



A Full Service Real Estate Company

# For Sale Downtown Apartments Package Deal

**Commercial Division**  
577 Mulberry Street  
P.O. Box 310  
Macon, GA 31202  
(478) 746-9421  
(478) 742-2015 FAX  
info@fickling.com EMAIL  
www.fickling.com



**479 Spring Street  
Macon, GA**

**Bldg Size:** 4,524 sf  
**Lot Size:** 0.33 acres  
**Zoning:** HR-3  
**Built:** 1900's  
**Utilities:** All available  
**Property Taxes:** \$3,203.00

**Notes:** Recently updated with new roof, paint, plumbing, electrical and beautiful hardwood floors. Located convenient to I-75 & I-16. Close to Mercer University, Bibb County Courthouse, Navicent Medical Center, Mercer Law School and downtown. Landlord pays water, sewer, trash and property taxes. Tenant pays electric, gas, cable, internet, & pest control.



**252 College Street  
Macon, GA**

**Bldg Size:** 4,378 sf  
**Lot Size:** 0.18 acres - corner lot  
**Zoning:** HR-3  
**Built:** 1840  
**Utilities:** All available  
**Property Taxes:** \$2,237.00

**Notes:** Property has been updated with new roof, paint, central HVAC, plumbing & electrical and beautiful hardwood floors. Close to Mercer University, Navicent Medical Center, Coliseum Medical Center, Mercer Law School and downtown. Landlord pays water, sewer, trash and property taxes. Tenant pays electric, gas, cable, internet, & pest control.

## Package Deal! (479 Spring St. & 252 College St.)

Contact Trip Wilhoit, CCIM, ALC or Patty Burns, CCIM, ALC 478-746-9421  
trip@fickling.com or patty@fickling.com  
See detailed property information at www.Fickling.com

# For Sale Upscale Apartments (4 Units)

479 Spring Street  
Macon, GA

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## Market Rent

		Monthly Rent	Actual Units	Monthly Income	Annual Rent
Apartment #1	2BR 2B	\$625	1	\$625	
Apartment #2	2BR 2B	\$625	1	\$625	
Apartment #3	1BR 1B	\$685	1	\$685	
Apartment #4	1BR 1B	\$575	1	\$575	

## Potential Gross Income

\$2,510 \$30,120.00

## Less Vacancy (5%)

\$1,506.00

## Effective Gross Income

\$28,614.00

## Less Expenses:

Real Estate Taxes	\$3,203.00
Insurance	\$1,200.00
Maintenance	\$240.00
Utilities (water, sewer, trash)	\$720.00
Management (8% of EGI)	\$2,289.12
<b>Total Expenses</b>	<b>\$9,369.12</b>

## NET OPERATING INCOME

\$19,244.88

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## For Sale Victorian Apartments (4 Units)

252 College Street  
Macon, GA



		Market Rent			
		Monthly Rent	Units	Actual Monthly Income	Annual Rent
Apartment #1	2BR 1 B	\$635	1	\$635	
Apartment #2	2BR 2B	\$595	1	\$595	
Apartment #3	1BR 1B	\$625	1	\$625	
Apartment #4	2BR 1.5B	\$625	1	\$625	
<b>Potential Gross Income</b>				\$2,480.00	\$29,760.00
<b>Less Vacancy (5%)</b>					\$1,488.00
<b>Effective Gross Income</b>					\$28,272.00
<b>Less Expenses:</b>					
				Real Estate Taxes	\$2,237.00
				Insurance	\$1,200.00
				Maintenance	\$240.00
				Utilities (water, sewer, trash)	\$1,696.00
				Management (8% of EGI)	\$2,261.76
				<b>Total Expenses</b>	<b>\$9,074.76</b>
<b>NET OPERATING INCOME</b>					<b>\$19,197.24</b>



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