

**TYRONE TOWNHOMES
140 TYRONE BOULEVARD
MACON, GEORGIA 31204**

6 UNITS

\$995,000.00



BOB LEWIS & ASSOCIATES, INC.

Bob Lewis & Associates, Inc.
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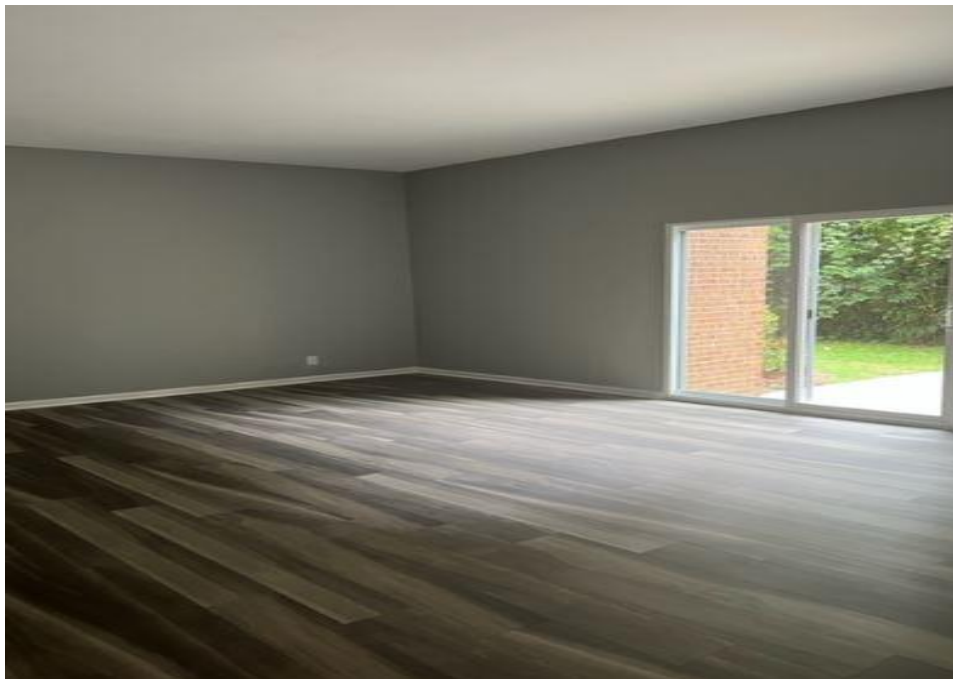
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Living Room or Den



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Dining Room



Master Bedroom



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Master Bath



Kitchen



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PROPERTY INFORMATION

PROPERTY:	Tyrone Townhomes 140 Tyrone Boulevard Macon, Georgia 31204
ZONING:	R-3 Multi-Family
AGE:	Built in 1967 Totally remodeled and renovated in 2022
CONSTRUCTION:	Two-story, Brick & Stucco
LAND:	.51 Acres
TOTAL BUILDINGS:	3
TOTAL UNITS:	6
UNIT MIX:	4 - 2BR/2BA Units - \$1,250.00 2 - 3BR/2BA Units - \$1,500.00
UTILITIES:	All public utilities are available to the property including water, sanitary sewerage, electricity, gas and telephone.

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TYRONE TOWNHOMES

ACTUAL TRAILING 12 INCOME AND EXPENSES (6/25-5/26)

INCOME:

ACTUAL TRAILING 12 (6/25-5/26) INCOME	\$ 98,224.00
OTHER INCOME (4%)	<u>+ 4,096.00</u>
	<u>\$102,320.00</u>

EXPENSES:

Utilities	\$4,310.00
Grounds	3,035.00
Repairs & Maintenance	2,218.00
Pest Control	317.00
Insurance	6,384.00
Property Taxes	6,236.00
Legal & Professional Fees	425.00
Payroll	<u>3,016.00</u>

TOTAL EXPENSES	<u>\$25,941.00</u>
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ACTUAL TRAILING 12 OPERATING INCOME:	\$76,379.00
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CAPITALIZATION RATE :	7.7%
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PARCEL MAP



