



BARTOW RESIDENTIAL RENTAL PORTFOLIO

16 Walker Street
Cartersville, GA 30120

OFFERING MEMORANDUM

TABLE OF CONTENTS

3

PROPERTY SUMMARY

Overview
Investment Highlights
Location Highlights

8

DEMOGRAPHICS

Area Demographics
Projected Growth

11

CARTERTSVILLE

About Cartersville

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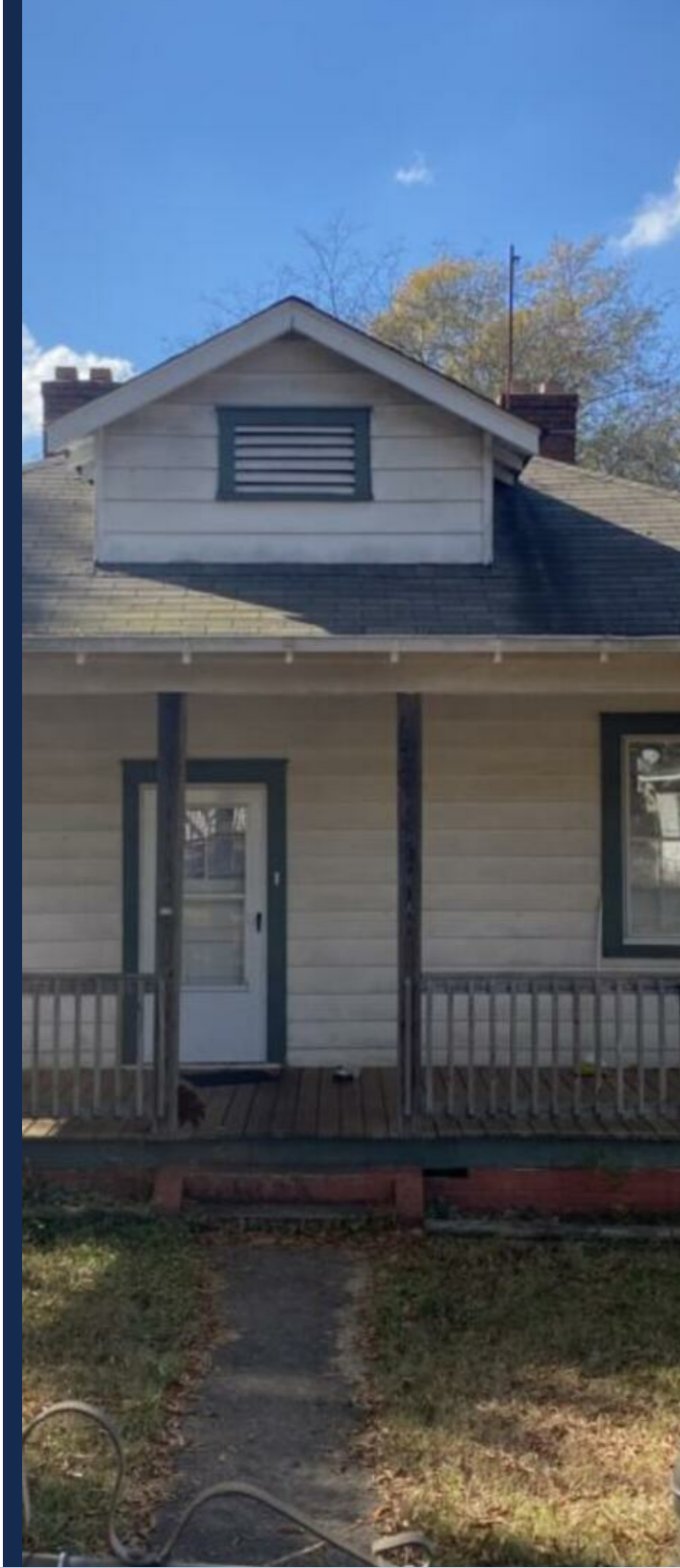


LAKEPOINT REALTY GROUP

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INVESTMENT SUMMARY

LakePoint Realty Group is pleased to present the exclusive opportunity to acquire to Bartow Residential Rental Portfolio, a 44 unit portfolio comprised of 44 new construction and/or renovated single family homes and duplexes ideally located in growing Cartersville/Bartow County. With excellent proximity to shopping, entertainment districts and restaurants, this growing community is an attractive destination for vacations, business trips and urban young professionals making it a unique opportunity for long-term rentals.



