



# WOODCLIFF APARTMENTS

229 N. OAKLEY DR, COLUMBUS, GA 31906



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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

CCRE Investments is excited to offer a value add Multi-family investment opportunity in Columbus Georgia. This opportunity consists of investing in a 29 unit apartment complex.

## Woodcliff

- 29 Units
- Built in 1972
- 17 2BR-1BA
- 12 1BR-1BA
- 3 Total Buildings
- 1.43 Acres
- 1 Parcel
- RMF2 Zoning





# INVESTMENT HIGHLIGHTS

- **Convenient & Established location:** Woodcliff Apartments is located off the exit 3 on Interstate - 185.
- **Value Add Opportunity:** interior updates, including kitchen, bathroom, floor.
- **Low Acquisition Cost**



# RENTAL COMPS

## Harmony Apartments

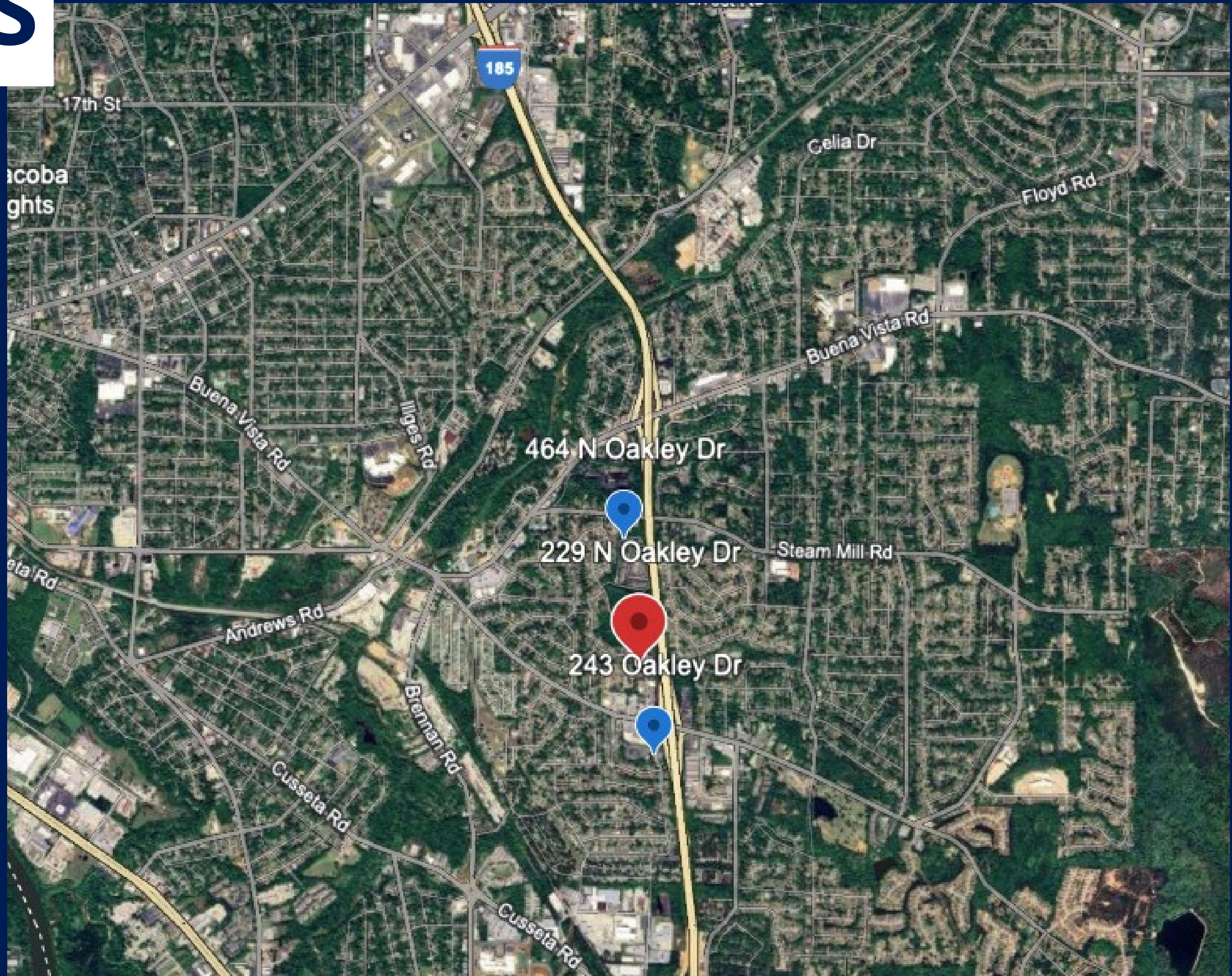
- 243 Oakley Dr, Columbus, GA 31906
  - 1 Bed: \$855
  - 2 Bed: \$860

