



8 Assets, total of 15 Units Portfolio

Portfolio of 8 Properties for Sale



Larissa Sahakyan

Larissa Sahakyan
243 W End Ave, Brooklyn, NY 11235
butkevitch@yahoo.com
(917) 548-3846



8 Assets, total of 15 Units Portfolio

\$2,075,000

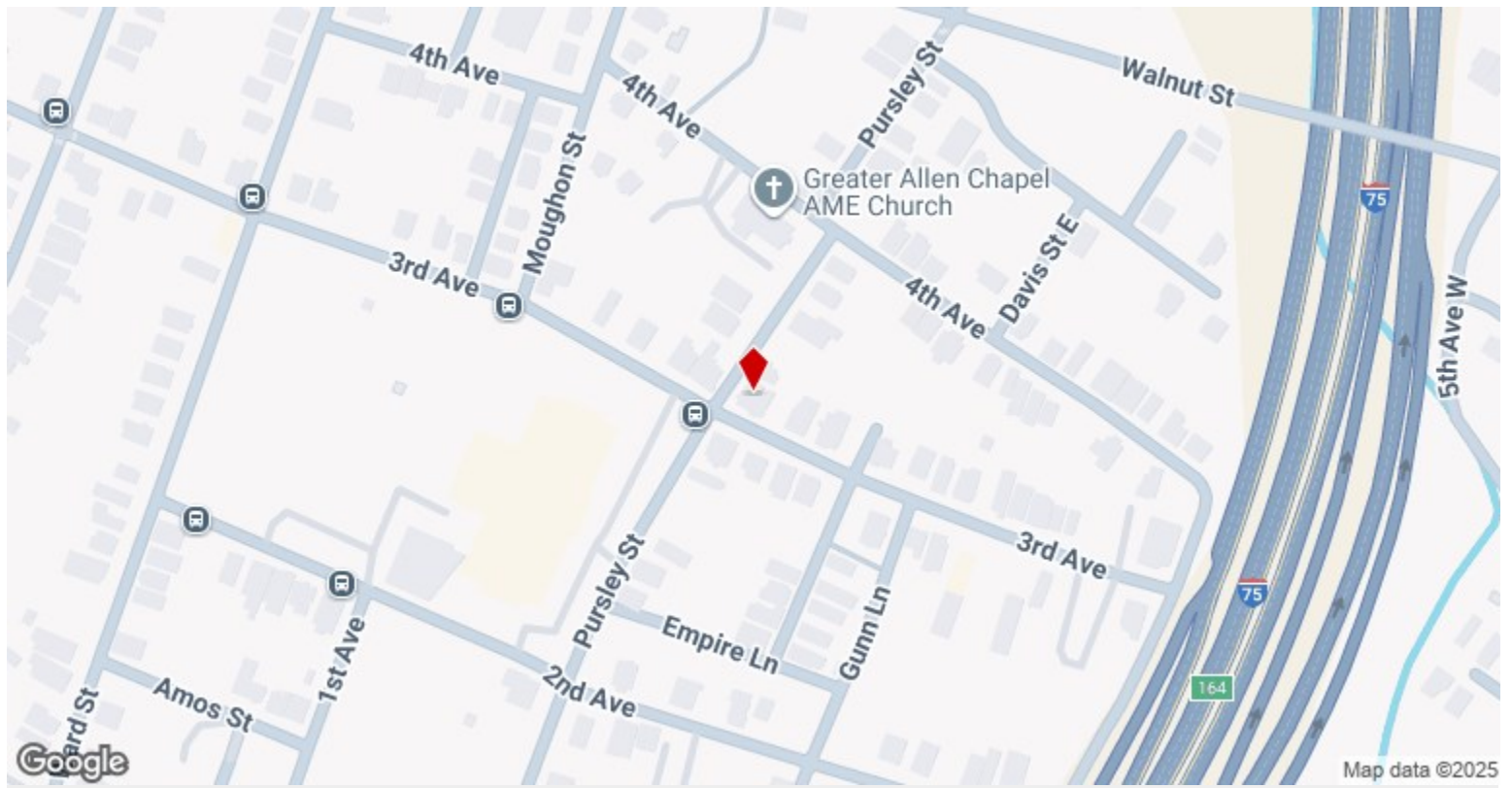
Perfectly working Portfolio with a healthy combination of one 6-plex, one tri-plex, and 6 single family homes located in Macon, GA, 1 hour drive from Atlanta. Portfolio can be sold as a whole or by parts of any combination. All properties are located in B+ areas, making it a great long term investment in terms of appreciation...

Perfectly working Portfolio with a healthy combination of one 6-plex, one tri-plex, and 6 single family homes located in Macon, GA, 1 hour drive from Atlanta. Portfolio can be sold as a whole or by parts of any combination. All properties are located in B+ areas, making it a great long term investment in terms of appreciation...


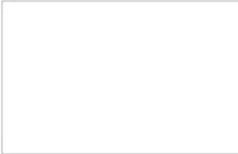
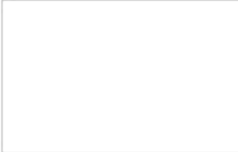
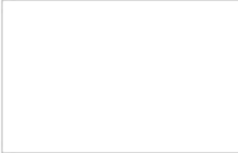




- 100% Occupied, no vacancies
- All properties are in great locations
- Easy to manage
- Steady tenant pool, vacancies fill within a month
- Major updates and repairs done
- No investment in cap repairs needed



Price:	\$2,075,000
Price / SF:	\$118.86 / SF
Cap Rate:	9.06%
Sale Type:	Investment
Status:	Active
Number of Properties:	8
Total Building Size:	17,458 SF



8 Assets, total of 15 Units Portfolio

Property Name/Address, City, State	Property Type	Size	Year Built	Individual Price
	1893 3rd Ave, Macon, GA	Multifamily	1,753	
	3636 Champion Dr, Macon, GA	Multifamily	1,371	
	3677 Kingsview Dr, Macon, GA	Multifamily	1,144	
	4631 Lakewood Ave, Macon, GA	Multifamily	1,330	
	2593 Nancelon Cir N, Macon, GA	Multifamily	2,000	
	4594 Shadow Lawn Dr, Macon, GA	Multifamily	960	
	726 Springdale Woods Dr Bldg 1, Macon, GA	Multifamily	2,400	
	1071-1079 Walnut St, Macon, GA	Multifamily	6,500	

Property Photos



Property Photos



Property Photos



4594 Shadow Lawn Dr



20220701_151623

Property Photos



Living Room



20220701_144425

Property Photos



20220701_160008



20220701_160817

Property Photos



Property Photos



20220701_170930