



Vista Oaks

1335 Hartley St | Macon, GA 31206

28-unit townhome community with recent capital improvements and compelling rent-growth potential.

MATTHEWS™

Vista Oaks

1335 Hartley St | Macon, GA 31206

Exclusively Listed By



Connor Kerns
FVP & Associate Director
(404) 445-1090
connor.kerns@matthews.com
License No. 408600 (GA)



Austin Graham
FVP & Associate Director
(404) 445-1091
austin.graham@matthews.com
License No. 408272 (GA)

Maxx Bauman | Broker of Record | Broker Lic. No. 451849 (GA) Firm Lic. No. 80041 (GA)

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Property Overview

1335 Hartley St | Macon, GA 31206

Executive Summary

Vista Oaks

1335 Hartley St | Macon, GA 31206

28
Number of Units

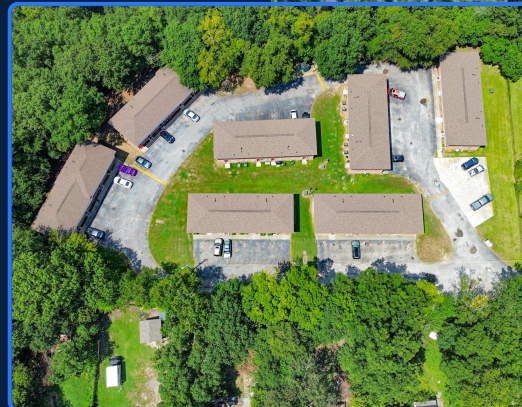
±30,240
Total Gross SF

The Opportunity

Matthews™ is pleased to exclusively present Vista Oak Townhomes, a 28-unit multifamily community located at 1335 Hartley Street in Macon, Georgia. Built in 1974, the property consists of spacious two-bedroom one-and-a-half-bathroom townhome residences averaging approximately 1,080 square feet.

Vista Oak Townhomes offers investors the opportunity to acquire a manageable-scale workforce housing asset with durable, family-oriented floor plans and an established operating history. The community's uniform unit mix supports operational efficiency, while its larger-than-average layouts provide a differentiated rental option for households seeking additional living space at an attainable price point.

Located within an established residential area of Macon, the property benefits from convenient access to major transportation corridors, retail amenities, educational institutions, healthcare providers, and regional employment centers. The asset's central location, functional townhome design, and modest in-place rent positioning provide a foundation for continued occupancy and long-term cash flow.



Property Highlights

- 28 Units | Built in 1974
- Uniform unit mix consisting of (28) two-bedroom, one-and-a-half-bathroom townhomes
- ±30,240 SF of gross building area
- Spacious residences averaging ±1,080 SF
- Current average rent of approximately \$908 per unit
- Situated on approximately 1.99 acres
- Low-density configuration of approximately 14 units per acre
- Material of the Wiring: Copper to the owner's knowledge
- Material of Plumbing: Cast Iron – One area of roughly 100 ft was replaced underground.
- Roof: Replaced 3 years ago
- Appliances: Electric stoves are provided with the current leases.
- All kitchen and bathroom cabinets have been replaced in the past couple of years
- All HVAC units have been replaced in the past 5 years
- All Units have W/D Connections – Landlord does not provide machines
- 14 Section 8 tenants
- Townhome-style layouts designed to appeal to workforce households, families and roommate renters
- In-place rents remain below the average of the surveyed competitive rental sector supporting a measured path toward continued rent growth



Location Highlights



Utilities		
Service	Paid By	Fee
Water/Sewer	Landlord	N/A
Trash	Landlord	N/A
Pest Control	Landlord	N/A
Electricity	Tenants	N/A
Cable Internet	Tenants	N/A

Location Highlights:

- Located in Macon, approximately 90 minutes south of Atlanta
- Convenient access to Interstate 75, Interstate 16, and major local transportation corridors
- Positioned near major South Macon retail and daily-needs destinations, including Walmart Supercenter, Macon Mall, Eisenhower Crossing, Shoppes at Bloomfield, South Plaza Shopping Center, Kroger, and a variety of restaurants and service-oriented retailers along Eisenhower Parkway and Pio Nono Avenue.
- Accessible to Mercer University and Middle Georgia State University
- Proximity to regional healthcare, manufacturing, logistics, education, and government employment
- Macon's central Georgia location provides connectivity to Atlanta, Warner Robins, and surrounding Middle Georgia communities
- Regional employment is supported by healthcare, manufacturing, aeronautics, education, tourism, and nearby Robins Air Force Base



Idle Hour
Golf & Country Club

Macon Mall

Burlington **FINISH LINE**
Petland **Foot Locker**
planet fitness **HARBOR FREIGHT**
LOWE'S **Academy**

CENTRAL GEORGIA
cgtc
TECHNICAL COLLEGE
Central Georgia Technical College
±11,500 Students | ±800 Employees

Middle Georgia
State University
Middle Georgia State University
±8,363 Students | ±671 Employees

