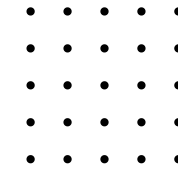




**COLDWELL BANKER  
COMMERCIAL**

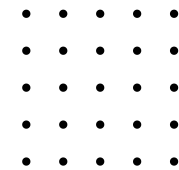
PREMIER  
REAL ESTATE



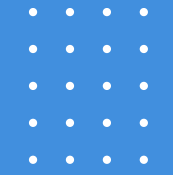
# OFFERING MEMORANDUM

**515 5<sup>TH</sup> AVE SE**  
MOULTRIE, GA 31768

Presented By:  
**JOHN COURSON**



# CONFIDENTIALITY DISCLAIMER



This offering has been prepared solely for informational purposes. It is designed to assist a potential investor in determining whether it wishes to proceed with an in-depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by the Coldwell Banker Commercial affiliate or by the Seller.

The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

This document is provided subject to errors, omissions and changes in the information and is subject to modification or withdrawal. The contents herein are confidential and are not to be reproduced without the express written consent.

Interested buyers should be aware that the Seller is selling the Property “AS IS” CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer’s choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.







## PROPERTY DESCRIPTION

Strong investment opportunity in the heart of Moultrie, GA! 515 5th Avenue SE is a solid masonry-built quadplex featuring four spacious 2BR/1BA units ( $\pm 950$  sq ft each). Currently 100% occupied with a proven rental history, the property offers immediate, turn-key income at \$900/unit and significant upside with market comparables supporting  $\pm \$1,200$ /unit. Units are individually metered and direct billed by utility companies. Tenants enjoy ample off-street parking and a central location just blocks from historic downtown Moultrie - close to shopping, restaurants, major employers, schools, churches, and entertainment. Perfect for investors seeking stable cash flow with value-add potential, or for owner-occupants who want to live in one unit and lease the other three to offset or even eliminate housing costs. This quadplex can be purchased individually or together with the sister quad property next door (521 5th Avenue SE, MLS #146005). Moultrie / Colquitt County is thriving and the leader for steady growth in southwest Georgia. Close to Interstate(s) I-75 and I-10 and growth-minded leadership make the community a favorable place for professionals and families seeking convenience and value in a small town setting.