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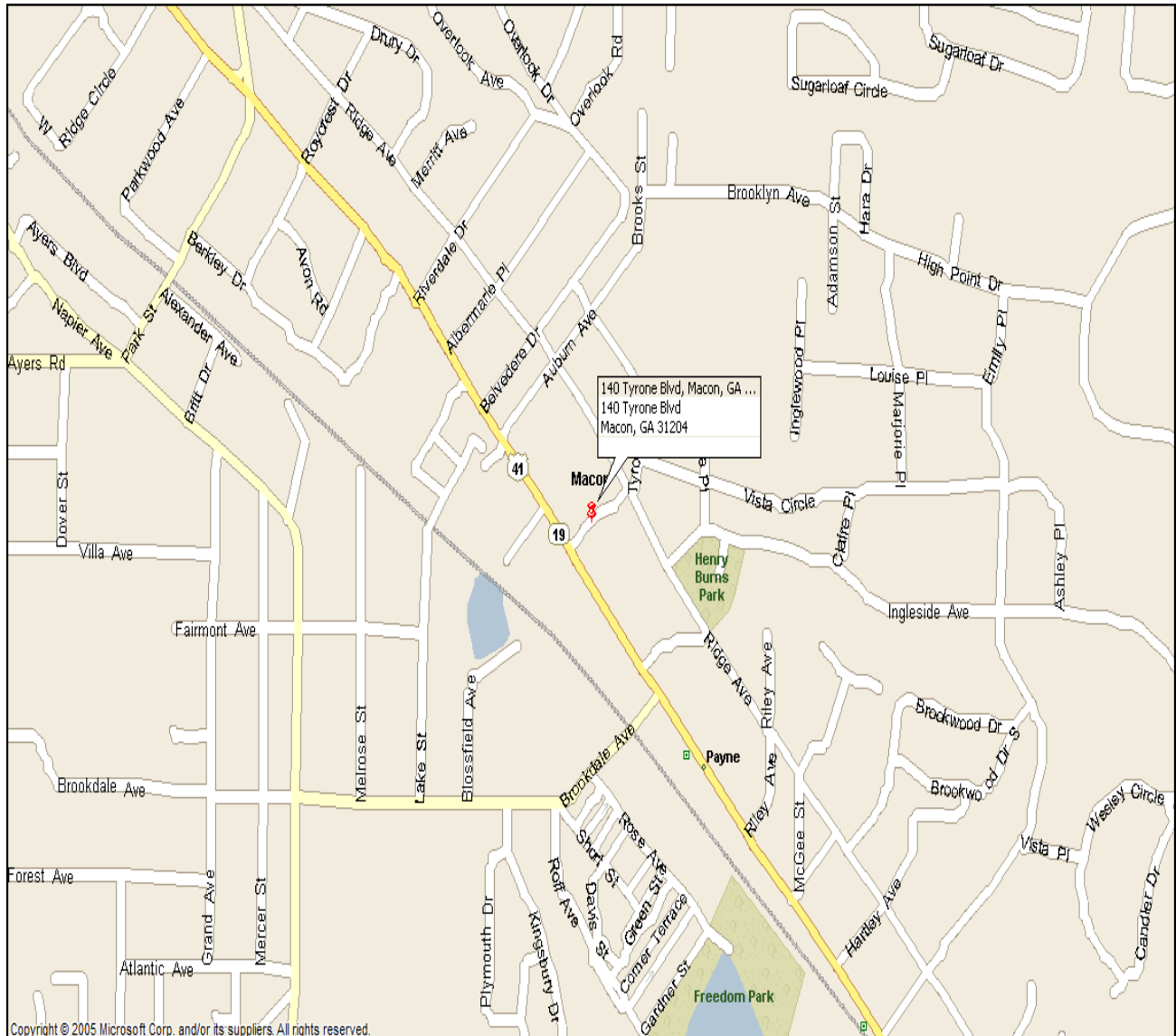
AERIAL



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STREET MAP



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