Walmart
Supercenter

South Plaza

DOLLAR GENERAL **ROSES**
Arby's **KFC** **SUBWAY**
McDonald's **FAMILY DOLLAR** **Little Caesars** **piggly wiggly**

Eisenhower Crossing

THE HOME DEPOT **STAPLES** **ALDI**
BEST BUY **Kroger** **sam's club**
ROSS **DRESS FOR LESS** **McALISTER'S DELI**

Middle Georgia Regional Airport
±25,800 Annual Passengers

Hartley Elementary
±438 Students

Ballard-Hudson Middle School
±671 Students

Baltic Park Apartments
±82 Units

Bruce Elementary
±4111 Students

Colonial Terrace
±124 Units

Ocmulgee Mounds National Historical Park

Downtown Macon

Museum of Arts and Sciences

Subject Property

U.S. AIR FORCE
Robins Air Force Base
Major Regional Employment Driver
±24,000 Employees

MERCER
UNIVERSITY
Middle Georgia State University
±9,100 Students | ±2,100 Employees

Macon Major Distance	
GEICO	±7,000 Employees
Atrium Health Navicent	±4,500 Employees
Piedmont Macon	±2,000 Employees
Amazon	±1,500 Employees
Frito-Lay	±1,500 Employees

Google Earth



Financial Overview

1335 Hartley St | Macon, GA 31206

Financial Summary



Number of Units
28

Average SF Per Unit
±1,080 SF

Years Built
1974

Lot Size
±1.99 AC

Occupancy
93%

Building Size
±30,240 SF

\$1,777,000
List Price

\$63,464
Price Per Unit

\$58.76
Price Per SF

8.36%
Cap Rate

9.66%
Stabilized Cap Rate

Unit Mix & Scheduled Income

Total Units	Unit Mix	Unit Mix %	Avg. Square Feet	Avg. Rent PSF	Current Avg. Rent	Current Monthly Rent	Market Rent	Market Rent PSF	Market Monthly Rent
28	2+1.5	100%	1,080	\$0.84	\$908	\$25,425	\$950	\$0.88	\$26,600
Scheduled Monthly Rent						\$25,425			\$26,600
Scheduled Yearly Rent						\$305,100			\$319,200

Annual Operating Summary

	Current		Year 1 Pro Forma w/Adjusted Taxes		Market		
Scheduled Gross Income	\$305,100		\$305,100	Current Rent	\$319,200	5%	Upside
Less Vacancy Reserve	\$24,408	8.0%	\$21,357	7.0%	\$22,344	5.0%	
Utility Income	\$313		\$313		\$16,800	85.65%	\$50/mo
Other Income (Late Fee, Deposits, etc)	\$4,110		\$4,110		\$4,110		
Gross Operating Income	\$285,115		\$288,166		\$317,766		
Expenses:	\$136,510	44.7%	\$143,675	47.09%	\$146,043	45.75%	*
Net Operating Income	\$148,605		\$144,490		\$171,722		
Loan Payments	\$107,022		\$107,022		\$107,022		
Pre-Tax Cash Flow	\$41,583	11.4%	\$37,468	10.24%	\$64,700	17.68%	**
Plus Principal Reduction	\$15,771		\$15,771		\$15,771		
Total Return Before Taxes	\$57,354	15.67%	\$53,239	14.55%	\$80,471	21.99%	**

* As a percent of Scheduled Gross Income

** As a percent of Down Payment

* Other income is trailing 12-month actual (6/1/25-5/31/26); Laundry income n/a

Pro Forma Annual Operating Summary

	Pro Forma Estimates	% of SGI	Current	Per Unit	* Pro Forma	Per Unit	Market	Per Unit	% of SGI
Property Taxes	2.540% Sale Price x 40%	2.11%	\$6,020	\$215	\$14,442	\$516	\$14,442	\$516	4.5%
Off-Site Management	8.0%x GOI	7.89%	\$22,497	\$803	\$23,053	\$823	\$25,421	\$908	8.0%
Insurance	\$750x units	7.33%	\$20,899	\$746	\$21,000	\$750	\$21,000	\$750	6.6%
Reserves	\$200x Units	0.00%	\$0	\$0	\$5,600	\$200	\$5,600	\$200	1.8%
Repairs & Maintenance	\$800x Units	7.74%	\$22,062	\$788	\$22,400	\$800	\$22,400	\$800	7.0%
Turnover/Cleaning	\$300x Units	4.73%	\$13,478	\$481	\$8,400	\$300	\$8,400	\$300	2.6%
Supplies	Actual2025-26	0.12%	\$329	\$12	\$329	\$12	\$329	\$12	0.1%
Utilities - Water/Sewer	Actual2025-26	6.88%	\$19,614	\$701	\$19,614	\$701	\$19,614	\$701	6.1%
Utilities - Electric	Actual2025-26	0.91%	\$2,602	\$93	\$2,602	\$93	\$2,602	\$93	0.8%
Lawn Care	Actual2025-26	3.01%	\$8,575	\$306	\$8,575	\$306	\$8,575	\$306	2.7%
Pest Control	\$125x units	1.31%	\$3,733	\$133	\$3,500	\$125	\$3,500	\$125	1.1%
Trash & Recycling Service	Actual2025-26	1.53%	\$4,360	\$156	\$4,360	\$156	\$4,360	\$156	1.4%
General Admin	\$350x units	3.85%	\$10,991	\$393	\$9,800	\$350	\$9,800	\$350	3.1%
Total Expenses		47.88%	\$136,510	\$4,875	\$143,675	\$5,131	\$146,043	\$5,216	45.8%

