



AUGUSTA, GA PORTFOLIO

51 UNIT MULTIFAMILY



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SECTION 1

PROPERTY INFORMATION

Opportunity Summary



OPPORTUNITY DESCRIPTION

- 51 Units in the Greater Augusta Area
- NOI of \$472,228
- 26 Units are Section 8 Housing

LOCATION DESCRIPTION

The industry around Augusta, Georgia, is diverse and multifaceted, reflecting the city's role as a regional economic hub. Key industries include healthcare, with Augusta University Health and the Medical College of Georgia serving as major employers. The area is also known for its military presence, centered around Fort Gordon, which contributes significantly to the local economy through defense-related industries and support services. Manufacturing is prominent, with companies in textiles, paper products, and chemicals operating in the region. Additionally, Augusta has a growing technology sector, bolstered by its designation as the U.S. Army Cyber Center of Excellence. Retail, education, and hospitality are also vital, particularly due to the influx of visitors during events like The Masters Tournament, further supporting the local economy.

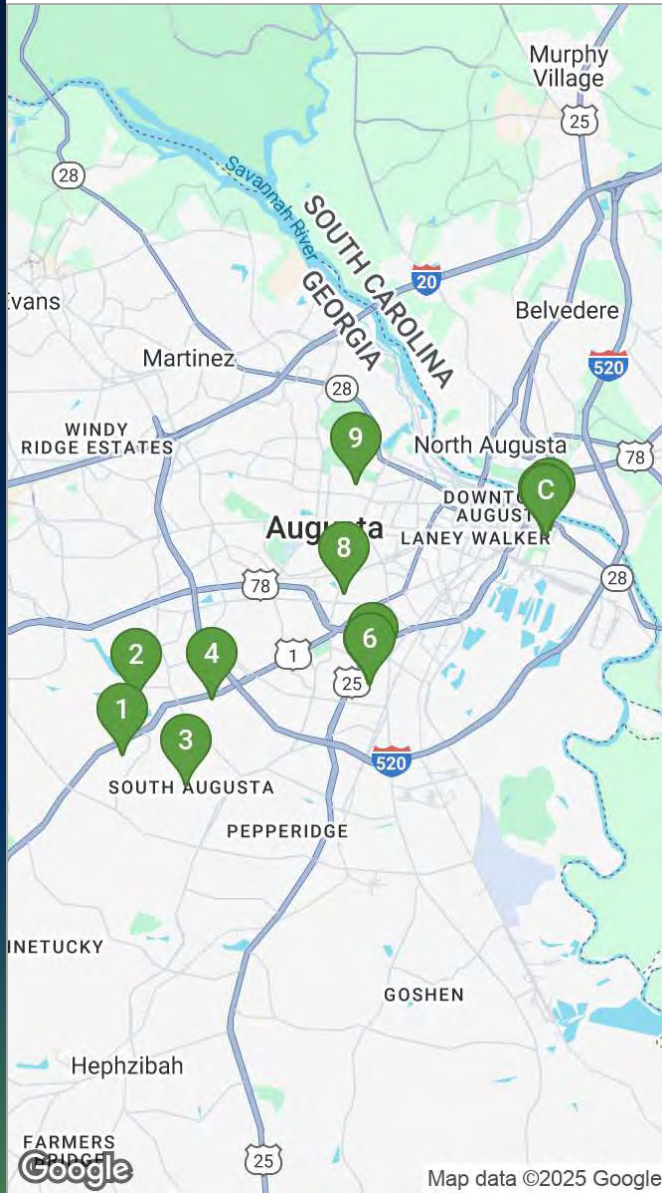
OFFERING SUMMARY

Sale Price:	\$6,103,075
Number of Units:	51
Price Per Unit	\$119,668
NOI:	\$472,228
Cap Rate:	7.74%

DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Total Households	2,836	33,892	113,202
Total Population	6,378	77,522	277,901
Average HH Income	\$40,627	\$67,650	\$86,121

Map & Summary



NAME/ADDRESS

NO. UNITS YEAR BUILT

1	3526 Edgeworth Dr Hephzibah, GA	1	1980
2	2623 Cairo Dr Augusta, GA	1	1973
3	3510 Edmonton St Hephzibah, GA	1	1983
4	2537 Kensington Dr W Augusta, GA	1	1971
5	2717 Smith Dr Augusta, GA	1	1972
6	2719 Smith Dr Augusta, GA	1	1972
7	1906 Virginia Ave Augusta, GA	1	1952
8	2272 Darlington Dr Augusta, GA	1	1955
9	755 Harford Street Augusta, GA	12	1984
A	515 Forsyth Street and 121 Walker Street Augusta, GA	8	1988
B	416 1st Street Augusta, GA	20	1980
C	101 Walker Street Augusta, GA	3	1987

