

5-Property SFR Portfolio

Metro Atlanta, Georgia | Fayette County & Fulton County | Bulk Portfolio Sale

\$2,160,000 Asking Price	6% Cap Rate	12,363 SF Total Size	100% Occupancy
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I am the owner of this portfolio and am making it available for sale as a bulk package. All five homes are fully occupied with long-term tenants and are currently rented below market rate, offering immediate upside potential at next renewal. The properties are located in strong suburban Atlanta markets with low vacancy and steady rental demand. This listing is eligible for a **1031 Exchange**. Below is a summary of each property.

Property Details

Address	City / ZIP	Size	Built	Current Rent	Notes
507 Mt Vernon Way	Peachtree City, GA 30269	3,648 SF	2004	\$3,300/mo	Renewing @ \$3,600
145 Carolinas Way	Fayetteville, GA 30215	4,282 SF	1993	\$3,700/mo	2 units: upper \$2,200 + basement \$1,500
406 Sherrels Ford	Peachtree City, GA 30269	1,297 SF	1994	\$1,995/mo	Long-term tenant
205 Williamsburg Way	Fayetteville, GA 30214	1,443 SF	1982	\$1,450/mo	Long-term tenant
6348 Hickory Lane Cir	Union City, GA 30291	1,693 SF	2005	\$1,500/mo	2-yr lease signed
TOTAL (approx.)				~\$11,945/mo	~\$143,340/yr

Investment Highlights

- 100% occupied -- all 5 homes leased with long-term, paying tenants; no vacancy risk at close
- Below-market rents = immediate upside at renewal without capital improvements
- 145 Carolinas Way features two rentable units (upper level + finished basement), providing built-in income diversification within a single property
- Peachtree City & Fayetteville (Fayette County) -- top-rated schools, low crime, high median household income (~\$90K+)
- Diverse portfolio -- mix of sizes (1,297-4,282 SF) across 3 cities reduces concentration risk
- 1031 Exchange eligible -- ideal for investors looking to defer capital gains

- Bulk/portfolio pricing -- priced as a package at \$2,160,000; properties not sold individually
- Strong appreciation: Fayette County home values up 40%+ over the past 5 years

Why Metro Atlanta / Fayette County?

- Atlanta MSA is one of the fastest-growing metros in the U.S.
- Fayette County has among the lowest property tax rates and best school districts in Georgia
- Peachtree City is a master-planned community with golf cart paths, lakes, and parks -- extremely low tenant turnover
- Strong job market: Hartsfield-Jackson Atlanta Airport, Delta Airlines HQ, and surrounding logistics/industrial growth

Next Steps

For additional information, financials, or to schedule a showing, please reach out directly. The listing is also available on LoopNet at loopnet.com/listing/40286051. Broker of record: **Tony Chiu, Mega Realty** -- (626) 228-7899.