Rent Roll

#	Unit	Mix	Rent	SF	Rent/SF	Notes	Market Rent	Mkt Rent/SF	Loss to Lease
1	1A	2/1.5	\$875.00	1,080.00	\$0.81		\$950.00	\$0.88	-\$75
2	1B	2/1.5	\$900.00	1,080.00	\$0.83		\$950.00	\$0.88	-\$50
3	1C	2/1.5	\$950.00	1,080.00	\$0.88		\$950.00	\$0.88	\$0
4	1D	2/1.5	\$925.00	1,080.00	\$0.86		\$950.00	\$0.88	-\$25
5	2A	2/1.5	\$875.00	1,080.00	\$0.81		\$950.00	\$0.88	-\$75
6	2B	2/1.5	\$950.00	1,080.00	\$0.88	Vacant	\$950.00	\$0.88	\$0
7	2C	2/1.5	\$925.00	1,080.00	\$0.86		\$950.00	\$0.88	-\$25
8	2D	2/1.5	\$875.00	1,080.00	\$0.81		\$950.00	\$0.88	-\$75
9	3A	2/1.5	\$925.00	1,080.00	\$0.86		\$950.00	\$0.88	-\$25
10	3B	2/1.5	\$875.00	1,080.00	\$0.81		\$950.00	\$0.88	-\$75
11	3C	2/1.5	\$925.00	1,080.00	\$0.86		\$950.00	\$0.88	-\$25
12	3D	2/1.5	\$925.00	1,080.00	\$0.86		\$950.00	\$0.88	-\$25
13	4A	2/1.5	\$875.00	1,080.00	\$0.81		\$950.00	\$0.88	-\$75
14	4B	2/1.5	\$875.00	1,080.00	\$0.81		\$950.00	\$0.88	-\$75
15	4C	2/1.5	\$900.00	1,080.00	\$0.83		\$950.00	\$0.88	-\$50
16	4D	2/1.5	\$900.00	1,080.00	\$0.83		\$950.00	\$0.88	-\$50
17	5A	2/1.5	\$875.00	1,080.00	\$0.81		\$950.00	\$0.88	-\$75
18	5B	2/1.5	\$950.00	1,080.00	\$0.88		\$950.00	\$0.88	\$0
19	5C	2/1.5	\$900.00	1,080.00	\$0.83		\$950.00	\$0.88	-\$50
20	5D	2/1.5	\$875.00	1,080.00	\$0.81		\$950.00	\$0.88	-\$75
21	6A	2/1.5	\$950.00	1,080.00	\$0.88	Vacant	\$950.00	\$0.88	\$0
22	6B	2/1.5	\$900.00	1,080.00	\$0.83		\$950.00	\$0.88	-\$50
23	6C	2/1.5	\$925.00	1,080.00	\$0.86		\$950.00	\$0.88	-\$25
24	6D	2/1.5	\$900.00	1,080.00	\$0.83		\$950.00	\$0.88	-\$50
25	7A	2/1.5	\$925.00	1,080.00	\$0.86		\$950.00	\$0.88	-\$25
26	7B	2/1.5	\$925.00	1,080.00	\$0.86		\$950.00	\$0.88	-\$25
27	7C	2/1.5	\$925.00	1,080.00	\$0.86		\$950.00	\$0.88	-\$25
28	7D	2/1.5	\$900.00	1,080.00	\$0.83		\$950.00	\$0.88	-\$50
28	Totals		\$25,425.00	30,240	\$0.84	7%	\$26,600	\$0.88	-\$1,175
	Averages		\$908.04	1,080	\$0.84		\$950	\$0.88	-\$42

Sales Comparables

	Street Address	City	Sale Price	Per Unit	Sale Date	Units	Building (SF)	PSF	Year Built	10 Yr	Cap Rate	Avg Rent	Avg Unit SF	Notes
	Vista Oaks 1335 Hartley St	Macon	\$1,777,000	\$63,464	TBD	28	30240	\$58.76	1974	4.59%	8.13%	\$908	1,080	93% Occupied 100% 2 Bed/1.5 bath units
	Vista Point 2981 Ridge Ave	Macon	\$4,700,000	\$97,917	5/29/25	48	53,888	\$87.22	1987	4.239%	7.79%	\$1,069	1,123	92% Occupied Mix of 33% 1 beds 50% 2 beds 17% 3 beds
	Cobble Hill 3080 Rice Mill Rd	Macon	\$4,125,000	\$60,662	12/23/24	68	64,925	\$63.53	1967	4.243%	8.18%	\$830	955	90% Occupied with Assumable Debt at 3.7% interest rate - Mix of 1, 2 & 3 Bed Units
	Pine Ridge 1968 Clinton Rd	Macon	\$5,575,000	\$67,169	11/8/24	83	80,716	\$69.07	1969	3.704%	8.29%	\$864	972	95% Occupied - Mix of Mostly 2 & 3 Beds - 9 down units in addition to the 83 units
	Timber Pointe Apartments 2050 Old Clinton Rd	Macon	\$10,750,000	\$70,724	9/30/24	152	135,510	\$79.33	1983	3.982%	5.48%	\$725	892	96% Occupancy Mix of 1 & 2 Bed Units
	Pines on Vineville 2020 Vineville Ave	Macon	\$2,600,000	\$65,000	7/30/24	40	26,240	\$99.09	1961	4.556%	7.92%	\$754	656	Mix of 1 & 2 bed units Somewhat renovated
			\$72,294					\$79.65		7.53%		\$848		

