

# 601 TUPELO TRAIL

13 UNIT PORTFOLIO





# LISTED BY

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**COMMERCIAL**  
**SOUTHERN COAST**

# OFFERING OVERVIEW

## 601 Tupelo Trail

Multi-unit residential portfolio in Hinesville, GA Home to the U.S. Army 3rd Infantry Division and Fort Stewart. Fort Stewart is the largest Department of Defense Installation east of the Mississippi River and has an economic impact in excess of- \$5 Billion in the Region. Hinesville is 45 miles southwest of Savannah. Smokerise Unit 34 & Ravenwood Unit 38 have been recently renovated. Woodwind South Unit 35 is currently vacant.

Portfolio consists of a mix of units across the town located at:

### **Smoke Rise Townhomes - 7 Units**

#### **601 Tupelo Trail, Hinesville, GA 31313**

Unit #10C - 3 Bed 1.5 Bath

Unit #20E - 2 Bed 1.5 Bath

Unit #28F - 3 Bed 2.5 Bath

Unit #31G - 2 Bed 1.5 Bath

Unit #34G - 3 Bed 2.5 Bath

Unit #35H - 3 Bed 2.5 Bath

Unit #45I - 2 Bed 1.5 Bath

HOA Fees: \$200 monthly

### **Summerwind Condo Association - 2 Units**

#### **910 Brett Drive, Hinesville, GA 31313**

Unit #13 - 3 Bed 2 Bath

Unit #123 - 2 Bed 2 Bath

HOA Fees: \$249 monthly

### **Woodwind South Condo association - 2 Units**

#### **727 S. Main Street, Hinesville, GA 31313**

Unit #35 - 3 Bed 1.5 Bath

Unit #48 - 2 Bed 1.5 Bath

HOA Fees: \$160 monthly

### **Raven Townhomes- 2 Units**

#### **912 Pineland Avenue, Hinesville, GA 31313**

Unit #38 - 3 Bed 2.5 Bath

Unit #55 - 3 Bed 2.5 Bath

HOA Fees: \$225 monthly

This is a value add opportunity from the beginning as rents are below market.

# OFFERING SUMMARY

601 Tupelo Trail



**\$1,550,000**  
LISTING PRICE



**10%**  
CAP RATE



**1985**  
YEAR BUILT



**13**  
UNIT COUNT

## FINANCIAL

Listing Price	\$1,550,000
Current NOI	\$160,645
Cap Rate	10.30%





# RENT SUMMARY

## 601 Tupelo Trail

Property Name	Unit	Rent	Lease Expiration
601 Tupelo Trail	#10C	\$800	Month to Month
601 Tupelo Trail	#20E	\$1,000	November 2024
601 Tupelo Trail	#38F	\$1,100	June 2024 Month
601 Tupelo Trail	#31G	\$850	to Month August
601 Tupelo Trail	#34G	\$1,200	2024 Month to
601 Tupelo Trail	#35H	\$700	Month Month to
601 Tupelo Trail	#45I	\$950	Month
912 Pineland Ave	#38	\$1,400	May 2024
912 Pineland Ave	#55	\$1,150	Month to Month
910 Brett Drive	#13	\$950	March 2024
910 Brett Drive	#123	\$850	Month to Month
727 S Main Street	#35	\$1,100	February 2025
727 S Main Street	#48	\$800	Month to Month
		<b>\$12,850</b>	

