

INVESTMENT OPPORTUNITY

SINGLE FAMILY RENTAL PORTFOLIO



**1235 WALNUT STREET
MACON, BIBB COUNTY, GA 31201**

SALES PRICE: \$210,000



**1063 MAGNOLIA STREET
MACON, BIBB COUNTY, GA 31201**

SALES PRICE: \$275,000

**DEIDRA STEWART
EXCLUSIVE AGENT**

478.508.2652 CELL
deidra@cbcgeorgia.com
cbcmacon.com

990 Riverside Drive
Macon, GA 31201
478.746.8171 OFFICE



**COLDWELL BANKER
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EBERHARDT & BARRY

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PORTFOLIO SUMMARY

1235 WALNUT STREET

DIVIDED INTO THREE (3) UNITS
\$2,400.00 TOTAL MONTHLY RENTAL INCOME
APPRAISED @ \$209,000
PROPERTY TAXES: \$1,694.95 (2025)

UNIT 1: OWNER OCCUPIED
TWO OFFICES - 1/2 BATH

UNIT 2: LEASED \$1,500/MONTH
TWO OFFICES - 1/2 BATH

UNIT 3: LEASED \$900/MONTH
STUDIO APARTMENT - FULL BATH

SALES PRICE: \$210,000

1063 MAGNOLIA STREET

DIVIDED INTO THREE (3) UNITS
\$1,950.00 TOTAL MONTHLY RENTAL INCOME
APPRAISED @ \$275,000
PROPERTY TAXES: \$1,730.84 (2025)

UNIT 1: LEASED \$650/MONTH
ONE BEDROOM

UNIT 2: LEASED \$650/MONTH
ONE BEDROOM

UNIT 3: LEASED \$650/MONTH
ONE BEDROOM

2 1/2 BATHS (SHARED)

SALES PRICE: \$275,000

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PROPERTY OVERVIEW

1235 WALNUT STREET

PARCEL ID	Q072-0215
RENTAL INCOME	\$2,400/Month/Total
UNITS (3)	• Unit 1: Owner Occupied • Unit 2: \$1,500/Month • Unit 3: \$900/Month
TOTAL SQ FT	1,989
UNIT MIX	• Unit 1: Office & 1/2 Bath • Unit 2: Office & 1/2 Bath • Unit 3: Studio Apt.: 1 Bed / 1 Bath
YEAR BUILT	1986
CONSTRUCTION	• Crawl Space • Asphalt Shingles
LOT SIZE	0.16 Acres
UTILITIES	Landlord
LANDSCAPING	Landlord

SALES PRICE: \$210,000



1063 MAGNOLIA STREET

PARCEL ID	Q074-0261
RENTAL INCOME	\$1,950/Month/Total
UNITS (3)	• Unit 1: \$650/Month • Unit 2: \$650/Month • Unit 3: \$650/Month
TOTAL SQ FT	2,266
UNIT MIX	• Unit 1: One Bedroom • Unit 2: One Bedroom • Unit 3: One Bedroom • 2 1/2 Baths (Shared)
YEAR BUILT	1920
CONSTRUCTION	• Masonry / Crawl Space • Asphalt Shingles
LOT SIZE	0.07 Acres
UTILITIES	Landlord
LANDSCAPING	Landlord

SALES PRICE: \$275,000



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AERIAL PARCEL MAPS



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DEMOGRAPHICS - BIBB COUNTY