Sales Comparables Map

Legend

 1335 Hartley St

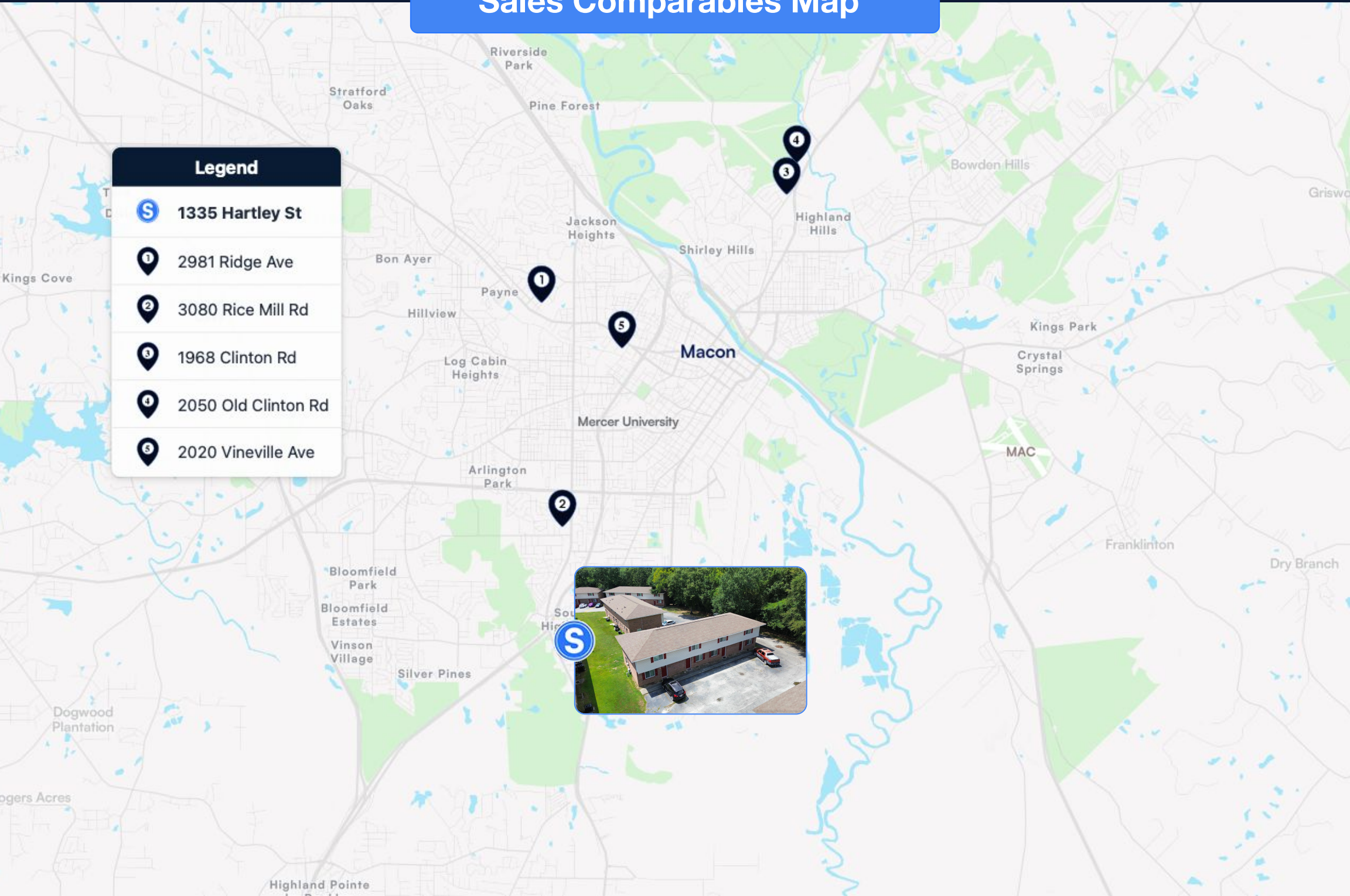
 2981 Ridge Ave

 3080 Rice Mill Rd

 1968 Clinton Rd

 2050 Old Clinton Rd

 2020 Vineville Ave



Rent Comparables

	Street Address	City	Units	Building Size (SF)	Year Built	Unit Mix	Monthly Rent	SF	Price/SF
	Vista Oak Townhomes - 1335 Hartley St	Macon	28	30,240	1974	2+1.5	\$908	1,080	\$0.84
	Waterside on Williamson - 3535 Williamson Rd	Macon	219	220,314	1968	2+1.5	\$995	1,028	\$0.97
	Bloomfield Townhomes - 4995 Bloomfield Rd	Macon	42	39,942	1978	2+1.5	\$995	900	\$1.11
	Cobble Hill Apartments - 3080 Rice Mill Rd	Macon	68	64,925	1967/2023	2+1.5	\$900	1,000	\$0.90
	Westbrook - 4406 Chambers Rd	Macon	95	85,025	1971	2+1	\$899	925	\$0.97
	Rutland Place - 5577 Houston Rd	Macon	228	263,896	1997	2+1	\$1,154	1,037	\$1.11
	Mill Creek Run - 6687 Skipper Rd	Macon	224	327,321	2005	2+1	\$1,406	1,129	\$1.25
Averages							\$1,058	1,003	\$1.05

Rent Comparables Map

Legend

- S** 1335 Hartley St
- 1** 3535 Williamson Rd
- 2** 4995 Bloomfield Rd
- 3** 3080 Rice Mill Rd
- 4** 4406 Chambers Rd
- 5** 5577 Houston Rd
- 6** 6687 Skipper Rd





Market Overview

1335 Hartley St | Macon, GA 31206

Macon, GA

157,000

Total Population

\$50,747

Median HH Income

63,000

of Households

70,000+

Employed Population



Local Market Overview

The Macon area continues to attract residents seeking affordability, accessibility, and regional connectivity, positioning it as a compelling multifamily investment market. While the broader Macon–Bibb County population has been relatively stable—with slight annual fluctuations—the region remains a pivotal hub in middle Georgia with institutional, healthcare, and logistics anchors driving demand. Resident incomes and employment stability in sectors such as healthcare, education, and manufacturing support consistent renter absorption.

