



FOR SALE

7-UNIT SINGLE FAMILY  
RENTAL PACKAGE

5202 Old Mike Padgett Highway, Augusta, GA 30906

**SHERMAN &  
HEMSTREET**  
Real Estate Company

**ZACK HARTMAN**

Commercial Sales Associate

[zhartman@shermanandhemstreet.com](mailto:zhartman@shermanandhemstreet.com)

706.922.0395

# Property Summary



### PROPERTY DESCRIPTION

7-unit residential portfolio offering diversified income streams and strong operational flexibility. The package includes five Section 8-occupied units, each generating \$1,400 per month, two actively operated short-term rental units producing \$2,000 per month each. All homes are on permanent foundations situated on individually parceled lots, allowing for future individual home sales or portfolio repositioning. The portfolio may be acquired as a package or split into smaller groupings. Email for pricing guidance on individual assets or partial portfolio acquisitions.

### PROPERTY HIGHLIGHTS

- City water & Septic
- Individually parceled lots
- Homes are 2024 models on Permanent Foundations

### LOCATION DESCRIPTION

Multiple adjacent homes situated just off Mike Padgett Highway (GA-56), allowing for centralized management and ease of maintenance. Conveniently located approximately 25 minutes from the Augusta, GA market.

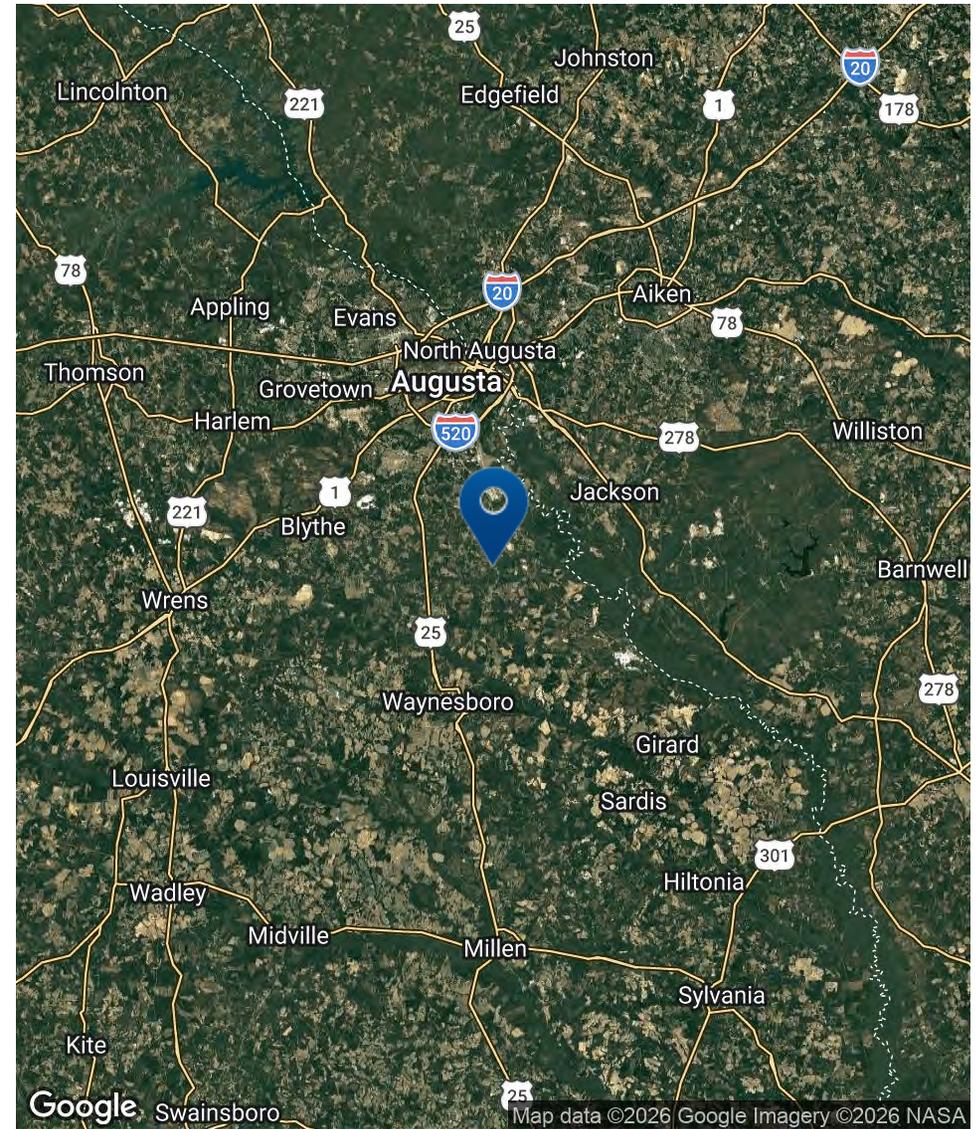
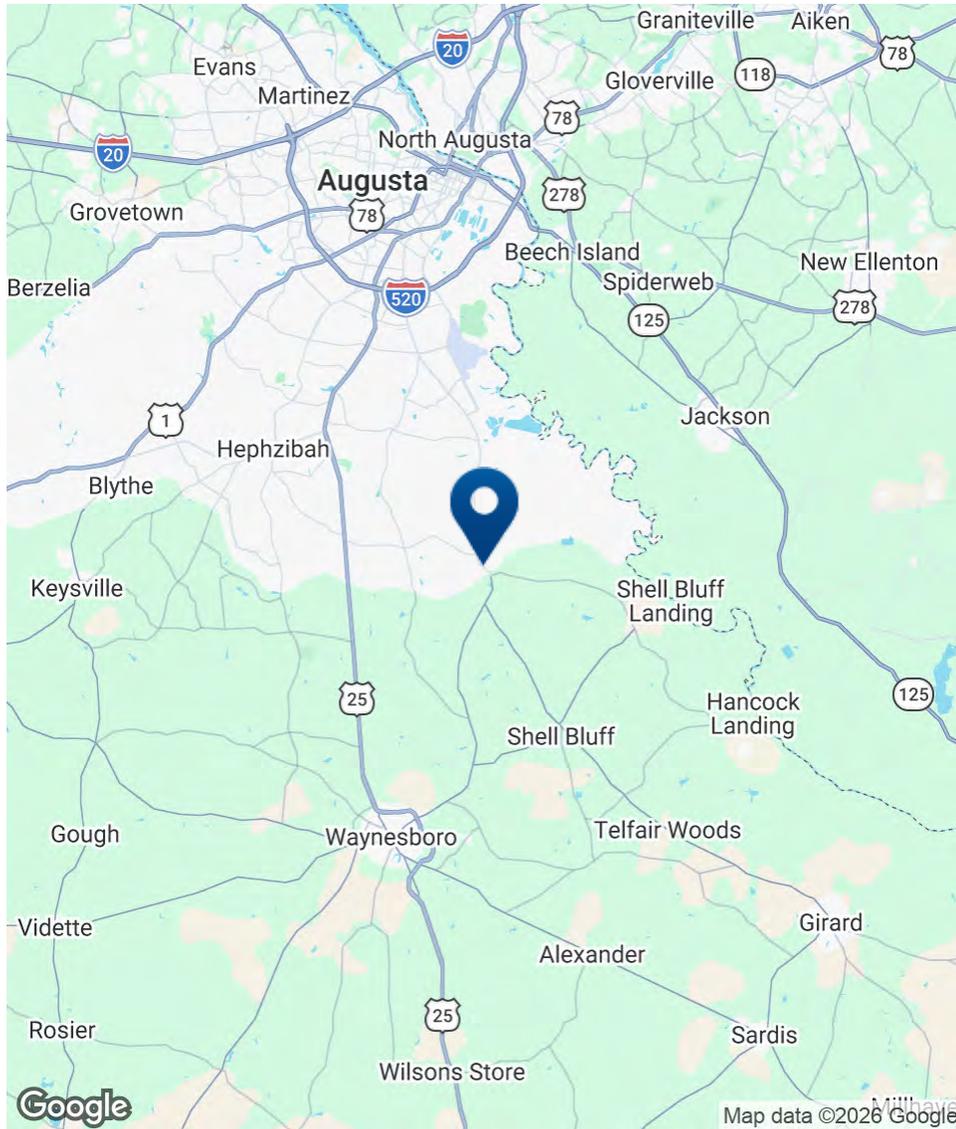
### OFFERING SUMMARY

Sale Price:	\$1,295,000
Number of Units:	7
Lot Size:	8.75 Acres
NOI:	\$99,736.24
Cap Rate:	7.7%



