

# 540 EAST TAYLOR STREET

Savannah, GA 31401

FOR SALE

Executive Summary



## OFFERING SUMMARY

Price	\$1,870,000
Price / Unit	\$467,500
# of Units	4
Occupancy	null%
NOI	\$100,000.00
# of Floors	2
Site Size	0.06 Acres

## PROPERTY OVERVIEW

Rare opportunity for 4 non-owner occupied short-term vacation rental units in heart of the Landmark Historic District. This property boast Net Operating Income (NOI) of \$100,000/year. "Downstairs" currently owner occupied & utilized as a 2 bed/ 2 bath suite w/ private access to deck & courtyard; its potential income was factored into NOI. Two auxiliary units, each with full kitchens located upstairs & include 2 beds/ 2 baths on the second level and a cozy studio on 3rd floor. An entirely separate cottage/ carriage house can be accessed from the lane and offers kitchen, living room and two beds & baths. Tandem parking off lane accommodates 2 cars. This well maintained home boasts strong rental history, good reviews and future income. It's sold turn key with exception of owner's suite and items in courtyard. Steps from Forsyth Park, restaurants & shopping

## PROPERTY HIGHLIGHTS

- Short Term Vacation Rental
- Strong Rental History
- Historic Savannah Location

Exclusively Represented By:

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**BERKSHIRE  
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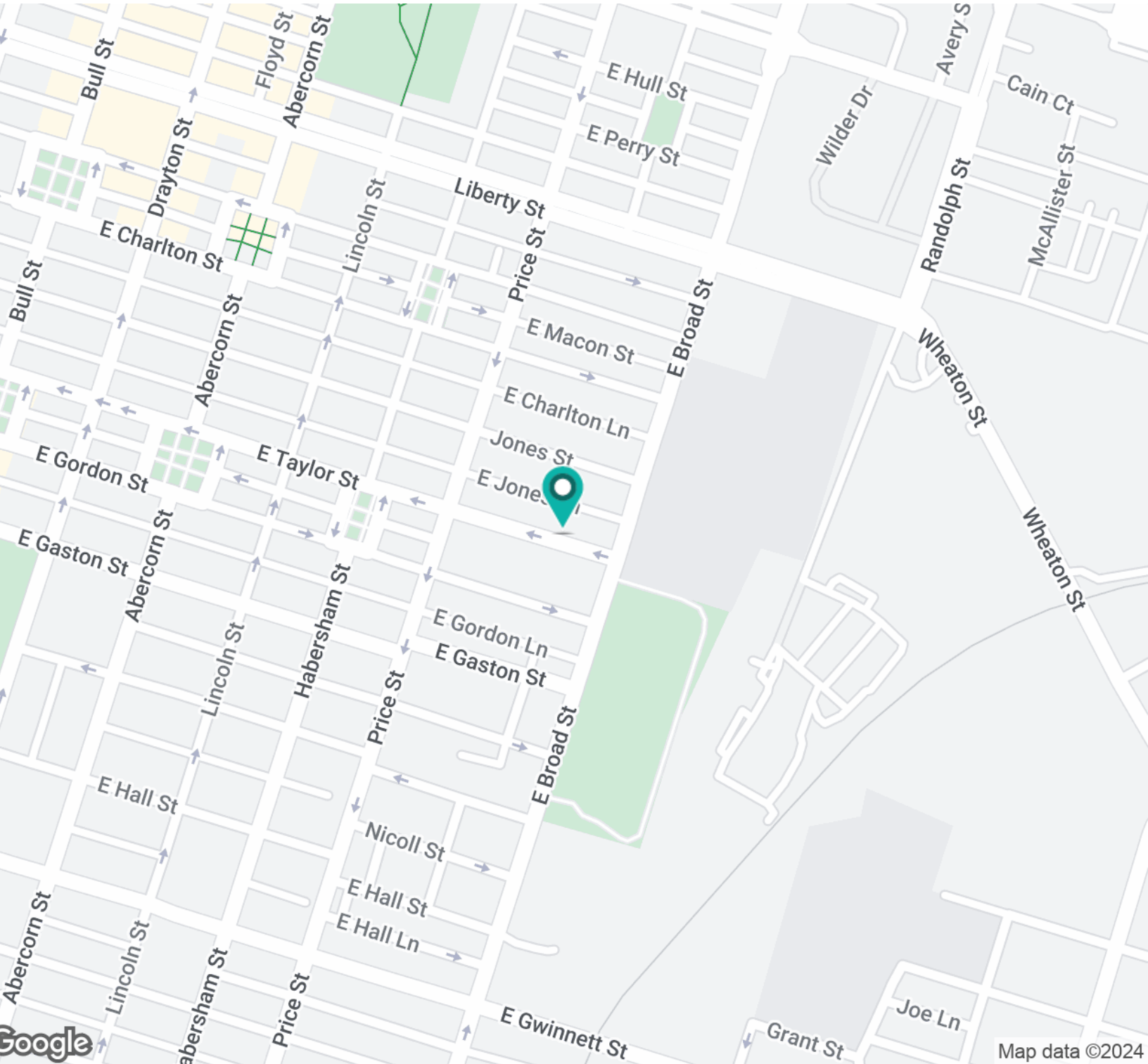
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Location Map



