

Macon, GA Portfolio - 17 Rental Homes

3192 Brownell Ave. | 1246 Edna Place Rd. | 3972, 3987 Guyton St. | 1012, 1033, 1147, 1180 Mimosa Dr.
1148, 1288, 3810, 3829, 3879 Lyons St. | 3864, 3930 Marse Allen Rd. | 3443, 3474 McKenzie Dr.



Property Details	
Property Addresses:	3192 Brownell Avenue 1246 Edna Place Road 3972, 3987 Guyton Street 1148, 1288, 3810, 3829, 3879 Lyons Street 3864, 3930 Marse Allen Road 3443, 3474 McKenzie Drive 1012, 1033, 1147, 1180 Mimosa Drive
County:	Bibb
Square Footages:	768 - 1,486 SF
Number of Homes:	17 Homes
Sites	
Site Sizes:	0.14 - 0.39 Acres
Parcel IDs:	P0910089, N0730162, P1010146, P1010144, P0930123, P0930100, P0930177, N0720364, P0930116, P0930082, P0930050, N0720133, P0930121, N0740410, N0740240, N0740228, N0740427
Zoning:	R-1, except 1246 Edna Place Road which is R-2A.
Construction	
HVAC:	All Section 8 houses have central HVAC.
Washer/Dryer:	Hookups available in each home.
Utilities:	Power and water to all homes.
Notes:	Currently, Owner's nephew lives in one of the homes and is helping renovate the others. Contact Agent for financials & rent roll.

OWNER MOTIVATED!
REDUCED PRICE: \$785,000
~~Sale Price: \$850,000~~

**FOR MORE
INFORMATION
CONTACT**

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PORTFOLIO HIGHLIGHTS

Portfolio Overview: Fickling & Company is pleased offer this portfolio of seventeen (17) rental homes in Macon, GA. Properties are well-located to the I-75 interchange, Piedmont Hospital, and the Downtown Macon area. While the homes were originally built from 1942 - 1958, six (6) homes have undergone renovations, and others are in the process of being renovated. There are plans to renovate all of the homes in the portfolio.

Portfolio Highlights:

- Homes range from:
 - 2 bed/1 bath - 5 bed/2 bath
 - 768 SF - 1,486 SF
 - 0.14 - 0.39 Acre lots
- All homes are frame construction
- All Section8 houses have central HVAC

Improvements that have been made to the properties include:

- As the homes were renovated, they received:
 - New roofs
 - Updated plumbing
 - Updated electrical wiring
 - New hot water heaters



3829 Lyons Street



1148 Lyons Street



3879 Lyons Street



3192 Brownell Avenue

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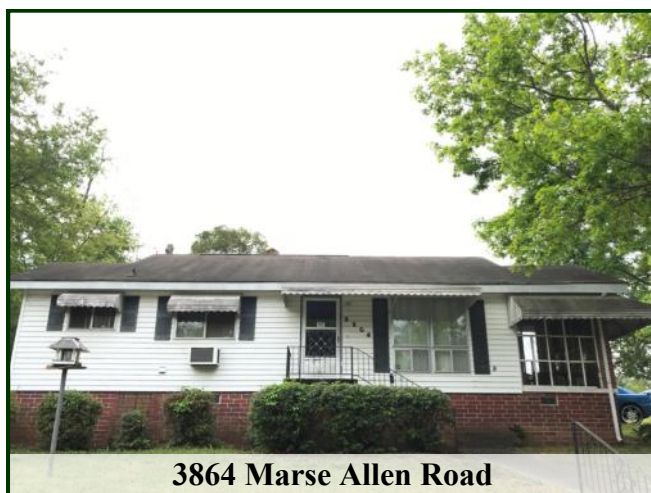
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<u>Address</u>	<u>Bedrooms</u>	<u>Bathrooms</u>	<u>SF</u>	<u>Year Built</u>	<u>Acreage</u>	<u>Status</u>	<u>Zoning</u>	<u>Tax ID</u>
1246 Edna Place Road	3	1	1,078	1950	0.3	Occupied	R-2A	N073-0162
3443 McKenzie Drive	2	1	912	1951	0.23	Occupied	R-1	N072-0133
3474 McKenzie Drive	2	1	768	1943	0.14	Occupied	R-1	P093-0121
1012 Mimosa Drive	2	1	1,246	1944	0.19	Occupied	R-1	N074-0410
1033 Mimosa Drive	3	1	1,020	1942	0.19	Occupied	R-1	N074-0240
1147 Mimosa Drive	3	1	1,032	1952	0.28	Occupied / Nephew	R-1	N074-0228
1180 Mimosa Drive	3	2	1,424	1947	0.24	Occupied	R-1	N074-0427

