

Multi-Unit Investment Property

8 Homes + Storage Building on 6.5+ Acres

Parcels: 128 01008 & 127 06002 | Zoning: C1 (Multi-Family Residential)

Executive Summary

Turnkey investment opportunity with **7 fully leased single-family homes, 1 unfinished apartment, a large storage/workshop building, and a community garden** across two connected parcels totaling **6.5+ acres**.

- All homes have **separate utilities** (water, gas, electric, septic, and mailbox).
- **Proven rental history** with below-market rents → strong income growth potential.
- **Zoning flexibility:** Residential + Agricultural uses allowed, ideal for future expansion or redevelopment.
- **Professional management** already in place.

Property Breakdown

Parcel 1 – ID #128 01008 (≈5.64 acres)

- **714 A – 1,192 sqft | 1 BD / 1 BA**
 - Huge kitchen w/ granite countertops & oversized island, gas stove.
 - Dining room + walk-in closet (convertible to 2nd bedroom).
 - Walk-in laundry room, porch, backyard, 2-car driveway.
- **714 B – 725 sqft | 1 BD / 1 BA**
 - Tile floors, carpeted bedroom, large living room w/ entertainment center + electric fireplace.
 - Butcher block kitchen, island w/ electric stove.
 - Enclosed porch, backyard, 4-car driveway.
- **716 – 854 sqft | 1 BD / 1 BA**
 - Spacious layout, large kitchen + living room.
 - Sliding doors to back porch, oversized closet, laundry room.
 - Exterior updates needed.

- **712 A – 660 sqft (Unfinished Apartment)**
 - 3 small rooms currently used as photography studio, office and recording studio
 - Plumbing ready for kitchen, bathroom, and laundry installation.
- **Storage Building – ~1,000 sqft**
 - Large structure with workshop/storage potential.
 - Partially re-sided, has separate utility service.

Parcel 2 – ID #127 06002 (≈0.89 acres, feels larger)

- **720 A – 856 sqft | 1 BD / 1 BA**
 - Carpeted living room & bedroom, tile kitchen w/ butcher block counters.
 - Laundry + oversized closet (convertible to 2nd bedroom).
 - Backyard, 4-car driveway.
- **720 B – 928 sqft | 1 BD / 1 BA**
 - Open-concept kitchen w/ granite counters & island.
 - Walk-in closet, large bathroom w/ tub & shower.
 - Covered front porch, backyard, 4-car driveway.
- **722 – 902 sqft | 1 BD / 1 BA**
 - All tile, enclosed front porch, spacious layout.
 - Laundry room w/ porch access.
 - Private yard, 2-car driveway.
- **724 – 1,056 sqft | 1 BD / 1 BA**
 - Former commercial store converted to residential.
 - Huge living/dining/kitchen area + oversize bedroom.
 - Easily convertible to 2 BD. Recently re-sided.
 - 2-car driveway.

Investment Highlights

- **7 houses rented** with professional management.
- **Unfinished unit + storage building** = additional income streams.
- **Separate utilities** = tenants pay all bills.
- **Pad with existing utilities** ready for new construction.

