meade St, Columbus, GA 31903	1	SFH	2/1	942
2932 Clover Ln, Columbus, GA 31903	1	SFH	2/1	942
204 28th Ave, Columbus, GA 31903	1	SFH	3/1	875
368 Marlboro Ave, Columbus, GA 31903	1	SFH	3/1	1440
922 Harbison Dr, Columbus, GA 31903	1	SFH	2/1	942
707 Harbison Dr, Columbus, GA 31903	1	SFH	3/1	1036
820 Harbison Dr, Columbus, GA 31903	1	SFH	2/1	942
925 Harbison Dr, Columbus, GA 31903	1	SFH	2/1	942
2601 Jones Ave, Columbus, GA 31904	2	DP	2/1 each	1609
2605 Jones Ave, Columbus, GA 31904	2	DP	2/1 each	1628

Portfolio Asset Overview

Address	Units	Type	Unit Mix	Total SF
2812 Beacon Ave, Columbus, GA 31904	2	DP	1/1 each	1532
4025 Young Ave, Columbus, GA 31904	3	TP	2/1 each	1928
4111 Holly Ave, Columbus, GA 31904	1	DP	1/1	587
4113 Holly Ave, Columbus GA 31904	1	DP	1/1	587
1102 22nd St, Columbus, GA 31901	1	SFH	2/1	744
2435 Bruce Ave, Columbus, GA 31903	1	SFH	2/1	942



Market Analysis

Columbus, Georgia is a resilient regional hub supported by a diversified employment base, stable population trends, and sustained demand for rental housing. The Columbus metropolitan area exceeds 320,000 residents as of 2025, providing a meaningful and durable renter pool across multiple submarkets and asset classes. The region benefits from a cost-advantaged housing profile relative to national averages, reinforcing long-term affordability and consistent absorption across workforce and market-rate rentals.

