



16-UNIT MULTIFAMILY INVESTMENT OPPORTUNITY - SAVANNAH, GA

**FOR SALE**

**1301 RANGER ST  
SAVANNAH, GA 31404**

**Jordan Kim**

Principal

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**Prashant Patel**

Advisor

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# PROPERTY SUMMARY

## 16-UNIT MULTIFAMILY INVESTMENT OPPORTUNITY

*1301 Ranger St Savannah, GA 31404*

Blokk Commercial Real Estate is pleased to present 1301 Ranger St, a 16-unit apartment community in Savannah, Georgia, featuring a uniform mix of 2-bedroom/2-bathroom units, each with in-unit washer/dryer hookups, situated on a 1.4-acre site. Tenants are responsible for their own utilities, keeping the operating structure simple. The asset offers a clean, low-complexity platform well suited to either a value-add reposition or a stabilized long-term hold. The property sits in an established, amenity-rich pocket of Savannah's eastside along the Waters Avenue medical corridor. It is directly adjacent to Memorial Health University Medical Center, Savannah's largest hospital and a Level I trauma center, and approximately 1.5 miles from Candler Hospital, giving the immediate area two major hospital systems and their employment base. The property is also surrounded by a dense Medical Arts district of physician offices and outpatient clinics, supporting steady healthcare-driven housing demand well beyond the hospitals themselves. The location offers strong day-to-day convenience and connectivity. Direct access to Harry S. Truman Parkway provides a fast, signal-light-free commute across the city, while Calvary Day School and Juliette Low Elementary sit roughly a half-mile away and Forrest Hills Park, with tennis/pickleball courts, disc golf, and playgrounds, is less than a mile out. Retail and grocery options along Victory Drive and DeRenne Avenue, along with Daffin Park and Grayson Stadium (home of the Savannah Bananas), are all just minutes from the property.

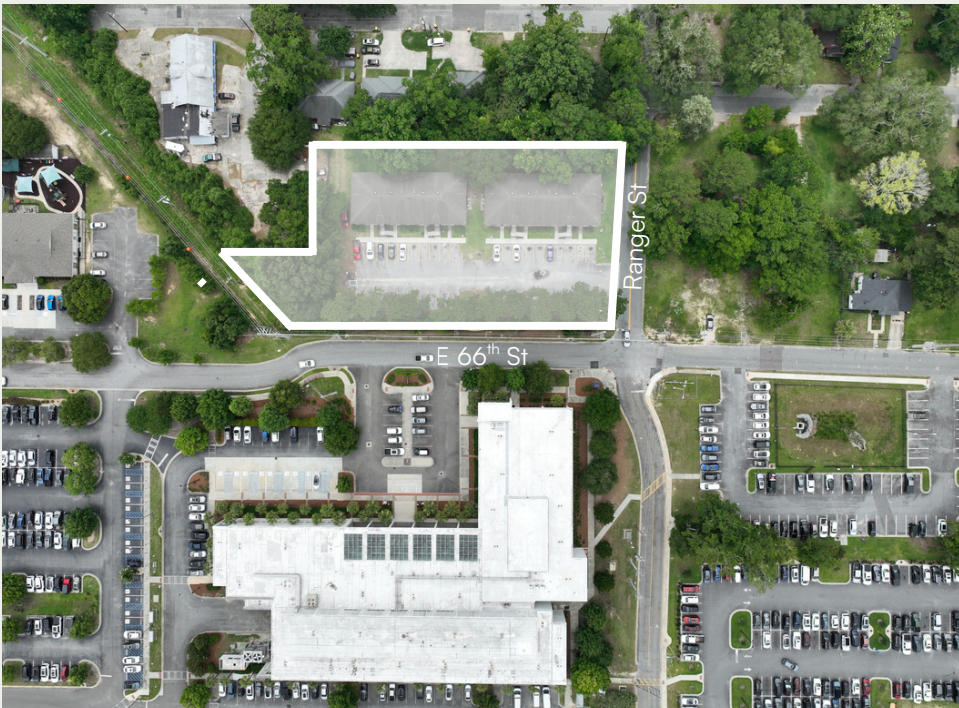
# INVESTMENT HIGHLIGHTS

**Pricing:** \$3,250,000  
**Lot Size:** 1.40 Acre  
**Parking Spaces:** 48 Spaces

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## Unit Summary

- 16 units
- 2 bed 2 bath w/ washer & dryer hook ups
- Tenants - utilities
- Roof 4 years old
- Below market rent



**Uniform 16-unit**



**In-unit washer/dryer hookups in every unit**



**Directly adjacent to Memorial Health University Medical Center, Savannah's largest hospital and only Level 1 trauma center**



**Within 1.5 miles of Candler Hospital, providing access on two major healthcare systems**



**Adding a second major hospital system to the immediate demand base**



**Surrounded by a dense Medical Arts district of physician offices, clinics, and healthcare providers**



**Minutes from retail, grocery, and neighborhood amenities along Victory Drive and DeRenne Ave, as well as Daffin Park and Grayson Stadium**