The subject submarket benefits from its proximity to major thoroughfares, offering direct access to I-75, I-16, and I-475. These arterials facilitate convenient commuting to employment centers, retail corridors, and educational institutions. Traffic volumes along nearby collector and arterial roads support visibility and connectivity. Infill and garden-style multifamily product in this corridor tends to perform well given limited new supply and stable household formation trends.

Property Demographics

Population	1-Mile	3-Mile	5-Mile
Current Year Estimate	5,767	42,139	79,122
Households	1-Mile	3-Mile	5-Mile
Current Year Estimate	2,208	15,280	31,148
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$41,214	\$48,298	\$63,138

Higher Education

Mercer University

Mercer University is a private research institution that has been a cornerstone of higher education in Georgia since its founding in 1833. Located just minutes from downtown Macon, the university combines historic Southern character with a modern academic environment. The Macon campus serves as Mercer's flagship location, featuring tree-lined quads, Georgian-style architecture, and a strong sense of community.

Mercer offers a diverse range of undergraduate, graduate, and professional programs across disciplines including liberal arts, business, engineering, law, medicine, and health sciences. The university is known for its commitment to academic excellence, research innovation, and service to the community. Mercer maintains close partnerships with local hospitals, businesses, and organizations, contributing significantly to Macon's economic and cultural vitality.

The campus also supports a vibrant student life and NCAA Division I athletic program, helping anchor the city's identity as a college town with year-round activity and engagement.



