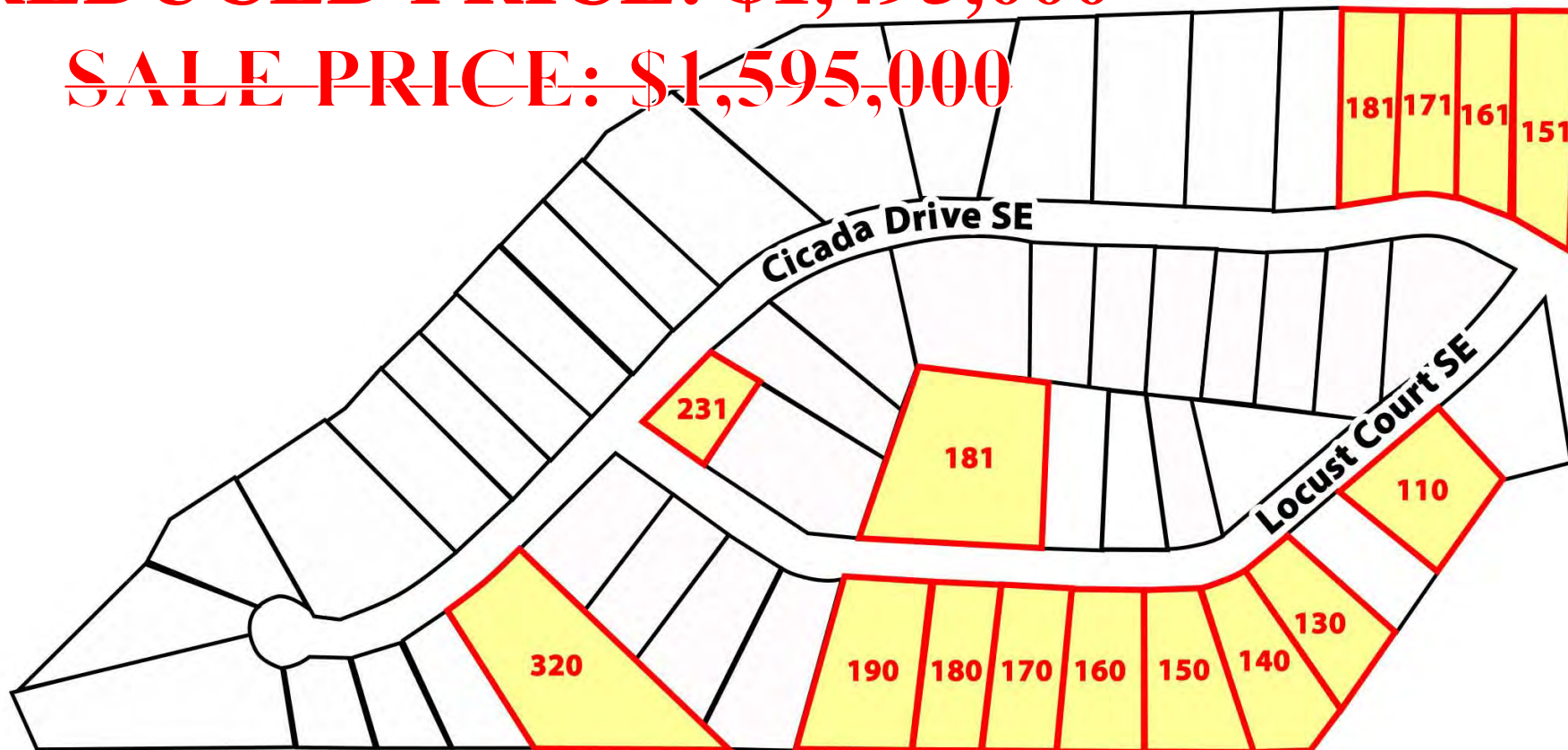


REDUCED PRICE: \$1,495,000

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



CONTACT

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RESIDENTIAL INVESTMENT - 15 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: 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

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	180 Locust Court SE
320 Cicada Dr SE	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:

