
FOR SALE

Multi Family Residential Units

535 FORREST AVE B, GAINESVILLE, GA 30501



LESLIE WHITE
BROKER

C: 770-540-7881

O: 678-696-8410

RESOURCE PROPERTY GROUP
343 NORTHSIDE DRIVE,
GAINESVILLE, GA 30501

OFFICE: 678-696-8410



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PROPERTY OVERVIEW:

Introducing 535 Forrest Avenue, "The Bradford". The Bradford is a fully stabilized, nine-unit multifamily asset offering immediate and consistent cash flow with 100% occupancy and average rents of approximately \$1,750 per month. The property features an efficient mix of two- and three-bedroom units, appealing to a broad tenant base in a high-demand rental market. Originally built in 1978 and renovated in 2016, the asset includes modern interiors with updated finishes and stainless steel appliances. Ideally located near downtown Gainesville, the property benefits from close proximity to employment, retail, dining, and schools. With on-site parking, functional layouts, and strong in-place income, The Bradford presents a turnkey investment with upside potential through continued rent growth and operational efficiencies.

GAMLS#: 10721645

FMLS#: 7744074

ASKING PRICE: \$2,400,000



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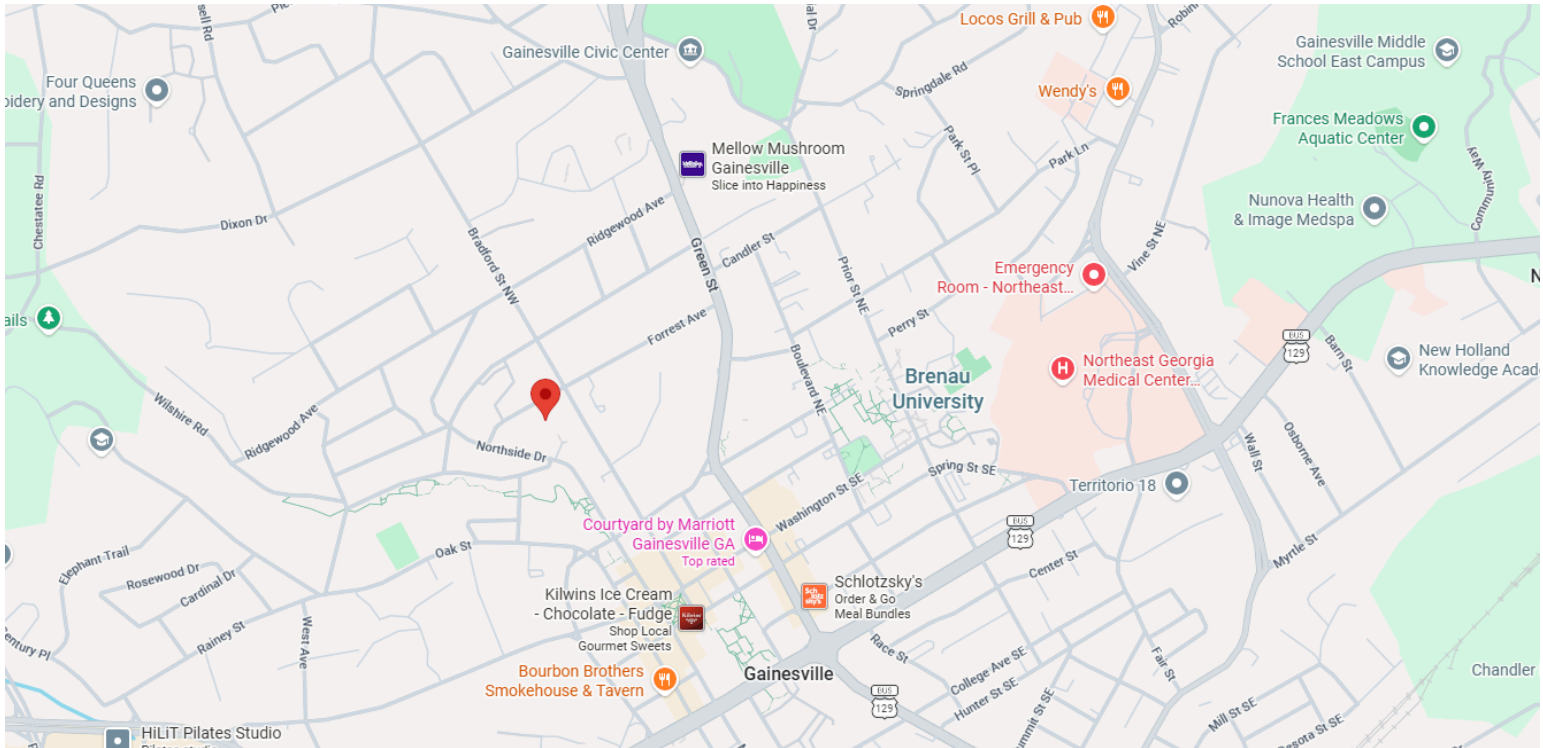
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HIGHLIGHTS