## OFFERING SUMMARY

SALE PRICE	<b>\$395,000</b>
NO. OF UNITS	4
BUILDING SIZE	3870 SF
ACREAGE	.244



# NEARBY RETAIL MAP

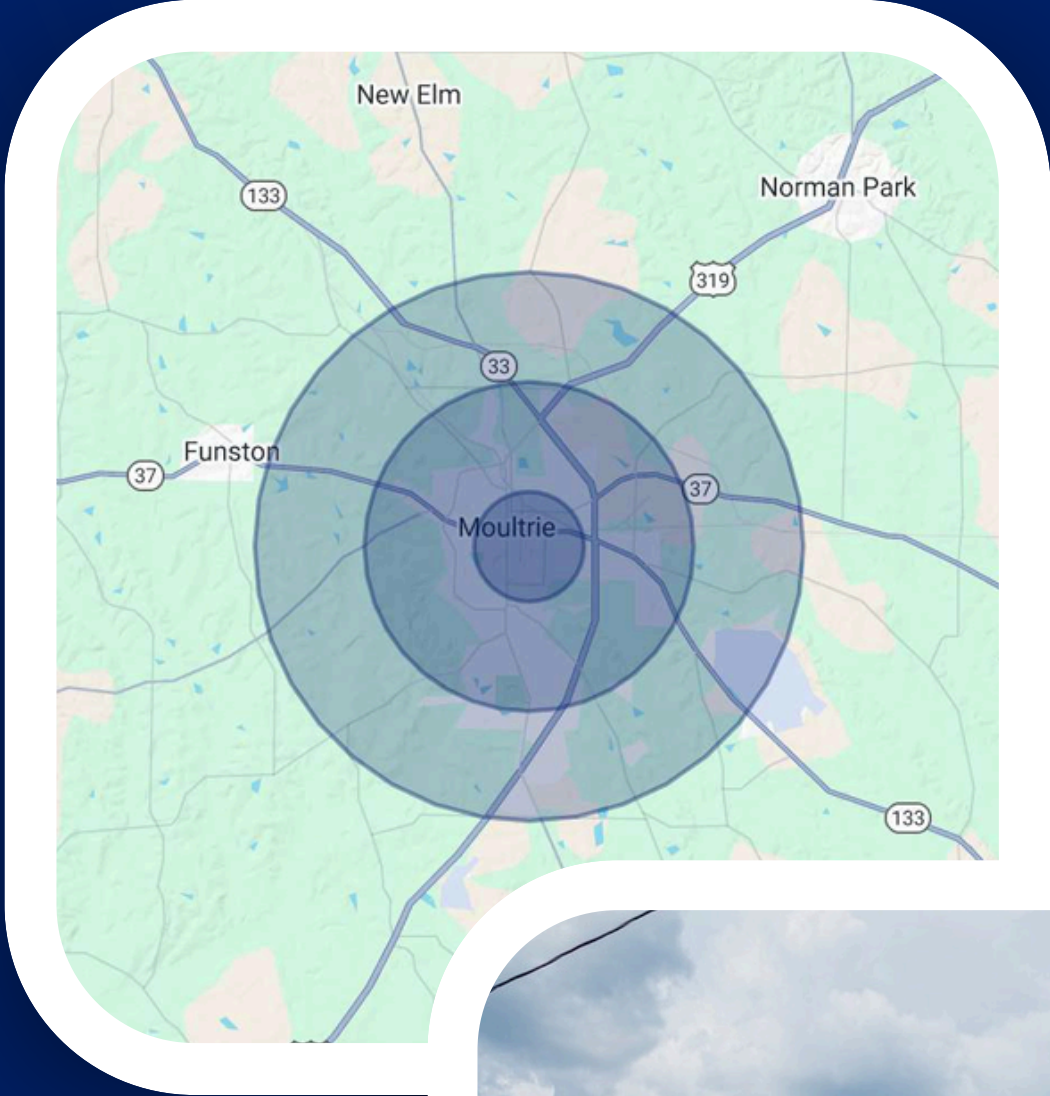




# DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,719	17,485	25,695
Average Age	39	39	39
Average Age (Male)	38	38	38
Average Age (Female)	39	40	40
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,832	6,790	9,800
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$51,375	\$61,909	\$69,979
Average House Value	\$136,174	\$161,831	\$183,730

