

CHAPPELL STREET APARTMENTS

For Sale

**6 units
2 BR/1 BA**

CHAPPELL STREET APARTMENTS

DUDLEY, GA

- Complex consists of six (6) two bedroom one bathroom units.
- Conveniently located behind Oconee EMC and in close proximity to Northwest Laurens Elementary, Downtown Dudley/Dudley Little League ballfields, and Interstate 16.
- Completely renovated: new roof, foam insulation in rafters, plumbing, electrical, fixtures, HVAC, kitchen (with stainless refrigerator/freezer and stove), bathroom with walk-in tile shower, attractive landscaping, stone walkways, and stone back patio.

**ALSO FOR LEASE
\$1,100/month**

**OFFERED AT
\$728,800**



CURRY REAL ESTATE

1825 VETERANS BLVD. - DUBLIN, GA 31021

478-272-2335

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Chappell Street Apartments



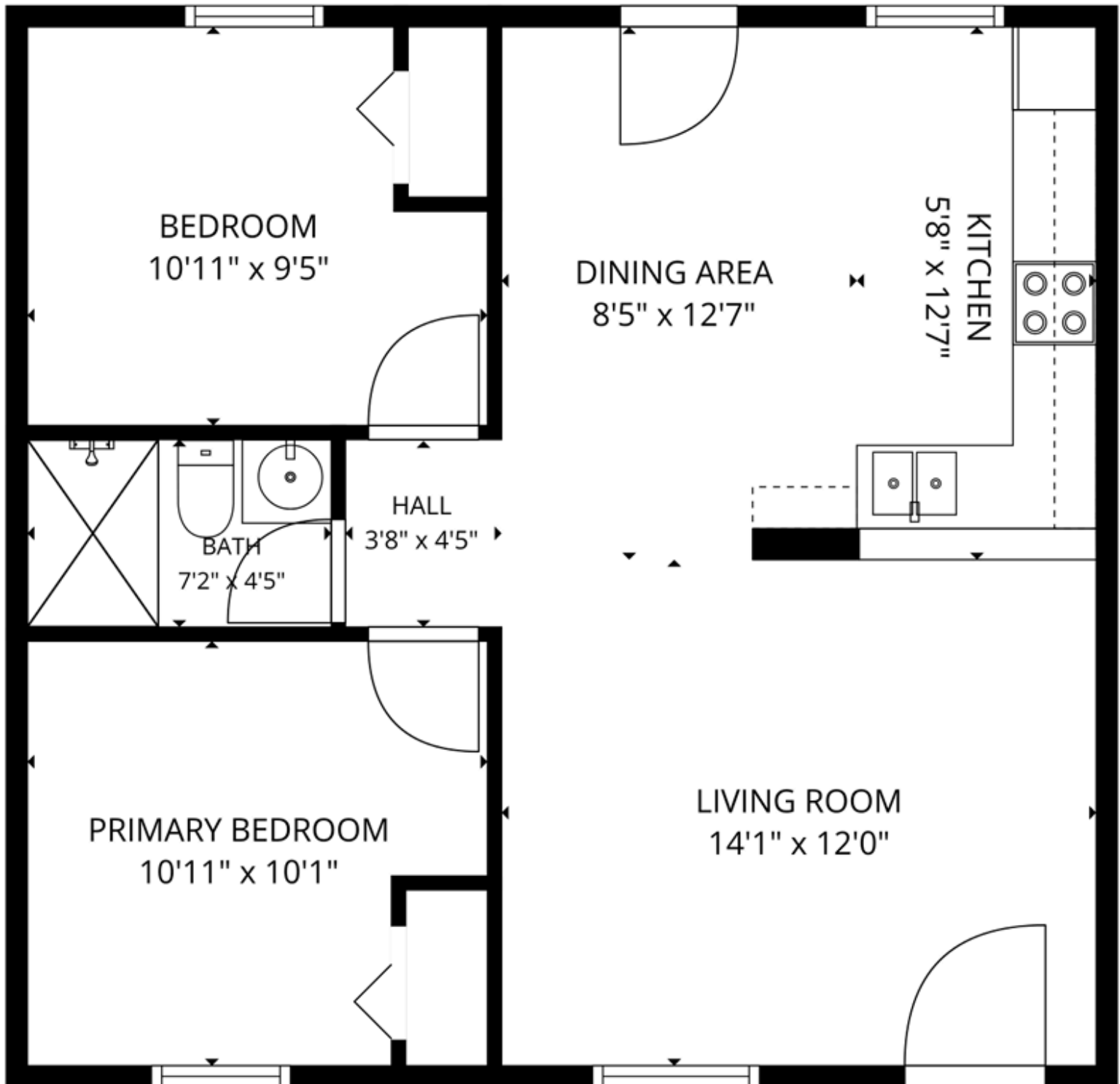
Exterior Pictures

Chappell Street Apartments



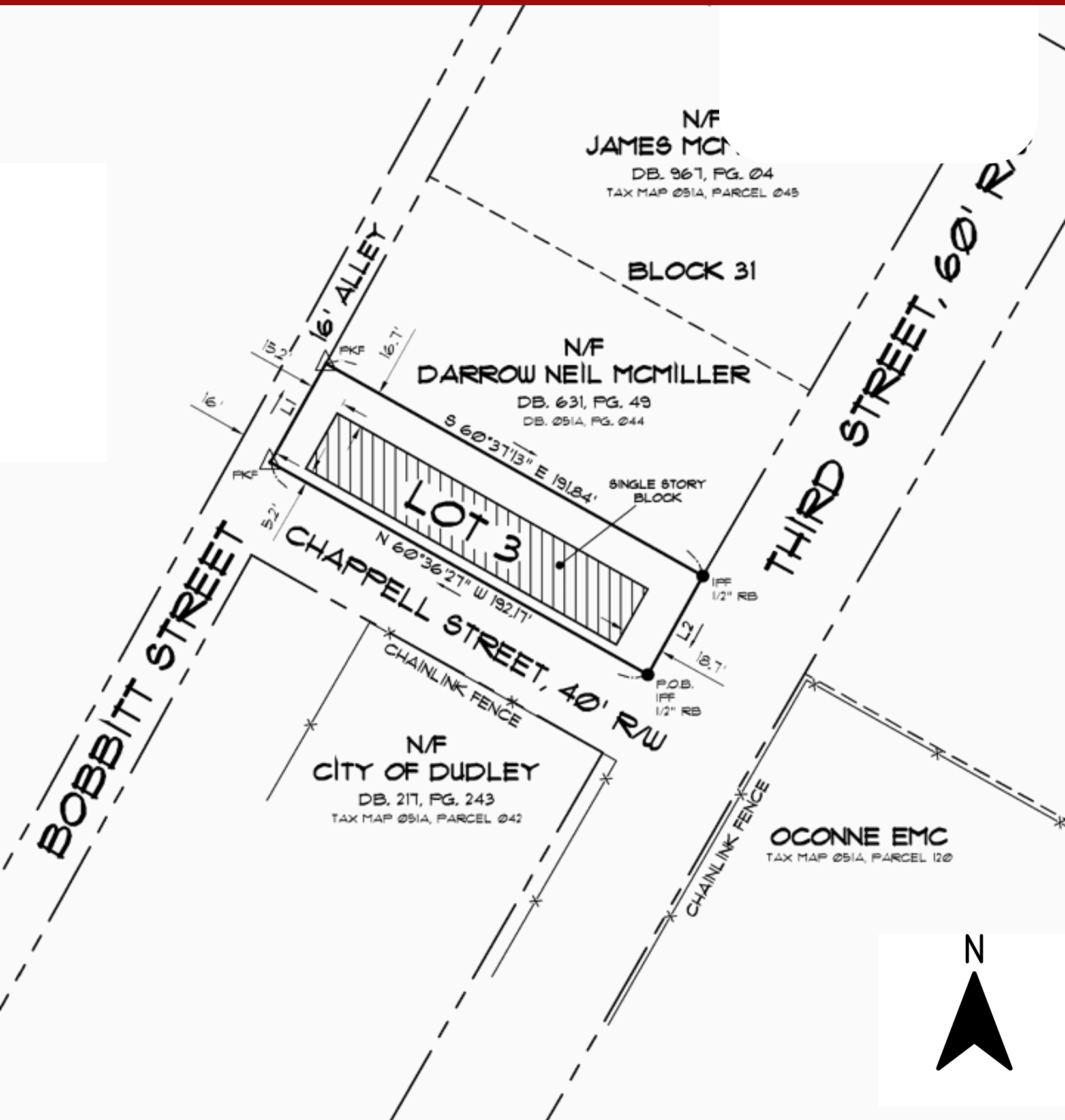
Interior Pictures

Chappell Street Apartments



Sample Unit Floorplan

Chappell Street Apartments



Plat of Property

Chappell Street Apartments

APARTMENT COMPLEX — ANNUAL PRO FORMA

Sample 6-Unit Residential Property

KEY ASSUMPTIONS

Assumption	Value
Number of Units	6
Monthly Rent per Unit	\$1,100
Vacancy & Collection Loss Rate	7.5%
Operating Expense Ratio (% of EGI)	25.0%

INCOME

	Annual (\$)	% of GPR
Gross Potential Rent (GPR)	\$79,200	100.0%
Less: Vacancy & Collection Loss	(\$5,940)	7.5%
Effective Gross Income (EGI)	\$73,260	92.5%

OPERATING EXPENSES

	Annual (\$)	% of EGI
Total Operating Expenses	(\$18,315)	25.0%
Net Operating Income (NOI)	\$54,945	75.0%

PER-UNIT SUMMARY

Metric	Per Unit / Year
Gross Potential Rent	\$13,200
Effective Gross Income	\$12,210
Operating Expenses	\$3,053
Net Operating Income	\$9,158

NOTES: Pro Forma is estimated as the property is undergoing lease-up and historical data is not available. The substantial property renovations are projected to lower anticipated Operating Expenses – maintenance is expected to be minimal. Valuation is based on a 7.5% cap rate.