- 100% Occupied | Immediate Cash Flow
- Two and three bedroom layouts
- Minutes from Downtown Gainesville Square, NEGMC and Lake Lanier
- Strong Rents, Averaging ~\$1,750/month, supported by solid local demand.



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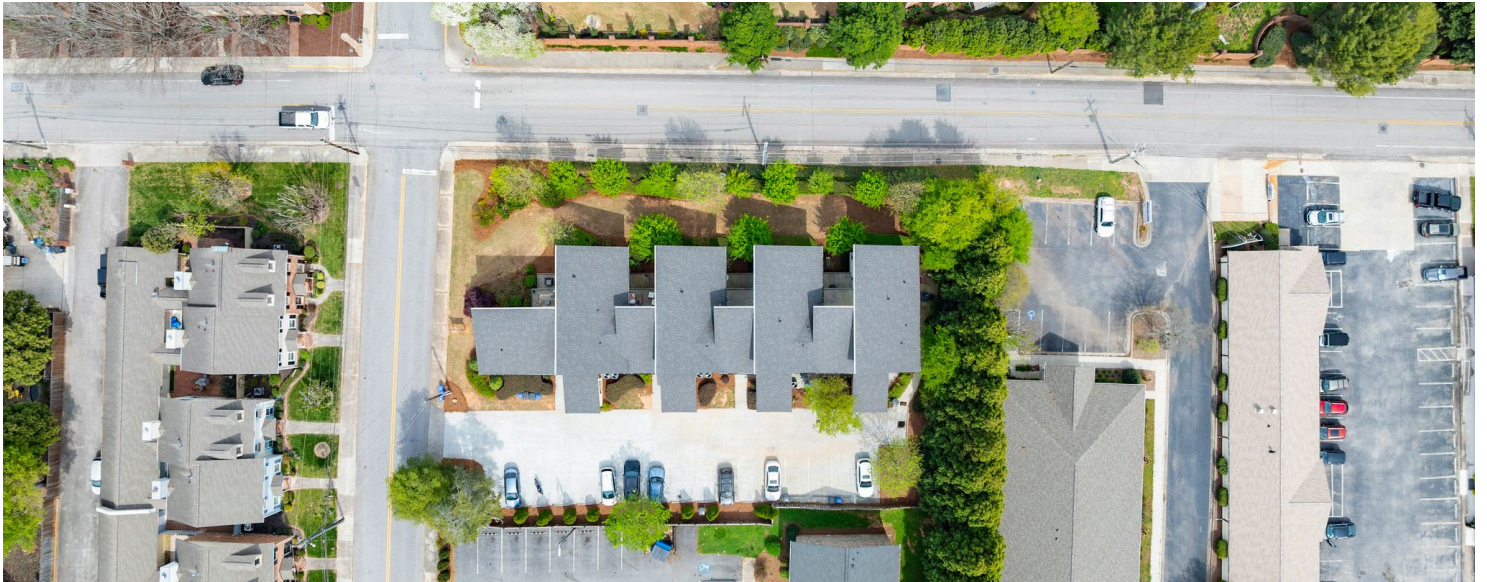
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3:25 PM