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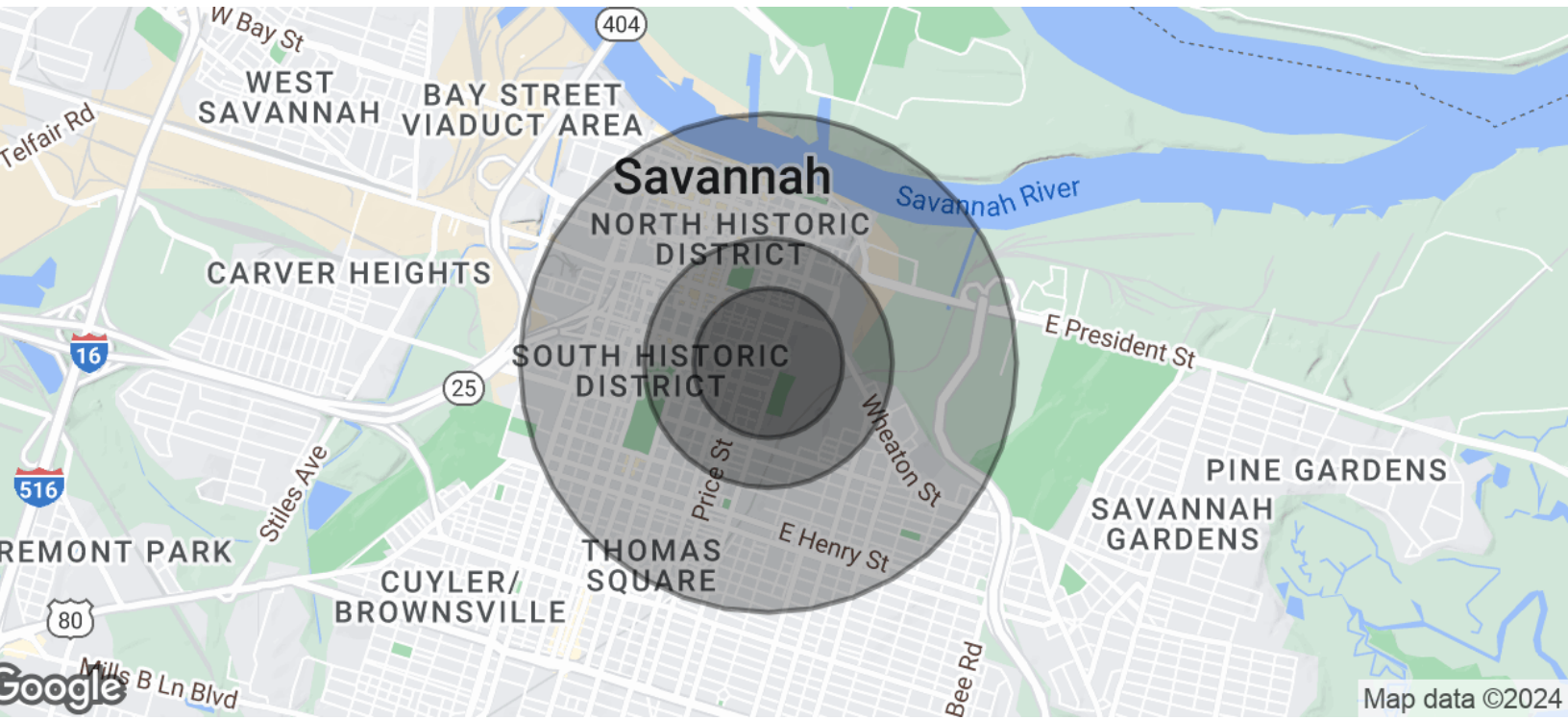
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Demographics Map & Report



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,388	5,011	16,403
Average Age	46	42	37
Average Age (Male)	47	43	37
Average Age (Female)	45	41	36

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	840	2,747	7,661
# of Persons per HH	1.7	1.8	2.1
Average HH Income	\$105,702	\$106,481	\$82,644
Average House Value	\$947,720	\$904,571	\$669,862

Demographics data derived from AlphaMap

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