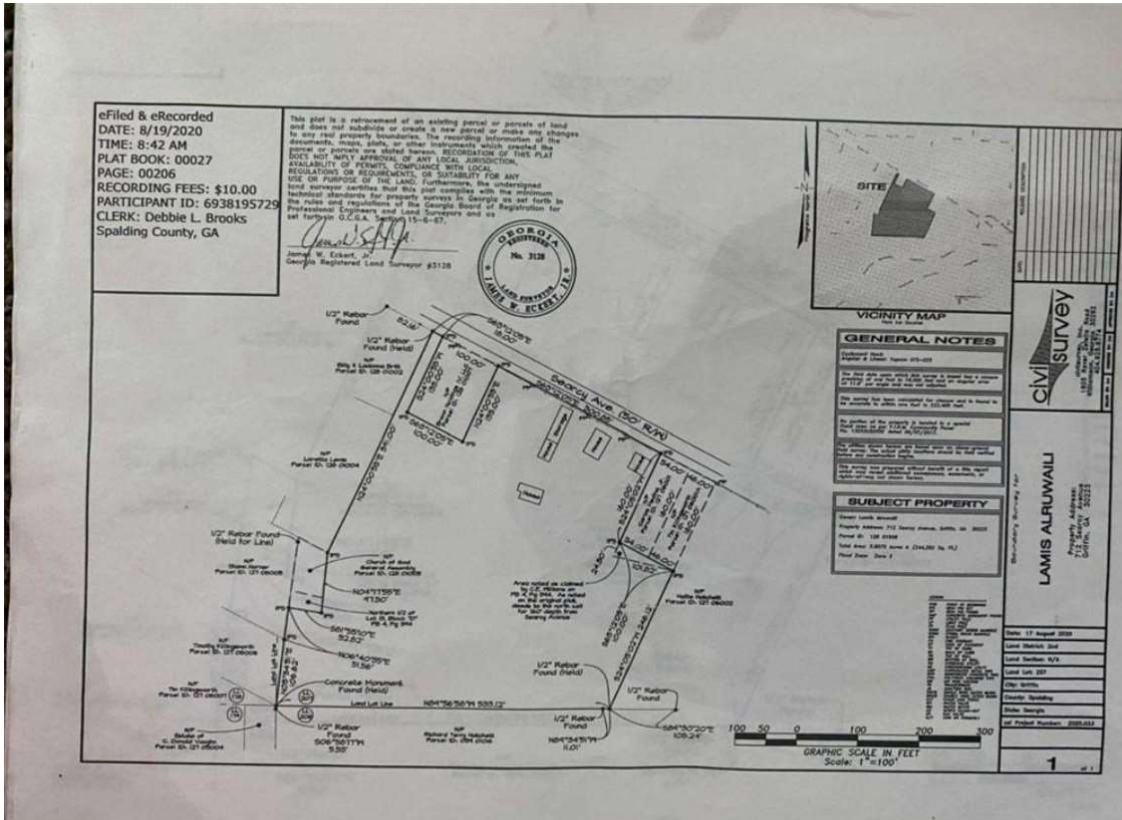
Location Advantages

- Just **5 minutes from Downtown Griffin.**
- Close to City Court, DMV, Griffin Utility, Police, Hospital, Restaurants, and Shopping.
- Easy tenant access to essential services.

Extra Features

- **Community Garden:** Fenced, irrigated, with planter boxes.
- **Zoning Flexibility:** Residential & Agricultural → fewer restrictions than commercial multi-family.
- **Expansion Potential:** Over 6.5 acres with utilities and space for future builds.

