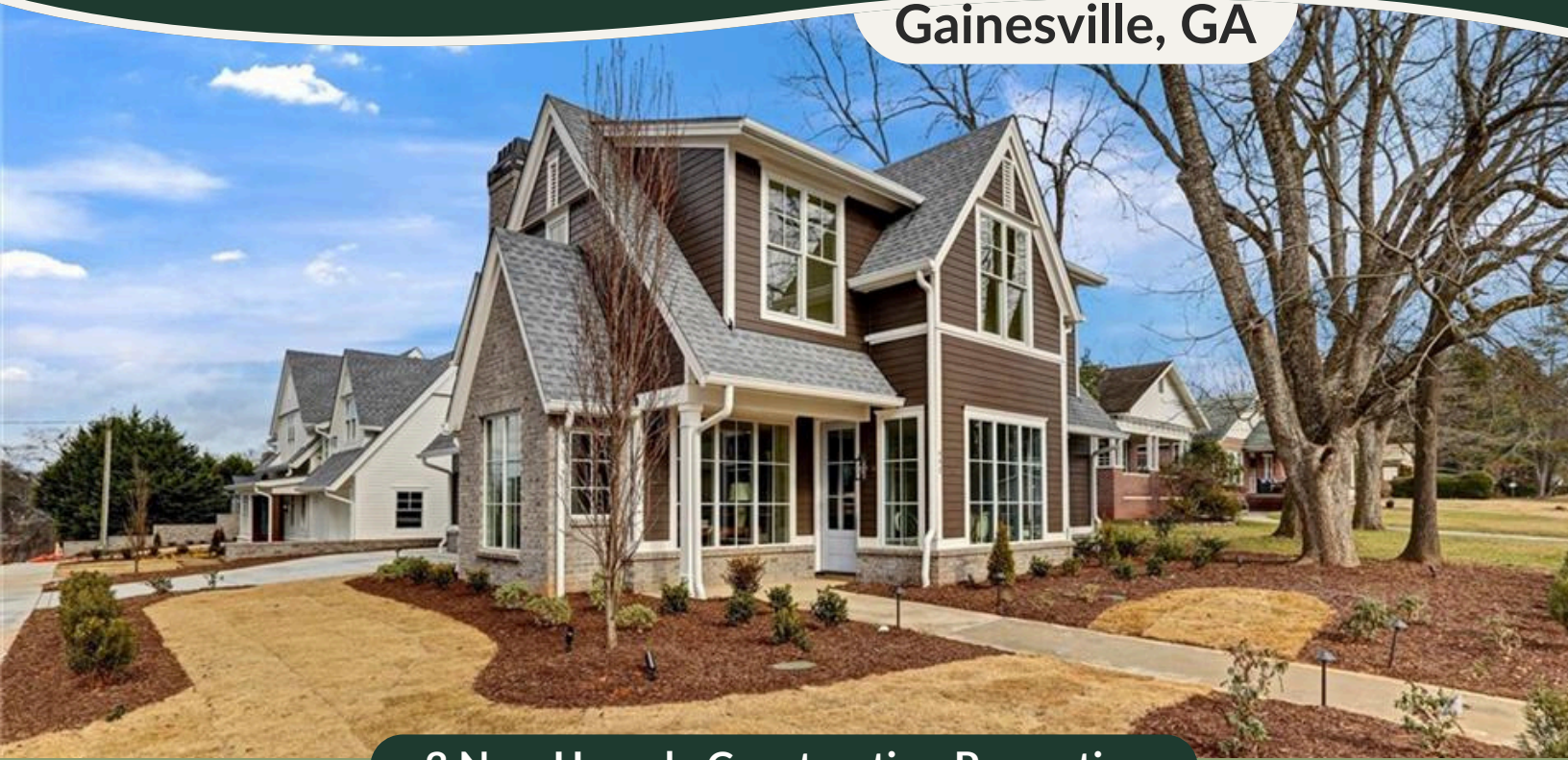


NEW CONSTRUCTION RENTAL PORTFOLIO

Gainesville, GA



3 New Upscale Construction Properties

Key Details

Addresses:

- 720 Bradford St.
- 724 Bradford St.
- 440 Ridgewood Ave.

Asset Type: New Construction Residential (2 Townhomes, 1 Single-Family)

Total Asking Price: \$2,090,000

Investment Highlights

- New upscale construction – minimal maintenance
- Same-market portfolio efficiency
- Strong rental demand area
 - 5 min drive to Northeast Georgia Medical Center, short walk to historic Green Street and vibrant downtown square
- Ideal for 1031 exchange or long-term hold
- Two units are partially staged
 - Sellers are open to negotiate furnishing all units

Offering

- Portfolio or individual sales available.
- Showings upon request.

Rental Income Overview

- Estimated Rent: \$3,000 – \$3,800 per unit
- Total Monthly: \$9,000 – \$10,600
- Annual: \$108,000 – \$127,200

Returns

- Gross Yield: ~5.2% – 5.9%
- Cap Rate: ~4.5% – 5.3%

Strategy

- Lease-up and stabilize rents
- Option to sell units individually
- Refinance after stabilization
- Long-term appreciation potential

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440 Ridgewood Ave.

Single-Family Home - 4 Bed / 4 Bath - 2,263 sq ft



720 Bradford St.

Townhome 1 - 3 Bed / 3 Bath - 1,756 sq ft



724 Bradford St.

Townhome 2 - 3 Bed / 3 Bath - 1,756 sq ft



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