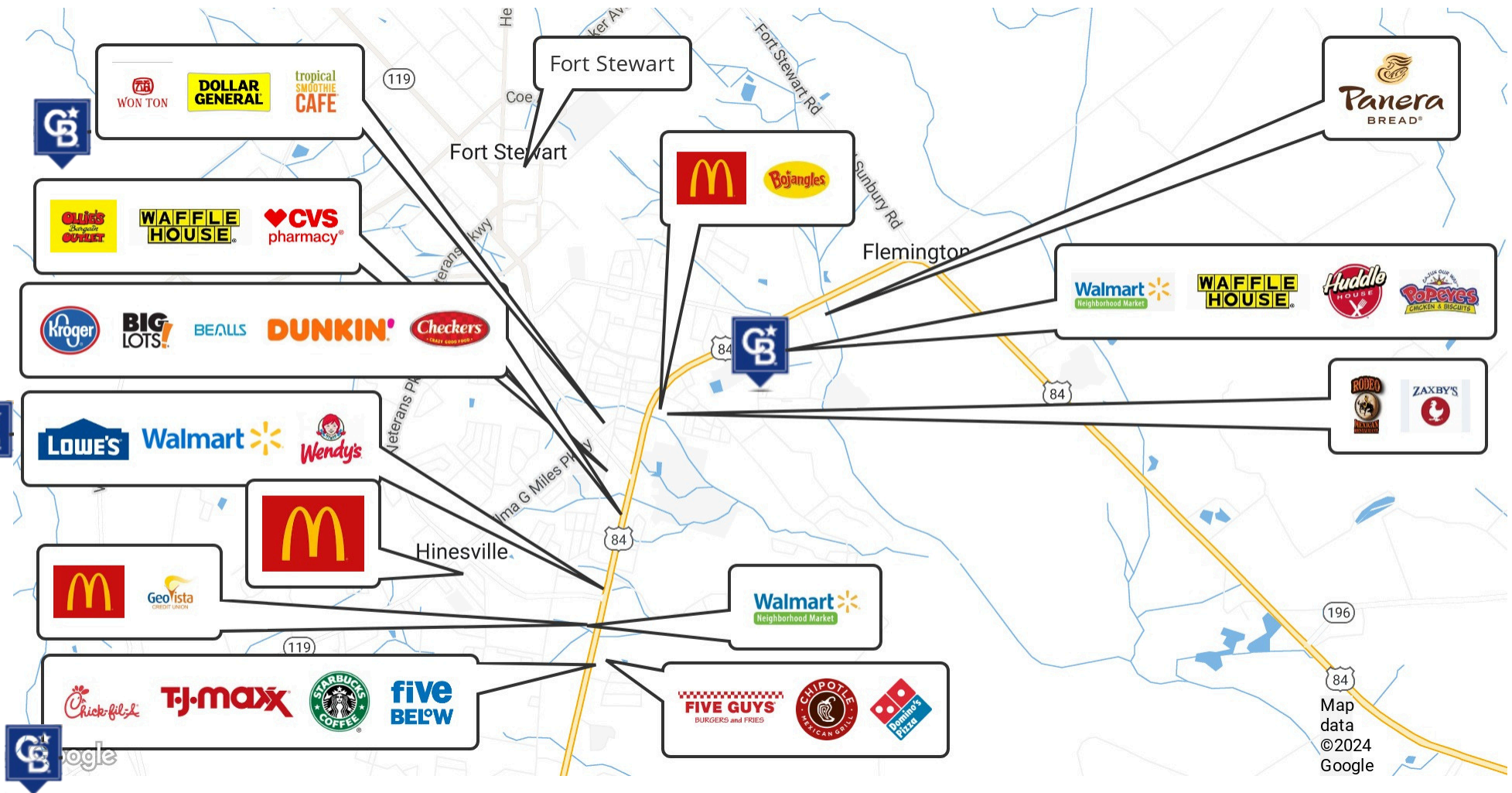
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# RETAILER MAP