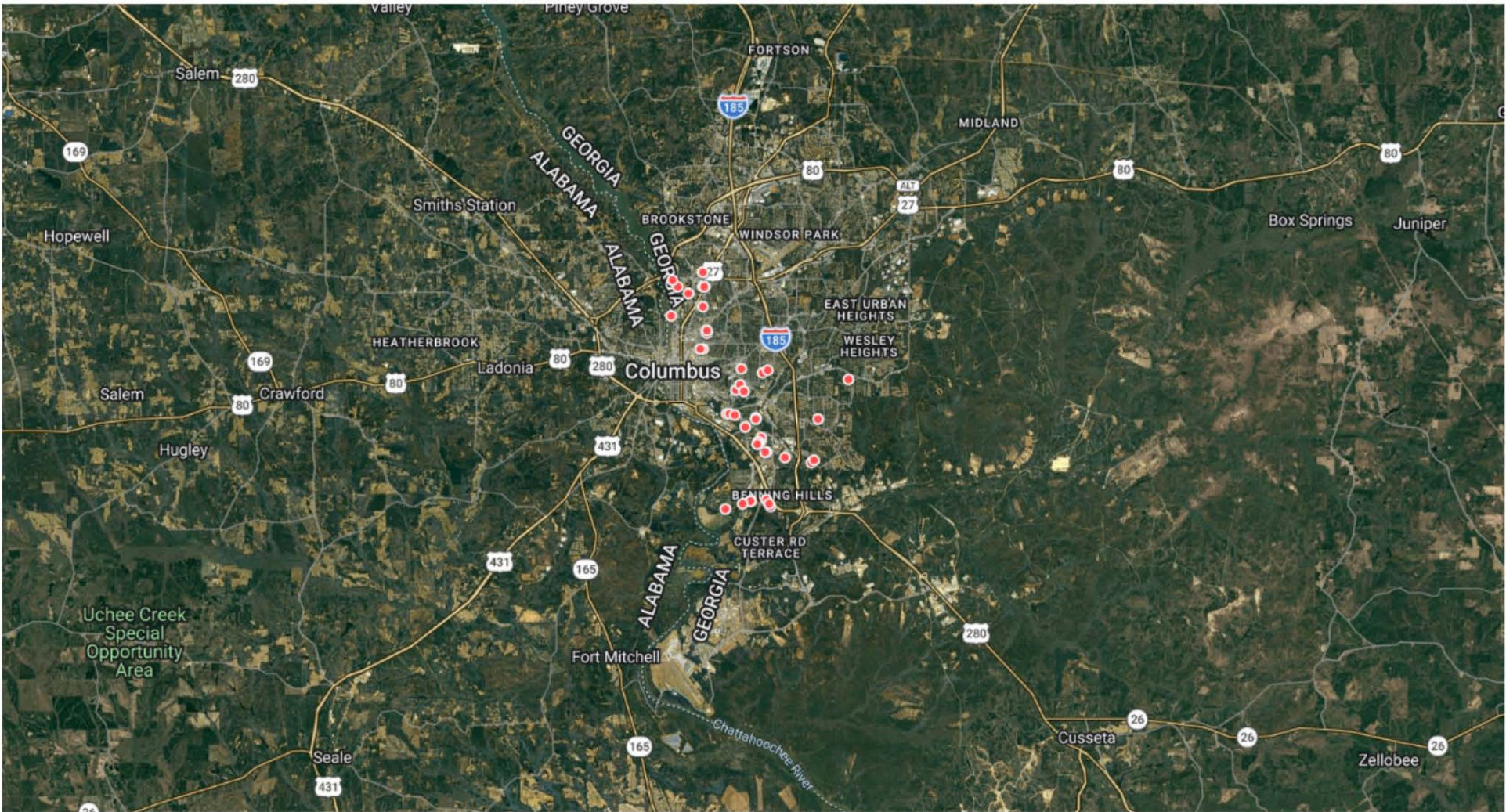
The Columbus economy is anchored by a broad mix of public, private, and institutional employers that collectively underpin stable housing demand across economic cycles. Fort Moore, one of the largest military installations in the United States, serves as a foundational employment driver and consistently fuels demand for rental housing from active-duty personnel, civilian staff, and military families. Healthcare and education further strengthen the employment base through Piedmont Columbus Regional Healthcare and Columbus State University, providing steady professional and institutional employment.

In addition, Columbus hosts the headquarters or major operations of several nationally recognized financial services and technology firms, including Aflac, Synovus Financial, and Global Payments / TSYS, along with advanced manufacturing employers led by Pratt & Whitney and related suppliers. This economic diversification mitigates reliance on any single industry and supports a broad tenant profile across a diversified rental portfolio. The portfolio benefits from Columbus' strong regional connectivity and access to key transportation corridors. These transportation advantages enhance tenant mobility and support sustained demand across a wide range of renter profiles.

The Columbus multifamily market continues to demonstrate solid fundamentals entering 2025, characterized by steady occupancy, positive rent growth, and manageable new supply relative to demand. Year-over-year rent growth in early 2025 remains above long-term historical averages, placing Columbus among the stronger-performing secondary markets nationally. New construction activity remains concentrated in select submarkets and is projected to moderate beyond 2025, supporting favorable supply-demand dynamics for existing assets.

Occupancy levels remain stable, with consistent absorption supported by population retention, military-driven household formation, and the region's relative affordability. These conditions provide opportunities for organic rent growth, operational efficiencies, and value creation across a diversified rental portfolio.

Portfolio Footprint



Columbus Demographics

Avg. Household Income	\$79,152
Median Household Income	\$56,155
Median Home Value	\$241,257
Median Rent	\$1218
Median Year Built	1978
2024 Population	328,206
2029 Population Projection	340,000

The FY 2026 Columbus, GA-AL HUD Metro FMR Area FMRs for All Bedroom Sizes

Final FY 2026 & Final FY 2025 FMRs By Unit Bedrooms

Year	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
FY 2026 FMR	\$895	\$939	\$1,088	\$1,445	\$1,703



