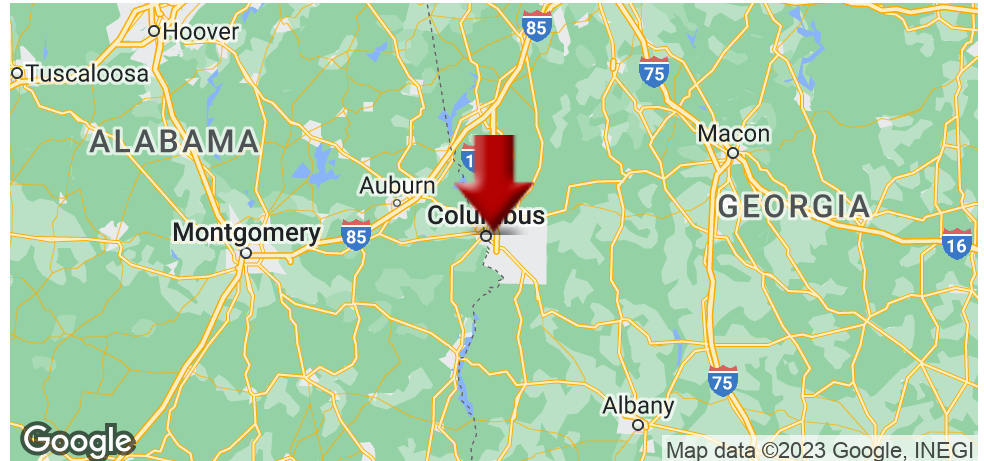


RESIDENTIAL PORTFOLIO - 16 HOUSES & 3 DUPLEXES

3225 10th St, Columbus, GA 31906



OFFERING SUMMARY

SALE PRICE:	\$710,000
NUMBER OF UNITS:	22
CAP RATE:	11.88%
NOI:	\$84,337
LOT SIZE:	3.6 Acres
BUILDING SIZE:	21,864
RENOVATED:	2019
ZONING:	Residential
PRICE / SF:	\$32.47

PROPERTY OVERVIEW

NEW PROPERTIES ADDED ! Back on market. Just \$710,000 - Portfolio of 16 houses and 3 duplexes with a total of 22 units. 100% rented with strong occupancy history. Within close proximity. Brick and siding exterior. CAP 2018 11.88% in 2019 estimated 14.79%. Columbus hosts multi-national companies like Kia, Kodak NCR, Pratt & Whitney and Johnson Controls. Home to Ft Benning and Maneuver Center of Excellence with more than 40,000 military personnel, contracts and civilians working at the installation daily. Notable companies as Aflac, Carmine Cinemas, Realtree, Synovus etc. have setup corporate headquarters here. Room/bath combination 5/2, 5/1, 3/2, 3/1, 2/1, 1/1, duplexes 2/1 and 1/1. Ranging from \$400-\$700 per month. Several updated in 2017, 2018, 2019. Owner managed.

PROPERTY HIGHLIGHTS

- 100% leased, well managed and maintained.
- High occupancy history
- Close to Ft Benning

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PROPERTY DETAILS

3225 10th St, Columbus, GA 31906

SALE PRICE

\$710,000

LOCATION INFORMATION

Building Name	Residential Portfolio - 16 Houses & 3 Duplexes
Street Address	3225 10th St
City, State, Zip	Columbus, GA 31906
County	Muscogee
Signal Intersection	Yes

BUILDING INFORMATION

NOI	\$84,337.00
Cap Rate	11.88
Occupancy %	100.0%
Tenancy	Multiple
Year Built	1950
Year Last Renovated	2019
Free Standing	Yes
Number Of Buildings	19

PROPERTY INFORMATION

Property Type	Residential Portfolio - 16 Houses & 3 Duplexes
Property Subtype	Low-Rise/Garden
APN #	Multiple
Corner Property	Yes
Waterfront	Yes
Power	Yes

PARKING & TRANSPORTATION

Street Parking	Yes
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UTILITIES & AMENITIES

Security Guard	Yes
Handicap Access	Yes
Freight Elevator	Yes
Centrix Equipped	Yes
Leed Certified	Yes
Gas / Propane	Yes
Irrigation	Yes
Water	Yes
Telephone	Yes
Cable	Yes
Sewer	Yes