## 601 Tupelo Trail



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# POPULATION

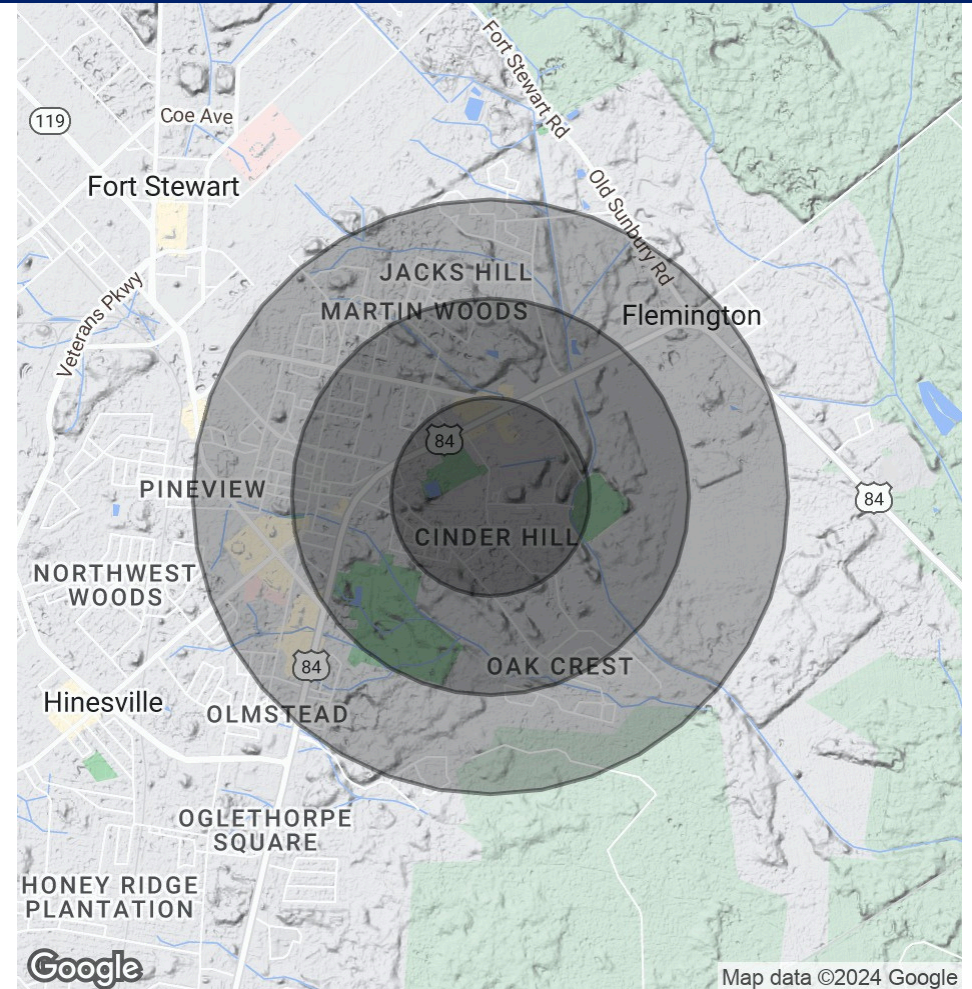
## 601 Tupelo Trail

	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,433	4,108	7,068
Average Age	32.3	32.4	32.4
Average Age (Male)	27.3	28	29.5
Average Age (Female)	34.7	34.6	34.1

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	747	2,146	3,908
# of Persons per HH	1.9	1.9	1.8
Average HH Income	\$43,145	\$46,381	\$47,684
Average House Value	\$77,169	\$99,267	\$117,620

2020 American Community Survey (ACS)



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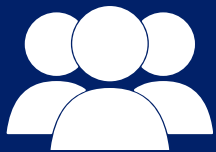
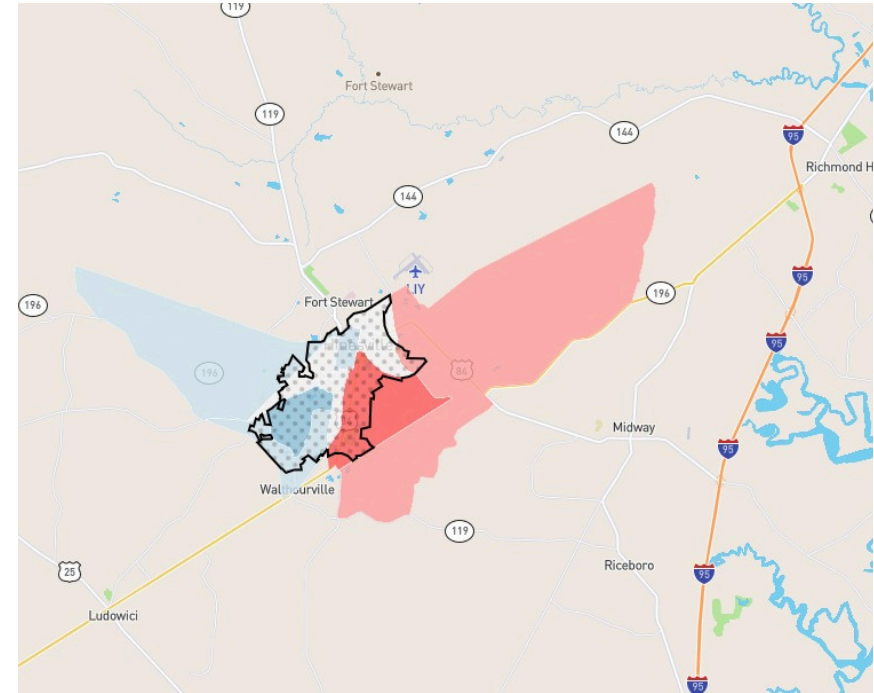
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# MARKET OVERVIEW

