

Middle Georgia State University | ± 7 Minutes Away
Mercer University | ± 10 Minutes Away

Trinity Creek Townhomes

4053 Log Cabin Dr | Macon, GA 31204

MATTHEWSTM

Trinity Creek Townhomes

4053 Log Cabin Dr, Macon GA 31204

Exclusively Listed By



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±7 Minutes Away
±9,300 Students



±10 Minutes Away
±8,945 Students



Property Overview

4053 Log Cabin Dr Macon, GA 31204

Executive Summary

Trinity Creek Townhomes

Macon, GA 31204

20
Number of Units

±19,000
Total Gross SF

The Opportunity

Matthews™ is pleased to exclusively offer for sale Trinity Creek Townhomes, a 20-unit multifamily community located at 4053 Log Cabin Drive in Macon, Georgia. Built in 1973, the property consists entirely of two-bedroom, one-bathroom townhome residences averaging approximately 950 square feet.

Situated on approximately 3.00 acres in the West Macon submarket of Bibb County, Trinity Creek benefits from convenient access to Mercer University Drive, Napier Avenue, and Interstate 75, placing residents within easy reach of the area's retail, educational, and employment centers. The community's uniform unit mix and low-density, garden-style layout support streamlined leasing, maintenance, and day-to-day operations.

The offering provides an investor with the opportunity to acquire a manageable-scale multifamily asset with in-place income and clear operational upside through continued rent optimization. With consistent floor plans and a current rent basis modestly below market, Trinity Creek is well positioned to serve the area's demand for attainable two-bedroom housing while supporting long-term ownership and cash flow growth.



Investment Highlights

Property Highlights

- 20 Units | Built in 1973
- Uniform unit mix consisting of (20) two-bedroom, one-bathroom townhomes
- $\pm 19,000$ SF of gross building area
- Residences averaging ± 950 SF
- Current average rent of approximately \$778 per unit
- Market Rent: \$850
- Situated on approximately 3.00 acres
- Low-density configuration of approximately 7 units per acre
- In-place rents remain modestly below the surveyed market rate, supporting a measured path toward continued rent growth
- All Units are Electric; No Natural Gas
- Majority of plumbing inside the units is PVC. It's possible that some of the sewage lines are cast iron.
- All units had updates to painting, flooring, countertops, appliances, and new HVAC units in 2021/22.
- All units have W/D Connections
- Electrical wiring has Pigtails from aluminum to copper



Investment Highlights



Utilities

Service	Paid By
Water/Sewer	Owner
Trash	Owner
Pest Control	Owner
Electricity	Tenant
Cable Internet	Tenant

Location Highlights:

- Located along Log Cabin Drive in the West Macon submarket of Bibb County, approximately 90 minutes south of Atlanta
- Convenient access to Mercer University Drive, Napier Avenue, and Interstate 75
- Approximately 5–10 minutes from Mercer University and Middle Georgia State University
- Positioned near South Macon retail, grocery, dining, and daily-service destinations along Napier Avenue and Pio Nono Avenue
- Accessible to Macon's healthcare, education, government, and manufacturing employment centers
- Approximately 30 minutes from Robins Air Force Base, a major regional employer
- Positioned Within an Established Residential Corridor Serving the Broader Macon-Bibb County Market



 **Union Elementary**
±475 Students

Subject Property

 **Piedmont**
MACON NORTH
±103 Beds | ±350 Employees

Eisenhower Crossing

  **HIBBETT** SPORTS

Log Cabin Dr ±15,100 VPD

 **John R. Lewis Elementary**
±712 Students

LADE ELECTRIC SUPPLY
 
Hillcrest Industrial Blvd
±300 Total Employees

MERCER UNIVERSITY
Mercer University
±9,200 Students | ±2,400 Employees




 **Hartley Elementary**
±391 Students

 **Georgia Power**
±7,000 Employees Company-Wide

41 ±14,600 VPD

75 ±70,000 VPD

Macon Mall

Mercer University Dr ±25,000 VPD

22 ±27,000 VPD

 **Middle Georgia State University**
Middle Georgia State University
±8,800 Students | ±900 Employees

 **Southwest Magnet High School**
±391 Students

sam's club 

Walmart Supercenter 

Parkway Vlliage


Drive Time

Robins Air Force Base
±40 Minutes Away

Downtown Atlanta
±90 Minutes Away

Waddell Barnes Botanical Gardens
±8 Minutes Away

Museum of Arts & Sciences
±9 Minutes Away

Downtown Macon
±15 Minutes Away

Google Earth

Subject Property



Middle Georgia State

±9,300 Total Students
73% Off Campus
±6,789 Commuter Students

Future Growth

Fall 2025, MGA hit it's 8th consecutive semester of enrollment growth.

