
Turn-Key
PORTFOLIO FOR SALE
IN NEWNAN, GA
8 SINGLE-FAMILY RENTAL HOMES
PRIME LOCATION IN NEWNAN, GA
ONE POWERFUL INVESTMENT
MAKING
+$150,000
RENT/YEAR
TURN-KEY
READY TO GO
EASY TO MANAGE
GREAT CASH FLOW
STABLE INCOME
STRONG RETURNS
SMART INVESTMENT
BRIGHT FUTURE

Newnan Rental Portfolio – Pricing Summary

Prepared for Realtor Presentation

#	Property Address	Market Value	Monthly Rent
1	70 Sargent Farmer St, Newnan, GA 30263	$240,000	$1,850
2	61 Sargent Farmer St, Newnan, GA 30263	$230,000	$1,600
3	12 Sargent Farmer St, Newnan, GA 30263	$210,000	$1,500
4	4 Arnco 2nd St, Newnan, GA 30263	$210,000	$1,500
5	35 Sargent Tigner St, Newnan, GA 30263	$210,000	$1,500
6	72 Sargent Tigner St, Newnan, GA 30263	$240,000	$1,600
7	2 Smith Rd, Newnan, GA 30263	$240,000	$1,650
8	1 Sargent Farmer St, Newnan, GA 30263	$240,000	$1,550
	TOTAL PORTFOLIO	**$1,820,000**	**$12,750 / month**
		Annual Gross Income	**$153,000**

INVESTMENT HIGHLIGHTS

NEWNAN, GEORGIA • 8 TURNKEY RENTAL HOMES

7.65% CAP RATE

Immediate Cash Flow • Stabilized Portfolio

Gross Annual Rent	Annual NOI	Expense Ratio	Occupancy
$153,000+	**$130,436**	**10%**	**100%**

Cash Flow Snapshot

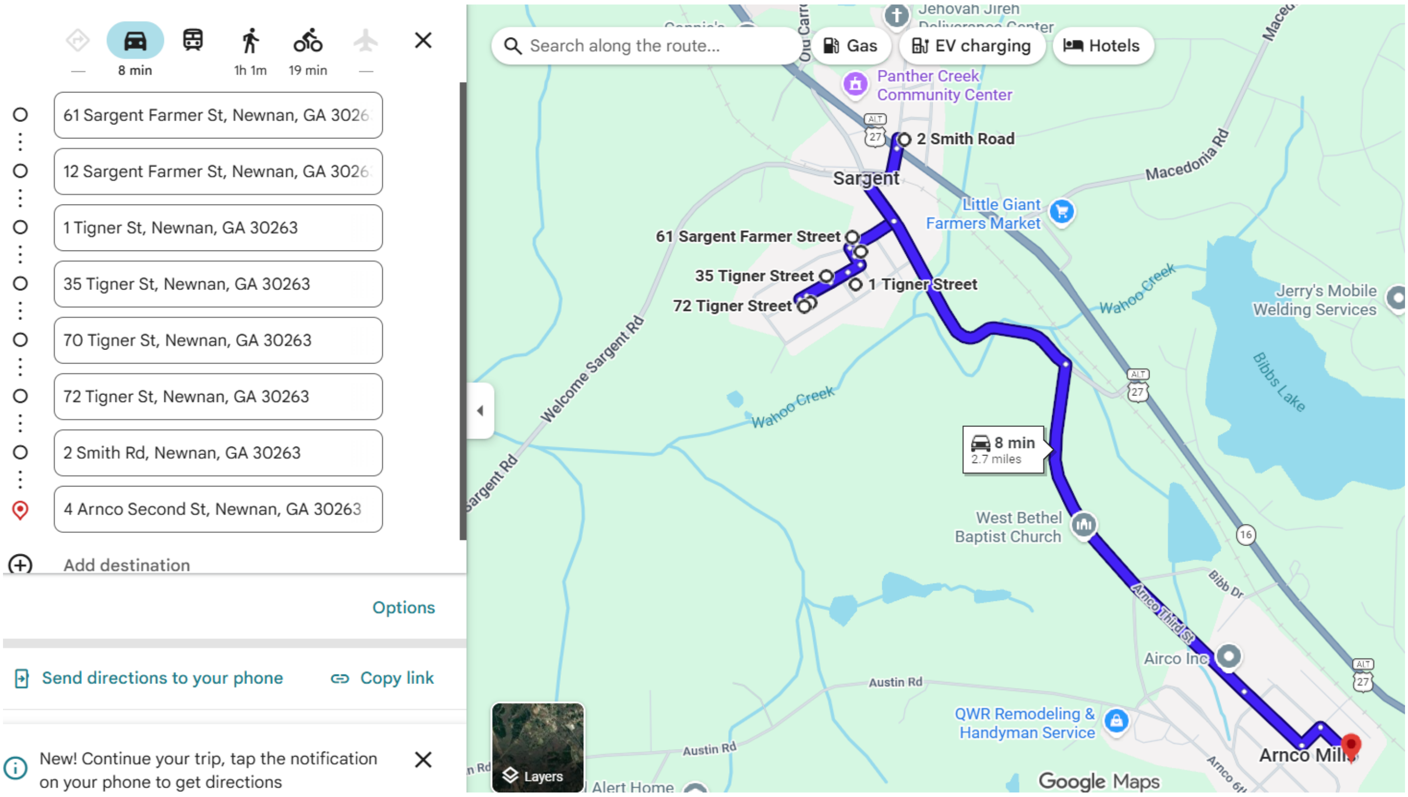
$153,000 Gross Income
↓
$15,114 Operating Expenses
↓
$130,436 Net Operating Income (NOI)

