

# RESIDENTIAL INVESTMENT - 15 Rental Homes

Cicada Drive & Locust Court  
Milledgeville, GA 31061



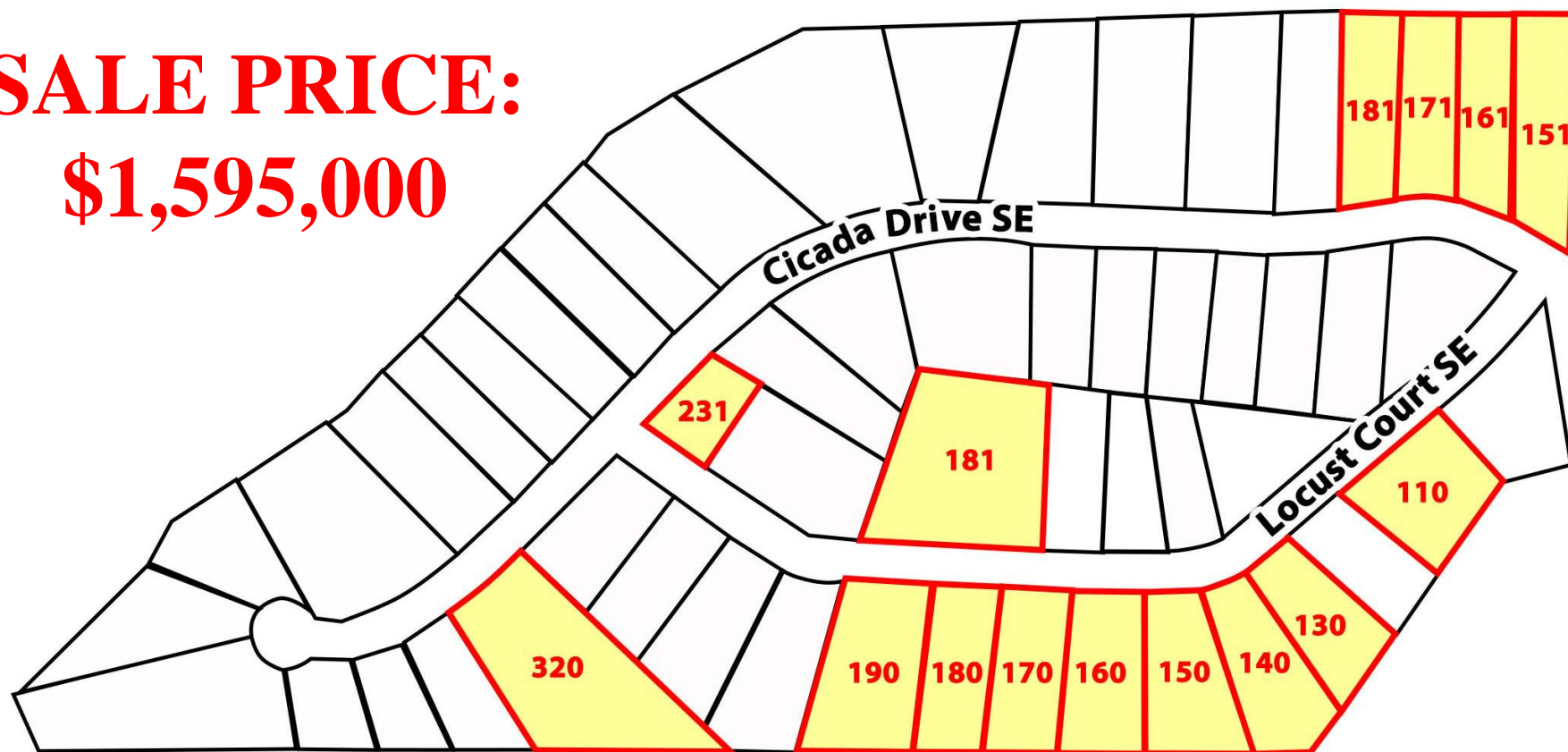
Summary

Property Info

Photos

Aerial

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



## CONTACT

**Patty Burns, CCIM, ALC**  
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## PROPERTY INFORMATION

### PROPERTY

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

**County:** Baldwin

**Total Lots:** 15 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:** 15 modular doublewide homes ranging from 1,500 – 1,650 SF, each containing 3 to 4 bedrooms and a minimum of 2 bathrooms.

### ADDRESSES

<b>151 Cicada Dr SE</b>	<b>150 Locust Court SE</b>
<b>161 Cicada Dr SE</b>	<b>160 Locust Court SE</b>
<b>171 Cicada Dr SE</b>	<b>170 Locust Court SE</b>
<b>181 Cicada Dr SE</b>	<b>180 Locust Court SE</b>
<b>320 Cicada Dr SE</b>	<b>181 Locust Court SE</b>
<b>110 Locust Court SE</b>	<b>190 Locust Court SE</b>
<b>130 Locust Court SE</b>	<b>231 Locust Court SE</b>
<b>140 Locust Court SE</b>	