Mercer University

±8,945 Total Students
42% Off Campus
±3,757 Commuter Students

Future Growth

New ±150,000 SF Medical Campus in Downtown Macon Coming 2028.

UNIVERSITY SPOTLIGHT

Mercer University

- **8,945** total students
- **180** programs offered
- **2,145 faculty** & staff university-wide

Middle Georgia State University

- **9,300+ students** university-wide as of 2026
- **70+** areas of study
- **\$349M** annual regional economic impact
- **2,985 jobs** supported



42% Off-Campus Students

Mercer University

73% Off-Campus Students

Middle Georgia State University



±30 Minutes from Robins AFB

Georgia's Largest Single-Site Industrial Complex (±6,935 Acres)

Major Employment Hub

21,506 Total Personnel across Robins AFB, including 14,154 civilian employees, 4,976 military personnel, and 2,376 other employees/contractors.

\$4.48B Economic Impact

Robins AFB generates approximately \$4.48 billion in annual economic impact across Georgia, reinforcing its role as a major economic engine for Middle Georgia.

\$2.89B Annual Payroll

Robins AFB supports approximately \$2.89 billion in annual payroll, creating a substantial employment and consumer base throughout the region.





Financial Overview

4053 Log Cabin Dr Macon, GA 31204

Financial Summary



Number of Units

20

Gross SF

±19,000 SF

Years Built

1973

Lot Size

±3.00 AC

APN

M073-0190

Density

7

\$1,040,000

List Price

\$52,000

Price Per Unit

\$54.74

Price Per SF

7.50%

Cap Rate

9.02%

Market Cap Rate

Unit Mix & Scheduled Income

Total Units	Unit Mix	Unit Mix %	Avg. Square Feet	Avg. Rent P.S.F	Current Avg Rent	Current Monthly Rent	Market Rent	Market Rent P.S.F.	Market Monthly Rent
20	2+1	100%	950	\$0.82	\$778	\$15,562	\$850	\$0.89	\$17,000
Scheduled Monthly Rent:						\$15,562			\$17,000
Scheduled Yearly Rent:						\$186,744			\$204,000

Annual Operating Summary

	Current		Pro Forma		Market	
Scheduled Gross Income:	\$186,744		\$186,744	Current Rent	\$204,000	9% Upside
Less Vacancy Reserve:	\$18,674	10.0%	\$15,873	8.5%	\$17,340	5.0%
Security Deposit Income	\$4,778		\$4,778		\$4,778	
Other Income (Late Fee/Security Deposit, App Fee):	\$1,320		\$1,320		\$1,320	
Gross Operating Income:	\$174,167		\$176,969		\$192,758	
Expenses:	\$105,515	56.5%	\$98,942	52.98%	\$98,942	48.50%
Net Operating Income:	\$68,652		\$78,026		\$93,816	
Loan Payments:	\$62,423		\$62,423		\$62,423	
Pre-Tax Cash Flow:	\$6,229	2.9%	\$15,603	7.19%	\$31,393	14.47%
Plus Principal Reduction:	\$9,199		\$9,199		\$9,199	
Total Return Before Taxes:	\$15,428	7.11%	\$24,802	11.43%	\$40,592	18.71%