Why Investors Love This Portfolio
• 8 Turnkey Rental Homes
• 100% Occupied with Reliable Tenants
• Recently Renovated Homes
• Low Historical Maintenance Costs
• Tenants Pay Utilities & Lawn Maintenance
• Strong Rental History & Immediate Cash Flow
• Excellent 1031 Exchange Opportunity
• REALTORS Welcome – Bring Your Buyer!

Portfolio Location Map

All 8 Properties Located Within an 8-Minute Drive

Strategically located in the **Sargent/Newnan** area, this portfolio offers exceptional management efficiency. All eight properties are located within approximately **2.7 miles (an 8-minute drive)**, allowing for streamlined maintenance, tenant management, and reduced operating costs.



✓	Easier property management
✓	Lower maintenance and travel costs
✓	Concentrated investment in the same neighborhood
✓	Efficient leasing and inspections

Property Operating Expenses Breakdown (Selfmanage) - Actual/Historical Expenses									
Category	**Portfolio Total**	**70 Sargent Farmer**	**61 Sargent Farmer**	**12 Sargent Farmer**	**4 Arnco 2nd St**	**35 Sargent Tigner**	**72 Sargent Tigner**	**2 Smith Rd**	**1 Sargent Farmer**
Rental Income	$ 153,000	$ 22,200.00	$ 19,200.00	$ 18,000.00	$ 18,000.00	$ 18,000.00	$ 19,200.00	$ 19,800.00	$ 18,600.00
Vacancy (5%)	$ 7,650	$ 1,110.00	$ 960.00	$ 900.00	$ 900.00	$ 900.00	$ 960.00	$ 990.00	$ 930.00
Effective Rental Income	$ 145,350	$ 21,090.00	$ 18,240.00	$ 17,100.00	$ 17,100.00	$ 17,100.00	$ 18,240.00	$ 18,810.00	$ 17,670.00
Operating Expenses									
Property Taxes	$ 5,316	533.85	$ 639.68	$ 444.57	$ 1,011.98	$ 746.47	$ 561.01	$ 855.37	$ 523.51
Property Insurance	$ 7,648	$ 965.67	$ 1,031.00	$ 871.00	$ 831.00	$ 871.00	$ 1,031.00	$ 1,105.91	$ 941.13
Property Management (Selfmanage)	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Repairs & Maintenance	$ 2,150	$ 150.00	$ 300.00	$ 250.00	$ 600.00	$ -	$ 100.00	$ 500.00	$ 250.00
Utilities (Tenant Pays All)	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Lawn (Tenant Pays for it)	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Total Operating Expenses/year	**$ 15,114.15**	**$ 1,649.52**	**$ 1,970.68**	**$ 1,565.57**	**$ 2,442.98**	**$ 1,617.47**	**$ 1,692.01**	**$ 2,461.28**	**$ 1,714.64**
Net Income	**$ 130,235.85**	**$ 19,440.48**	**$ 16,269.32**	**$ 15,534.43**	**$ 14,657.02**	**$ 15,482.53**	**$ 16,547.99**	**$ 16,348.72**	**$ 15,955.36**
Operating Expense Ratio	**10%**	**8%**	**11%**	**9%**	**14%**	**9%**	**9%**	**13%**	**10%**
Vacancy History		0 days	7 days	30 days	0 days	0 days	19 days	0 days	0 days
# Times Occupied		1 Time	2 Times	2 Times	2 Times	2 Times	2 Times	1 Time	1 Time
Owning period		**10 months**	**13 months**	**16 months**	**16 months**	**20 months**	**16 months**	**14 months**	**13 months**