Demographics data derived from AlphaMap

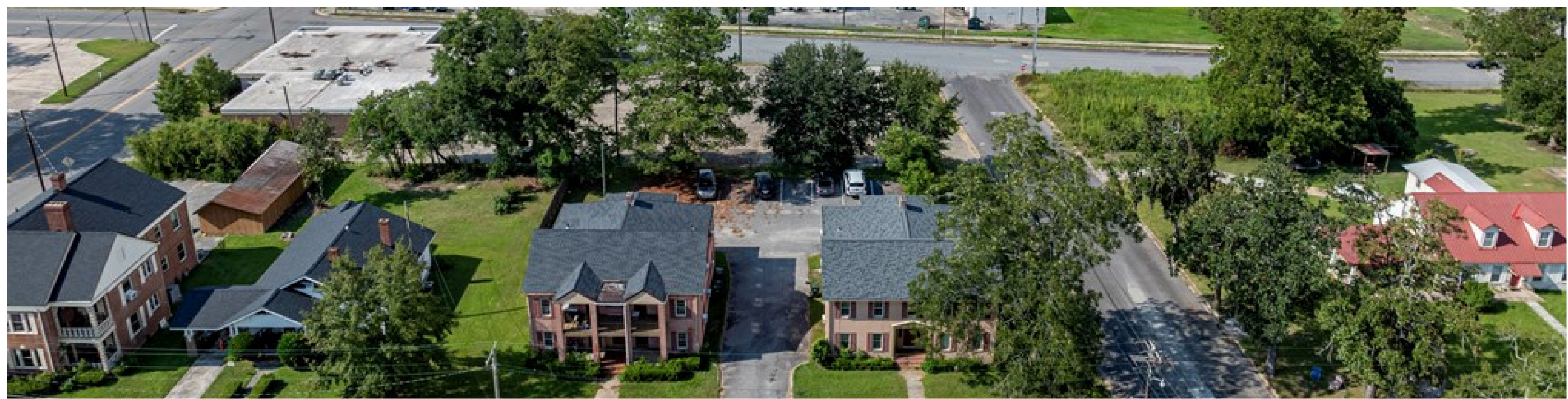




# INTERIOR PHOTOS









# LOCAL ECONOMICS

## Discover Moultrie, GA

Located in the center of Colquitt County, Moultrie blends small-town charm with the strength of an expanding regional economy. Known for its friendly neighborhoods, excellent schools, and affordable cost of living, the city continues to attract families, professionals, and businesses. Its position near U.S. Highway 319 and GA-133 provides quick routes to employment hubs, while local shopping and dining make everyday convenience part of life in Moultrie.

With an active community spirit, opportunities in healthcare and education, and a steady housing market, Moultrie has become a place where residents can thrive personally and professionally.

## ECONOMIC STRENGTHS

Moultrie has long been rooted in agriculture and food production, industries that remain critical to its economy today. This reliable agricultural base continues to generate growth while providing long-term employment stability.

In recent years, Moultrie has expanded well beyond farming. Local colleges such as Southern Regional Technical College, Abraham Baldwin Agricultural College, and the South Georgia campus of the Philadelphia College of Osteopathic Medicine have introduced new career pathways and workforce training opportunities. The healthcare sector is also a major driver, with Colquitt Regional Medical Center serving as a regional hospital and a significant local employer. Together, these institutions make Moultrie a center for both education and healthcare in South Georgia.




## Why Moultrie Stands Out

- **Stable Workforce:** A steady flow of jobs supported by agriculture, education, and healthcare.
- **Balanced Housing Market:** Consistent rental demand with limited oversupply.
- **Regional Hub:** Acts as a center for medical care, workforce training, and essential services.
- **Connectivity:** Easy access to Tallahassee, Atlanta, and other key Southeastern markets.
- **Family-Friendly Living:** Strong schools, safe neighborhoods, and everyday conveniences close to home.



## Quadplex FOR SALE in Moultrie, GA

Door Count	Address	GIS Map	Parcel Number	BR	BA	Square Footage	Lease Start	Lease End	Current Rent	Market Rent
1	515 5th Avenue #1	<a href="#">Map</a>	<a href="#">M035 019</a>	2	1	968	11/01/2024	10/31/2025	\$900	\$1,200
2	515 5th Avenue #2	<a href="#">Map</a>	<a href="#">M035 019</a>	2	1	968	11/01/2024	10/31/2025	\$900	\$1,200
3	515 5th Avenue #3	<a href="#">Map</a>	<a href="#">M035 019</a>	2	1	968	01/22/2025	01/21/2026	\$900	\$1,200
4	515 5th Avenue #4	<a href="#">Map</a>	<a href="#">M035 019</a>	2	1	968	05/12/2024	05/12/2025	\$900	\$1,200
4 doors 100% Occupied						3,872			\$3,600	\$4,800
	<b>Current Rent Valuation</b>		JOHN COURSON - GA RE License # 342868 jtcourson@gmail.com c: 229-251-4632 o: 229-244-3535						<b>Potential Rent Valuation</b>	
	Total Monthly Rent	\$3,600							Total Monthly Rent	\$4,800
	Annual Gross Rent	\$43,200							Annual Gross Rent	\$57,600
35.00%	35% Operating Expenses	-\$15,120						35.00%	35% OPEX	-\$20,160
Asking Price	Net Operating Income	\$28,080	 COLDWELL BANKER COMMERCIAL					Asking Price	NOI	\$37,440
\$395,000	Cap Rate	7.11%								\$395,000



OFFERING MEMORANDUM

# 5TH AVENUE QUAD

515 5<sup>TH</sup> AVE | MOULTRIE, GA 31768

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229.251.4632 | 229.244.3535



jtcourson@gmail.com



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