\$1,495,000

~~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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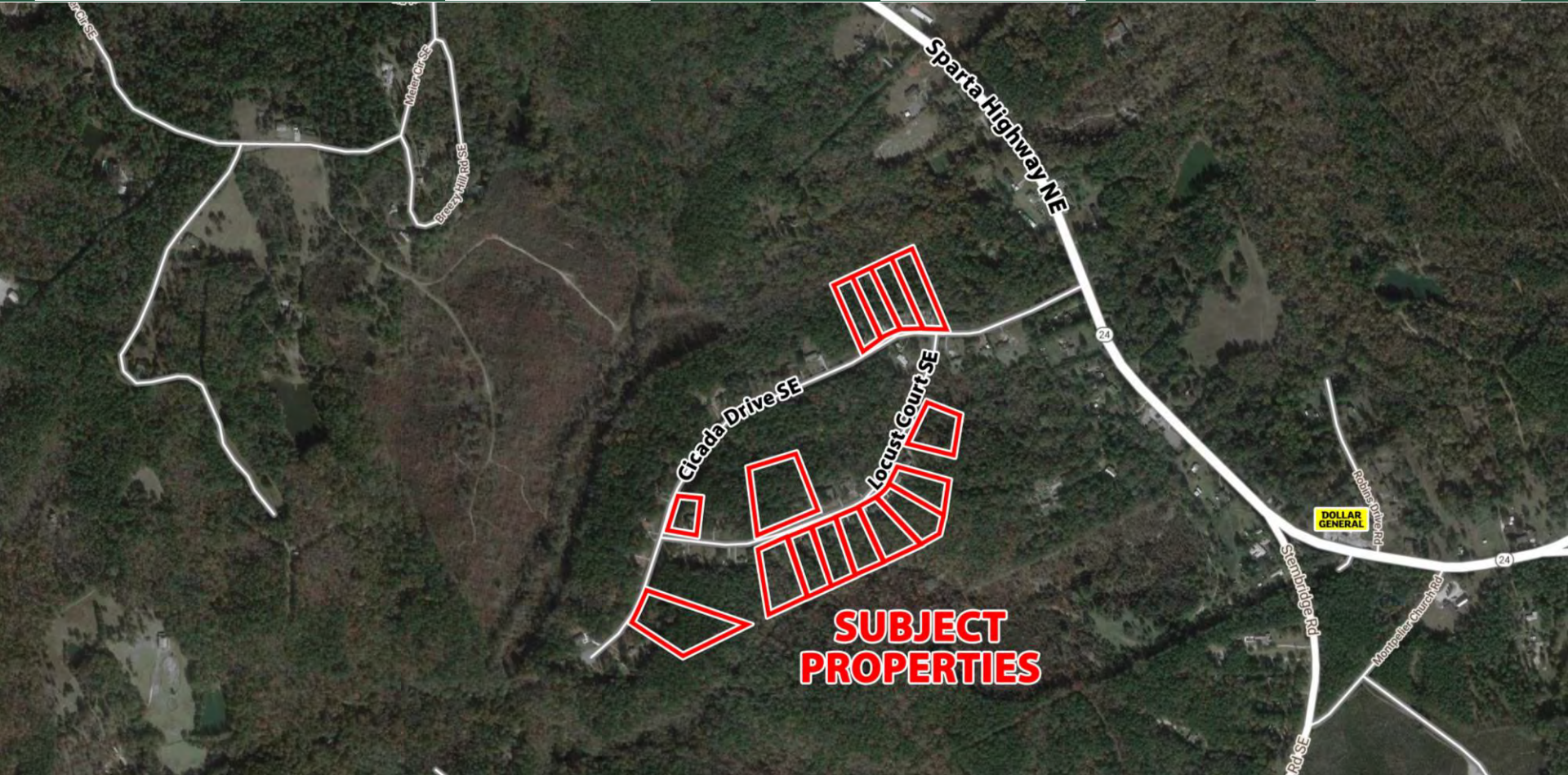


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