

# SALE

## 951 - 975 LIVE OAK DR DUPLEXES

951 - 975 Live Oak Dr Hinesville, GA 31313



### PROPERTY DESCRIPTION

Investment Opportunity: 12-Unit - 6 Duplex Property – Fully Occupied Stable, income-producing multifamily asset with significant upside potential. This 12-unit duplex property is 100% occupied, offering immediate cash flow with room to grow. Investment Highlights Units: 12 units (2 bed / 1 bath each) Occupancy: Fully leased Cap Rate: Approximately 5% at current rents Value-Add Opportunity: Rents currently below market, providing clear path to increased NOI through rental adjustments Prime location with convenient access to Fort Stewart gates, shopping, and schools—strong rental demand drivers in a military-adjacent market. Property viewings available during the due diligence period only. Please do not disturb tenants.

### PROPERTY HIGHLIGHTS

- 1, 1,891 SF building
- 2, 12 units
- 3, Built in 1977
- 4, Zoned MFR

### OFFERING SUMMARY

Sale Price:	\$1,350,000
Number of Units:	12
Lot Size:	8,578 SF
Building Size:	1,891 SF
NOI:	\$70,400.00
Cap Rate:	5%

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	160	641	2,408
Total Population	502	1,984	7,232
Average HH Income	\$74,218	\$72,634	\$69,717