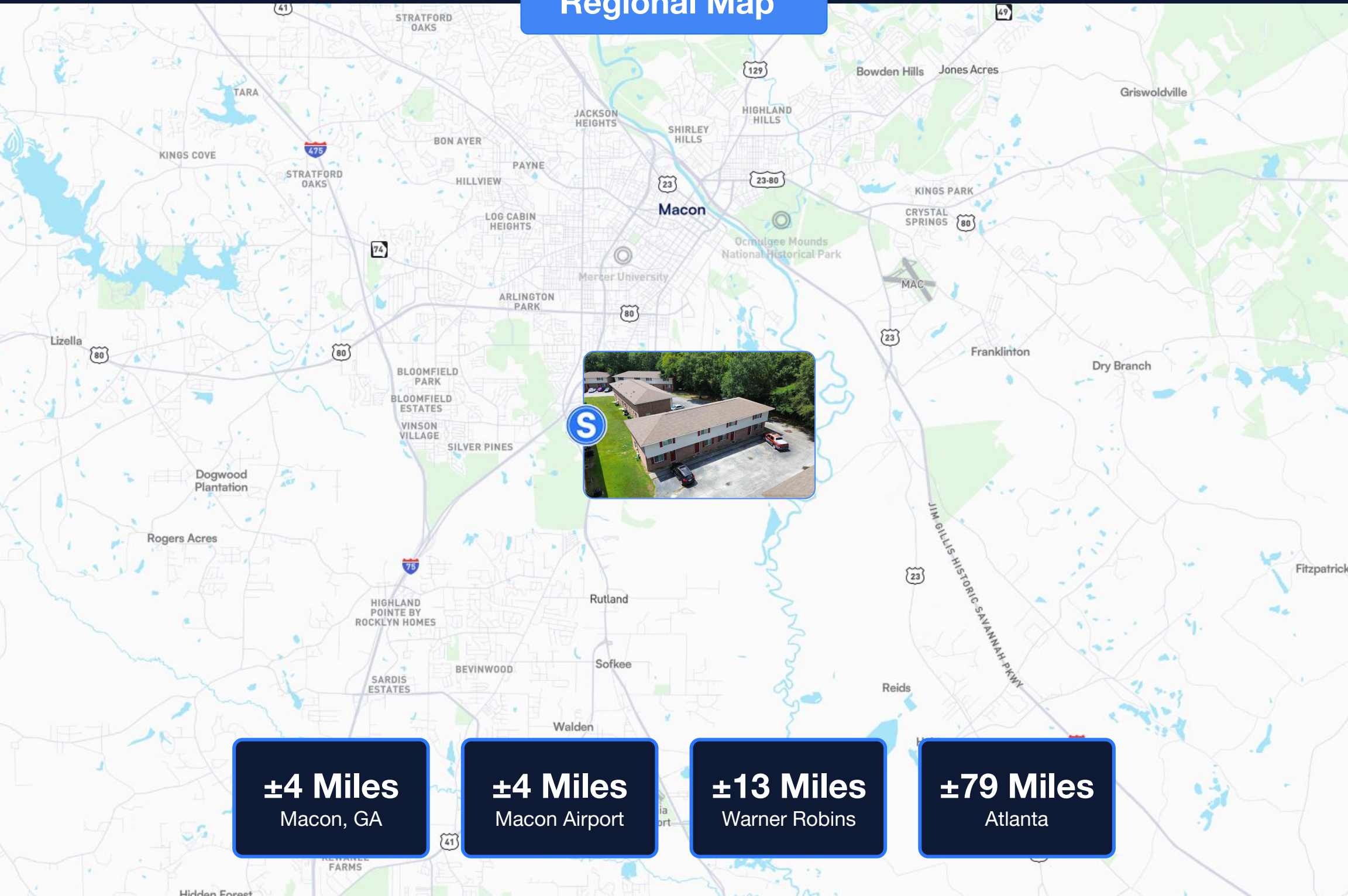
9,000+
Student Enrollment

150+ Acre Campus
In Central Macon

NCAA Division I
Competes in Southern Conference



Regional Map



±4 Miles
Macon, GA

±4 Miles
Macon Airport

±13 Miles
Warner Robins

±79 Miles
Atlanta

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Connor Kerns

First Vice President &
Associate Director

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License No. 408600 (GA)



Austin Graham

First Vice President &
Associate Director

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austin.graham@matthews.com

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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at 1335 Hartley St | Macon, GA 31206. ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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Owner and Matthews™. expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

Net Lease Disclaimer – There are many different types of leases, including gross, net, single net ("N"), double net ("NN"), and triple net ("NNN") leases. The distinctions between different types of leases or within the same type of leases, such as "Bondable NNN," "Absolute NNN," "True NNN," or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant's respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers' particular needs.

APOLLO OM TEMPLATE SECTION

DO NOT DELETE THESE PAGES!!

Use the export to PDF feature and make sure that you've created a Box folder for that proposal in Atlas

[Atlanta Multifamily OM Template](#)

Financial Summary



PENDING PHOTOS

Number of Units
XX

Average SF Per Unit
±XX SF

Years Built
XXXX

Lot Size
±X.x AC

Occupancy
XX%

Building Size
±XXX SF

\$XXXXXX
List Price

\$XXX
Price Per Unit

\$XXX
Price Per SF

X.x%
Cap Rate

X.x%
Stabalized
Cap Rate

Unit Mix & Scheduled Income

Total Units	Unit Mix	Unit Mix %	Avg. Square Feet	Avg. Rent PSF	Current Avg Rent	Current Monthly Rent	Market Rent	Market Rent PSF	Market Monthly Rent
XX	X+X	X%	X.x	X.x	\$XXX	\$XXX	\$XXX	X.x	\$XXX
XX	X+X		X.x	X.x	\$XXX	\$XXX	\$XXX	X.x	\$XXX
Scheduled Monthly Rent					\$XXX	\$XXX	\$XXX		\$XXX
Scheduled Yearly Rent						\$XXX			\$XXX

Annual Operating Summary

	Current		Year 1 Pro Forma w/Adjusted Taxes		Stabilized Market Rent	
Scheduled Gross Income	\$XXX		\$XXX	Current Rent	\$XXX	25% Upside
Less Bad Debt/Concessions/Write-Offs	\$XXX		\$XXX		\$XXX	
Less Vacancy Reserve	\$XXX	X%	\$XXX	X%	\$XXX	X%
Other Income (Late Fee, Deposits, etc)	\$XXX		\$XXX		\$XXX	
Gross Operating Income	\$XXX		\$XXX		\$XXX	
Expenses	\$XXX	X%	\$XXX	X%	\$XXX	X%
Net Operating Income	\$XXX		\$XXX		\$XXX	
Loan Payments	\$XXX		\$XXX		\$XXX	
Pre-Tax Cash Flow	\$XXX	X%	\$XXX	X%	\$XXX	X%
Plus Principal Reduction	\$XXX		\$XXX		\$XXX	
Total Return Before Taxes	\$XXX	X%	\$XXX	X%	\$XXX	X%