PROPERTY SUMMARY

Offering Price	\$10,250,000
Building SqFt	47,578 SqFt
Lot Size (acres)	12.18
Levels	41
Year Built	2023, 2003, 1975, 1930, 1980, 1945, 1990, 1940, 1949, 1965, 1954, 1985, 1989, 1935, 1920, 1964, 1982, , 1970, 2001, 1960, 2020, 1992, 1955
Subdivision Name	CVILLE C MARKET -LT
County	Bartow,

Parcel ID / APN

C016-0001-007, E013-0001-008, 0080A-0004-004, C003-0012-001, E003-0003-004, C009-0005-026, C026-0015-006, C010-0011-003, C004-0015-013, C014-0007-003, E004-0007-002, 0091B-0003-004, C016-0001-009, 0050C-0001-022, C025-0002-002, 0051-0572-006, C010-0015-010, C010-0015-003, W001-0003-005, C026-0003-003, C026-0017-001, C003-0025-000, C003-0025-010





INVESTMENT HIGHLIGHTS

- Many of the Bartow Residential Rental Portfolio houses have been renovated with high energy efficiency features making them highly sought after for tenants in the community.
- Many units feature upgraded interiors that include custom cabinetry, stone countertops, and modern bathrooms.





LOCATION HIGHLIGHTS

- Bartow County is located approximately 45 miles north of Atlanta and 65 miles south of Chattanooga, Tennessee along Interstate 75.
- The county is a balanced, growing area comprised of a strong tax base, economic opportunities and a competitive job market.
- Bartow County has a low overall cost of doing business and an educated, growing, and loyal workforce, making it a great place to live work and play.



