

CALHOUN 95

CALHOUN, GA 30701

INTRODUCTION

Calhoun, in northwest Atlanta (Gordon County), is Georgia's manufacturing hub, known as the "Carpet Capital of the World." Located near Highway 41 and just 5 minutes from I-75. Its strong infrastructure and business environment make it a commercial center, with a well-connected rail network and the nearby Calhoun-Gordon County Airport. Mohawk Industries, the world's largest carpet and flooring company, is headquartered here.



Year 2026 Projection

Operating Income

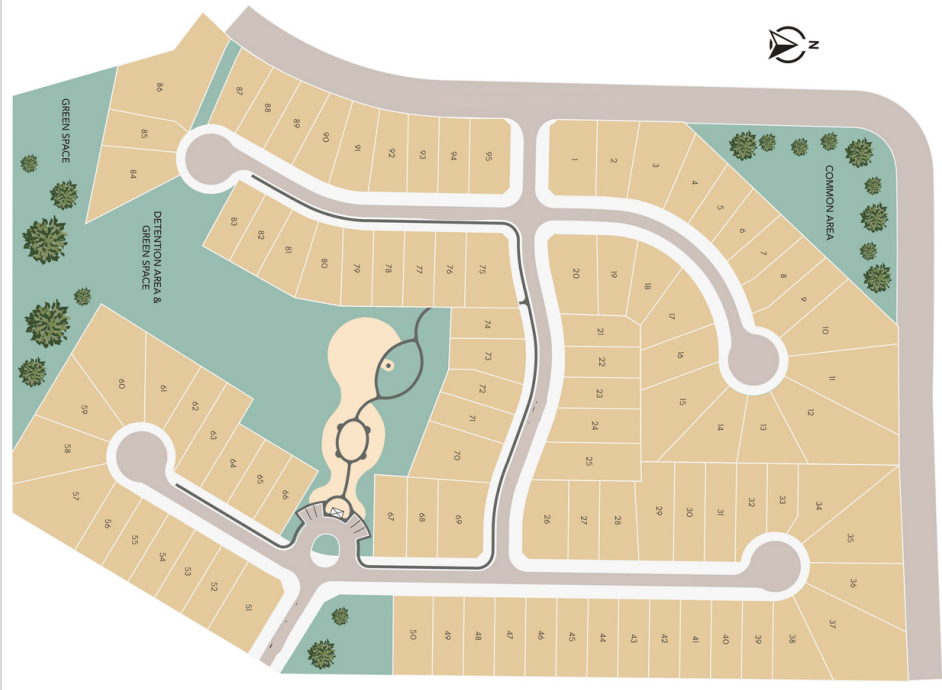
Rent Income	\$	2,014,380
Other Income (Pet Rent, Late Fees, etc)	\$	40,607
Total Revenue	\$	2,054,987
Operating Expenses	\$	375,158
Real Estate Taxes	\$	251,080
Insurance	\$	52,015
Total Expenses	\$	678,253
NOI - Net Operating Income	\$	1,376,734
Cap Rate		5.00%

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FEATURE

-  4 BEDROOMS
-  2.5 BATHROOMS
-  3 FLOOR PLANS
-  1700 - 1767 SQ FT
-  2-CAR GARAGE



- Property: Calhoun - 95 SFH Newer Construction
- Stabilized with 95% Occupancy Rate
- Value Add Opportunity
- Strong local demand for rentals
- Amenities: Soccer Field, Pet Station, Securities



CONTACT INFO

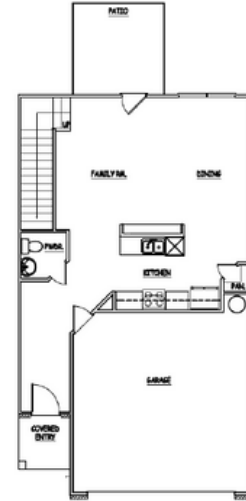
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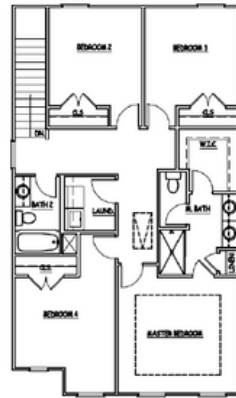
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FRONT ELEVATION "A"



FIRST FLOOR



SECOND FLOOR