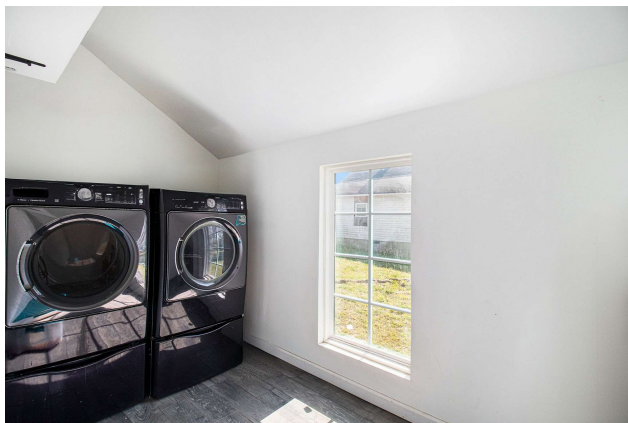
Survey and Map



714 - A



714-A



714 - B



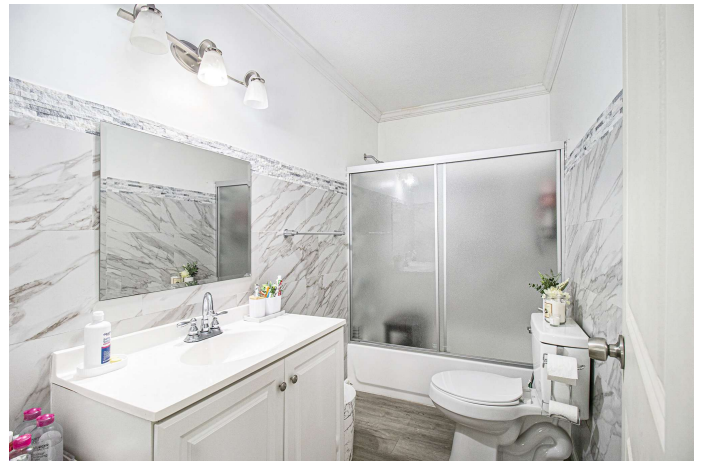
714 - B



716



716



720 A



720 A



720 B



720 B



722



722



724



724



712

SELF STORAGE



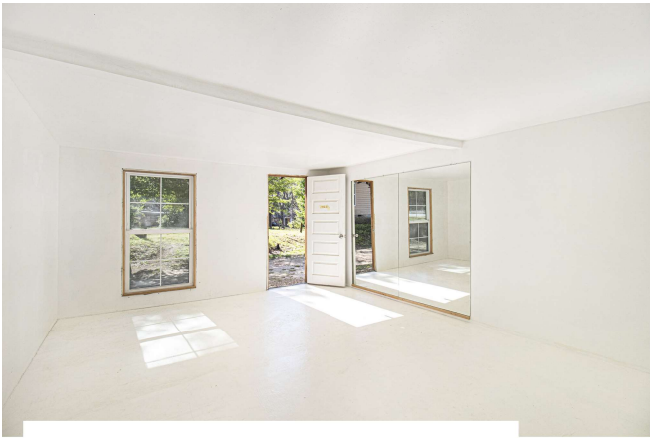
SELF STORAGE



UNFINISHED APPARTMENT



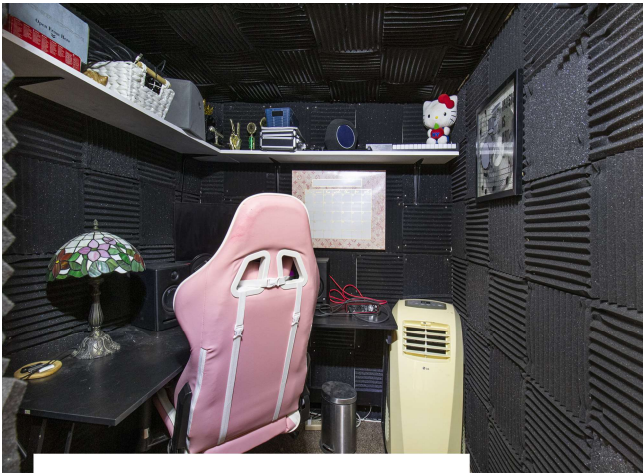
UNFINISHED APARTMENT



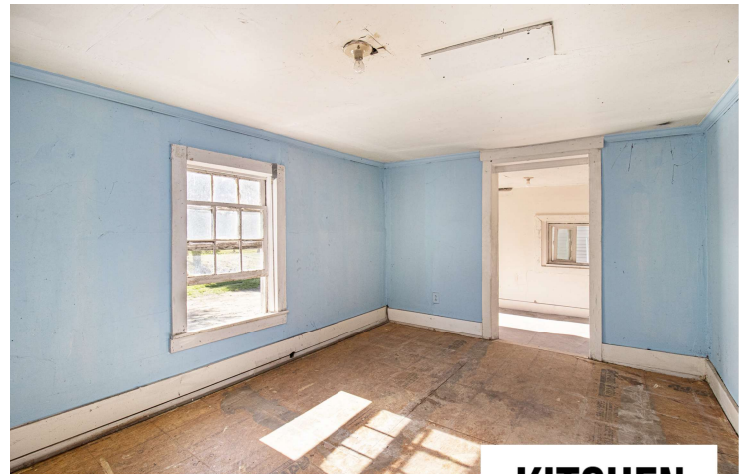
PHOTOGRAPHY STUDIO



OFFICE



RECORDING STUDIO



KITCHEN



BATHROOM