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<u>Address</u>	<u>Bedrooms</u>	<u>Bathrooms</u>	<u>SF</u>	<u>Year Built</u>	<u>Acreage</u>	<u>Status</u>	<u>Zoning</u>	<u>Tax ID</u>
3192 Brownell Avenue	2	1	936	1950	0.22	Occupied	R-1	P091-0089
3972 Guyton Street	4	2	1,007	1942	0.37	Occupied	R-1	P101-0146
3987 Guyton Street	2	1	1,091	1942	0.34	Occupied	R-1	P101-0144
1148 Lyons Street	4	2	1,606	1952	0.18	Occupied	R-1	P093-0123
1288 Lyons Street	5	2	1,306	1958	0.18	Occupied	R-1	P093-0100
3810 Lyons Street	3	1	1,001	1942	0.28	Occupied	R-1	P093-0177
3829 Lyons Street	3	1	1,001	1942	0.21	Vacant/Being Renovated	R-1	N072-0364
3879 Lyons Street	3	1	1,486	1942	0.21	Occupied	R-1	P093-0116
3930 Marse Allen Road	3	1	1,021	1950	0.33	Occupied	R-1	P093-0050
3864 Marse Allen Road	2	1	904	1952	0.39	Occupied	R-1	P093-0082

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RENT ROLL

Address	City	ZIP	Tax ID	Zoning	Acreage	Status	Lease	Section 8	Rent/ Month	Beds	Bath	Sq Ft	Yr Built	Sale Price	2022 Tax Value	2023 Tax Value
1012 Mimosa Drive	Macon	31204	N074-0410	R-1	0.19	Vacant	No		\$0	2	1	1,246	1944	\$33,462	\$53,988	\$60,528
1033 Mimosa Drive	Macon	31204	N074-0240	R-1	0.19	Occupied	Yes		\$650	3	1	1,020	1942	\$33,462	\$46,718	\$52,418
1147 Mimosa Drive	Macon	31204	N074-0228	R-1	0.28	Occupied / Nephew	No		\$0	3	1	1,032	1952	\$33,462	\$48,366	\$56,226
1180 Mimosa Drive	Macon	31204	N074-0427	R-1	0.24	Occupied	Yes		\$1,000	3	2	1,424	1947	\$33,462	\$45,143	\$53,459
1246 Edna Place Road	Macon	31204	N073-0162	R-2A	0.3	Occupied	Yes	X	\$1,041	3	1	1,078	1950	\$33,462	\$51,899	\$59,684
3192 Brownell Avenue	Macon	31206	P091-0089	R-1	0.22	Occupied	Yes		\$750	2	1	936	1950	\$33,462	\$32,210	\$36,610
3443 McKenzie Drive	Macon	31204	N072-0133	R-1	0.23	Occupied	Yes	X	\$509	2	1	912	1951	\$33,462	\$38,872	\$44,060
3474 McKenzie Drive	Macon	31206	P093-0121	R-1	0.14	Occupied	Yes		\$450	2	1	768	1943	\$33,462	\$28,955	\$32,518
1148 Lyons Street	Macon	31206	P093-0123	R-1	0.18	Occupied	Yes	X	\$1,279	4	2	1,606	1952	\$33,462	\$68,861	\$73,361
1288 Lyons Street	Macon	31206	P093-0100	R-1	0.18	Occupied	Yes	X	\$1,587	5	2	1,306	1958	\$33,462	\$67,931	\$72,431
3810 Lyons Street	Macon	31206	P093-0177	R-1	0.28	Occupied	Yes		\$625	3	1	1,001	1942	\$33,462	\$38,594	\$45,594
3829 Lyons Street	Macon	31204	N072-0364	R-1	0.21	Vacant / Being Renovated		See Notes	\$725	3	1	1,001	1942	\$33,462	\$36,724	\$41,974
3879 Lyons Street	Macon	31206	P093-0116	R-1	0.21	Occupied	Yes		\$700	3	1	1,486	1942	\$33,462	\$37,738	\$43,228
3864 Marse Allen Road	Macon	31206	P093-0082	R-1	0.39	Occupied	Yes		\$700	2	1	904	1952	\$33,462	\$38,066	\$47,239
3930 Marse Allen Road	Macon	31206	P093-0050	R-1	0.33	Occupied	No		\$750	3	1	1,021	1950	\$33,462	\$30,854	\$39,692
3972 Guyton Street	Macon	31206	P101-0146	R-1	0.37	Occupied	Yes	X	\$1,450	4	2	1,007	1942	\$33,462	\$34,814	\$43,689
3987 Guyton Street	Macon	31206	P101-0144	R-1	0.34	Occupied	Yes	X	\$807	2	1	1,091	1942	\$33,462	\$41,136	\$51,660
NOTES:									Total Monthly	\$13,023					\$740,869	\$854,371

