

# SOLDIER SPECIAL

**\*\*\* 2 DUPLEXES = 4 UNITS \*\*\***

**200 Arizona Ave., Warner Robins, GA 31093**  
**Houston County Parcel # 0W041G-005000**



- 9% CAP RATE - Cash on Cash
- All units: 2/2, 966 s.f.; central A/C & heat; carpet; fresh paint; brick, well maintained.
- Excellent corner location, near schools, shopping and Robins AFB
- Stable neighborhood: .51 AC
- Good parking, adjacent to Greenbelt/ Parkway, faces low-traffic dead-end street
- No vacancies - management available
- Eligible for VA Financing = 0% down.

**\$189,000**



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