**Jimmy Shanken, CCIM, CIPS, RSPS**  
(912) 408-4040

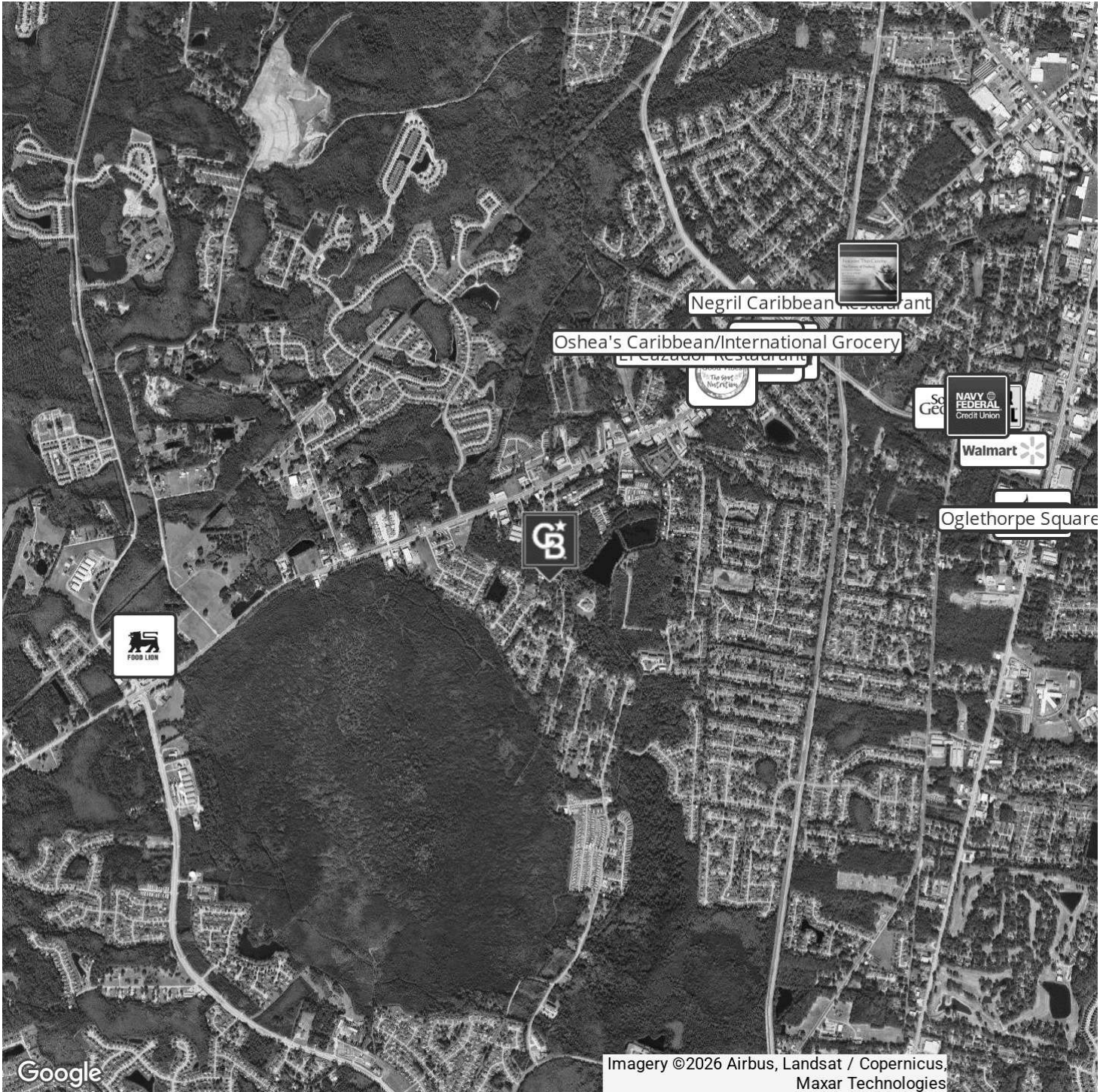


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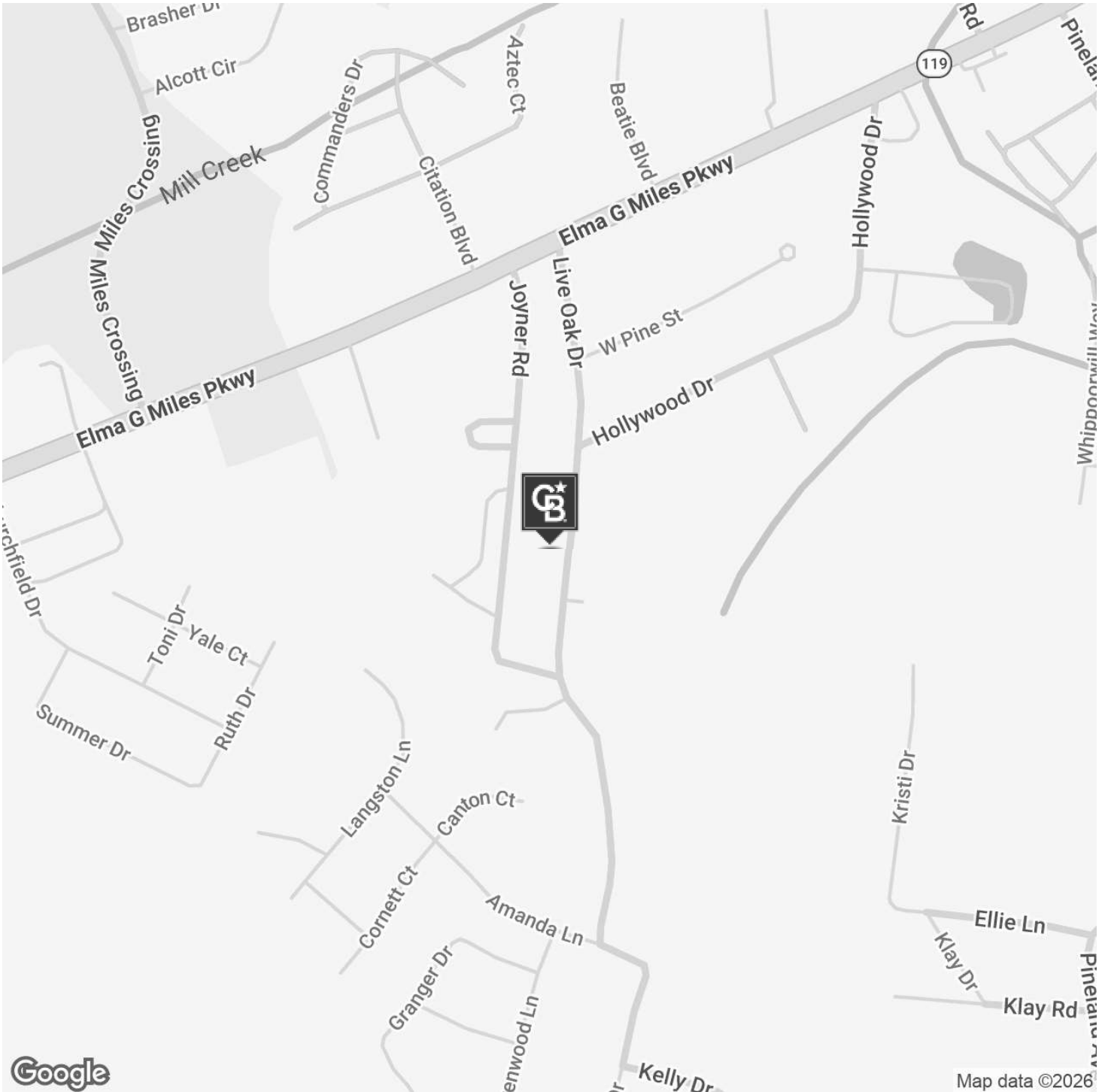


