

# Residential Rentals For Sale

2073 Jeffersonville Road, 2073 A Jeffersonville Road  
2091 Jeffersonville Road, 2111 Jeffersonville Road,  
2125 Jeffersonville Road, 2141 Jeffersonville Road



House #1: 2073 Jeffersonville Rd



House #2: 2073A Jeffersonville Rd



House #3: 2091 Jeffersonville Rd



House #4: 2111 Jeffersonville Rd



House #5: 2125 Jeffersonville Rd



House #6: 2141 Jeffersonville Rd

## SUMMARY:

**Total Lots:** 6 lots with 6 rental properties. Professional property management is in place for all properties

## Note:

- Properties are 100% leased.
- One additional lot for sale, 2135 Jeffersonville ( .22 ac )

# Sale Price: \$300,000

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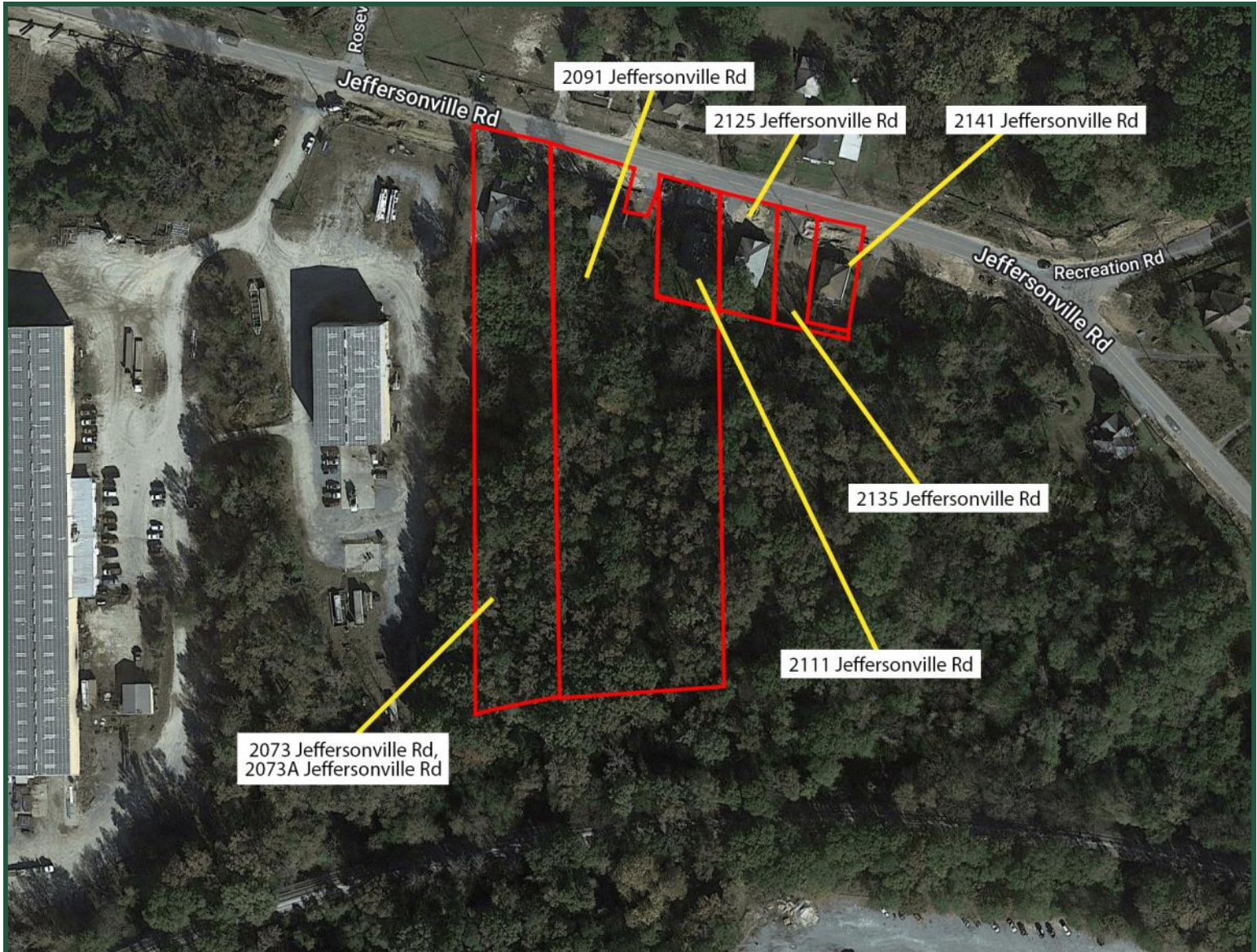
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## AERIAL



