

MULTIFAMILY FOR SALE

LAVISTA STUDENT HOUSING

101 Brooks Ave, Fort Valley, GA 31030



OFFERING SUMMARY

SALE PRICE:	N/A
NUMBER OF UNITS:	21
CAP RATE:	9.7%
GROSS RENT MULTIPLIER :	6.31
NOI:	\$106,680
LOT SIZE:	1.5 Acres
BUILDING SIZE:	20,400 SF
PRICE / SF:	-
PRICE / UNIT	\$57,143

PROPERTY OVERVIEW

Best investment opportunity on the market which includes three multi-unit buildings that are currently being used as student housing. The use can be easily converted to multi-family however, with the high-demand for student housing within close proximity of Fort Valley State University, student housing has been highly successful over the years.

In addition to the three multi-unit buildings there is a level, cleared lot next door that is included in the sale. Huge opportunity for buyer to develop a fourth multi-unit building in the future to increase overall wealth.

PROPERTY HIGHLIGHTS

KW COMMERCIAL
804 Town Blvd.,
Ste. A2040
Atlanta, GA 30319

JOHN THOMPSON
National Managing Director
O: 678.506.1006
C: 678.508.8885
johnthompson@kwcommercial.com
GA #179993

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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101 Brooks Blvd.



615 Elberta St.

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702 Elberta St.



Development Opportunity for 4th Multi-Unit Building. Located next to 101 Brooks Blvd.

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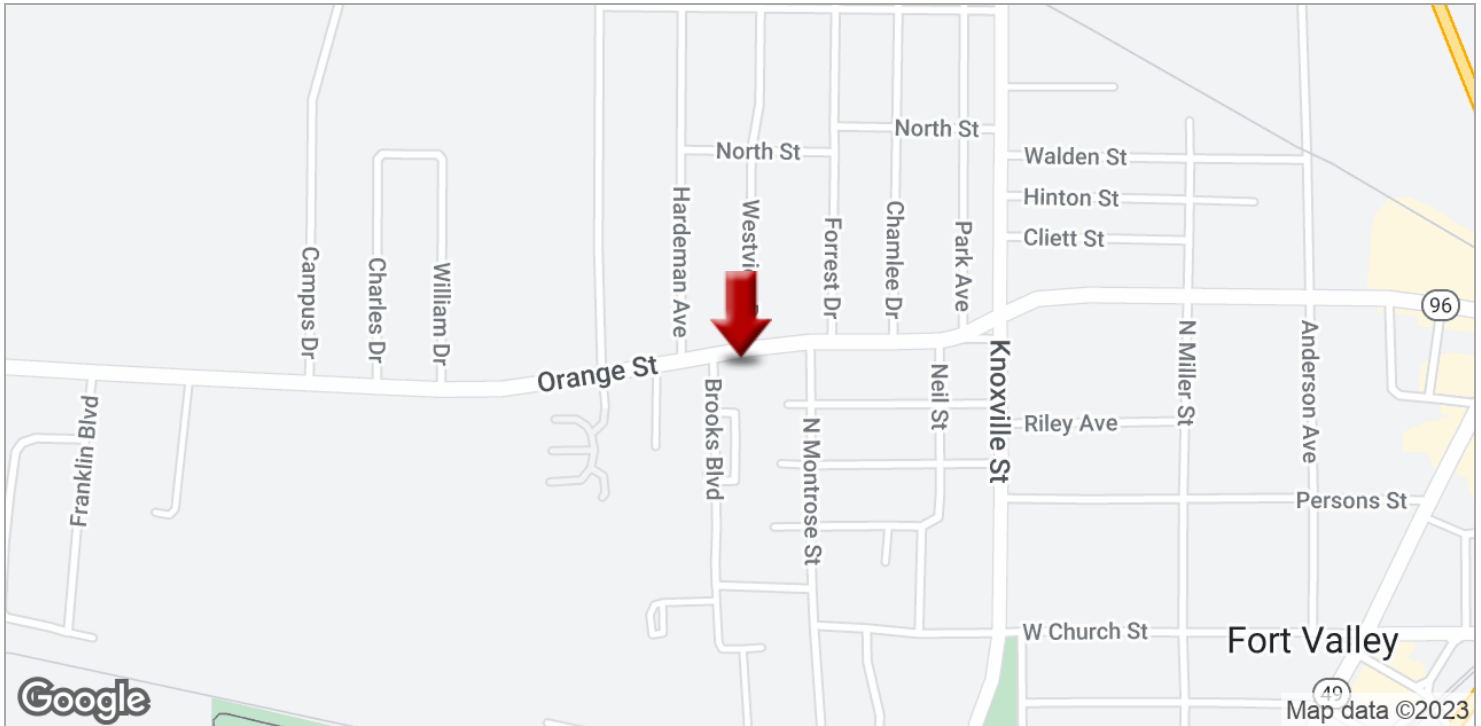
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