

SFR PORTFOLIO IN MACON, GA

PRESENTED BY:

NAI G2 Commercial | Multifamily Advisors

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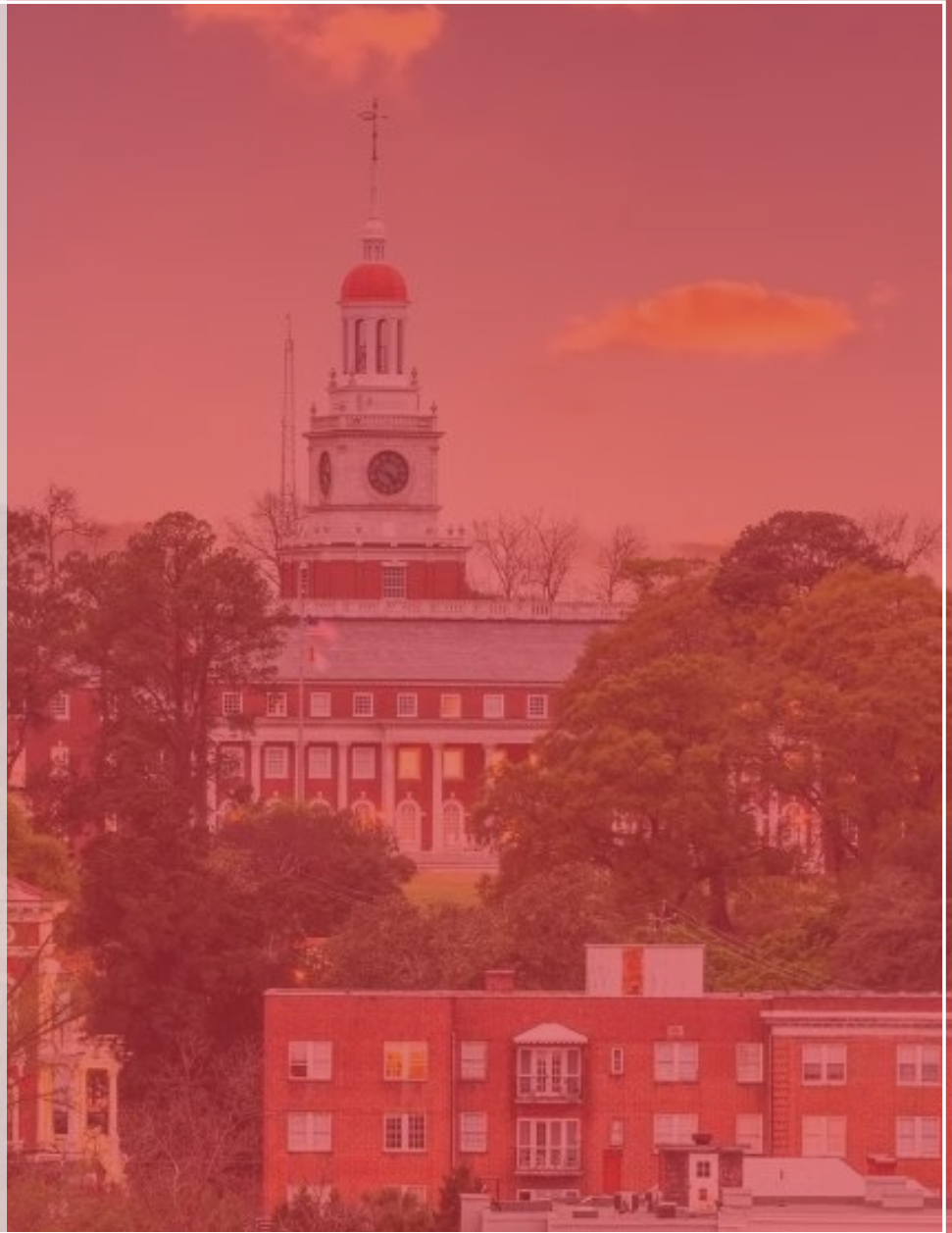
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PORTFOLIO DESCRIPTION

NAI G2 Commercial Real Estate is pleased to present a 18-unit Single-Family Rental (SFR) portfolio located in Macon, GA. The portfolio is currently 90% occupied, with approximately 50% Section 8 tenants, offering stable and predictable cash flow.

Vacant units are in good condition with little work needed allowing for a seamless transition for the new owner. Current rents are below market, providing an excellent opportunity to increase cash flow through strategic rent adjustments.