# PROPERTY OVERVIEW



enmarket

EXPRESS OIL CHANGE

tropical CAFE

E Derenne Ave

BAKERS PRIDE Savannah's Family BAKERY

REFRESHED

TRUIST

Wendy's

McDonald's

St. Joseph's Candler

CVS

Chick-fil-A

Checkers

Waters Ave

COLLECTIVE

Paulsen St

Wendy's

Blokk COMMERCIAL REAL ESTATE

SYNOVUS

Ranger St



Memorial Health

E 66th St

SMOOTHIE KING

GNC LIVE WELL

DOLLAR TREE

CALVARY BAPTIST TEMPLE

MERCER UNIVERSITY SCHOOL OF MEDICINE

PEDIATRIC ASSOCIATES OF SAVANNAH

Memorial Health

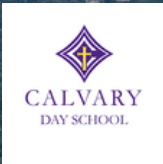
Harry S Truman Pkwy

Reuben Clark Dr

# PROPERTY OVERVIEW



Daffin Park



Waters Ave



E 66th St



Ranger St

E 66th St

Harry S Truman Pkwy

# FINANCIAL OVERVIEW

## Operating Summary

### Income Rent

Category	Amount (Monthly)	Amount (Annually)	Amount (Proforma)
<b>Income</b>			
Gross Rental Income	\$ 24,000	\$288,000	\$355,200
<b>Total Income</b>	<b>\$ 24,000</b>	<b>\$ 288,000</b>	<b>\$ 355,200</b>
<b>Expenses</b>			
Property Taxes (w/ increase)	\$ 2,500	\$30,000	\$30,000
Property Insurance (w/increase)	\$ 1,250	\$ 15,000	\$ 15,000
Landscaping	\$ 400	\$ 4,800	\$ 4,800
Utilities	\$ 150	\$ 1,800	\$ 1,800
Trash	\$ 120	\$ 1,440	\$ 1,440
Vacancy (5%)	\$ 1,200	\$ 14,400	\$ 17,760
Capex (5%)	\$ 1,200	\$ 14,400	\$ 17,760
Repairs (5%)	\$ 1,200	\$ 14,400	\$ 17,760
Management (5%)	\$ 1,200	\$ 14,400	\$ 17,760
<b>Total Expenses</b>	<b>\$ 9,220</b>	<b>\$ 110,640</b>	<b>\$ 124,080</b>
<b>Net Income (loss)</b>	<b>\$ 14,780</b>	<b>\$ 177,360</b>	<b>\$ 231,120</b>

# SAVANNAH OVERVIEW

Located along the Georgia coast, Savannah is a celebrated historic destination, attracting visitors to its vibrant downtown, renowned dining, and walkable squares. The Savannah Historic District—one of the largest National Historic Landmark Districts—features preserved architecture, boutique retail, hospitality venues, and cultural attractions, creating a lively, engaging environment year-round. Savannah has earned top recognition from Travel + Leisure and Southern Living, reinforcing its reputation as a premier tourism and lifestyle city.

Historic downtown continues to draw strong demand from retail, hospitality, and entertainment concepts. Anchored by River Street, City Market, and the historic core's thriving corridors, the area enjoys consistent foot traffic from events, attractions, and a growing local population. With its historic character, walkability, and vibrant business scene, downtown Savannah is an exceptional location for companies seeking a presence in one of the Southeast's most distinctive markets.

Visitor Spending  
**\$4.7 Billion**

**Over 17M**  
Visitors Annually

**7.3M**  
Day Visitors

Overnight Visitors Stay  
Approximately

**2.8 Nights**

**10M**

Overnight  
Visitors



# LOCATION OVERVIEW



Ardsley Park	1.4 miles
Downtown Savannah	4.4 miles
Isle of Hope	4.7 miles
Savannah Airport	22.0 miles
Atlanta, GA	247 miles
Charleston, SC	187 miles
Jacksonville, FL	162 miles

# BIO/CONTACT



## **JORDAN KIM**

Principal

Jordan.kim@blokkcre.com

912.667.5887

## **BACKGROUND**

Jordan Kim began his career at NAI Mopper Benton as a commercial real estate advisor. After learning the greater Savannah market, he joined Meybohm Commercial Properties where he specialized in retail investment and development sales. Jordan opened the doors to Blokk Commercial Real Estate in 2022.

The company has a history of completed transactions (over 200) and volume over \$300M. Blokk served as the master broker for Tidal Wave Auto Spa. Additionally, the firm has executed transactions across the country. Jordan is an active investor and currently serves as the President of BCRE.

## **EDUCATION**

Georgia Southern University

College of Business and Finance-Bachelors of Finance Degree

# BIO/CONTACT



## **PRASHANT PATEL**

Advisor

[Prashant.patel@blokkcre.com](mailto:Prashant.patel@blokkcre.com)

229.256.3260

## **BACKGROUND**

Prashant Patel began his career with Blokk in 2023. He previously served in the hospitality industry for over six years in a manager role. In addition to his work in real estate, Prashant is an angel investor in businesses across the southeast. Through his investments, he has gained valuable insights into various market trends, which he leverages to help his clients make informed decisions about their real estate investments. Prashant has personally bought and sold multiple commercial and residential properties over the years, giving him a firm understanding of the buying and selling process.

## **EDUCATION**

Georgia Southern University  
College of Business Management