

DOWNTOWN ELBERTON

Residential Investment Portfolio

246–258 S. Thomas Street
Elberton, Georgia

5 unit package consisting of two duplexes, one 3/2 SFR, and four adjacent lots.

Offering Price: \$695,000



Seller is a licensed real estate broker in Georgia.

Executive Summary

Stabilized small residential portfolio with infill option

Asking Price

\$695K

Income-producing residential units

Five

Occupied at time of offering

100%

Current scheduled annual rent

\$54.3K

Approx. 0.24-acre lots

Four

Pro Forma NOI before debt/capex

\$40.1K



The offering includes four 2BR/2BA duplex units, one 3BR/2BA single-family residence, and one vacant residential lot located together along S. Thomas Street, within walking distance of downtown Elberton.

Package sale only. Please do not disturb tenants.

Interior access to be provided after an accepted contract during a coordinated due diligence inspection window.

Why This Portfolio Is Different

A small portfolio positioned as yield, stability, and optionality

Fully occupied income-producing portfolio

Adjacent parcels create operational efficiency and long-term flexibility

Brick construction on concrete slabs with single-story layouts

Walk-able location near downtown Elberton restaurants and services

Strong rental demand with minimal vacancy days across four total unit turns over six years

Vacant lot provides future infill, parking, expansion, or long-term land options

HVAC replaced in 4 out of 5 units in the last five years. New flooring installed in 248. Interior painting as needed. Homes are in a safe, clean, and well maintained condition. Value is based on stable income, brick construction, and rental demand.

Owner pays lawn care. Tenants pay utilities and trash. Leases, deposits, and utility responsibility to be verified during due diligence.



Property Overview

All rents and property information based on seller records; buyer to verify

Address	Building Type	Bed / Bath	Year Built	Square Footage	Current Rent	Market Rent
246 S Thomas St	Duplex Unit	2/2	2004	1040	\$725	\$900
248 S Thomas St	Duplex Unit	2/2	2004	1040	\$995	\$1000
250 S Thomas St	Duplex Unit	2/2	2005	1040	\$730	\$900
252 S Thomas St	Duplex Unit	2/2	2005	1040	\$660	\$900
254 S Thomas St	Vacant Residential Lot	NA	N/A	N/A	\$0	N/A
258 S Thomas St	Single Family Residence	3/2	2007	1050	\$1,420	\$1,400
TOTAL		5 Units + vacant lot			\$4,530	\$5,100

*Lot size and total acreage per seller notes; buyer should independently verify parcel sizes, zoning, and permitted uses.

Financial Snapshot

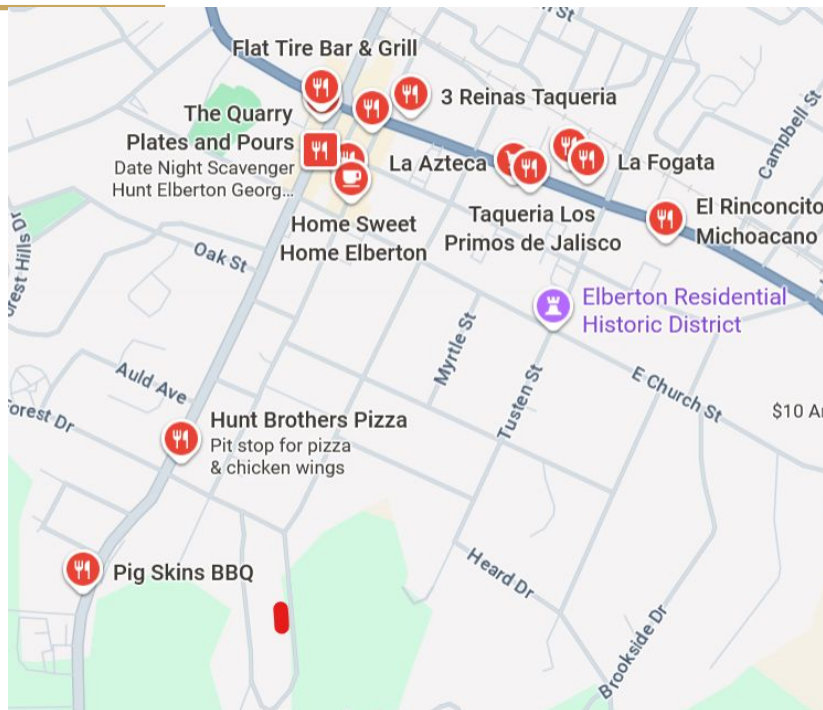
Simple operating summary; debt service and capital improvements excluded from NOI

