

The Cottages on Woolfolk

1215 - 1277 Woolfolk Street | Macon, GA 31217



Property Details	
Property Address:	1215 - 1277 Woolfolk Street Macon, GA 31217
County:	Bibb
Complex Name:	The Cottages on Woolfolk
Year Built:	1964
Number of Buildings:	19 1-Story Duplex Buildings
Total Building Size:	25,175 SF
Number of Units:	38 Units
Unit Mix:	1 Bed, 1 Bath - 4 Units
	2 Bed, 1 Bath - 34 Units
Site	
Site Size:	2.8 Acres
Parcel IDs:	S0720040, S0720041, S0720042, S0720043, S0720044, S0720045, S0720046, S0720047, S0720048, S0720049
Zoning:	R-2
Parking:	Ample
Construction	
HVAC:	All units have Central HVAC but tenants only use Central Heat, Air Conditioning is provided by window units.
Washer/Dryer:	Hookups available in each unit
Utilities:	Electricity & water are individually metered in all units.
Notes:	Units 1271 & 1273 have a combined water meter, Landlord bills tenants separately for water usage. Contact Agent for financials & rent roll.

Sale Price: \$2,290,000

**FOR MORE
INFORMATION
CONTACT**

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PROPERTY HIGHLIGHTS

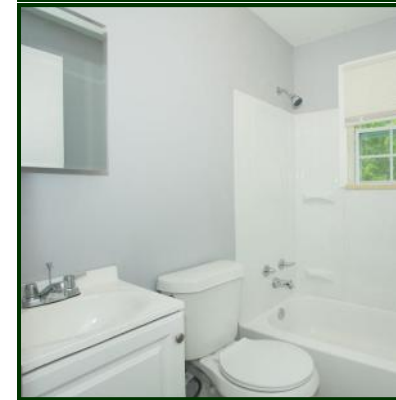
Property Overview: Fickling & Company is pleased offer The Cottages at Woolfolk Development in Macon, GA. The 2.8 acre property is a Class C apartment complex with 19 Duplex buildings (38 units) across ten (10) consecutive land parcels and is well-located to the I-16 & I-75 interchange, Piedmont Hospital, and Downtown Macon. Electric is separately metered. Tenant pays their own electric bill and optional expenses of internet, phone, and security system.

Property Highlights:

- Four (4) one bedroom/one bathroom units, and thirty-four (34) two bedroom/one bathroom units
- Class C apartments

Multiple CapEx improvements to the property have been made to the properties, including:

- Roofs have been replaced on 9 of the buildings
- New vinyl windows in 6 of the buildings
- Complete renovations in 34 of the units, including:
 - New LVP flooring
 - Paint
 - Granite countertops in kitchen
 - New fixtures
 - New hot water heaters
 - New appliances
- Driveways & parking spots are professionally graded & poured asphalt



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Building #	Addresses	BD/BA	SF
1	1215 Woolfolk Street 1217 Woolfolk Street	1215: 1/1 1217: 1/1	1,325 SF
2	1219 Woolfolk Street 1221 Woolfolk Street	1219: 1/1 1221: 1/1	1,325 SF
3	1227 Woolfolk Street 1229 Woolfolk Street	1227: 2/1 1229: 2/1	1,325 SF
4	1231 Woolfolk Street 1233 Woolfolk Street	1231: 2/1 1233: 2/1	1,325 SF
5	1241 Woolfolk Street 1243 Woolfolk Street	1241: 2/1 1243: 2/1	1,325 SF
6	1237 Woolfolk Street 1239 Woolfolk Street	1237: 2/1 1239: 2/1	1,325 SF
7	1247 Woolfolk Street 1249 Woolfolk Street	1247: 2/1 1249: 2/1	1,325 SF
8	1251 Woolfolk Street 1253 Woolfolk Street	1251: 2/1 1253: 2/1	1,325 SF
9	1263 Woolfolk Street 1265 Woolfolk Street	1263: 2/1 1265: 2/1	1,325 SF
10	1259 Woolfolk Street 1261 Woolfolk Street	1259: 2/1 1261: 2/1	1,325 SF
11	1271 Woolfolk Street 1273 Woolfolk Street	1271: 2/1 1273: 2/1	1,325 SF
12	1275 Woolfolk Street 1277 Woolfolk Street	1275: 2/1 1277: 2/1	1,325 SF
13	1260 Woolfolk Street 1262 Woolfolk Street	1260: 2/1 1262: 2/1	1,325 SF
14	1252 Woolfolk Street 1254 Woolfolk Street	1252: 2/1 1254: 2/1	1,325 SF
15	1246 Woolfolk Street 1248 Woolfolk Street	1246: 2/1 1248: 2/1	1,325 SF
16	1238 Woolfolk Street 1240 Woolfolk Street	1238: 2/1 1240: 2/1	1,325 SF
17	1234 Woolfolk Street 1236 Woolfolk Street	1234: 2/1 1236: 2/1	1,325 SF
18	1226 Woolfolk Street 1228 Woolfolk Street	1226: 2/1 1228: 2/1	1,325 SF
19	1222 Woolfolk Street 1224 Woolfolk Street	1222: 2/1 1224: 2/1	1,325 SF