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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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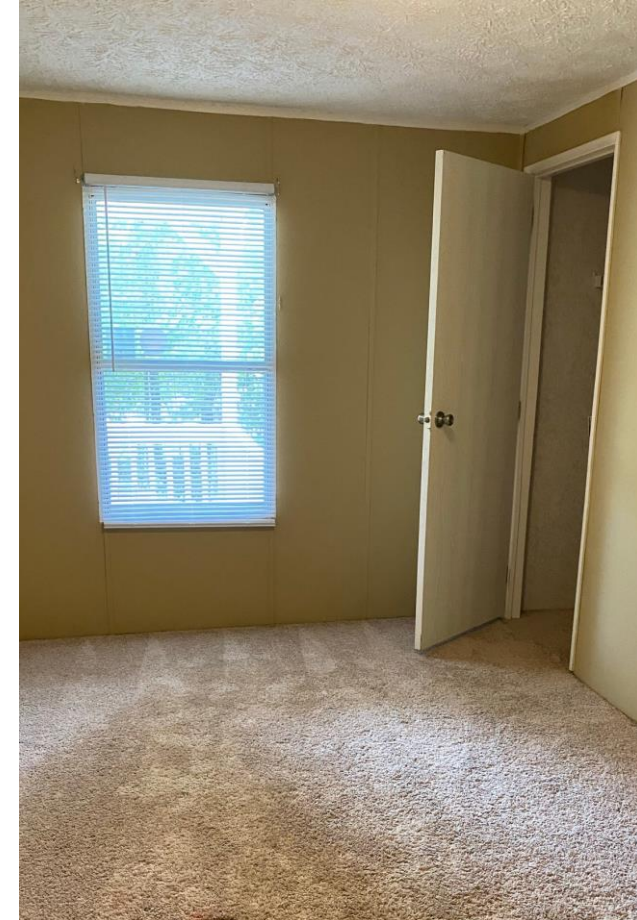


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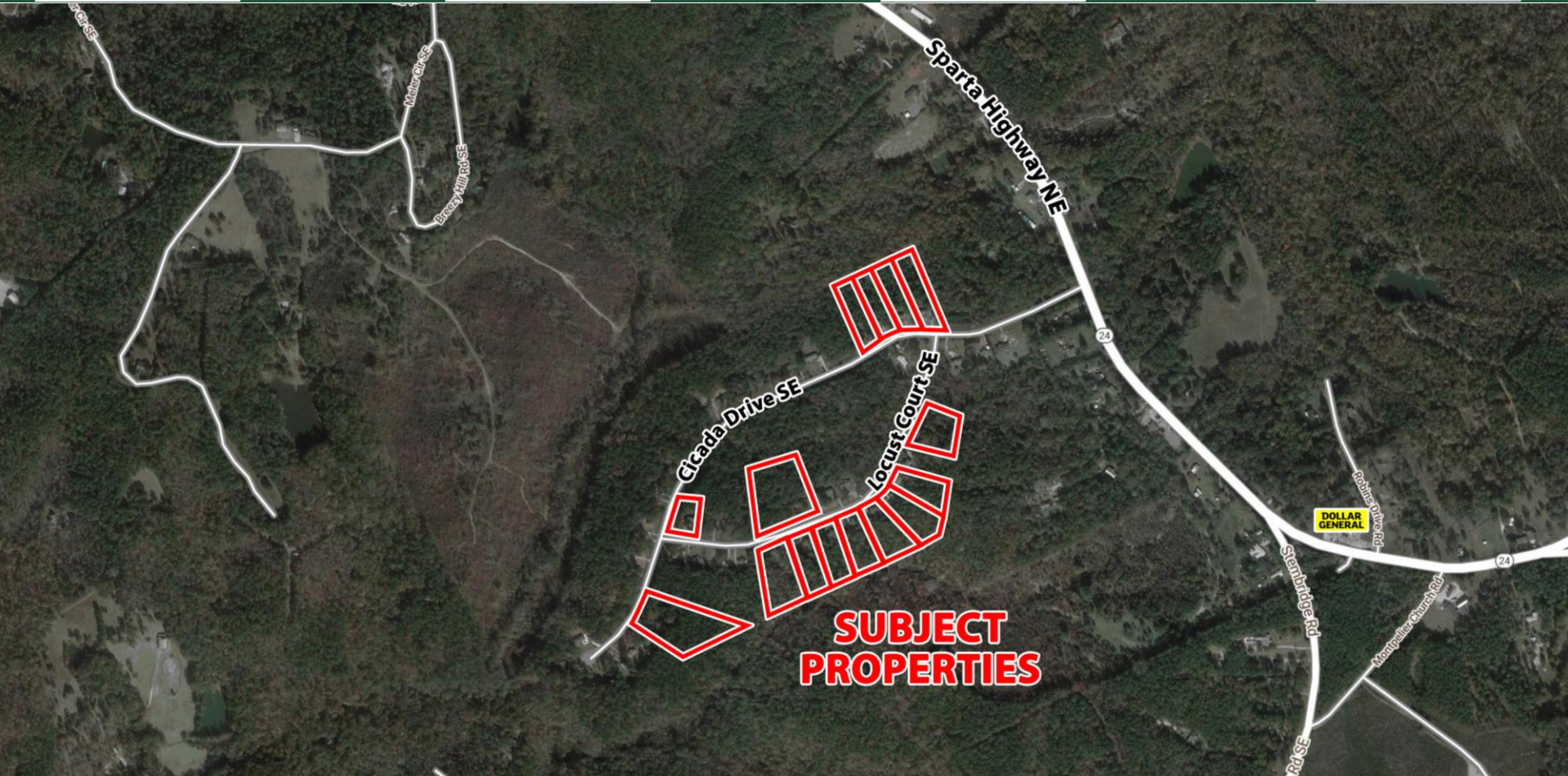


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**SUBJECT  
PROPERTIES**

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