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# Location Map



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# Additional Photos



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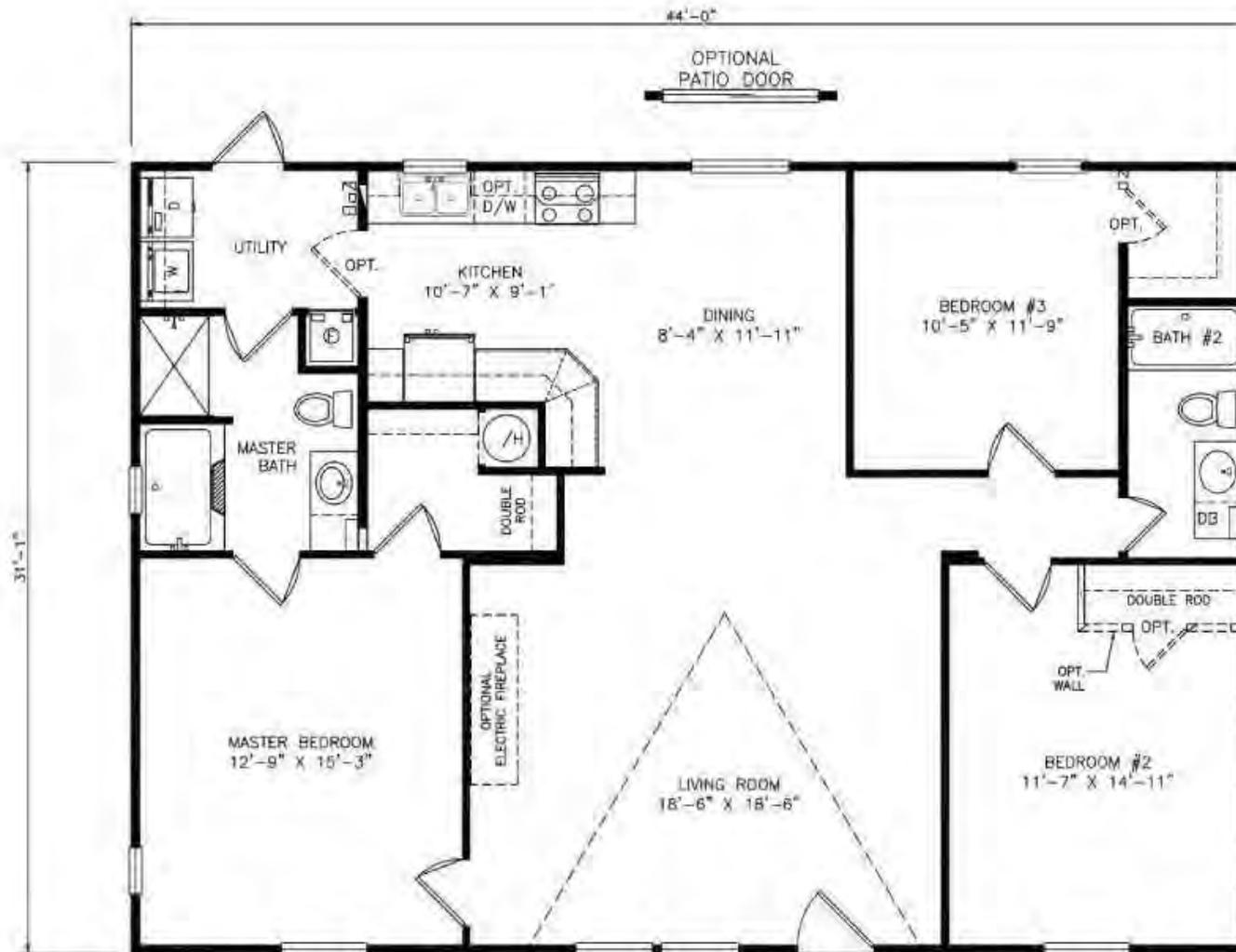
# Additional Photos