AVERAGES

4 1974

Property List



3526 EDGEWORTH DR

Hephzibah, GA 30815

4 Bed 1.5 Bath
1195 sf
1 Unit
Year Built: 1980
Lot Size: .29 Acres
ARV: \$152,263



2623 CAIRO DR

Augusta, GA 30906

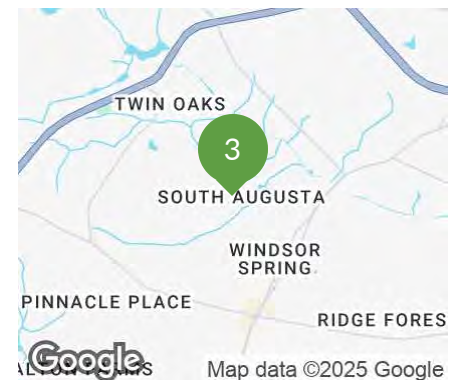
4 Bed 1.5 Bath
1257 sf
1 Unit
Year Built: 1973
Lot Size: .26 Acres
ARV: \$132,200



3510 EDMONTON ST

Hephzibah, GA 30815

3 Bed 2 Bath
1795 sf
1 Unit
Year Built: 1983
Lot Size: .36 Acres
ARV: \$271,698



Property List



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2537 KENSINGTON DR W

Augusta, GA 30906

3 Bed 2 Bath
1350 SF
1 Unit
Year Built: 1971
Lot Size: .25 Acres
ARV: \$191,332

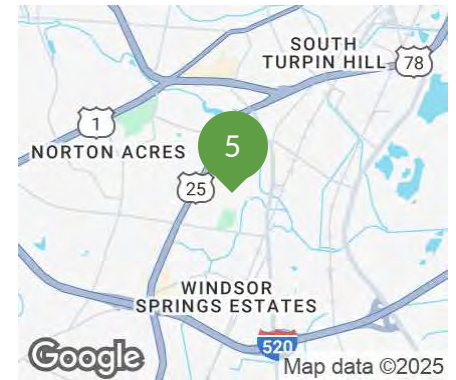


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2717 SMITH DR

Augusta, GA 30906

3 Bed 2 Bath
1075 SF
1 Unit
Year Built: 1972
Lot Size: .2 Acres
ARV: \$152,357

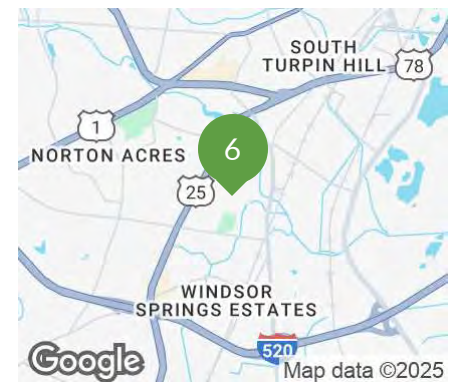


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2719 SMITH DR

Augusta, GA 30906

3 Bed 2 Bath
1314 SF
1 Unit
Year Built: 1972
Lot Size: .23 Acres
ARV: \$186,230



Property List



1906 VIRGINIA AVE

Augusta, GA 30906

2 Bed 1 Bath
725 SF
1 Unit
Year Built: 1952
Lot Size: .21 Acres
ARV: \$108,750



2272 DARLINGTON DR

Augusta, GA 30904

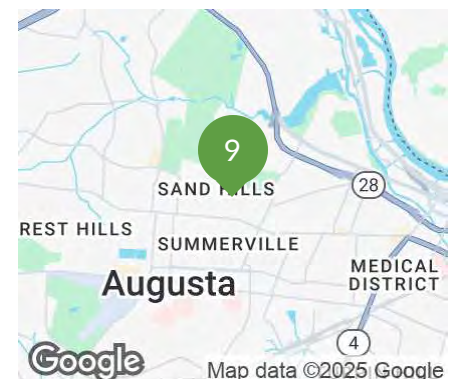
3 Bed 2 Bath
1380 SF
1 Unit
Year Built: 1955
Lot Size: .23 Acres
ARV: \$167,319