Pro Forma Annual Operating Summary

	Pro Forma Estimates		% of SGI	Current	Per Unit	Pro Forma	Per Unit	Market	Per Unit	% of SGI
Property Taxes	3.800%	x Sale Price x 40%	4.54%	\$7,907	\$395	\$12,646	\$632	\$12,646	\$632	6.2%
Off-Site Management	8.0%	x GOI	8.51%	\$14,819	\$741	\$14,157	\$708	\$14,157	\$708	6.9%
Insurance	\$625	x units	7.15%	\$12,461	\$623	\$12,500	\$625	\$12,500	\$625	6.1%
Reserves	\$200	x Units	0.00%	\$0	\$0	\$4,000	\$200	\$4,000	\$200	2.0%
Repairs & Maintenance	\$1,000	x Units	20.15%	\$35,098	\$1,755	\$20,000	\$1,000	\$20,000	\$1,000	9.8%
Turnover/Cleaning	\$200	x Units	1.91%	\$3,330	\$167	\$4,000	\$200	\$4,000	\$200	2.0%
Landscaping	Actual	2025-26	2.74%	\$4,765	\$238	\$4,765	\$238	\$4,765	\$238	2.3%
Pest Control	\$45	x units	1.92%	\$3,352	\$168	\$900	\$45	\$900	\$45	0.4%
Garbage Expense	Actual	2025-26	3.18%	\$5,535	\$277	\$5,535	\$277	\$5,535	\$277	2.7%
Utilities	Actual	2025-26	6.63%	\$11,541	\$577	\$11,541	\$577	\$11,541	\$577	5.7%
Utilities - Trash	Actual	2025-26	3.39%	\$5,897	\$295	\$5,897	\$295	\$5,897	\$295	2.9%
General Admin	\$150	x Units	0.47%	\$810	\$41	\$3,000	\$150	\$3,000	\$150	1.5%
Total Expenses			60.58%	\$105,515	\$5,276	\$98,942	\$4,947	\$98,942	\$4,947	48.5%
				Current	Per Unit	% of SGI				
Non-controllable expenses: Taxes, Ins., Reserves:				\$20,368	\$1,018	10.9%				
Total Expense without Taxes				\$97,608	\$4,880	52.27%				

Rent Roll

#	Unit	Mix	Rent	SF	Rent/SF	Market Rent	Mkt Rent/SF	Loss to Lease
1	A-1	2+1	775.00	950	\$0.82	\$795	\$0.84	-\$20
2	A-2	2+1	769.00	950	\$0.81	\$795	\$0.84	-\$26
3	A-3	2+1	769.00	950	\$0.81	\$795	\$0.84	-\$26
4	A-4	2+1	795.00	950	\$0.84	\$795	\$0.84	\$0
5	A-5	2+1	769.00	950	\$0.81	\$795	\$0.84	-\$26
6	A-6	2+1	769.00	950	\$0.81	\$795	\$0.84	-\$26
7	A-7	2+1	795.00	950	\$0.84	\$795	\$0.84	\$0
8	A-8	2+1	769.00	950	\$0.81	\$795	\$0.84	-\$26
9	A-9	2+1	769.00	950	\$0.81	\$795	\$0.84	-\$26
10	A-10	2+1	775.00	950	\$0.82	\$795	\$0.84	-\$20
11	B-1	2+1	769.00	950	\$0.81	\$795	\$0.84	-\$26
12	B-2	2+1	819.00	950	\$0.86	\$795	\$0.84	\$24
13	B-3	2+1	769.00	950	\$0.81	\$795	\$0.84	-\$26
14	B-4	2+1	769.00	950	\$0.81	\$795	\$0.84	-\$26
15	B-5	2+1	795.00	950	\$0.84	\$795	\$0.84	\$0
16	B-6	2+1	785.00	950	\$0.83	\$795	\$0.84	-\$10
17	B-7	2+1	769.00	950	\$0.81	\$795	\$0.84	-\$26
18	B-8	2+1	769.00	950	\$0.81	\$795	\$0.84	-\$26
19	B-9	2+1	769.00	950	\$0.81	\$795	\$0.84	-\$26
20	B-10	2+1	795.00	950	\$0.84	\$795	\$0.84	\$0
Totals			\$15,562	19,000	\$0.82	\$15,900	\$0.84	-\$338
Averages			\$778	950	\$0.82	\$795	\$0.84	-\$17