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# Floor Plan



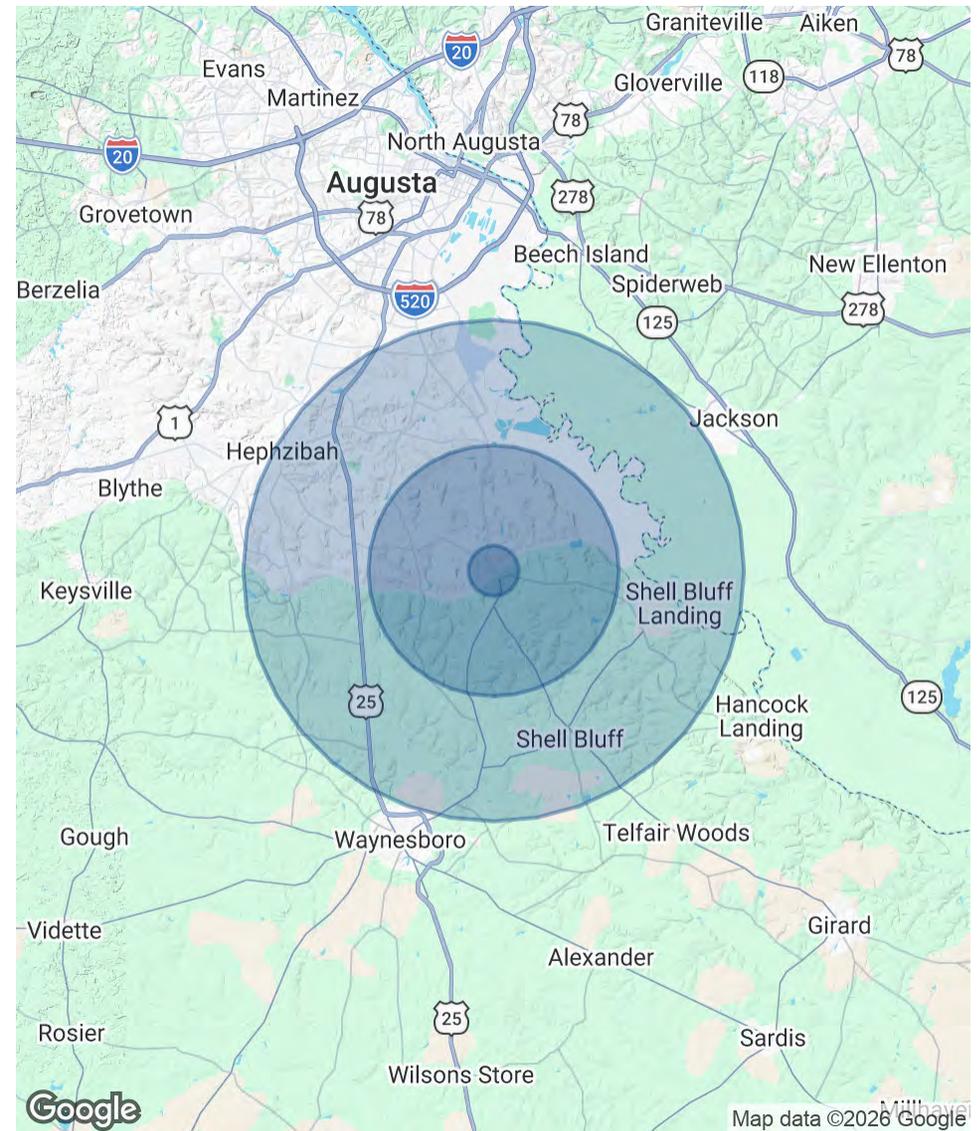
# Demographics Map & Report

<b>POPULATION</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Population	363	6,500	31,365
Average Age	42	41	40
Average Age (Male)	41	41	39
Average Age (Female)	43	42	41

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Households	139	2,524	12,050
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$79,110	\$86,132	\$85,235
Average House Value	\$154,140	\$181,958	\$182,398

Demographics data derived from AlphaMap



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# Advisor Bio 1



## ZACK HARTMAN

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### PROFESSIONAL BACKGROUND

Zack, a proud native of Augusta, GA, launched his career with Sherman and Hemstreet in 2017. Initially focusing on property management across the Southeast, he dedicated two and a half years to enhancing low-income housing communities, adeptly identifying and resolving challenges to elevate property value for his clients. His enthusiasm for real estate and strong client relationships enabled him to expand his expertise to managing a diverse range of income-producing properties.

Leveraging his background in property management, Zack empowers property owners to recognize the true value of their investments and expertly guides them through the complexities of the current real estate market. Outside of his professional life, Zack is passionate about hands-on projects, whether building or repairing, and cherishes time spent outdoors with friends and family.

#### Sherman & Hemstreet Real Estate Company

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