03/16/26

Accrual Basis

M&R Rentals Profit & Loss by Class February 2025 through February 2026

| | Feb 25 | Mar 25 | Apr 25 | May 25 | Jun 25 | Jul 25 | Aug 25 |
|--------------------------------|------------------|------------------|-----------------|------------------|------------------|------------------|------------------|
| Ordinary Income/Expense | | | | | | | |
| Income | | | | | | | |
| Late Fee Income | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Pet Fee | 0.00 | 804.97 | 45.03 | 0.00 | 0.00 | 0.00 | 0.00 |
| Rental Income | 16,600.00 | 13,794.58 | 14,106.45 | 13,450.00 | 14,875.00 | 15,150.00 | 13,500.00 |
| Total Income | 16,600.00 | 14,599.55 | 14,151.48 | 13,450.00 | 14,875.00 | 15,150.00 | 13,500.00 |
| Expense | | | | | | | |
| Accounting Fees | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Cleaning | 495.00 | -250.00 | 1,345.00 | 250.00 | 0.00 | 0.00 | 0.00 |
| Depreciation | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Garbage | 288.90 | 288.90 | 288.90 | 288.90 | 288.90 | 288.90 | 288.90 |
| HVAC Repairs | 0.00 | 0.00 | 0.00 | 0.00 | 410.00 | 700.00 | 0.00 |
| Insurance | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Landscaping | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Licenses and Permits | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 60.00 |
| Management Fees | 500.00 | 3,600.00 | 2,550.00 | 600.00 | 2,250.00 | 500.00 | 600.00 |
| Repairs | 1,610.00 | -300.00 | 600.00 | -75.00 | 850.00 | 1,315.00 | 0.00 |
| Water | 163.76 | 148.60 | 149.78 | 261.74 | 166.03 | 211.13 | 269.08 |
| Total Expense | 3,057.66 | 3,487.50 | 4,933.68 | 1,325.64 | 3,964.93 | 3,015.03 | 1,217.98 |
| Net Ordinary Income | 13,542.34 | 11,112.05 | 9,217.80 | 12,124.36 | 10,910.07 | 12,134.97 | 12,282.02 |
| Other Income/Expense | | | | | | | |
| Other Income | | | | | | | |
| Admin Fee | 0.00 | 400.00 | 200.00 | 0.00 | 200.00 | 0.00 | 0.00 |
| Total Other Income | 0.00 | 400.00 | 200.00 | 0.00 | 200.00 | 0.00 | 0.00 |
| Net Other Income | 0.00 | 400.00 | 200.00 | 0.00 | 200.00 | 0.00 | 0.00 |
| Net Income | <u>13,542.34</u> | <u>11,512.05</u> | <u>9,417.80</u> | <u>12,124.36</u> | <u>11,110.07</u> | <u>12,134.97</u> | <u>12,282.02</u> |