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## RENT ROLL

Street #	Rent Amount	Notes
2073	\$900	<b>LEASED</b>
2073A/2073B	\$430	<b>LEASED</b>
2091	\$625	<b>LEASED</b>
2111	\$650	<b>LEASED</b>
2125	\$500	<b>LEASED</b>
2141	\$550	<b>LEASED</b>

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## FINANCIALS

**PURCHASE PRICE: \$300,000**

Income:

Rental Income \$43,860.00

Expenses:

Property Taxes (2022) (\$2,437.04)

Repairs (2021) (\$5,838.00)

Management (10%) (\$3,690.00)

Solid Waste (\$1,440.00)

Total Expenses: (\$13,405.04)

**Annual Net Income \$30,454.96**

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# Residential Rentals For Sale

2073 & 2073 A Jeffersonville Rd  
Macon, GA



Duplex

- Lot Size:** 1.84 acres  
**Building Size:** House - 1,876 SF  
Duplexes - 1,200 SF  
**Description:** The home's floorplan consist of 4 beds, 2 baths. The duplex's floorplan consists of 2 beds and 1 bath per side. Duplex is concrete block construction. Plumbing and electric upgraded since 2000, rentals do come with washer and dryer connections, and space heaters. Tenant provides their own window units.  
**2022 Taxes:** \$909.29  
**Zoning:** M-1  
**Rent:** House - \$850/monthly  
Duplexes - \$430/monthly  
**Year Built:** House - 1926  
Duplex - 1952  
**Utilities:** City water, sewer, and electric  
**Appliances:** None are included  
**Roof:** House - Unknown  
Duplex - 2013

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# Residential Rentals For Sale

2091 Jeffersonville Rd  
Macon, GA



**Lot Size:** 2.74 acres

**Building Size:** 2,104 SF

**Description:** 4 bed, 1.5 bath single-family home with large front porch and a wooden frame. Plumbing and electric upgraded since 2000, rentals do come with washer and dryer connections. Tenant provides their own window units and pays electric.

**2022 Taxes:** \$577.23

**Zoning:** M-1

**Rent:** \$625/monthly

**Year Built:** 1926

**Utilities:** City water, sewer, and electric

**Appliances:** None are included

**Roof:** 2013

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# Residential Rentals For Sale

2111 Jeffersonville Rd  
Macon, GA



**Lot Size:** 0.25 acres

**Building Size:** 1,232 SF

**Description:** 3 bed, 1 bath single-family home with stoop front porch and a wooden frame. Rental does come with space heater and tenants have to provide their own window units.

**2022 Taxes:** \$399.08

**Zoning:** C-2

**Rent:** \$650/monthly

**Year Built:** 1934

**Utilities:** City water, sewer, and electric

**Appliances:** Refrigerator and stove

**Roof:** Metal - 2013

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# Residential Rentals For Sale

2125 Jeffersonville Rd  
Macon, GA



**Lot Size:** 0.20 acres

**Building Size:** 1,416 SF

**Description:** 3 bed, 1 bath single-family home with wooden frame. Rental does come with space heater and tenants have to provide their own window units.

**2022 Taxes:** \$152.40

**Zoning:** C-2

**Rent:** \$500/monthly

**Year Built:** 1926

**Utilities:** City water, sewer, and electric

**Appliances:** None are included

**Roof:** 2018

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# Residential Rentals For Sale

2141 Jeffersonville Rd  
Macon, GA



**Lot Size:** 0.17 acres

**Building Size:** 1,260 SF

**Description:** 3 bed, 1 bath single-family home with large porch, storage building, and a wooden frame. Rental does come with a refrigerator, stove, washer and dryer connections, and space heaters. Tenants have to provide their own window units. Plumbing and electric upgraded since 2000.

**2022 Taxes:** \$355.56

**Zoning:** C-2

**Rent:** \$550/monthly

**Year Built:** 1919

**Utilities:** City water, sewer, and electric

**Appliances:** Refrigerator and stove

**Roof:** 2002

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Vacant Land For Sale  
2135 Jeffersonville Rd  
Macon, GA



**Lot Size:** 0.22 acres  
**2022 Taxes:** \$48.00  
**Zoning:** C-2  
**Location:** Located on Jeffersonville Road between rental houses 2141 Jeffersonville Road and 2125 Jeffersonville Road.

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