## 601 Tupelo Trail

### HINESVILLE, GA

Hinesville is a medium-sized city in Georgia, ranking as the 29th largest community in the state. Home to Fort Stewart, one of the largest training bases in the United States, the armed forces employ 6.80% of the workforce, shaping the city's identity significantly. Fort Stewart is a major employer in Coastal Georgia, with a workforce exceeding 25,500 individuals. This includes 21,200 full-time Soldiers, along with 4,350 Army civilian workers and contractors. Additionally, Fort Stewart communities are residences for over 19,000 military retirees. The economic impact of the base on Coastal Georgia is \$4.9 billion.



**47,845**  
POPULATION



**\$1,808**  
AVERAGE MARKET RENT



**29.4**  
MEDIAN AGE



**\$56,087**  
MEDIAN HOUSEHOLD  
INCOME



# OPERATING STATEMENT

601 Tupelo Trail

POTENTIAL RENTAL INCOME	\$154,000	\$159,390	\$159,390	\$164,200	\$169,100	\$169,100
-Vacany & Credit Losses	\$7,710	\$7,970	\$7,970	\$8,210	\$8,455	\$8,455
EFFECTIVE RENTAL INCOME	\$146,490	\$151,421	\$151,421	\$155,990	\$160,645	\$160,645
GROSS OPERATING INCOME	\$146,490	\$151,421	\$151,421	\$155,990	\$160,645	\$160,645
NET OPERATING INCOME	\$146,490	\$151,421	\$151,421	\$155,990	\$160,645	\$160,645
-Cost-Recovery-Improvements	\$52,275	\$54,540	\$54,540	\$54,540	\$52,275	
REAL ESTATE TAXABLE INCOME	\$94,215	\$96,881	\$96,881	\$101,450	\$108,370	
Tax Liability (Savings) at 33.0%	\$31,091	\$31,971	\$31,971	\$33,479	\$35,762	
NET OPERATING INCOME	\$146,490	\$151,421	\$151,421	\$155,990	\$160,645	
CASH FLOW BEFORE TAXES	\$146,490	\$151,421	\$151,421	\$155,990	\$160,645	
-Tax Liability (Savings)	\$31,091	\$31,971	\$31,971	\$33,479	\$35,762	
CASH FLOW AFTER TAXES	\$115,399	\$119,450	\$119,450	\$122,512	\$124,883	

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# OPERATING STATEMENT

601 Tupelo Trail

EOY	Cash Flows		Sale Proceeds			
0	(\$1,530,000)					
1			\$146,490)	\$0.00)		
2			\$151,421)	\$0.00)		
3			\$151,421)	\$0.00)		
4			\$155,990)	\$0.00)		
5	\$160,645) + \$2,273,320)					
IRR = 16.89%						
Year	Beginning Investment Amount +	Amount Earned/ Return On=	Beginning Amount Plus Amount Earned -	Amount Withdrawn/ Cash Flow=	Ending Investment Amount	Return Of
1	\$1,530,000) +	\$258,391) =	\$1,788,391) -	\$146,490) =	\$1,641,901)	(\$111,901)
2	\$1,641,901) +	\$277,289) =	\$1,919,191) -	\$151,421) =	\$1,767,770)	(\$125,869)
3	\$1,767,770) +	\$298,547) =	\$2,066,317) -	\$151,421) =	\$1,914,896)	(\$147,126)
4	\$1,914,896) +	\$323,394) =	\$2,238,290) -	\$155,990) =	\$2,082,300)	(\$167,404)
5	\$2,082,300) +	\$351,665) =	\$2,433,965) -	\$2,433,965) =	\$0)	\$2,082,300)
Totals		\$1,509,286)		\$3,039,286)		\$1,530,000)

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