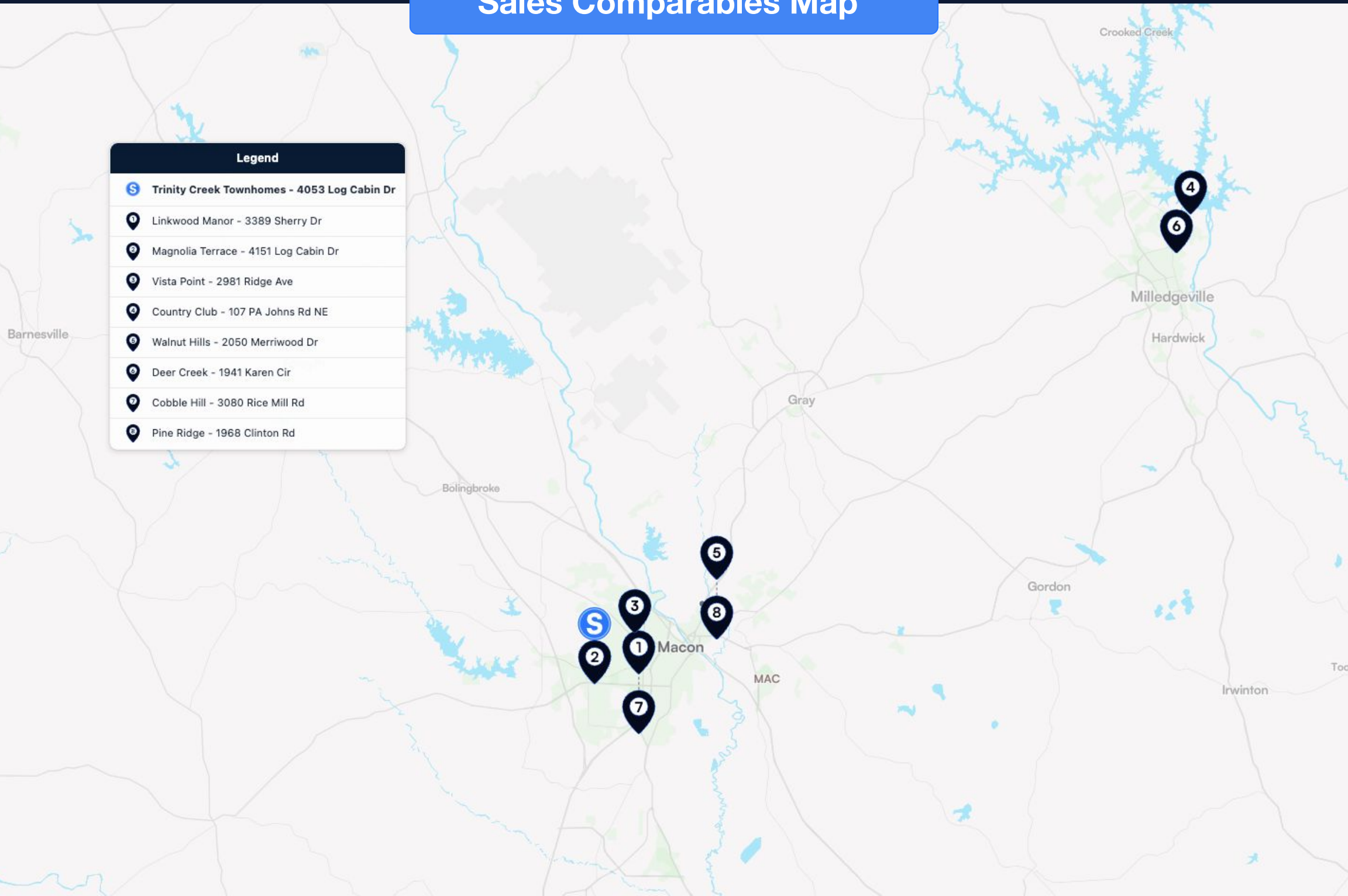
Sales Comparables

	Address	City	Sale Price	Per Unit	Sale Date	Units	Building (SF)	PSF	Year Built	Avg Rent	MKT Avg Rent	Avg Unit SF
	Trinity Creek Townhomes - 4053 Log Cabin Dr	Macon	\$1,040,000	\$52,000	TBD	20	19,000	\$54.74	1973	\$778	\$850	950
	Linkwood Manor - 3389 Sherry Dr	Macon	\$2,450,000	\$43,750	8/27/26	56	32,885	\$74.50	1968	\$754	\$788	587
	Magnolia Terrace - 4151 Log Cabin Dr	Macon	\$3,760,000	\$40,000	5/20/26	94	53,956	\$69.69	1972	-	\$805	574
