

Albany Income Property Collection — Master Dossier

Consolidated Asset Specifications, Legal Descriptions, Assessment Data & Rent Roll Schedule

Broker/Agent Support File
Prepared for: A. Fitzgerald Breland, MPA, Realtor
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TOTAL LISTING PRICE	TOTAL MONTHLY RENT	ANNUAL GROSS REVENUE	TOTAL ASSETS / UNITS	PRIMARY LOCATION
\$510,000	\$4,800 / mo	\$57,600 / yr	8 Assets (9 Units)	Albany, GA (Dougherty Co.)

PROPERTY ADDRESS	PARCEL ID	LEGAL DESCRIPTION	BEDS / BATHS	SQ FOOTAGE	LOT SIZE	LIST PRICE / RENT	2026 TAX FMV	CONSTRUCTION, SCOPE & PERTINENT NOTES
502 Willard Ave	000BB/00035/009	LOT 71 SCROGGINS S/D	3 / 1	1,042 sq ft	0.17 Acres (75' x 101')	\$62,500 \$600/mo	\$39,300 (Land \$5,800)	Built 1979; slab foundation, stucco exterior, metal roof, space heat / window AC units (no central AC). Heavy interior + exterior renovation; remodeled kitchen & bath, new doors, windows, carpet, shutters. Shared Willard exterior package (newer roof, fresh paint). Tenant-occupied.
503 Willard Ave	000BB/00034/019	LOT 88 SCROGGINS SD	3 / 1	1,042 sq ft	0.17 Acres (75' x 101')	\$57,500 \$600/mo	\$23,900 (Land \$5,800)	Built 1978; slab foundation, stucco exterior, metal roof, space heat (converted from central AC). Light renovation via shared exterior package (newer roof, fresh paint, new shutters). Tenant-occupied; positioned as value-add rental with rent repositioning potential.
507 Willard Ave	000BB/00034/017	N/A (Class: R3-Residential)	3 / 1	1,008 sq ft	0.17 Acres (75' x 101')	\$60,000 \$600/mo	\$39,500 (Land \$5,800)	Built 1976; slab foundation, concrete block walls, metal roof, Central AC. Moderate renovation; remodeled kitchen; shared exterior package (newer roof, fresh paint, shutters). Tenant-occupied. Field review completed 2023.
508 Willard Ave	000BB/00035/006	LOT 74 SCROGGINS	3 / 1	1,008 sq ft	0.17 Acres (75' x 101')	\$57,500 \$600/mo	\$37,300 (Land \$5,800)	Built 1976; slab foundation, concrete block walls, metal roof (galvanized), Central AC. Light renovation tier via shared exterior package; tenant-occupied. Income-producing with investment upside.
511 Willard Ave	000BB/00034/015	LOT 84 SCROGGINS S/D	3 / 1	1,008 sq ft	0.17 Acres (75' x 101')	\$60,000 \$600/mo	\$39,500 (Land \$5,800)	Built 1976; slab foundation, concrete block walls, metal roof (galvanized), Central AC. Moderate renovation; remodeled bath; shared exterior package. Fire damage permit closed Feb 2021. Tenant-occupied.
825 Cotton Ave	DUPLICATE 000HH/00005/008	BLK A LOT 16 CARVER PARK	4 / 2 (2 Units)	1,015 sq ft	0.15 Acres (52' x 125')	\$95,000 \$700/mo (total)	\$22,100 (Land \$3,700)	Built 1950; crawlspace/masonry, concrete block, metal roof, space heat. Heavy / full-scope renovation; new roof, new windows (2023 permit), new tile, remodeled baths and kitchens, fresh paint. 2 income-producing units.

PROPERTY ADDRESS	PARCEL ID	LEGAL DESCRIPTION	BEDS / BATHS	SQ FOOTAGE	LOT SIZE	LIST PRICE / RENT	2026 TAX FMV	CONSTRUCTION, SCOPE & PERTINENT NOTES
707 Burke Ave	000HH/00020/006	LOT 11 BLK I DIXIELAND S/D	2 / 1	860 sq ft	0.14 Acres (50' x 125')	\$57,500 \$500/mo	\$54,100 (Land \$3,500)	Verify individual unit metering and leases prior to MLS input. Built 1951; crawlspace/masonry, vinyl siding, metal roof replacement verified Nov 2023, Central Heat Pump & AC. Light renovation; tenant-occupied (month-to-month). Lower-cost entry point asset.
1308 Avalon Ave	0000H/00032/008	PLAT 1-94 PT LL 374 1ST DIST	2 / 1	806 sq ft	0.29 Acres (70' x 183')	\$60,000 \$600/mo	\$24,400 (Land \$8,700)	Built 1953; pier foundation, composition board/asbestos exterior, asphalt shingle roof, space heating, 1 prefab fireplace. Moderate renovation tier; tenant-occupied. Geographic diversification from Willard cluster. Note: County record reflects deteriorating rear condition.

MASTER PORTFOLIO REFERENCE & EXECUTION NOTES

- Cross-Referenced Sources: Combined data from the *Albany Income Property Collection Marketing Dossier*, *Exhibit A Legal Description Schedule*, and *2026 Property Assessment & Tax Valuation Report*.
- 825 Cotton Ave Multi-Unit Handling: Configured as a 2-family duplex yielding \$700/mo (\$8,400/yr). Confirm split unit bedroom/bathroom counts, separate utility metering, and lease contracts prior to final contract execution.
- MLS Input Protocol: Heated square footage, bed/bath counts, and lot dimensions above reflect verified Dougherty County tax assessor and appraisal records, resolving previous dossier placeholders.