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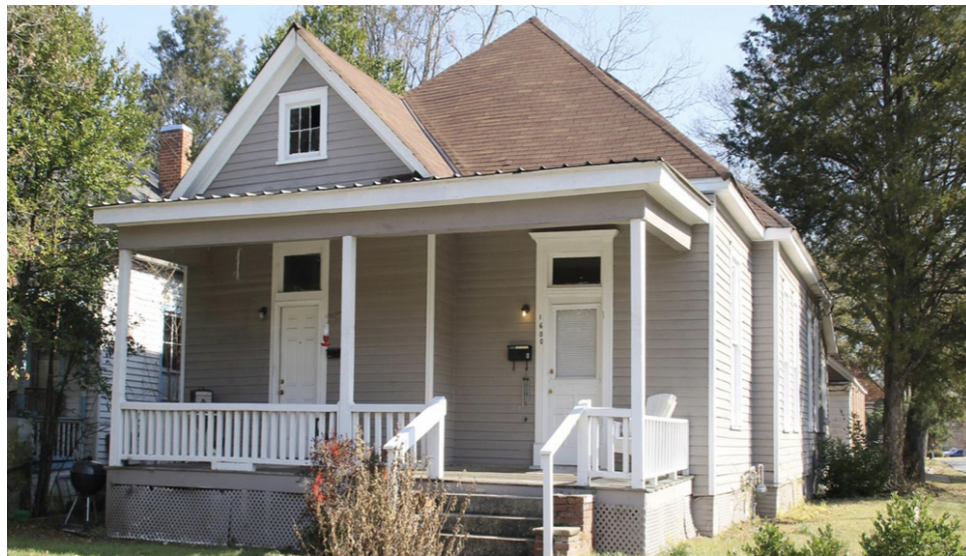
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PHOTOS