	Vista Point - 2981 Ridge Ave	Macon	\$4,700,000	\$97,917	5/29/25	48	53,888	\$87.22	1987	\$1,069	\$1,097	1,123
	Country Club - 107 PA Johns Rd NE	Milledgeville	\$5,425,000	\$91,949	5/30/25	59	73,907	\$73.40	1973	\$1,122	\$1,240	1,253
	Walnut Hills - 2050 Merriwood Dr	Macon	\$4,350,000	\$43,500	5/5/25	100	96,400	\$45.12	1970	\$870	\$900	964
	Deer Creek - 1941 Karen Cir	Milledgeville	\$3,895,000	\$84,674	4/15/25	46	44,886	\$86.78	1984-2000	\$908	\$978	976
	Cobble Hill - 3080 Rice Mill Rd	Macon	\$4,125,000	\$60,662	12/23/24	68	64,925	\$63.53	1967	\$830	\$904	955
	Pine Ridge - 1968 Clinton Rd	Macon	\$5,575,000	\$67,169	11/8/24	83	80,716	\$69.07	1969	\$864	\$962	972
	Averages			\$66,203				\$71.16		\$917	\$959	

Sales Comparables Map

Legend

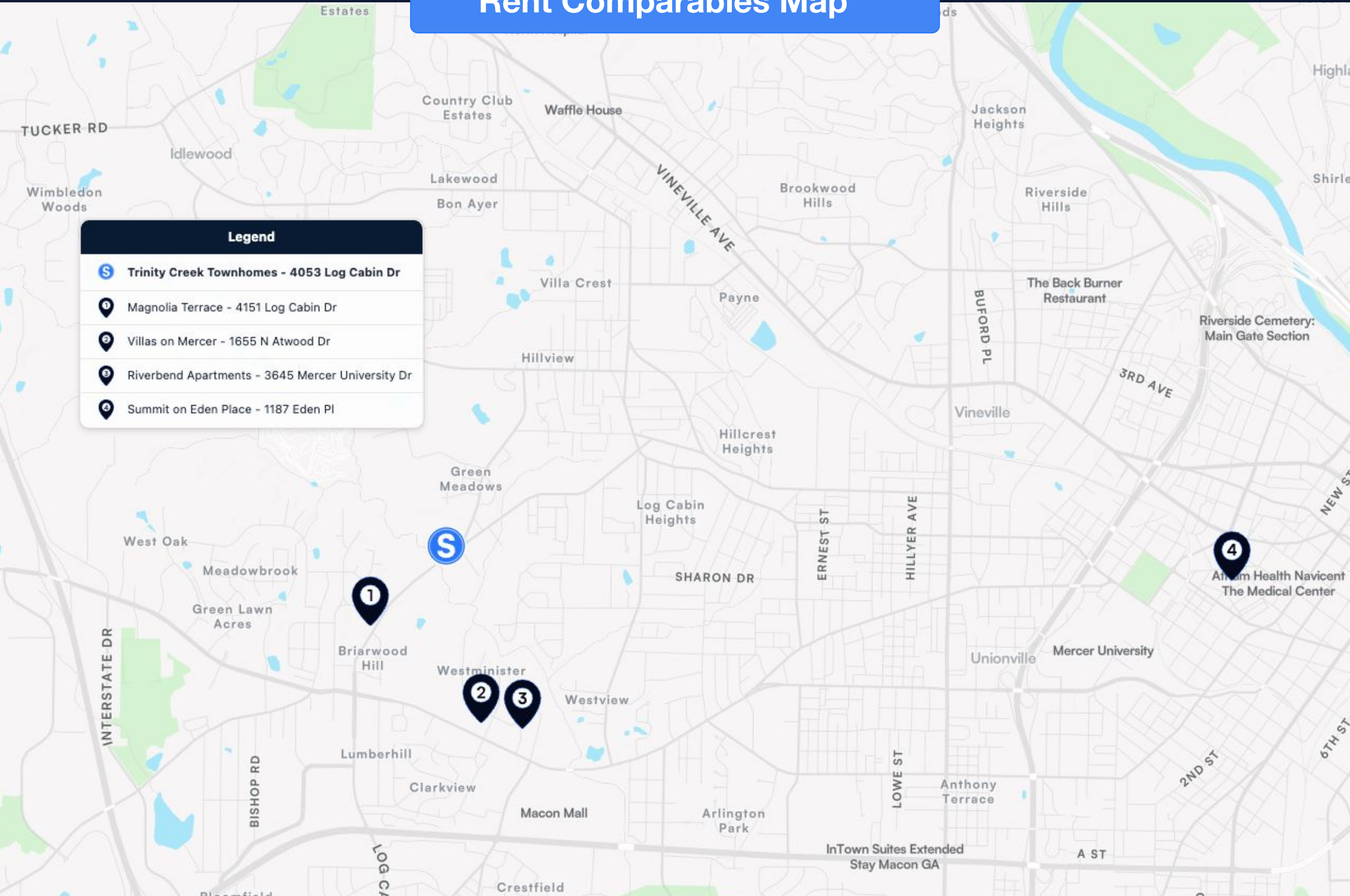
- S** Trinity Creek Townhomes - 4053 Log Cabin Dr
- 1** Linkwood Manor - 3389 Sherry Dr
- 2** Magnolia Terrace - 4151 Log Cabin Dr
- 3** Vista Point - 2981 Ridge Ave
- 4** Country Club - 107 PA Johns Rd NE
- 5** Walnut Hills - 2050 Merriwood Dr
- 6** Deer Creek - 1941 Karen Cir
- 7** Cobble Hill - 3080 Rice Mill Rd
- 8** Pine Ridge - 1968 Clinton Rd