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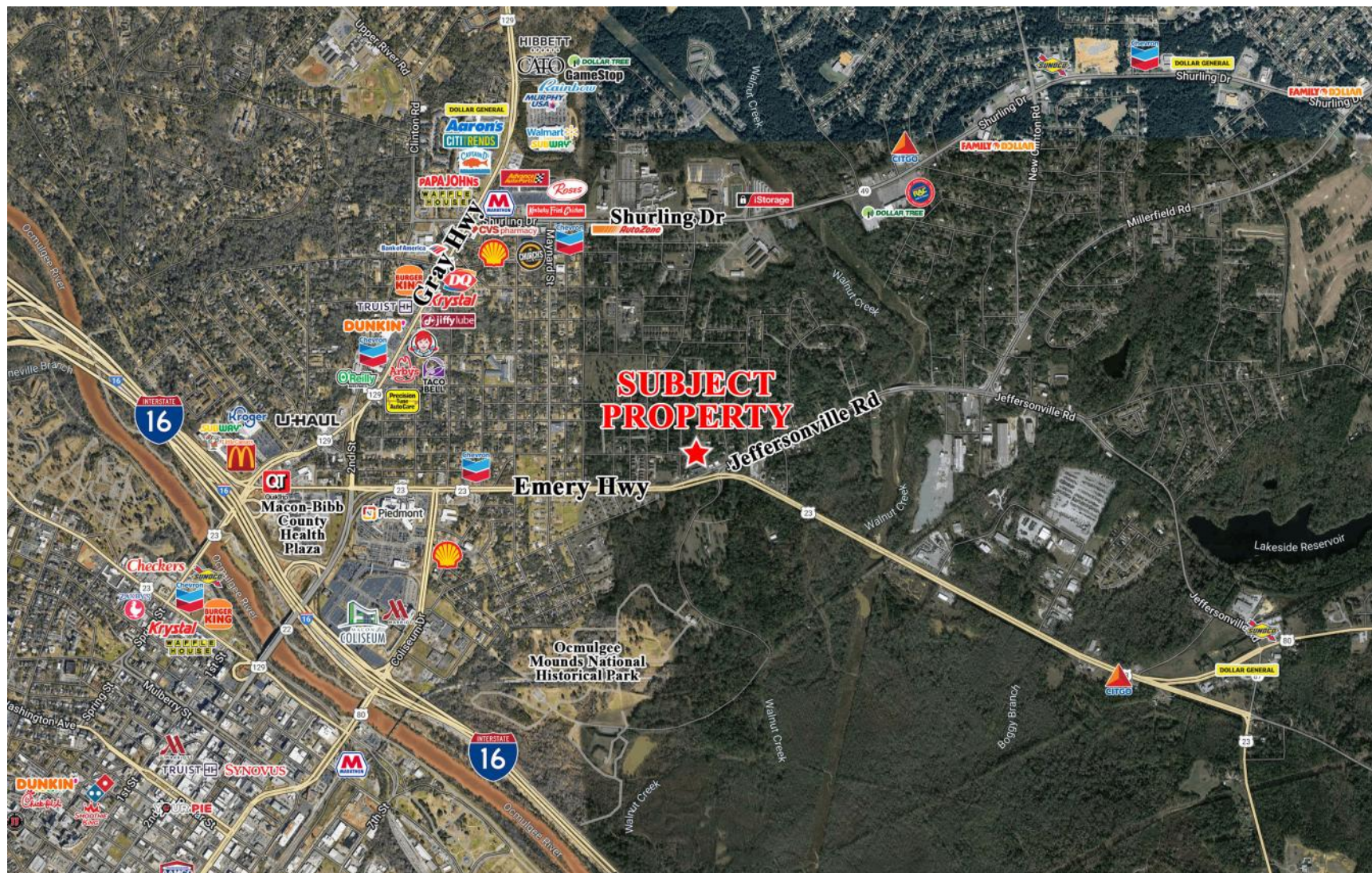
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