Pro Forma Annual Operating Summary

	Pro Forma Estimates	% of SGI	Current	Per Unit	Pro Forma	Per Unit	Stabilized	Per Unit	% of SGI
Property Taxes	X.x% x Sale Price x X%	X.x%	\$XXX	\$X	\$XXX	\$X	\$XXX	\$X	X.x%
Off-Site Management	X.x% x GOI	X.x%	\$XXX	\$X	\$XXX	\$X	\$XXX	\$X	X.x%
Insurance	\$X x Units	X.x%	\$XXX	\$X	\$XXX	\$X	\$XXX	\$X	X.x%
Reserves	\$X x Units	X.x%	\$XXX	\$X	\$XXX	\$X	\$XXX	\$X	X.x%
Marketing & Advertising	\$X x Units	X.x%	\$XXX	\$X	\$XXX	\$X	\$XXX	\$X	X.x%
Repairs & Maintenance	\$X x Units	X.x%	\$XXX	\$X	\$XXX	\$X	\$XXX	\$X	X.x%
Turnover/Cleaning	\$X x Units	X.x%	\$XXX	\$X	\$XXX	\$X	\$XXX	\$X	X.x%
Landscaping	\$X Per Month	X.x%	\$XXX	\$X	\$XXX	\$X	\$XXX	\$X	X.x%
Supplies	Actual 2025	X.x%	\$XXX	\$X	\$XXX	\$X	\$XXX	\$X	X.x%
Utilities - Electric	Actual 2025	X.x%	\$XXX	\$X	\$XXX	\$X	\$XXX	\$X	X.x%
Water/Sewer	Actual 2025	X.x%	\$XXX	\$X	\$XXX	\$X	\$XXX	\$X	X.x%
Pest Control	\$X x Units	X.x%	\$XXX	\$X	\$XXX	\$X	\$XXX	\$X	X.x%
Trash & Recycling Service	Actual 2025	X.x%	\$XXX	\$X	\$XXX	\$X	\$XXX	\$X	X.x%
General Admin	\$X x Units	X.x%	\$XXX	\$X	\$XXX	\$X	\$XXX	\$X	X.x%
Total Expenses		X.x%	\$XXX	\$X	\$XXX	\$X	\$XXX	\$X	X.x%

Rent Roll

#	Unit	Mix	Rent	SF	Rent/SF	Notes	Market Rent	Mkt Rent/SF	Loss to Lease
1	X	X+X	\$XXX	XX	\$X.x	-	\$XXX	\$X.x	-\$XX
2	X	X+X	\$XXX	XX	\$X.x	-	\$XXX	\$X.x	-\$XX
3	X	X+X	\$XXX	XX	\$X.x	-	\$XXX	\$X.x	-\$XX
4	X	X+X	\$XXX	XX	\$X.x	-	\$XXX	\$X.x	-\$XX
5	X	X+X	\$XXX	XX	\$X.x	-	\$XXX	\$X.x	-\$XX
6	X	X+X	\$XXX	XX	\$X.x	-	\$XXX	\$X.x	-\$XX
7	X	X+X	\$XXX	XX	\$X.x	-	\$XXX	\$X.x	-\$XX
8	X	X+X	\$XXX	XX	\$X.x	-	\$XXX	\$X.x	-\$XX
9	X	X+X	\$XXX	XX	\$X.x	-	\$XXX	\$X.x	-\$XX
10	X	X+X	\$XXX	XX	\$X.x	-	\$XXX	\$X.x	-\$XX
11	X	X+X	\$XXX	XX	\$X.x	-	\$XXX	\$X.x	-\$XX
12	X	X+X	\$XXX	XX	\$X.x	-	\$XXX	\$X.x	-\$XX
13	X	X+X	\$XXX	XX	\$X.x	-	\$XXX	\$X.x	-\$XX
14	X	X+X	\$XXX	XX	\$X.x	-	\$XXX	\$X.x	-\$XX
28	X	X+X	\$XXX	XX	\$X.x	-	\$XXX	\$X.x	-\$XX
29	X	X+X	\$XXX	XX	\$X.x	-	\$XXX	\$X.x	-\$XX
30	X	X+X	\$XXX	XX	\$X.x	-	\$XXX	\$X.x	-\$XX
31	X	X+X	\$XXX	XX	\$X.x	-	\$XXX	\$X.x	-\$XX
32	X	X+X	\$XXX	XX	\$X.x	-	\$XXX	\$X.x	-\$XX
33	X	X+X	\$XXX	XX	\$X.x	-	\$XXX	\$X.x	-\$XX
34	X	X+X	\$XXX	XX	\$X.x	-	\$XXX	\$X.x	-\$XX
35	X	X+X	\$XXX	XX	\$X.x	-	\$XXX	\$X.x	-\$XX
36	X	X+X	\$XXX	XX	\$X.x	-	\$XXX	\$X.x	-\$XX
37	X	X+X	\$XXX	XX	\$X.x	-	\$XXX	\$X.x	-\$XX
Totals		XX	\$XXXX	XXX	\$XX.x		\$XXXX	\$XX.x	-\$XX
Averages			\$XXX	XX	\$X.x		\$XXX	\$X.x	-\$XX