## The Lodge Apartments

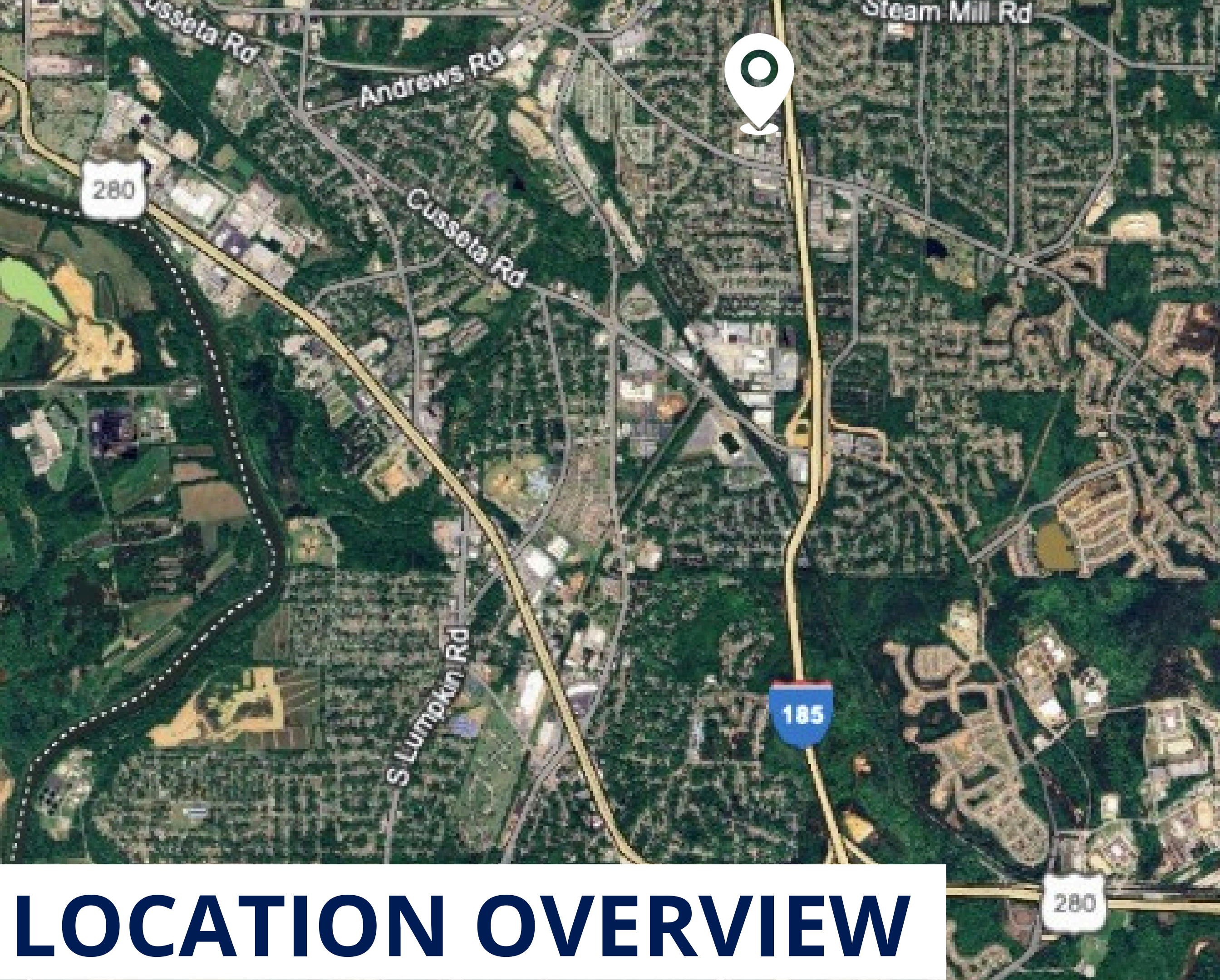
- 464 N Oakley Dr, Columbus, GA 31906
  - 1 Bed: \$805
  - 2 Bed: \$935