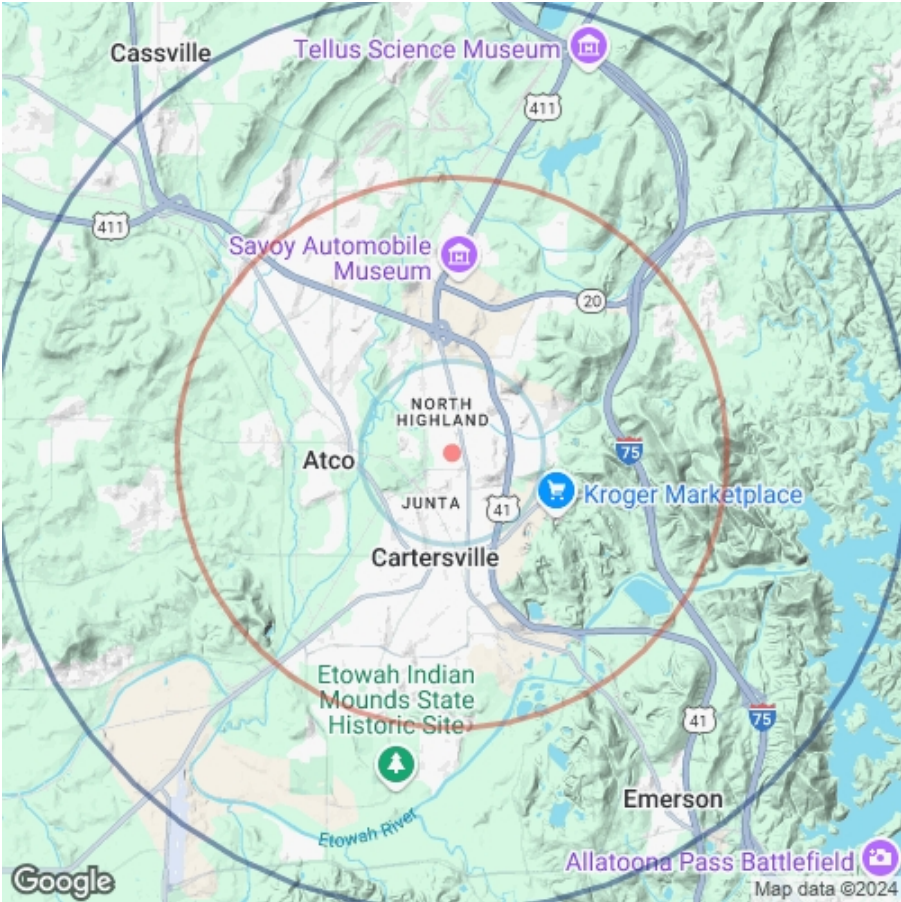


DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	5,352	22,221	34,172
2010 Population	6,270	29,516	45,792
2024 Population	6,807	34,482	53,032
2029 Population	6,707	36,153	56,331
2024-2029 Growth Rate	-0.3 %	0.95 %	1.21 %
2024 Daytime Population	9,958	38,917	57,044

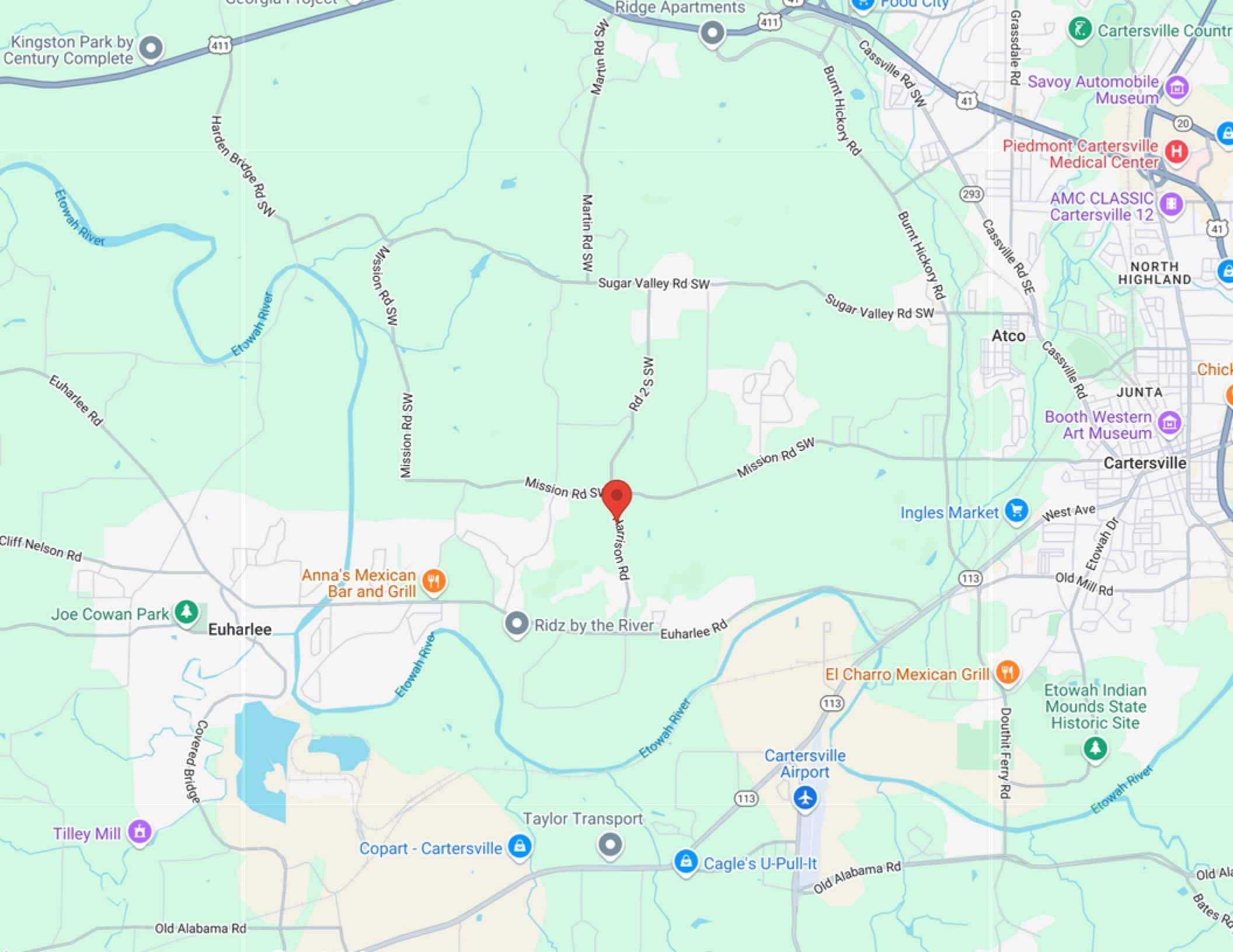
2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	274	1,032	1,425
\$15000-24999	284	1,076	1,406
\$25000-34999	233	1,008	1,278
\$35000-49999	394	1,625	2,192
\$50000-74999	440	2,182	3,099
\$75000-99999	363	1,749	2,867
\$100000-149999	308	2,494	4,571
\$150000-199999	137	906	1,392
\$200000 or greater	157	1,459	2,137
Median HH Income	\$ 54,599	\$ 72,531	\$ 80,468
Average HH Income	\$ 80,057	\$ 101,985	\$ 105,118