Major Capital Improvements recently that reduced expected maintenance:

- ⭐ 100% occupied
- ⭐ Low operating expense ratio (7–14%)
- ⭐ Tenants pay utilities
- ⭐ Self-managed
- ⭐ Renovated properties
- ⭐ Low repair history
- ⭐ Strong net operating income

70 Sargent Farmer	61 Sargent Farmer	12 Sargent Farmer	4 Arnco 2nd St	35 Sargent Tigner	72 Sargent Tigner	2 Smith Rd	1 Sargent Farmer
New plumbing, new electricity, new siding, new windows, new sheetrock, new water heater, 4 new minisplits, new interior doors, new exterior door, new vanities and freshly painted interior & exterior.	New plumbing, new electricity, new siding, new windows, new sheetrock, new water heater, 4 new minisplits, new interior doors, new exterior door, new vanities and freshly painted interior & exterior.	New plumbing, new electricity, new siding, new windows, new sheetrock, new water heater, 4 new minisplits, new interior doors, new exterior door, new vanities and freshly painted interior & exterior.	This house was bought in a very good shape, so we just paid for a New ROOF and freshly interior & exterior painting.	Most of the plumbing, most of electricity was replaced, new windows, new sheetrock, new water heater, 3 new minisplits, new interior doors, new exterior door, new vanity, new porch, new deck and freshly painted interior & exterior.	New plumbing, new electricity, new siding, new windows, new sheetrock, new water heater, 4 new minisplits, new interior doors, new exterior door, new vanities and freshly painted interior & exterior.	New plumbing, new electricity, new siding, new windows, new sheetrock, new water heater, 4 new minisplits, new interior doors, new exterior door, new vanities and freshly painted interior & exterior.	New plumbing, new electricity, new siding, new windows, new sheetrock, new water heater, 4 new minisplits, new interior doors, new exterior door, new vanities and freshly painted interior & exterior.

☑ No property management expense (self-managed) ☑ Tenants pay all utilities ☑ Tenants maintain the lawn ☑ Recently renovated homes ☑ Very low repair costs ☑ Stable occupancy

Note1: * <u>If prefer to hire a Property Management Company</u>: I would budget **$100/house**.
Having all 8 houses in a single Newnan neighborhood provides immense negotiating leverage. Property managers love this setup because it vastly reduces their travel time for maintenance visits, property inspections, and physical showings, making your portfolio highly profitable for them to operate.

Note2: * I self manage the properties, so I don't pay any property management fee. With all the repairs done in the properties, repairs are really low.

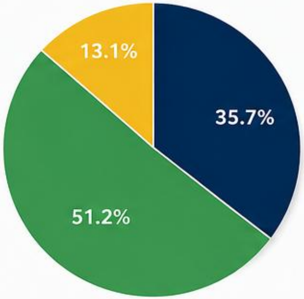
Note2: * I use people that live in the neighborhood for lawn maintenance, cleaning and small repairs so it is convenient.

Maintenace/Repairs: LOW MAINTENANCE	**70 Sargent Farmer**	**61 Sargent Farmer**	**12 Sargent Farmer**	**4 Arnco 2nd St**	**35 Sargent Tigner**	**72 Sargent Tigner**	**2 Smith Rd**	**1 Sargent Farmer**
The reason why there are low maintenance requests are mainly for the following reasons: 1- ☑ Recently renovated homes: We spent **a ton of money** in mechanical and esthetical renovations to reduce the maintenance. 2- ☑ Stable occupancy: The reason why we have 100% fully occupied is because it's proximity with Plant Yates GA and it is relatively proximity to Newnan, Whitesburg and Carrollton. 3- ☑ In the lease agreements and in the initial walk-thru is shown to the tenants that all the plumbing is working so they need to keep it like that, otherwise they will be responsible for cloggings and any damages. 4- ☑ Minisplits & HVAC: Tenants are required to send proof of filter replacement (HVAC) or cleaning replacement (minisplits) every month, otherwise they will be responsible for repairs/replacement.	I use 2 storages for materials in 72 Tigner.. So, I take care of the lawn just in that used area. I pay $50 to cut the lawn. You will not have that expense.	I have had 2 tenants so far there, I paid $300 for cleaning the house to be ready for the next tenant. There were some minor repairs to be done when the last tenant left but their deposit was used as part of it.	I have had 2 tenants so far there, I paid $250 for cleaning the house to be ready for the next tenant. There were some minor repairs to be done when the last tenant left but their deposit was used as part of it.	I paid $600 for a plumber to find a pipe leak and repair it. There were some minor repairs to be done when the last tenant left but their deposit was used as part of it.	I have not have any maintenance request from this property. Not even for turnover, the last tenant left the unit nice and clean.	At the beginning of the first lease, the tenant needed some help connecting their laundry pipes to the house hook ups (We did it as a courtesy).I just paid $100 to remove some branches for the new tenant.	I paid $500 for a plumber to find a pipe leak and repair it (materials & labor included).	They want us to fix the closet rod supports and to move a smoke detector since it was noisy all the time. I paid $250 for it.