Sample Pro Forma

Dudley, Georgia

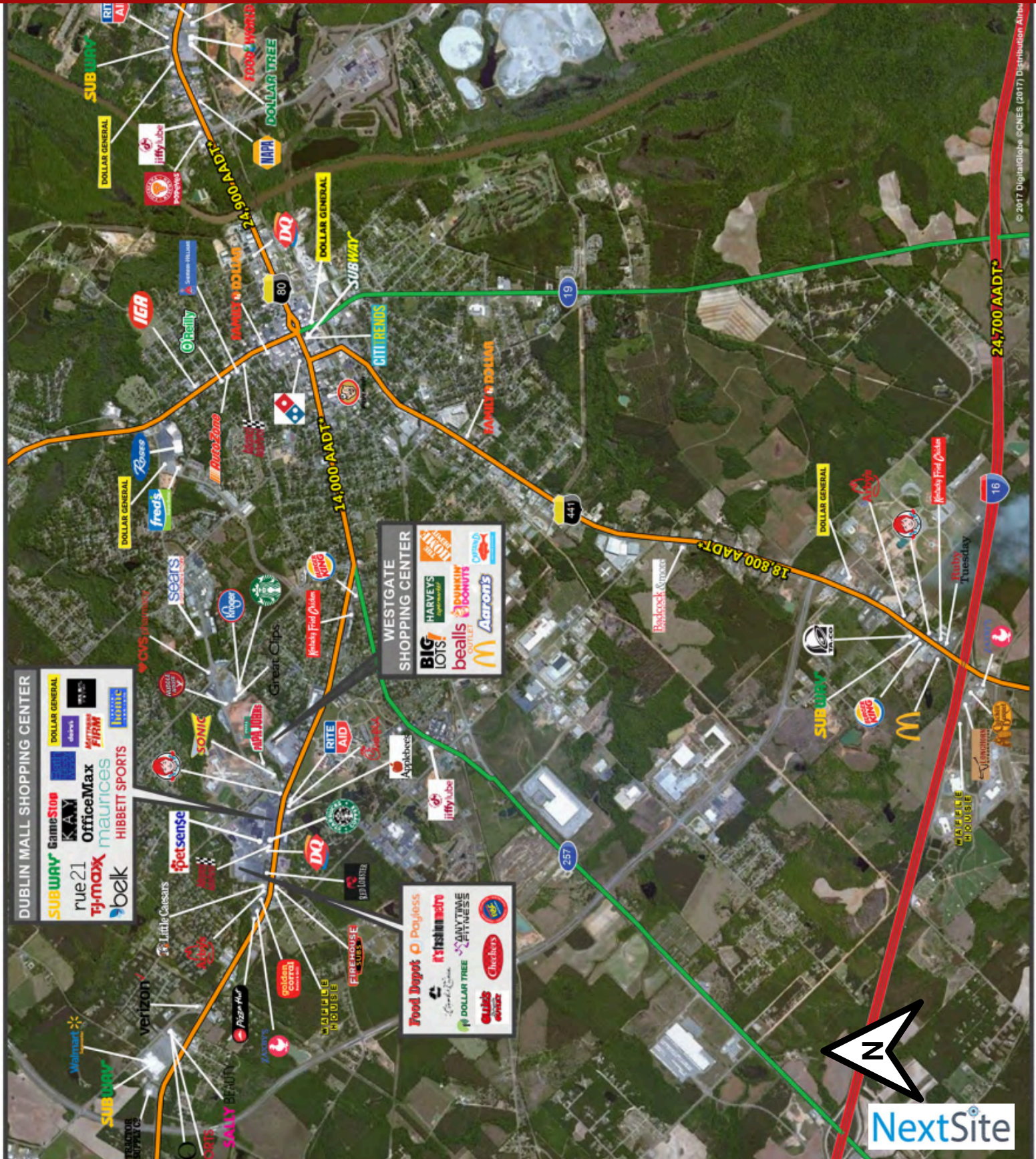


Dudley Little
League Ballfields



Property Map

Dublin Major Retail Map



National Retail & Restaurant Options

Chappell Street Apartments Dudley, Georgia



IN THE NEWS:

- Sun Element Leases 200,000SF Dublin Building to Manufacture Solar Panels.
- Gov. Kemp Announces Auto Parts Supplier Hwashin to Invest \$176M & Bring 460 Jobs to Dublin.
 - Gov. Kemp Announces Woory to Open EV Parts Manufacturing & RD Facility in Laurens County.
- FH Packaging Acquires Former Case-New Holland Industrial Site.
 - Saint-Gobain Adfors Welcomed to Dublin, to Employ 400+.
 - Hwy 257 Rail Served Property Certified as “Georgia Ready for Accelerated Development” (GRAD) Site.
 - Ground Breaking Held for Custom Structures, Inc.
- Best Buy Invests \$19 Million in Laurens County Distribution Facility.



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