Investment Overview:

- Units: 18 Single-Family Homes
- Occupancy: 90%
- Tenant Base: ~50% Section 8
- Purchase Price of \$1,417,500

PHOTOS OF PROPERTIES



PROPERTY LIST

Address	Rent	Unit Mix	SqFt	Status
3861 Myrtle Ct	\$750	4/2.5	1,468	Vacant
696 Richmond St	\$712	2/1	745	Vacant
132 Dent St	\$500	2/1	774	Occupied
614 Heard Ave	\$438	2/1	1,078	Occupied
3506 Cresthill Ave	\$400	2/2	780	Occupied
575 Cowan St	\$750	3/2	1,208	Occupied
1405 Bailey Ave	\$350	3/2	1,344	Occupied
3508 Cresthill Ave	\$400	3/1	1,560	Occupied
2417 Anthony Cir	\$475	3/1	1,032	Occupied
788 Hightower Rd	\$1,100	4/2	1,258	Occupied
560 Heard Ave	\$650	3/2	1,376	Occupied
313 Forest Ave	\$595	2/1	1,068	Occupied
1506 Dexter Ave	\$750	2/1	900	Occupied
739 Key Ct	\$525	2/1	1,025	Occupied
3897 Tela Pl	\$512	3/1	1,163	Occupied
1543 Wellworth Ave	\$700	2/1	624	Occupied
3514 Cresthill Ave	\$850	3/1	946	Occupied
1860 Fifth Ave W	\$650	3/1	796	Occupied

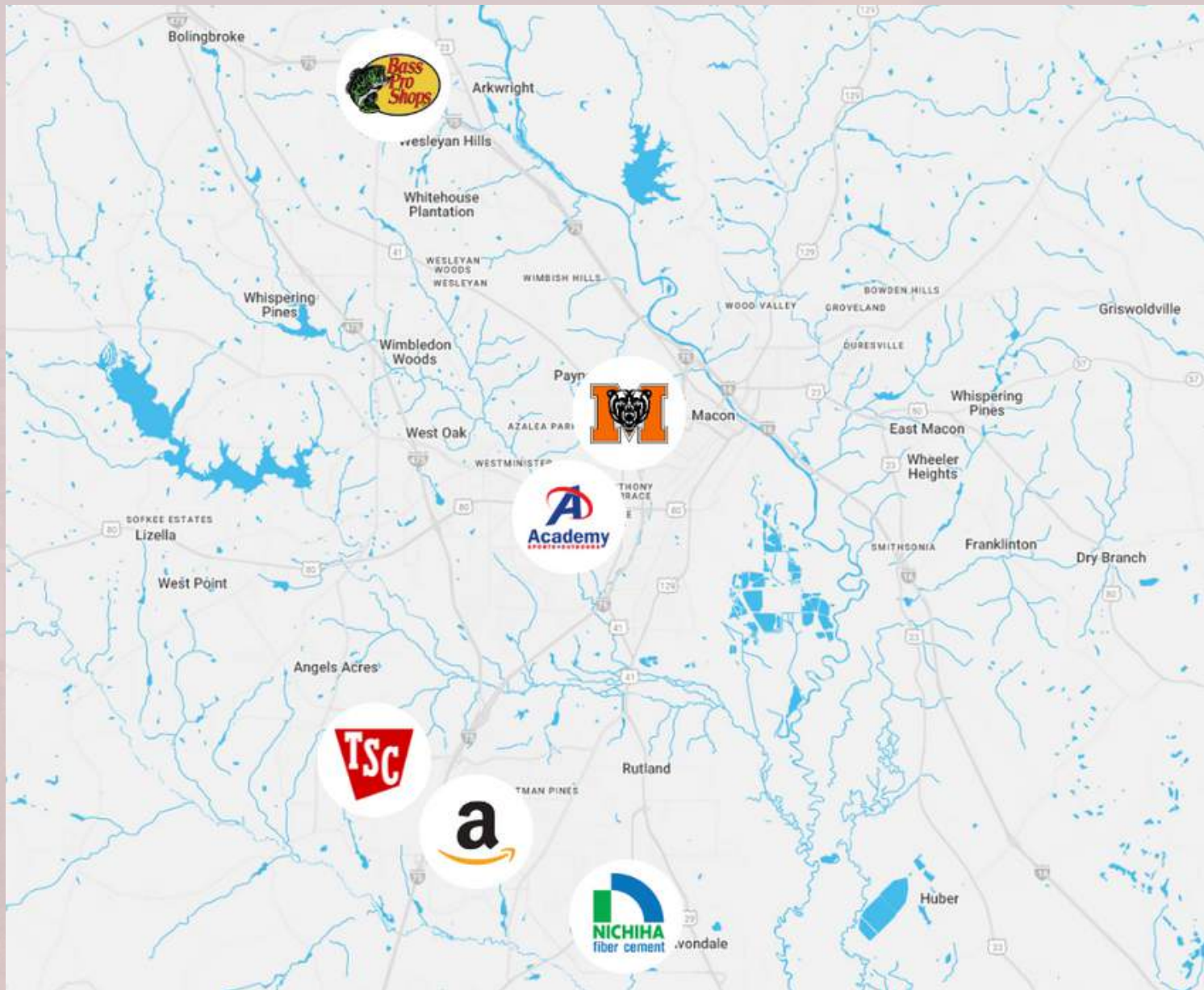
MACON, GA DESCRIPTION

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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