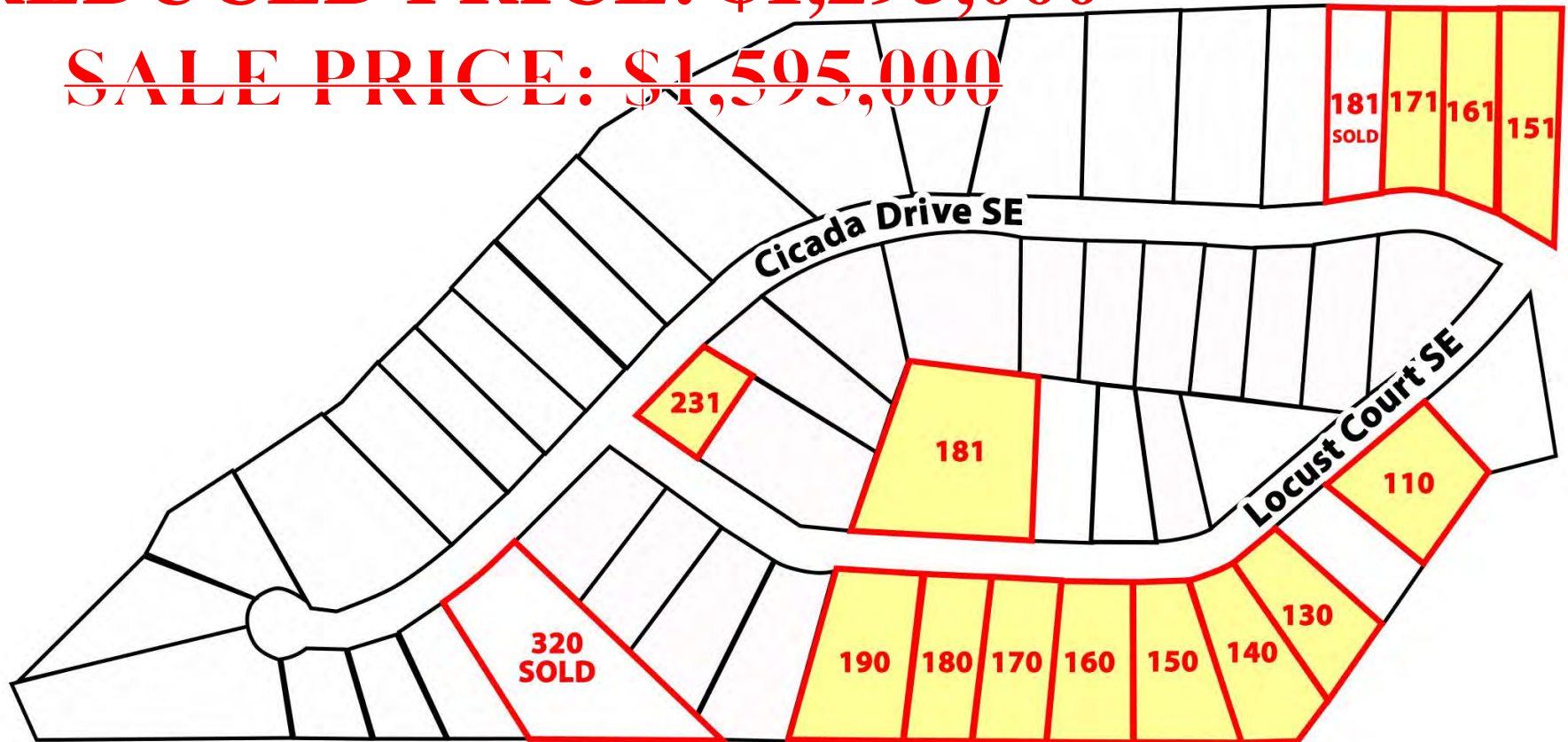


REDUCED PRICE: \$1,295,000

~~**SALE PRICE: \$1,595,000**~~



CONTACT

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RESIDENTIAL INVESTMENT - 13 Rental Homes

Cicada Drive & Locust Court

Milledgeville, GA 31061



Summary

Property Info

Photos

Aerial

PROPERTY INFORMATION

PROPERTY

Property Address: Cicada Drive & Locust Court
Milledgeville, GA 31061

County: Baldwin

Total Lots: 13 Lots in Hawkins Hill Subdivision

Utilities: Total electric, septic, and county water

Year Built: Most built 2003 - 2004

Acreage: Lots range from 1.0 AC – 2.87 AC

Description: 13 modular doublewide homes ranging from 1,500 – 1,650 SF, each containing 3 to 4 bedrooms and a minimum of 2 bathrooms.