## HAPP (Section 8)

- 1 Bed: 836
- 2 Bed: 979





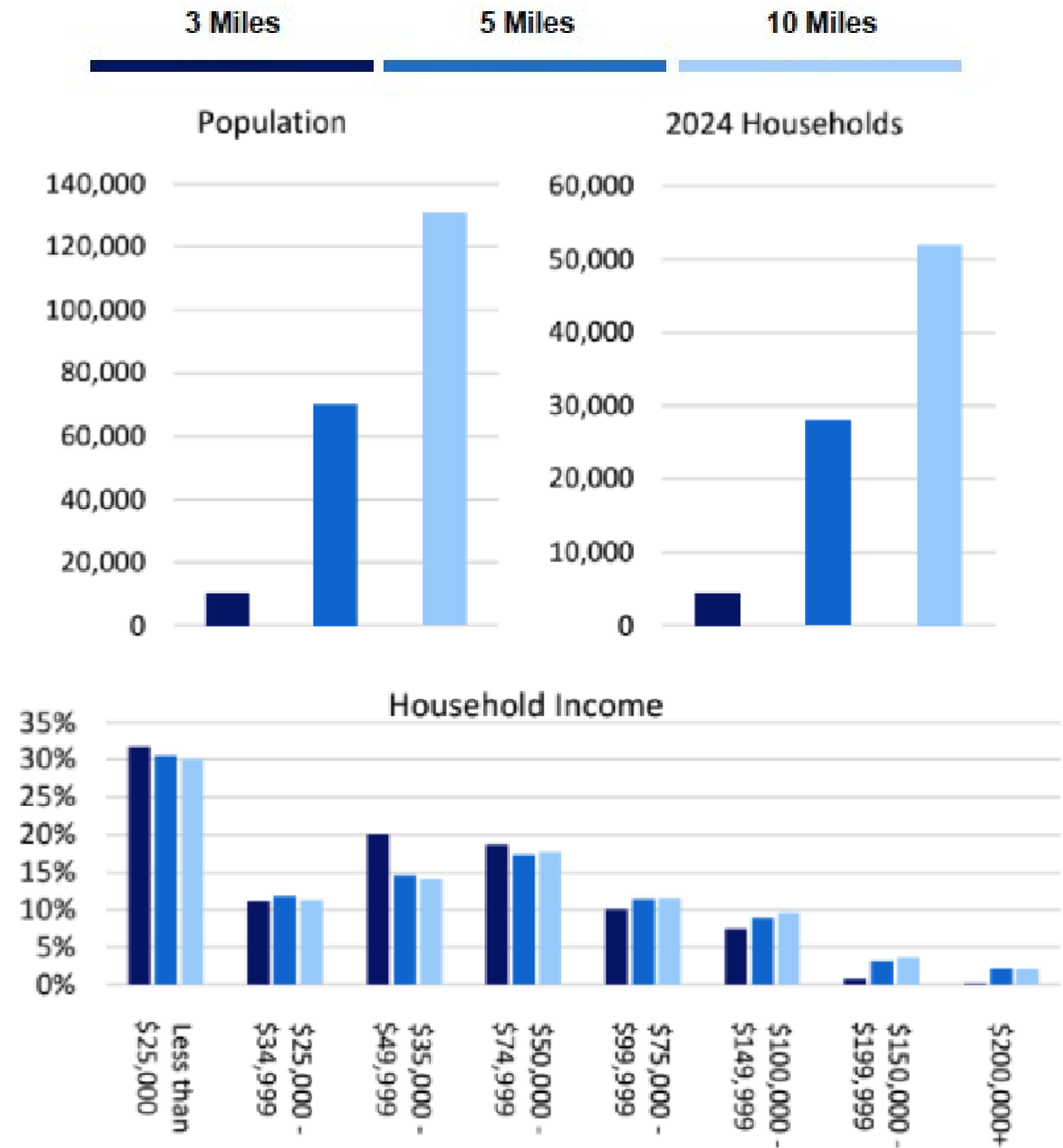


**Fort Moore:**  
Located  
approximately 7  
miles south  
**Columbus State  
University:**  
Located 3 miles  
north  
**Columbus Civic  
Center & Downtown  
Columbus:** Just 6  
miles west

# LOCATION OVERVIEW



# DEMOGRAPHICS





# CONTACT

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**CCRE Investments**  
Commercial Real Estate Company