Portfolio Property Images



820 Harbison Drive, Columbus, GA 31903
Single Family Rental
2/1



922 Harbison Drive, Columbus, GA 31903
Single Family Rental
2/1



1035 Fisk Ave, Columbus, GA 31906
Single Family Rental
2/1



2113 13th Ave, Columbus, GA 31904
Two Single Family Rentals
2/1 & 3/2



3912 Oates Ave, Columbus GA 31904
Single Family Rental
1/1



3063 Meade St, Columbus , GA 31903
Single Family Rental
2/1

Portfolio Property Images



204 28th Ave, Columbus, GA 31903
Single Family Rental
3/1



3305 Morehouse St, Columbus GA 31906
Single Family Rental
3/1



4018 Young Ave, Columbus GA 31904
Single Family Rental
2/1



2504 & 2506 Heard St, Columbus GA 31906
Duplex
2/1 & 1/1.5



127 Torch Hill Rd A & B, Columbus GA 31901
Duplex
2/1 each



1540 & 1542 11th Ave, Columbus, GA 31901
Duplex
2/1 each

Portfolio Property Images



2318 8th St, Columbus, GA 31906
Single Family Rental
3/1



4640 Old Cusseta Rd, Columbus, GA 31903
Single Family Rental
3/1



2605 Jones Ave, Columbus, GA 31904
Duplex
2/1 each



1108 Henry Ave, Columbus, GA 31906
Single Family Rental
4/1



1102 22nd St, Columbus, GA 31901
Single Family Rental
2/1



1205 Benning Drive, Columbus, GA 31903
Single Family Rental
2/1

Portfolio Property Images



1231 21st St, Columbus, GA 31901
Single Family Rental
3/1



1414 Foye Ave, Columbus, GA 31903
Single Family Rental
2/1



33 Woodland Cir, Columbus, GA 31904
Single Family Rental
3/1



4014 Young Ave, Columbus, GA 31904
Single Family Rental
2/1



1123 Salem St, Columbus, GA 31904
Single Family Rental
1/1



1543 11th Ave, Columbus, GA 31901
Three Single Family Rentals
3/2, 1/1, 1/1

Portfolio Property Images



2436 Bruce Ave, Columbus, GA 31903
Single Family Rental
2/1



2706 Rice St, Columbus, GA 31903
Single Family Rental
4/2



19 Mathews St, Columbus, GA 31903
Single Family Rental
3/1



52 Mathews St, Columbus, GA 31903
Single Family Rental
3/1



2317 N Andrews Cir, Columbus, GA 31903
Single Family Rental
3/1



2354 Bruce Ave, Columbus, GA 31903
Single Family Rental
2/1

Portfolio Property Images



2812 Beacon Ave, Columbus, GA 31904
Duplex
1/1



368 Marlboro Ave, Columbus, GA 31903
Single Family Rental
3/1



4025 Young Ave, Columbus, GA 31904
Triplex
2/1 each



4111 & 4113 Holly Ave, Columbus, GA 31904
Duplex
1/1 each



707 Harbison Dr, Columbus, GA 31903
Single Family Rental
3/1



925 Harbison Dr, Columbus, GA 31903
Single Family Rental
2/1

Portfolio Property Images



2106 South Andrews Cir, Columbus, GA 31903
Three Single Family Rentals
1/1, 1/1, 3/1



221 23rd Ave, Columbus, GA 31903
Single Family Rental
2/1



4728 Kolb Ave, Columbus, GA 31904
Single Family Rental
2/1



4724 Kolb Ave, Columbus, GA 31904
Single Family Rental
3/1



1206 Winston Rd, Columbus, GA 31903
Single Family Rental
2/1



1513 Buford Ave, Columbus, GA 31903
Single Family Rental
3/1

Portfolio Property Images



2601 Jones Ave, Columbus, GA 31904
Duplex
2/1 each



211 42nd St, Columbus, GA 31904
Single Family Rental
3/1



2932 Clover Ln, Columbus, GA 31903
Single Family Rental
3/1



NAI G2 Commercial Real Estate

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