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	1,874	8,292	12,429
2010 Total Households	2,195	11,049	16,789
2024 Total Households	2,589	13,533	20,365
2029 Total Households	2,594	14,426	22,025
2024 Average Household Size	2.55	2.48	2.56
2024 Owner Occupied Housing	1,044	7,040	12,272
2029 Owner Occupied Housing	1,150	7,549	13,066
2024 Renter Occupied Housing	1,545	6,493	8,093
2029 Renter Occupied Housing	1,444	6,877	8,958
2024 Vacant Housing	144	1,154	1,401
2024 Total Housing	2,733	14,687	21,766





16



Kingston Park by
Century Complete

Harden Bridge Rd SW

Etowah River

Euharlee Rd

Cliff Nelson Rd

Joe Cowan Park

Euharlee

Covered Bridges

Tilley Mill

Old Alabama Rd

Anna's Mexican
Bar and Grill

Ridz by the River

Copart - Carversville

Taylor Transport

Cagle's U-Pull-It

Carversville
Airport

El Charro Mexican Grill

Etowah Indian
Mounds State
Historic Site

Douthit Ferry Rd

Ingles Market

West Ave

Old Mill Rd

Carversville

Booth Western
Art Museum

JUNTA

Atco

Cassville Rd

NORTH
HIGHLAND

AMC CLASSIC
Carversville 12

Piedmont Carversville
Medical Center

Savoy Automobile
Museum

Carversville Countr

CITY OF CARTERTSVILLE

COUNTY BARTOW

AREA

CITY 28.7 SQ MI

LAND 28.6 SQ MI

WATER 0.1 SQ MI

ELEVATION 787 FT

POPULATION

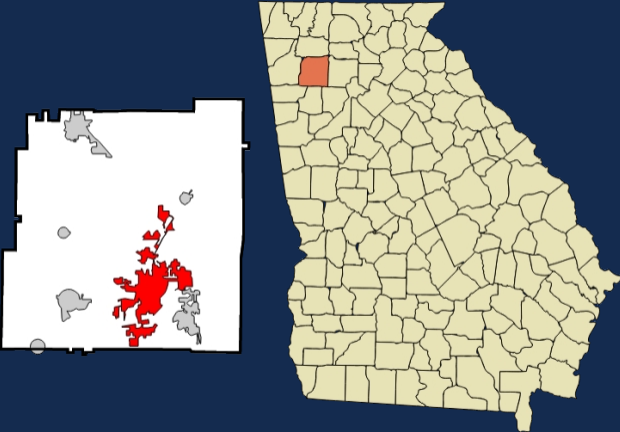
POPULATION 23,187

DENSITY 810.20 SQ MI



ABOUT CARTERTSVILLE

Cartersville is a city in Bartow County, Georgia, United States; it is located within the northwest edge of the Atlanta metropolitan area. As of the 2020 census, the city had a population of 23,187. Cartersville is the county seat of Bartow County.



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**PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONTACT THE LAKEPOINT REALTY GROUP ADVISOR FOR MORE
DETAILS.**

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