Sales Comparables

	Street Address	City	Sale Price	Per Unit	Sale Date	Units	Building (SF)	PSF	Year Built	10 Yr	Avg Rent	MKT Avg Rent	Avg SF	Notes
	XXX	XXX	\$XXX	\$X.x	TBD	X	XXX	\$X.x	XXXX	-	\$XXX	\$XXX	XXX	X
	XXX	XXX	\$XXX	\$X.x	X/xx/XXXX	X	XXX	\$X.x	XXXX	X.x%	\$XXX	\$XXX	XXX	X
	XXX	XXX	\$XXX	\$X.x	X/xx/XXXX	X	XXX	\$X.x	XXXX	X.x%	\$XXX	\$XXX	XXX	X
	XXX	XXX	\$XXX	\$X.x	X/xx/XXXX	X	XXX	\$X.x	XXXX	X.x%	\$XXX	\$XXX	XXX	X
	XXX	XXX	\$XXX	\$X.x	X/xx/XXXX	X	XXX	\$X.x	XXXX	X.x%	\$XXX	\$XXX	XXX	X
	XXX	XXX	\$XXX	\$X.x	X/xx/XXXX	X	XXX	\$X.x	XXXX	X.x%	\$XXX	\$XXX	XXX	X
	XXX	XXX	\$XXX	\$X.x	X/xx/XXXX	X	XXX	\$X.x	XXXX	X.x%	\$XXX	\$XXX	XXX	X
	Averages			\$X.x				\$X.x			\$XXX	\$XXX	XXX	

Albany, GA

518,107

Total Population

232,000

of Households

\$81,938

Median HH Income

268,973

Employed Population

Local Market Overview

Albany serves as a primary multifamily hub for Dougherty County and the broader southwest Georgia region, supported by its role as a regional employment center and its position along key transportation routes in the area. The city's location at the intersection of major highways enables it to attract renter demand from surrounding rural communities, reinforcing its function as a central destination for housing, services, and healthcare access. This regional draw supports a mix of garden-style communities, workforce housing, and newer multifamily developments. A consistent residential population and daily inflow of workers and visitors from the wider trade area help sustain steady leasing activity across core residential corridors.

Multifamily demand in Albany is largely driven by workforce housing needs and its established role as the dominant employment center in southwest Georgia. The population has remained relatively stable at just under 70,000 residents, while median household incomes near \$40,000 and affordable living costs contribute to steady renter demand. Rental activity in the city remains consistent, reflecting its importance as a housing option relative to nearby markets. These fundamentals, along with limited recent large-scale multifamily development and a steady base of healthcare, education, and government employment, support stable occupancy for well-positioned multifamily and workforce-oriented housing properties.

Population	1-Mile	3-Mile	5-Mile
Five-Year Projection	4,410	28,653	69,644
Current Year Estimate	4,548	29,879	71,590
2020 Census	4,584	30,535	71,773
Growth Current Year-Five-Year	-3.03%	-4.10%	-2.72%
Growth 2020-Current Year	-0.79%	-2.15%	-0.26%
Households	1-Mile	3-Mile	5-Mile
Five-Year Projection	1,616	10,274	27,009
2020 Census	1,638	10,984	27,835
Growth 2020-Current Year	3.92%	-1.06%	1.10%
Growth Current Year-Five-Year	-5.03%	-5.47%	-4.03%
Current Year Estimate	1,702	10,868	28,142
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$47,792	\$51,034	\$61,665

Economy

Albany, Georgia, benefits from its role as the economic center of southwest Georgia, allowing the city to draw stability from a diverse mix of government, healthcare, and education-driven employment sectors. Located along key regional corridors, Albany serves as a primary residential hub for workers employed throughout the surrounding area, including major employers in healthcare systems, public administration, logistics, and manufacturing. The region's economic base is anchored by significant institutions such as Phoebe Putney Health System, whose expansive medical network supports a large share of local employment and drives consistent demand for workforce housing and essential services across the market.

Attractions

Located in southwest Georgia, Albany benefits from its access to a region known for its outdoor recreation and cultural attractions. The city is home to the Flint RiverQuarium and Chehaw Park & Zoo, two of the area's most prominent destinations that draw visitors throughout the year and are located within close proximity to the city's core.

The broader Albany area also features attractions such as the Flint River, Radium Springs Gardens, and the Albany Civil Rights Institute. Together, these natural amenities and historic sites support steady tourism activity, contributing to demand for hospitality, dining, and local services throughout the city and surrounding communities.