755 HARFORD STREET

Augusta, GA 30904

2 Bed 1 Bath
12 Units
Year Built: 1984



Property List



515 FORSYTH STREET AND 121 WALKER STREET

Augusta, GA 30901

2 Bed 1 Bath

8 Units

Year Built: 1988



416 1ST STREET

Augusta, GA 30901

2 Bed 2 Bath

20 Units

Year Built: 1980



101 WALKER STREET

Augusta, GA 30901

2 Bed 1 Bath

3 Units

Year Built: 1987

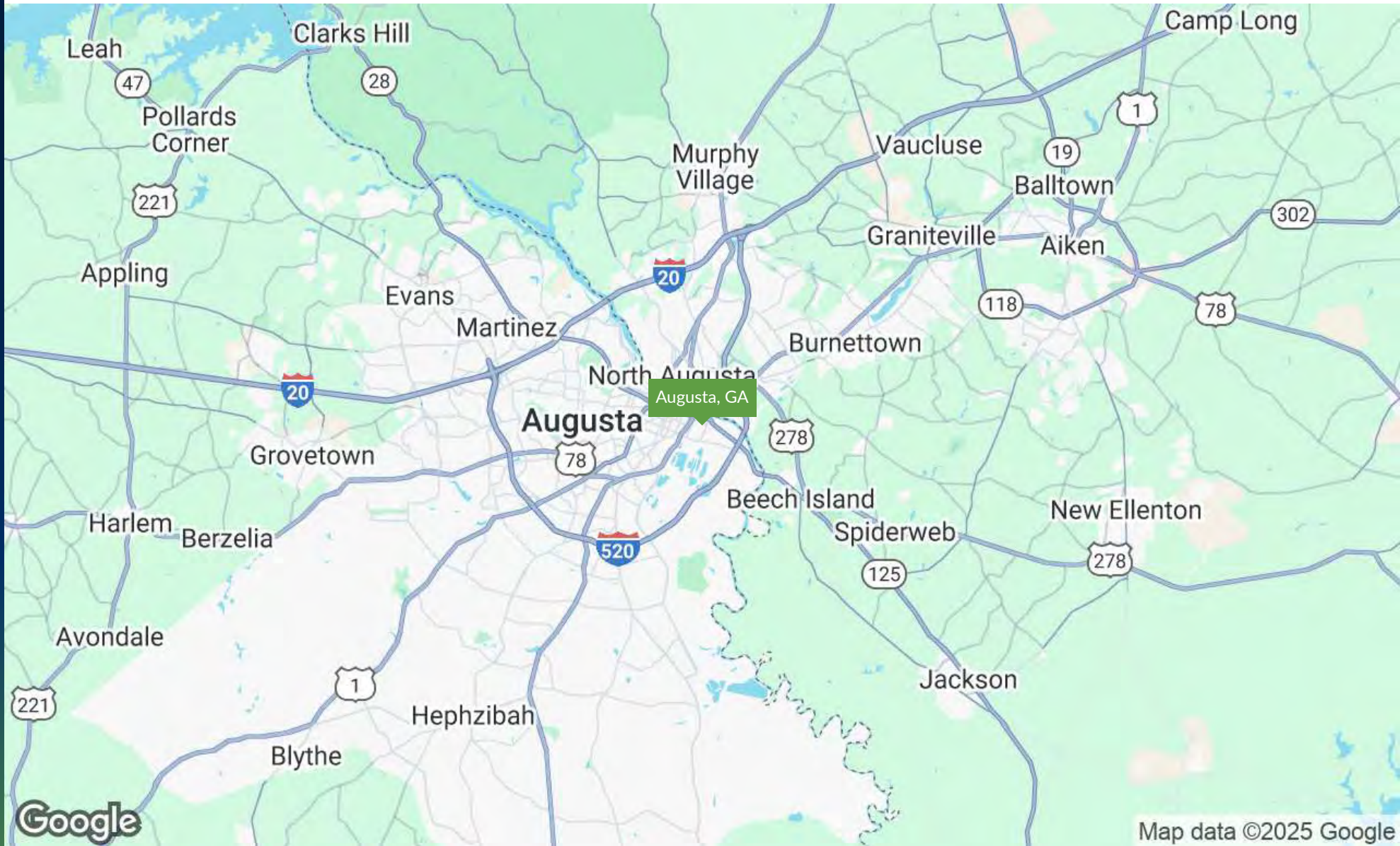


SECTION 2

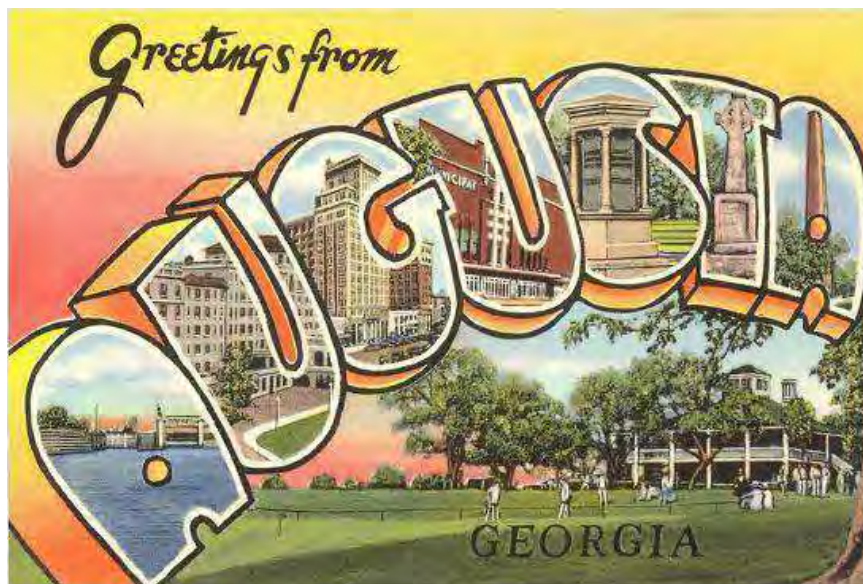
LOCATION INFORMATION



Regional Map



About Augusta



Augusta, Georgia, founded in 1736, is one of the state's oldest cities and has played a significant role throughout American history. Originally established as a trading post along the Savannah River, Augusta grew into a thriving agricultural and commercial center in the 19th century, particularly known for its cotton industry. The city also has a rich military history, with Augusta Arsenal being a key military facility during the Civil War. In the 20th century, Augusta continued to develop, becoming known for its historical significance and as the home of The Masters Tournament, one of golf's most prestigious events.

Today, Augusta's economy is diverse, with key industries including healthcare, education, and manufacturing. The city is a major medical hub, anchored by Augusta University and its associated health system, which is one of the largest employers in the region. Fort Gordon, a significant military installation, further bolsters the local economy, particularly in defense and cybersecurity industries. Manufacturing remains important, with a focus on textiles, chemicals, and paper products. The city's economy is also supported by tourism, driven by events like The Masters, which attracts visitors from around the world, contributing to the growth of the hospitality and retail sectors.

SECTION 3

FINANCIAL ANALYSIS

Financial Summary



Portfolio Net Income			
Breakdown			
1 Street	\$	167,705	
Forsythe & 121 Walker	\$	82,031	
101 Walker	\$	29,298	
Harford Street	\$	99,042	
SFH	\$	94,152	
Portfolio Net Income	\$	472,228	
Cap Rate	Sales Price		Price Per Door
7.74%	\$ 6,101,139.53	\$	119,630.19