PORTFOLIO OPERATING EXPENSE ANALYSIS

GRAPHICAL SUMMARY

1. OPERATING EXPENSE BREAKDOWN (PORTFOLIO TOTAL)



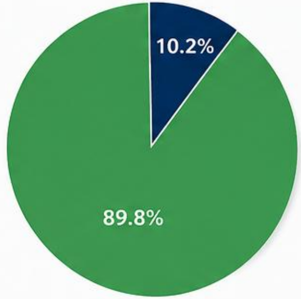
Property Taxes	$5,316	35.7%
Property Insurance	$7,648	51.2%
Repairs & Maintenance	$1,950	13.1%

TOTAL OPERATING EXPENSES

$14,914.15

(100% of Operating Expeness)

2. NET INCOME vs NET OPERATING EXPENSES (PORTFOLIO TOTAL)



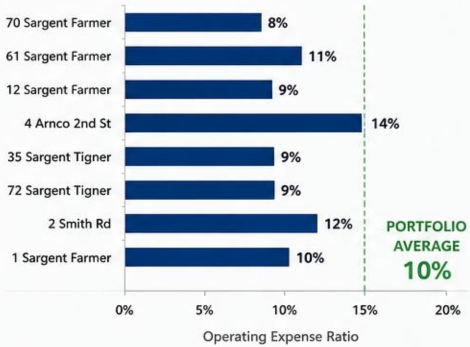
Net Income	$130,435.85	89.8%
Total Operating Expenses	$14,914.15	10.2%

NET INCOME

$130,435.85

10% Operating Expense Ratio

3. OPERATING EXPENSE RATIO BY PROPERTY



4. NET INCOME BY PROPERTY (ANNUAL)

TOTAL NET INCOME **$130,435.85**

5. PORTFOLIO HIGHLIGHTS

- **100% Occupied** — Stable rental history with strong occupancy.
- **Low Operating Expense Ratio** — Portfolio average of 10% (7–14% range).
- **Self-Managed** — No property management expense.
- **Tenants Pay All Utilities** — Reduces owner operating costs.
- **Tenants Maintain the Lawn** — No lawn maintenance expense.
- **Recently Renovated Homes** — Lower maintenance and higher tenant satisfaction.
- **Low Historical Maintenance** — Well-maintained homes with minimal repairs.
- **Strong Cash Flow** — Consistent net income across all properties.

Note: All figures are based on actual/historical data as provided. Numbers may not foot due to rounding.

35 Sargent Tigner St

Newnan, GA 30263

MARKET VALUE	MONTHLY RENT
$210,000	**$1,500**

70 Sargent Farmer St

Newnan, GA 30263

MARKET VALUE	MONTHLY RENT
$240,000	**$1,850**

61 Sargent Farmer St

Newnan, GA 30263

MARKET VALUE	MONTHLY RENT
$230,000	**$1,600**

12 Sargent Farmer St

Newnan, GA 30263

MARKET VALUE	MONTHLY RENT
$210,000	**$1,500**

4 Arnco 2nd St

Newnan, GA 30263

MARKET VALUE	MONTHLY RENT
$210,000	**$1,500**

72 Sargent Tigner St

Newnan, GA 30263

MARKET VALUE	MONTHLY RENT
$240,000	**$1,600**

2 Smith Rd

Newnan, GA 30263

MARKET VALUE	MONTHLY RENT
$240,000	**$1,650**

1 Sargent Farmer St

Newnan, GA 30263

MARKET VALUE	MONTHLY RENT
$240,000	**$1,550**

CURRENT LEASE EXPIRATIONS

Newnan Rental Portfolio - Lease Schedule

PROPERTY	LEASE END DATE
1 Tigner	11/30/2027
61 Farmer	03/31/2027
4 Arnco	01/31/2028
72 Tigner	03/31/2027
12 Farmer	03/31/2027
2 Smith	02/28/2028
70 Tigner	11/30/2026
35 Tigner	05/31/2027

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IMPORTANT NOTE

All lease agreements renew automatically.