ADDRESSES

| | |
|---|---------------------|
| 151 Cicada Dr SE | 150 Locust Court SE |
| 161 Cicada Dr SE | 160 Locust Court SE |
| 171 Cicada Dr SE | 170 Locust Court SE |
| 181 Cicada Dr SE SOLD | 180 Locust Court SE |
| 320 Cicada Dr SE SOLD | 181 Locust Court SE |
| 110 Locust Court SE | 190 Locust Court SE |
| 130 Locust Court SE | 231 Locust Court SE |
| 140 Locust Court SE | |

REDUCED PRICE:

\$1,295,000

~~SALE PRICE: \$1,595,000~~

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PROPERTY INFORMATION

DESCRIPTION

100% Occupancy. Easy to manage. All properties are together in one neighborhood (see aerial). Seller has a 99% collection rate with tenant for the last 4.5 years. Rent roll and financials available upon request from agent.

| Demographics 2023 | 3 Miles | 5 Miles | 10 Miles |
|-------------------|----------|----------|----------|
| Population | 6,374 | 25,402 | 42,589 |
| Avg HH Income | \$68,862 | \$92,533 | \$91,557 |
| Median Age | 36.5 | 33.9 | 37.4 |

NOTES

These FHA homes have been well maintained. Many have LVT flooring, painted and new cabinets. Kitchens are equipped with refrigerator and stove, and some have dishwashers. 1/3 have new roofs (2019), some are metal, some have shingles, front and rear porches, and are on permanent foundations.

LOCATION INFO

Properties are located approximately 4± miles from Downtown Milledgeville and 6± miles from the main retail corridor North Columbia Street.

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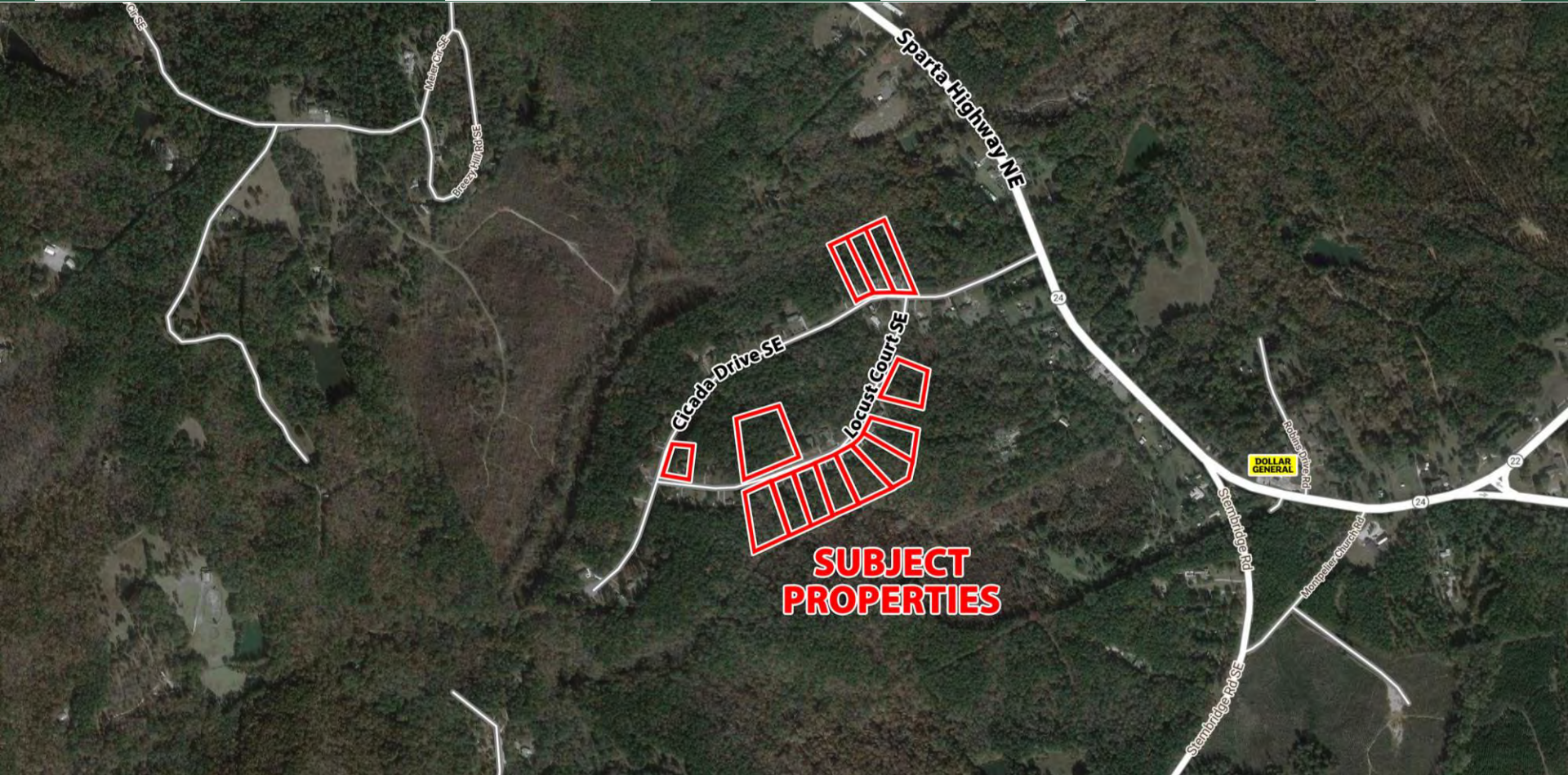


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**SUBJECT
PROPERTIES**

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