SECTION 4

DEMOGRAPHICS

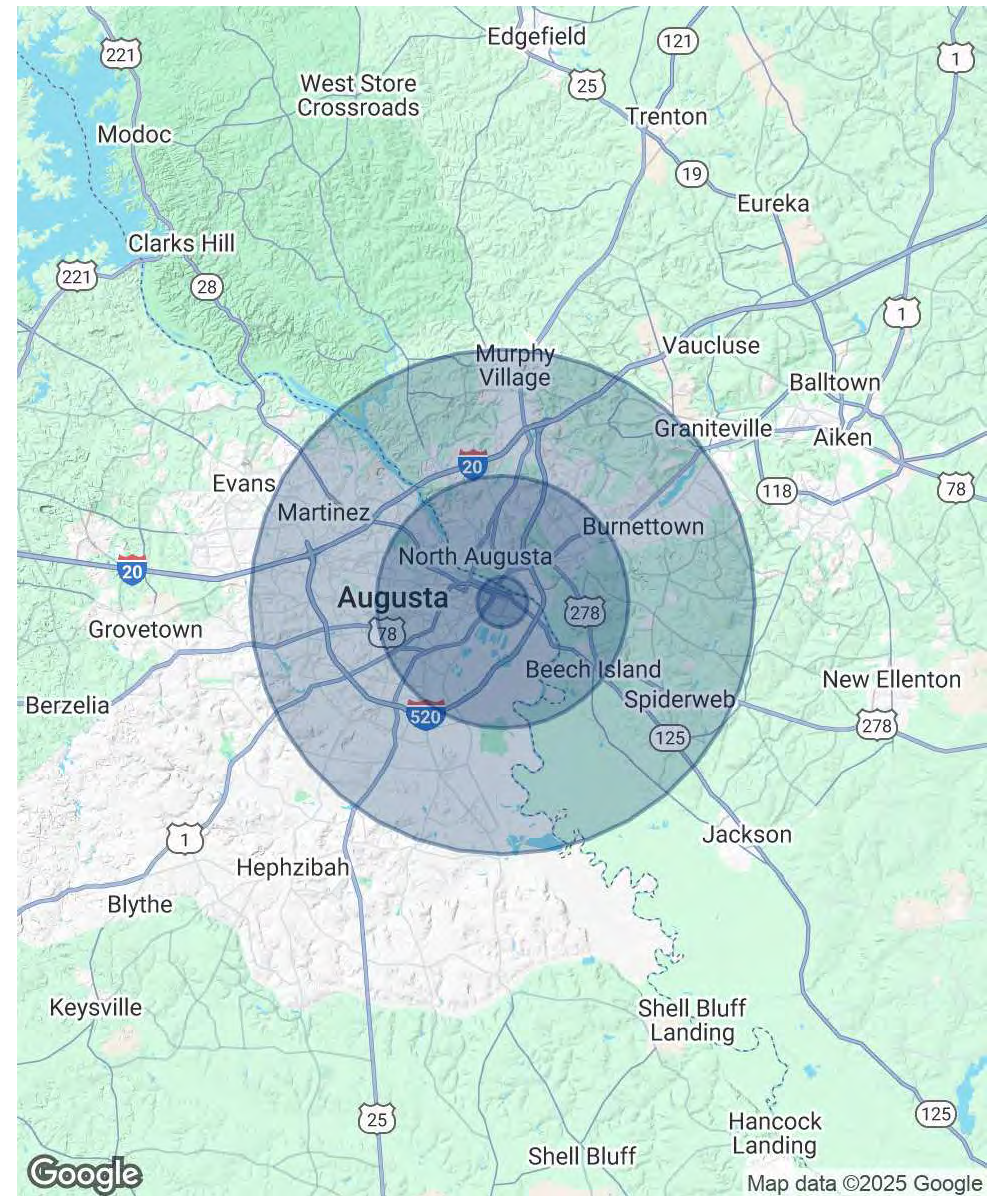
Demographics Map & Report



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	6,378	77,522	277,901
Average Age	39	41	40
Average Age (Male)	38	39	38
Average Age (Female)	41	42	41

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	2,836	33,892	113,202
# of Persons per HH	2.2	2.3	2.5
Average HH Income	\$40,627	\$67,650	\$86,121
Average House Value	\$143,425	\$217,957	\$230,033

Demographics data derived from AlphaMap



SECTION 5

ADVISOR BIOS

Advisor Bio 1



MARK GRIFFIN, CCIM, CM&AA

Managing Principal

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PROFESSIONAL BACKGROUND

Mark Griffin, CCIM is CEO and Managing Principal at Sperry Commercial Global Affiliates - Griffin Partners with offices in Greenville and Atlanta. He is a native of upstate, SC, and a graduate of Clemson University with over eighteen years of progressive experience in commercial real estate ranging from investment and development advisory services to general brokerage.

Mr. Griffin holds a 5-year professional degree in Landscape Architecture from Clemson University with a focus on land development, real estate, and business. Mr. Griffin also holds the distinguished Certified Commercial Investment Member (CCIM) designation which less than 6% of commercial real estate practitioners obtain globally. Mr. Griffin also holds the prestigious Certified Mergers & Acquisitions Advisor (CM&AA) designation. This designation is recognized by FINRA as the elite designation for M&A advisors and professionals. In addition to commercial brokerage, Mr. Griffin is engaged in M&A transactions of companies in the middle market all across the southeast. This combined specialty allows Mr. Griffin to serve businesses in many capacities from the sale of the business to sale-leasebacks for individual owners, private investments groups, REIT's, and Family Offices.

EDUCATION

Clemson University, BLA (5-year professional)

Certified Commercial Investment Member Institute designation (CCIM)

Certified Mergers & Acquisitions Advisor designation (CM&AA)

MEMBERSHIPS

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Advisor Bio 2



NICK DENBOW

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PROFESSIONAL BACKGROUND

Nick Denbow serves as a Junior Advisor/ Broker and responsible for client management, performing research on behalf of the Senior Brokers, preparing sell-side Offering Memorandums, and analyzing buy-side deals on behalf of clients. Nick holds a BS in Financial Management with real estate emphasis and a minor in Accounting from Clemson University.

EDUCATION

Clemson University

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