Rent Comparables

	Street Address	City	Units	Building Size (SF)	Year Built	Unit Mix	Monthly Rent	Sq ft	Rent / Sq Ft
	Trinity Creek Townhomes - 4053 Log Cabin Dr	Macon	20	19,000	1973	2+1	\$778	950	\$0.81
	Magnolia Terrace - 4151 Log Cabin Dr	Macon	94	53,540	1972	2+1.5	\$975	910	\$1.07
	Villas on Mercer - 1655 N Atwood Dr	Macon	40	44,400	1972	2+1.5	\$965	1015	\$0.95
	Riverbend Apartments - 3645 Mercer University Dr	Macon	72	72,684	1973	2+1	\$850	982	\$0.87
	Summit on Eden Place - 1187 Eden Pl	Macon	120	156,182	1970	2+2	\$869	1000	\$0.87
Averages							\$915	977	\$0.94

Rent Comparables Map





Market Overview

4053 Log Cabin Dr Macon, GA 31204

Macon, GA

157,000

Total Population

\$50,747

Median HH Income

63,000

of Households

70,000+

Employed Population



Local Market Overview

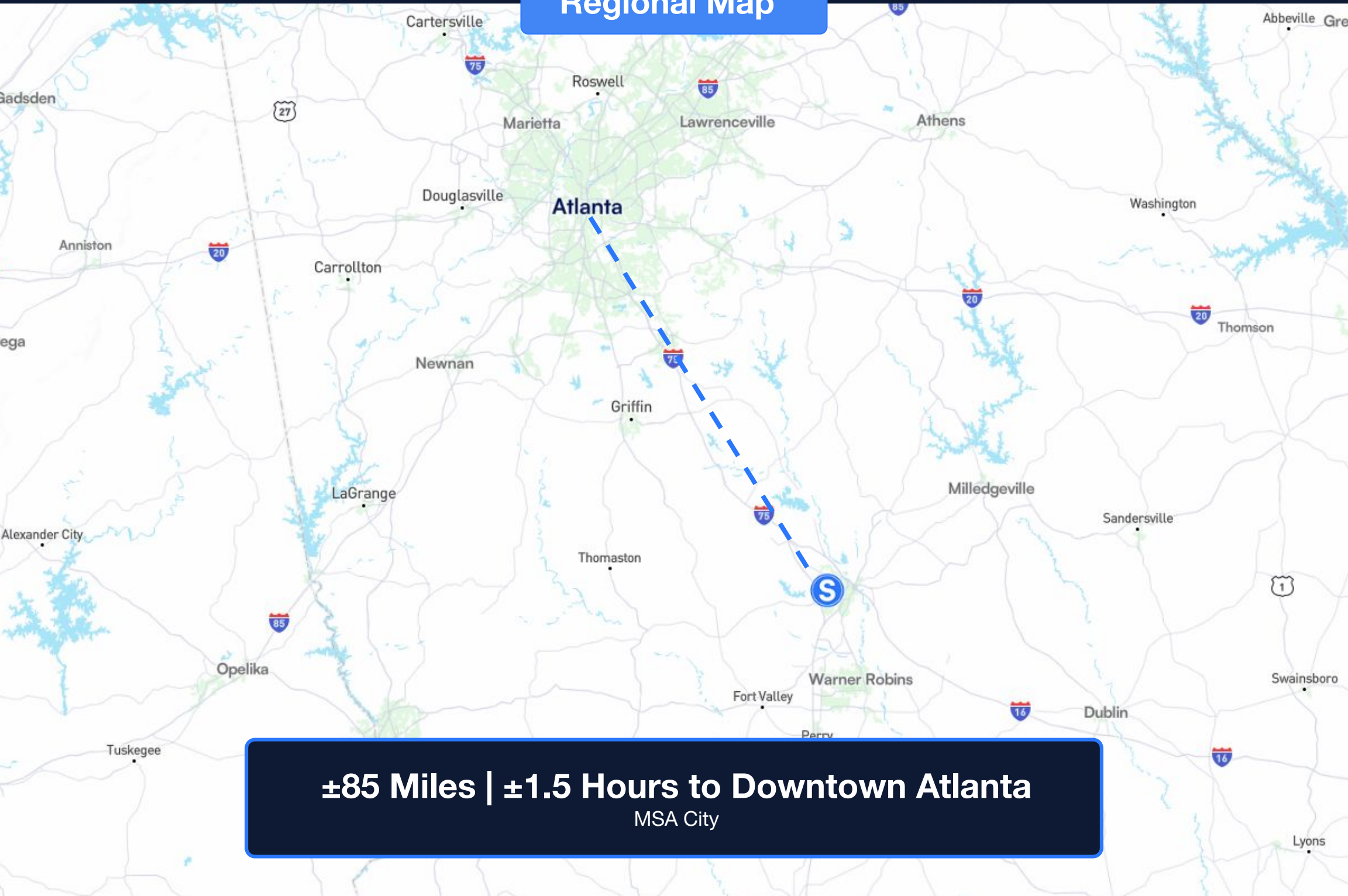
The Macon area continues to attract residents seeking affordability, accessibility, and regional connectivity, positioning it as a compelling multifamily investment market. While the broader Macon–Bibb County population has been relatively stable—with slight annual fluctuations—the region remains a pivotal 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

Regional Map



±85 Miles | ±1.5 Hours to Downtown Atlanta
MSA City

Employment

Atlanta ranks among the top 10 largest employment centers in the United States, supported by a highly diversified economy spanning corporate headquarters, logistics, healthcare, technology, financial services, and film production. Hartsfield-Jackson's global connectivity and the metro's business-friendly environment continue driving long-term expansion across IT, logistics, life sciences, and professional services.

Ranked #7 Nationally

for Fortune 500 HQ Concentration

3,130,000+

Total Workforce Base

21K+

Jobs Added YoY

Source: CoStar Group, Bureau of Labor Statistics, Metro Atlanta Chamber, Georgia Department of Economic Development | **2025 Dataset**