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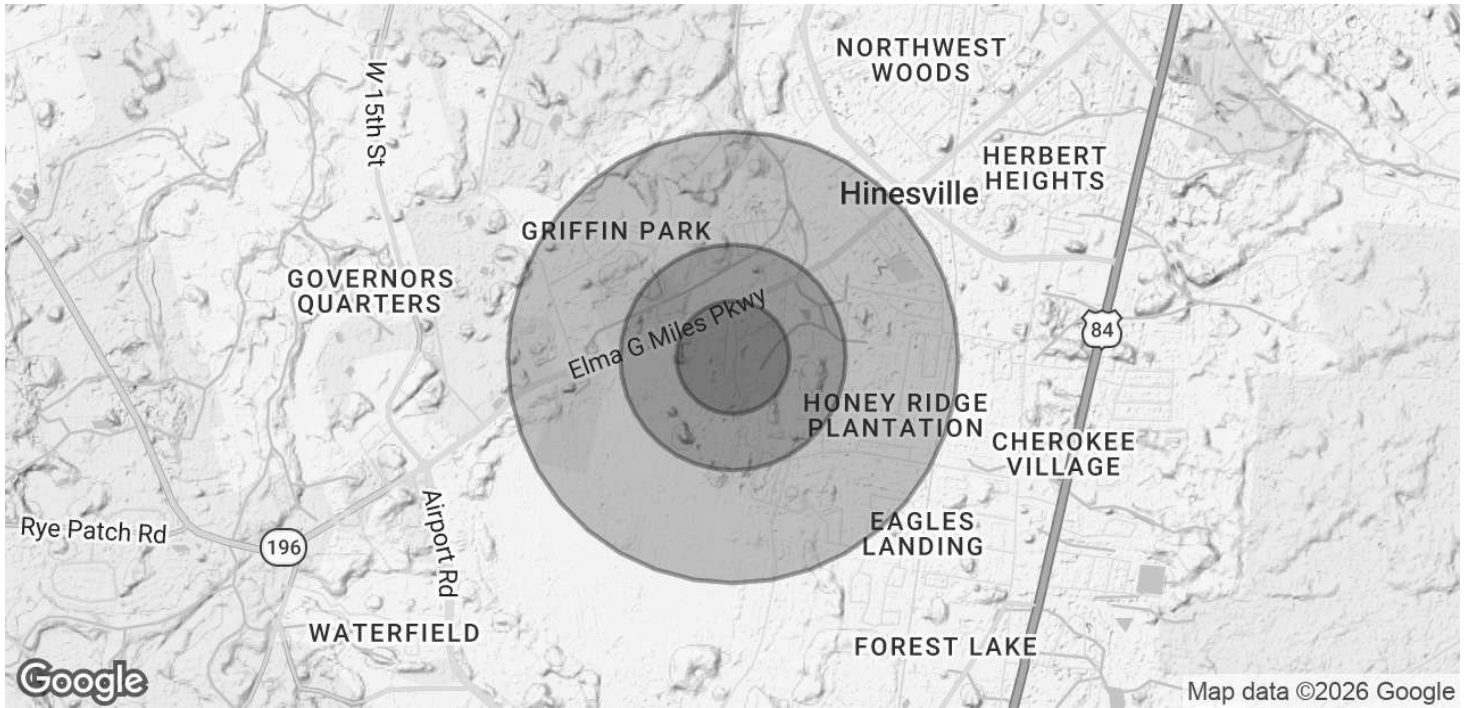


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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	502	1,984	7,232
Average Age	22.7	23.3	25
Average Age (Male)	22.2	22.8	24.3
Average Age (Female)	24.1	24.5	26.4
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	160	641	2,408
# of Persons per HH	3.1	3.1	3
Average HH Income	\$74,218	\$72,634	\$69,717
Average House Value	\$132,603	\$144,414	\$156,422

2023 American Community Survey (ACS)

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