Category	2023	2024	2025	2026 H1	Pro Forma
Rent Collections	\$42,475	\$48,015	\$51,108	\$27,067	\$58,140*
Operating Outflows	\$11,252	\$15,352	\$14,981	\$1,572	\$18,000
NOI before Debt & Cap X	\$31,223	\$32,663	\$36,127	\$25,495	\$40,140
Capital Improvements	\$15,271	\$0	\$3,241	\$6,996	

Notes: 2026 Taxes and Insurance are not yet due. Pro forma used normalized vacancy, tax, insurance, repair, lawn, and administrative/turnover reserves to give buyers a conservative underwriting view. Pro Forma includes a 5% vacancy rate even though property has historically run at 98% occupancy.

Location Overview

Walkable downtown location with local amenities nearby



LOCATION NARRATIVE

S. Thomas Street is positioned near downtown Elberton restaurants, retail, and services. The location supports tenant convenience while maintaining a quiet residential setting.

Near downtown Elberton and Historic District
Local restaurants, services, and retail within close proximity
County seat with government, healthcare, education, and service employment
Elberton sits approximately 33 miles east of Athens and 110 miles east of Atlanta

Source: City of Elberton; seller-provided map.

Area Demographics & Demand Drivers

Basic market context for Elberton / Elbert County

Elberton population

4,720

Elberton median household income

\$50,059

Elberton Avg Sales Price

\$180,065

County mean commute time

24.1 min

Why Elberton

Known as the “Granite Capital of the World.”

Granite, manufacturing, healthcare, education, retail, and local government provide a durable employment base.

Affordable housing stock and moderate household incomes support demand for well-kept rental housing.

Local employer base includes the granite industry, Hailo, Elbert Memorial Hospital, Möller Tech, Bubba Foods, and Athens Technical College.

THESE MONUMENTS MADE IN

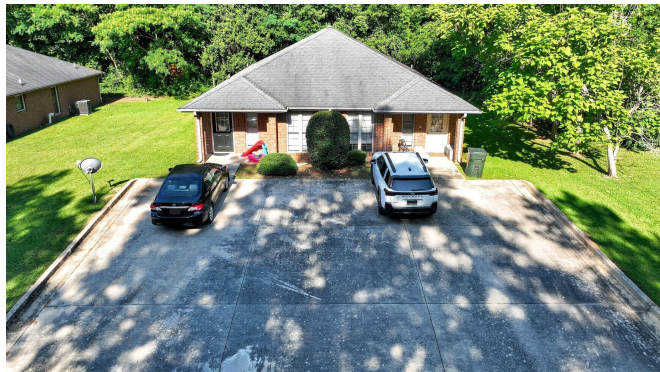
ELBERTON

“Granite Capital of the World”

**ELBERTON PRODUCES MORE GRANITE MONUMENTS
THAN ANY OTHER CITY IN THE WORLD**

Sources: U.S. Census Bureau QuickFacts/Census Reporter ACS 2024 5-year, City of Elberton, Elbert County Chamber.

Exterior & Site Photos



Interior Photos



Showing Access & Due Diligence

Process designed to reduce tenant disruption

Please do not disturb tenants.

Drive-by inspection encouraged prior to offer.

Interior access provided after accepted contract during due diligence.

Buyer to verify leases, rents, deposits, expenses, condition, zoning, parcel sizes, and future development potential.

Due diligence materials available upon request



Contact & Disclaimer

Prepared for prospective purchasers

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Buyer agents welcome. Package sale only.

Disclaimer

The information contained herein has been obtained from sources believed reliable; however, seller makes no guarantees, warranties, or representations as to completeness or accuracy. Prospective purchasers should conduct their own independent investigation and verification of all information, including financial information, rents, expenses, leases, deposits, square footage, lot sizes, zoning, condition, and future development potential. Seller is a licensed real estate broker in Georgia and Florida.