Top Employers

Largest Employer



42,000+
Employees

Northside Hospital

32,000+ Employees

Piedmont Healthcare

29,600+ Employees

Children's Healthcare of Atlanta

10,500+ Employees

Georgia Tech

9,400+ Employees

Cox Enterprises

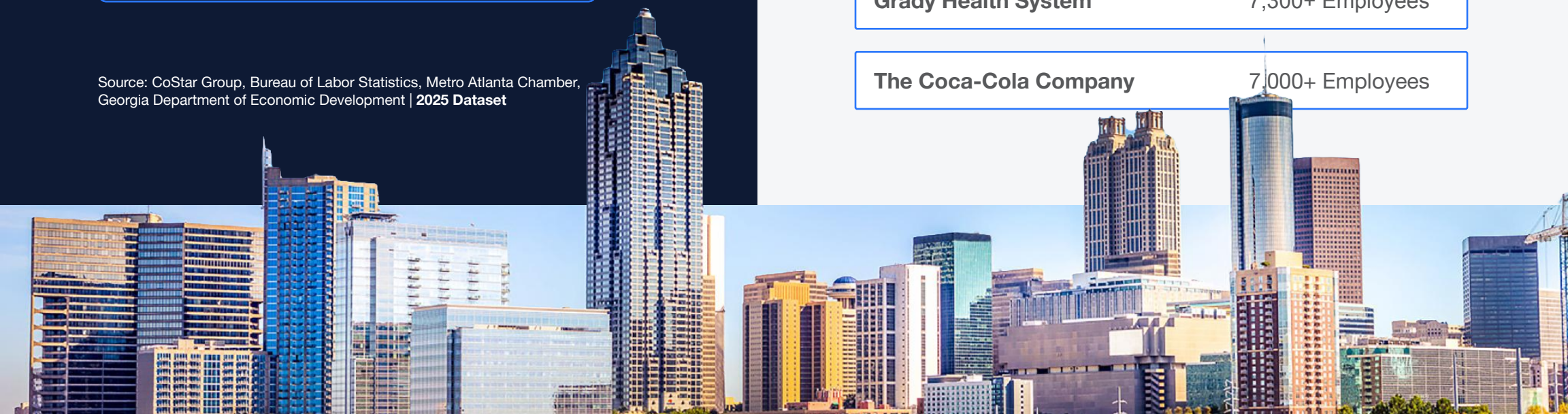
7,700+ Employees

Grady Health System

7,300+ Employees

The Coca-Cola Company

7,000+ Employees



Atlanta Multifamily Performance

\$6.6B+

Sales Volume



11.4%

Vacancy Rate



5.6%

Market Cap Rate

15,755

Units Under
Construction

552,075

Multifamily
Inventory Units

\$1,659

Market Asking
Rent Per Unit

Atlanta's multifamily market continues attracting strong institutional interest due to its scale, liquidity, and long-term growth fundamentals. Continued

population growth, corporate expansion, and sustained renter demand support ongoing absorption across the metro, while active development and transaction activity reflect continued investor confidence in Atlanta's long-term outlook.

The market's combination of economic diversification, relative affordability, and expanding employment centers continues positioning Atlanta as one of the Southeast's most active multifamily investment markets.

Source: CoStar Group | 2025 Dataset



Submarket Strength



Premier Luxury Retail & Mixed-Use District

Buckhead & North Atlanta

Buckhead · Sandy Springs · Brookhaven

- \$1.9-2.5K+ Class A Rents
- Surrounding Trade-Area HH income \$120K+

20M+

Lenox & Phipps
Annual Visitors

16

Fortune 500
HQ Nearby

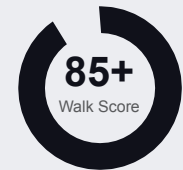


Urban Retail, Technology, & Innovation Hub

Midtown Atlanta

Midtown · West Midtown · Old Fourth Ward

- 50K+ Georgia Tech students
- Major Tech & Healthcare Employment Corridor



5,000+

Units Delivered
or Underway



High-Growth Suburban Retail & Lifestyle

Alpharetta & North Fulton

Alpharetta · Roswell · Johns Creek

- +40K Residents Added (10 Years)
- Surrounding Trade-Area HH income \$140K+

7.5M+

Avalon
Annual Visitors

\$1B+

Lenox + Phipps
Combined Sales



Entertainment & Experiential Retail

Cumberland & The Battery

West Midtown · Cumberland · Vinings

- 10M+ Annual Battery Visits
- Young Professional Migration Drives Class A Demand

8M+ SF

Cumberland/
Galleria Office

**Strong
Anchors**

Truist Park ·
Home Depot HQ

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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 **4053 Log Cabin Dr, Macon GA**. ("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.