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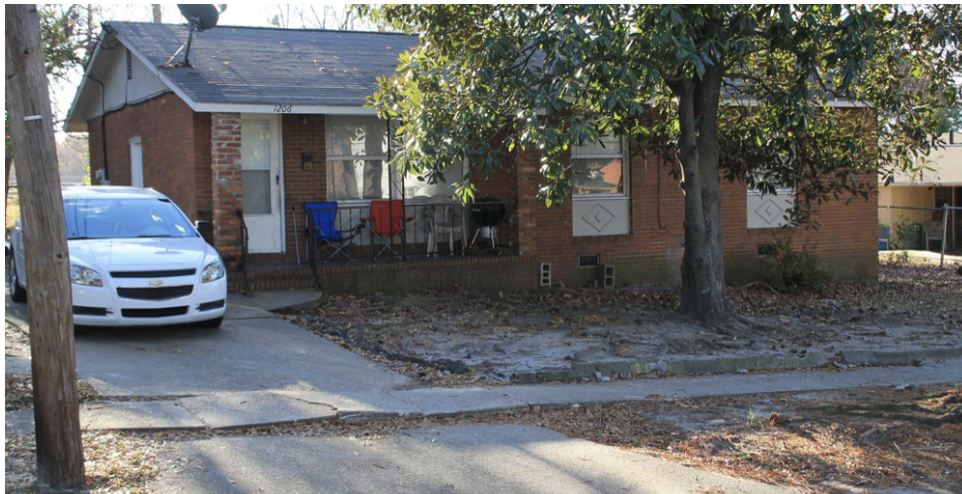
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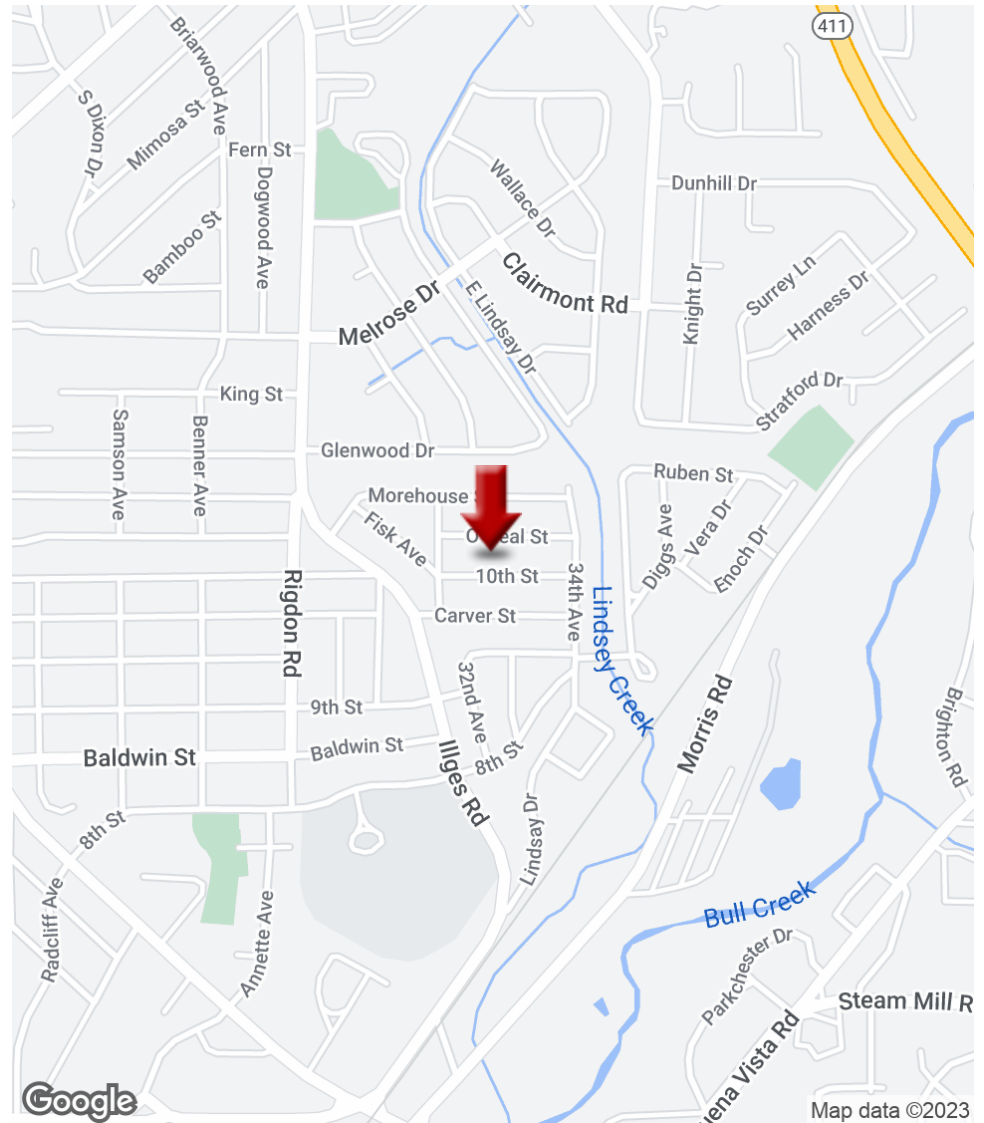
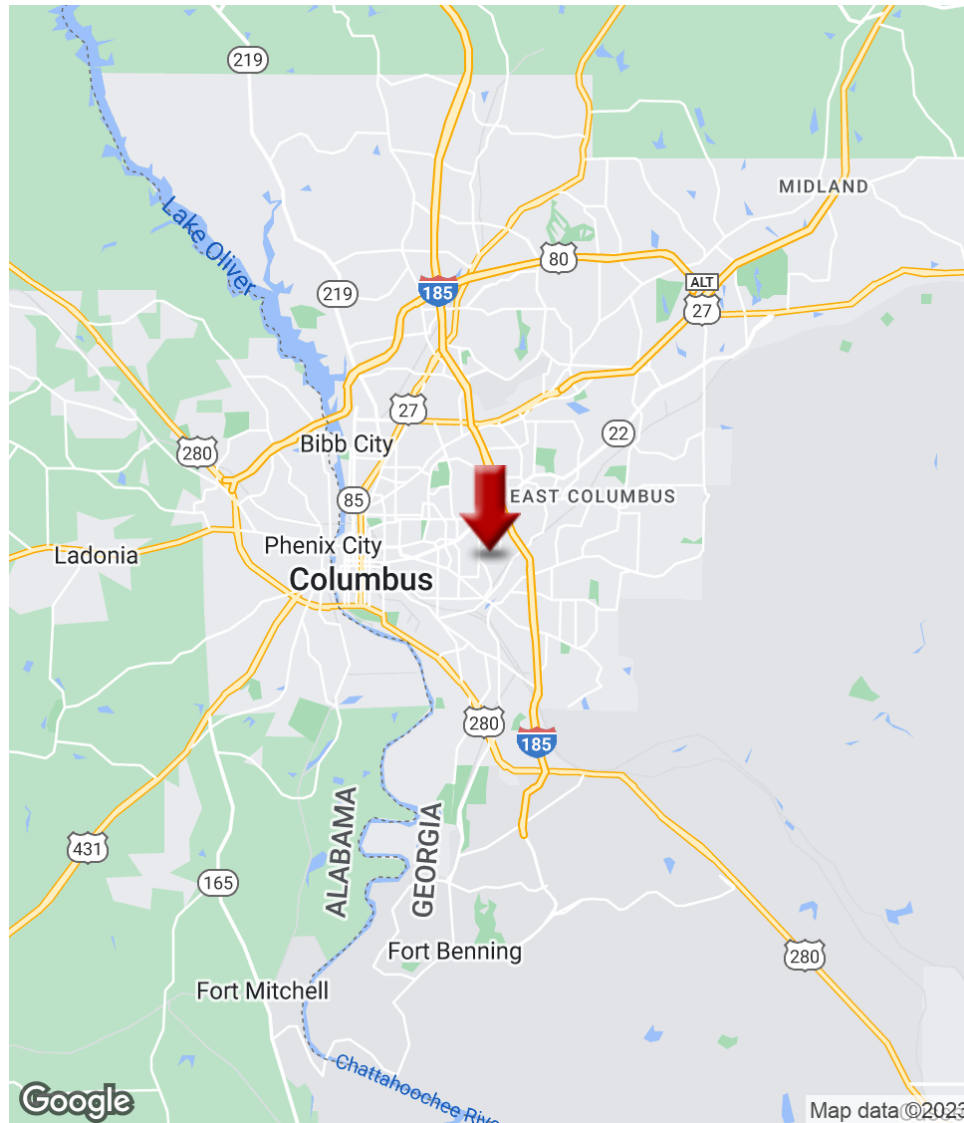