NOTES:

- Owner has leases in place for all tenants.
- After renovations, the Owner is changing each property into Section 8 status.
- 1012 Mimosa Drive asking rent is \$625/month.
- 1147 Mimosa Drive is leased to Owner's nephew who is helping renovate the homes.
- 3829 Lyons Street rent will increase to at least \$1,200/month when it is converted to Section 8.
- All Section 8 houses have central HVAC.

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PROPERTY UPGRADES

Address	City	ZIP	Zoning	Sq Ft	Stories	Beds	Baths	Const	Year Built	Water Heater	HVAC	Roof	Plumbing	Wiring	2024 FMV	Renovation
1012 Mimosa Drive	Macon	31204	R-1	997	1	2	1	Frame	1944		2015	2005	2005	2005	\$60,528	
1033 Mimosa Drive	Macon	31204	R-1	1,020	1	3	1	Frame	1954	2024	2019	2005	2005	2005	\$52,418	
*1147 Mimosa Drive	Macon	31204	R-1	1,000	1	3	1	Frame	1950	2024	2024	2018	2024	1999	\$56,226	X
1180 Mimosa Drive	Macon	31204	R-1	1,424	1	3	2	Frame	1950		2024	2012	1999	1999	\$53,459	
1246 Edna Place Road	Macon	31204	R-2A	1,078	1	3	1	Frame	1961		2024	2011	2024	2020	\$62,215	X
3192 Brownell Avenue	Macon	31206	R-1	969	1	2	1	Frame	1958	2024	2016	2018	2000	2000	\$41,289	
3443 McKenzie Drive	Macon	31204	R-1	912	1	2	1	Frame	1952	2024	2016	2019	2021	2009	\$46,565	
3474 McKenzie Drive	Macon	31206	R-1	768	1	2	1	Frame	1952	2024	2020	2014	2021	2010	\$33,966	
1148 Lyons Street	Macon	31206	R-1	1,100	1	4	2	Frame	1952		2024	2024	1990	2024	\$73,361	X
1288 Lyons Street	Macon	31206	R-1	1,200	1	5	2	Frame	1955		2010	2010	2000	1990	\$72,431	X
3810 Lyons Street	Macon	31206	R-1	1,001	1	3	1	Frame	1942		2018	2000	2000	2000	\$45,594	
3829 Lyons Street	Macon	31204	R-1	1,001	1	3	1	Frame	1942		2025	2024	2000	2025	\$41,974	X (in process)
3879 Lyons Street	Macon	31206	R-1	1,486	1	3	1	Frame	1942		2024	1995	1995	1995	\$43,228	
3864 Marse Allen Road	Macon	31206	R-1	1,100	1	2	1	Frame	1953		2016	2005	2020	2000	\$47,239	
3930 Marse Allen Road	Macon	31206	R-1	1,100	1	3	1	Frame	1953		2018	2007	2007	2011	\$39,692	
3972 Guyton Street	Macon	31206	R-1	1,000	2	4	2	Frame	1953		2025	2014	2010	2010	\$43,689	X
3987 Guyton Street	Macon	31206	R-1	1,100	1	2	1	Frame	1953		2015	2021	2005	2005	\$51,660	

*Nephew rents & renovates homes

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