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Accrual Basis

M&R Rentals Profit & Loss by Class February 2025 through February 2026

| | Sep 25 | Oct 25 | Nov 25 | Dec 25 | Jan 26 | Feb 26 | TOTAL |
|--------------------------------|------------------|------------------|------------------|-------------------|------------------|------------------|-------------------|
| Ordinary Income/Expense | | | | | | | |
| Income | | | | | | | |
| Late Fee Income | 0.00 | 100.00 | 0.00 | 0.00 | 0.00 | 0.00 | 100.00 |
| Pet Fee | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 850.00 |
| Rental Income | 16,900.00 | 14,467.74 | 13,350.00 | 13,350.00 | 13,350.00 | 13,650.00 | 186,543.77 |
| Total Income | 16,900.00 | 14,567.74 | 13,350.00 | 13,350.00 | 13,350.00 | 13,650.00 | 187,493.77 |
| Expense | | | | | | | |
| Accounting Fees | 0.00 | 0.00 | 0.00 | 260.00 | 0.00 | 0.00 | 260.00 |
| Cleaning | 0.00 | 450.00 | 0.00 | 0.00 | 0.00 | 0.00 | 2,290.00 |
| Depreciation | 0.00 | 0.00 | 0.00 | 44,414.00 | 0.00 | 0.00 | 44,414.00 |
| Garbage | 288.90 | 288.90 | 288.90 | 288.90 | 288.90 | 288.90 | 3,755.70 |
| HVAC Repairs | 0.00 | 0.00 | 0.00 | 195.00 | 0.00 | 400.00 | 1,705.00 |
| Insurance | 0.00 | 0.00 | 0.00 | 2,264.89 | 0.00 | 0.00 | 2,264.89 |
| Landscaping | 0.00 | 0.00 | 0.00 | 1,650.00 | 0.00 | 0.00 | 1,650.00 |
| Licenses and Permits | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 60.00 |
| Management Fees | 500.00 | 500.00 | 0.00 | 2,050.00 | 700.00 | 700.00 | 15,050.00 |
| Repairs | 125.00 | 145.00 | 0.00 | 0.00 | 285.00 | 267.50 | 4,822.50 |
| Water | 213.00 | 261.63 | 208.44 | 231.42 | 267.50 | 255.18 | 2,807.29 |
| Total Expense | 1,126.90 | 1,645.53 | 497.34 | 51,354.21 | 1,541.40 | 1,911.58 | 79,079.38 |
| Net Ordinary Income | 15,773.10 | 12,922.21 | 12,852.66 | -38,004.21 | 11,808.60 | 11,738.42 | 108,414.39 |
| Other Income/Expense | | | | | | | |
| Other Income | | | | | | | |
| Admin Fee | 0.00 | 200.00 | 0.00 | 0.00 | 0.00 | 0.00 | 1,000.00 |
| Total Other Income | 0.00 | 200.00 | 0.00 | 0.00 | 0.00 | 0.00 | 1,000.00 |
| Net Other Income | 0.00 | 200.00 | 0.00 | 0.00 | 0.00 | 0.00 | 1,000.00 |
| Net Income | 15,773.10 | 13,122.21 | 12,852.66 | -38,004.21 | 11,808.60 | 11,738.42 | 109,414.39 |



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Rent Roll

Properties: The Bradford - 535 Forrest Avenue Gainesville, GA 30501

Units: Active

As of: 04/01/2026

Include Non-Revenue Units: No

| Unit | BD/BA | Tenant | Status | Rent | Lease From | Lease To | Move-in | Move-out |
|--|--------|----------------------------|------------------------|------------------|------------|------------|------------|------------|
| The Bradford - 535 Forrest Avenue Gainesville, GA 30501 | | | | | | | | |
| B1 | 3/2.00 | Elizabeth P. D'Antonio | Current | 1,800.00 | 04/01/2026 | 03/31/2027 | 03/29/2021 | |
| B2 | 3/2.50 | Tyler D. Haire | Current | 1,850.00 | 04/01/2026 | 03/31/2027 | 03/21/2025 | |
| B3 | 2/2.00 | Morgan M. Bush | Current | 1,700.00 | 03/01/2026 | 02/28/2027 | 02/14/2025 | |
| B4 | 2/2.00 | Lindsey M. Zottarelli Vann | Notice-Unrented | 1,700.00 | 05/21/2024 | 05/31/2026 | 05/21/2024 | 05/31/2026 |
| B5 | 2/2.00 | Katherine O. Bush | Current | 1,650.00 | 02/23/2026 | 02/28/2027 | 02/23/2026 | |
| B6 | 2/2.00 | Richard J. Collinson | Current | 1,650.00 | 10/10/2025 | 10/31/2026 | 10/10/2025 | |
| B7 | 2/2.00 | David T. Hart | Current | 1,650.00 | 01/01/2026 | 12/31/2026 | 11/09/2020 | |
| B8 | 2/2.00 | Rachel R. Tuchman | Current | 1,750.00 | 08/15/2024 | 08/31/2026 | 08/15/2024 | |
| B9 | 2/2.00 | Peyton E. Sharpe | Current | 1,400.00 | 04/01/2026 | 03/31/2027 | 03/07/2025 | |
| 9 Units | | | 100.0% Occupied | 15,150.00 | | | | |
| Total 9 Units | | | 100.0% Occupied | 15,150.00 | | | | |



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