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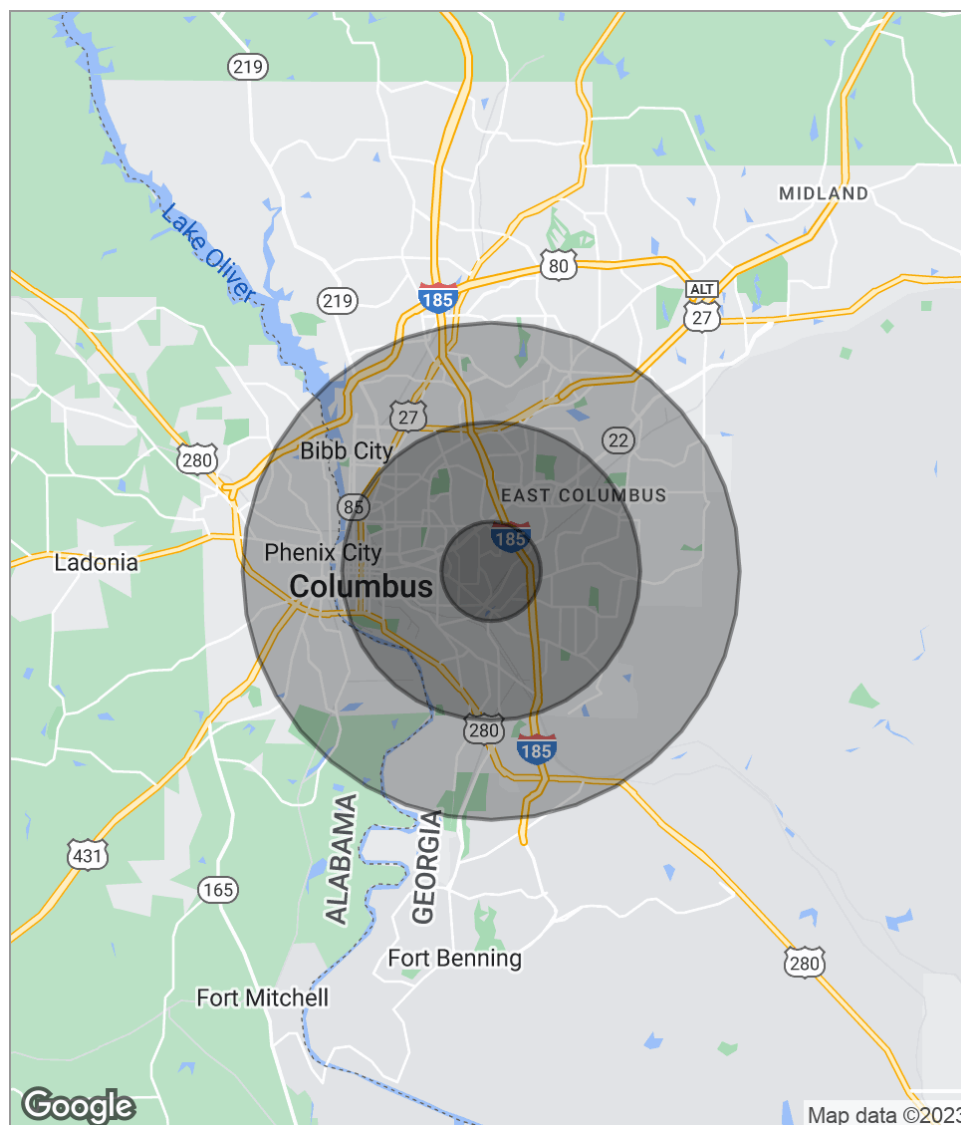


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DEMOGRAPHICS

3225 10th St, Columbus, GA 31906



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,603	39,313	92,142
Median Age	27.4	32.1	33.3
Median Age (Male)	25.9	29.7	30.7
Median Age (Female)	26.2	33.3	34.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,853	15,098	35,037
# Of Persons Per HH	2.7	2.6	2.6
Average HH Income	\$31,101	\$36,889	\$41,556
Average House Value	\$121,562	\$113,409	\$128,682

** Demographic data derived from 2020 ACS - US Census*

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COLUMBUS, GA

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