



NAI G2 Commercial



SFR PORTFOLIO IN MACON, GA

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PORTFOLIO DESCRIPTION

Investment opportunity of a 21-unit Single-Family Rental (SFR) portfolio located in Macon, GA. Currently 90% occupied, this portfolio features a stable tenant base with approximately 50% Section 8 residents, providing steady government-backed rental income.

The portfolio is experiencing 10% delinquency, presenting a manageable operational value-add for an experienced operator. All vacant units are in good condition and ready for lease-up. Current rents are under market, allowing for immediate upside through rent adjustments and improved collections.

Investment Highlights:

- Units: 21 Single-Family Homes
- Occupancy: 90%
- Delinquency: 10%
- Tenant Mix: ~50% Section 8
- Condition: Vacant units are rent-ready
- Rent Upside: Significant room to raise below-market rents
- List Price: \$1,485,000
- Price/Unit: ~\$67,500

PHOTOS OF PROPERTIES



PROPERTY LIST

Address	Rent	Unit Mix	SqFt	Status
1171 Dewey St	\$750	4/2.5	1,412	Vacant
217 Forest Ave	\$500	2/1	900	Vacant
1422 Helon St	\$750	3/1	940	Occupied
1083 Burke St	\$300	2/2	1,536	Occupied
1567 Wellworth Ave	\$500	3/1	1,048	Occupied
1870 Bethlea Ave	\$425	3/1	912	Occupied
4254 Houston Ave	\$375	1/1	736	Occupied
1532 Florence Ave	\$536	3/2	1,000	Occupied
2940 Simmons St	\$350	2/1	910	Occupied
3956 George St	\$450	2/1	1,048	Occupied
665 Villa Esta Ave	\$550	2/1	1,419	Occupied
1556 Wellworth Ave	\$686	4/2	1,313	Occupied
3565 Log Cabin Dr	\$586	3/2	1,300	Occupied
1317 Schley St	\$700	3/1	948	Occupied
541 Lynmore Cir	\$572	2/1	950	Occupied
3630 Fair St	\$825	2/1	700	Occupied
1320 Peavy Dr	\$561	2/1	1,244	Occupied
1213 Autumn Dr	\$562	3/2.5	1,008	Occupied
1255 Auburn Dr	\$565	2/1	625	Occupied
1460 Dent St	\$766	4/1	1,628	Occupied
657 Moreland Ave	\$750	3/1	864	Occupied

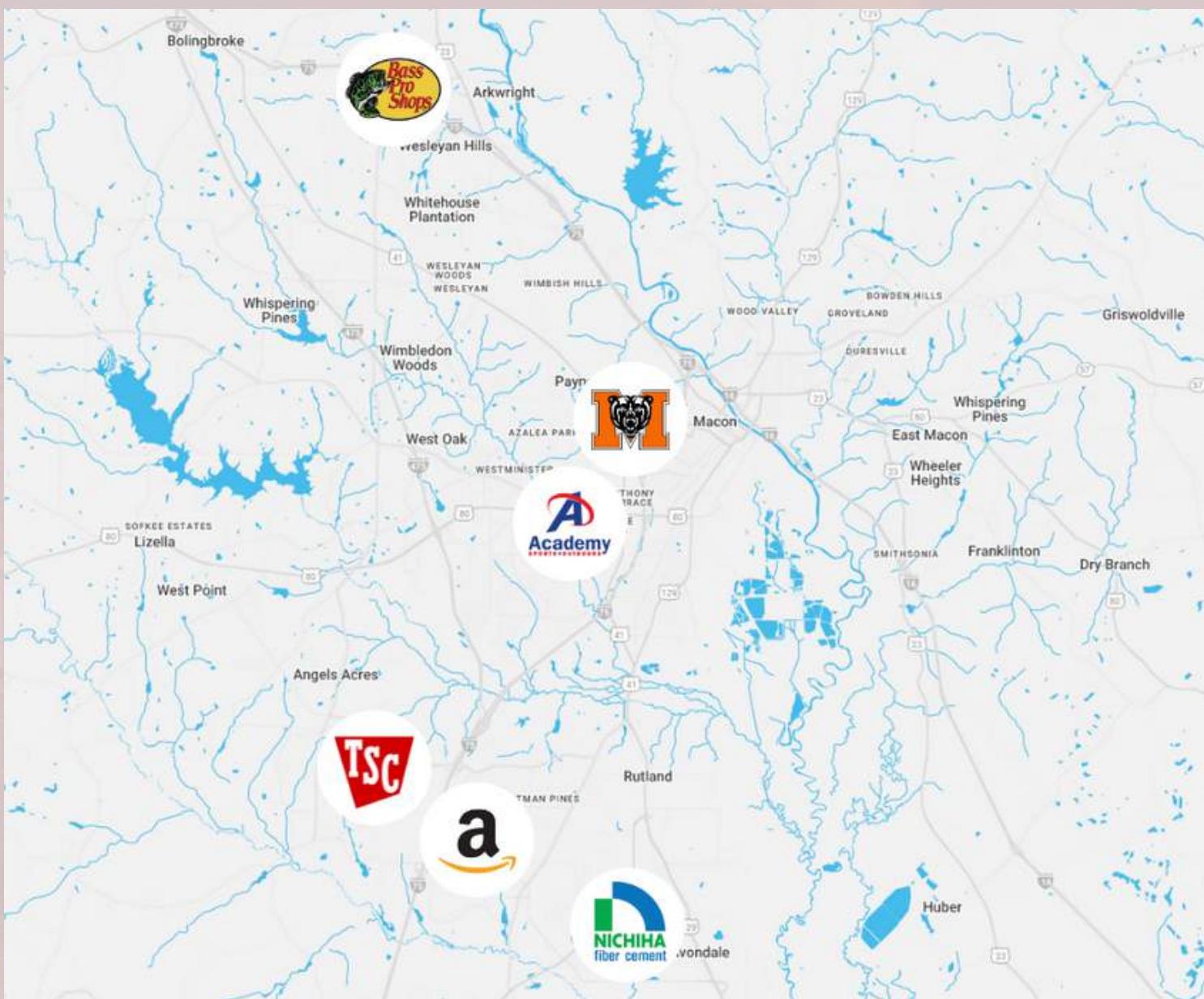
MACON, GA DESCRIPTION

Macon, Georgia, has experienced modest population growth in recent years, with the Macon-Warner Robins metropolitan area reaching a total population of 432,109, reflecting a 0.70% increase from 2020 to 2022. The city's rental market remains affordable, with a median gross rent of \$1,026 between 2019 and 2023.

Major employers in the region include Robins Air Force Base, Atrium Health Navicent, and Mercer University, which collectively contribute to a stable economic environment. Additionally, Macon-Bibb County has seen a 1.81% employment growth from 2020 to 2021, indicating a positive trend in job opportunities.

Strategically located at the intersection of Interstates 16 and 75, Macon offers exceptional connectivity to major cities such as Atlanta and Savannah. This prime positioning enhances its appeal for businesses and residents alike, facilitating efficient transportation and logistics. Ongoing infrastructure improvements, including the reconstruction of the I-16/I-75 interchange, aim to improve traffic flow and safety, further boosting the city's attractiveness for investment and development.

MAP OF MACON



ADDITIONAL PHOTOS





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