

Tri-Plex For Sale
1893 Third Avenue
Macon, GA 31201

 **FICKLING
& COMPANY**
A Full Service Real Estate Company
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Lot Size: 0.09 AC

Building Size: 1,753 SF (each unit 584± SF)

Year Built: 1949 - Renovated in 2021

Utilities: Separate electrical meters, 3 new hot water heaters.

Zoning: R-3

Parking: Street

Taxes: \$632.41 (2022 est.)

Notes: Partially occupied tri-plex with lots of recent renovations done over the last two years. Current tenants are on year-to-year leases. See Financials for breakdown. Recent renovations include new plumbing (supply lines from meter & sewer lines), new electrical (all units separately metered; tenants responsible for own electric with GA Power), new roof, new laminate flooring, 3 new tankless water heaters, 3 mini-splits (for heating and cooling), and appliances (refrigerator, stove/oven).

Location: Located at corner of Third Avenue and Pursley Street, with easy access to Vineville Avenue. Neighbors include LH Williams Elementary School, Buzzell Plumbing, Heating, & Air, Fresh Wash Laundromat, and Citgo.

Reduced Price: \$150,000
~~Sale Price: \$165,000~~

**FOR MORE
INFORMATION
CONTACT**

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FINANCIALS

Actual

Income:

Unit	Monthly Rent	Term
A	--	Landlord advertising for \$600/month
B	\$600	August 2022 - July 2023
C	\$600	March 2023 - February 2024
Monthly Income:	\$1,200	
Yearly Income:	\$14,400	

Expenses:

	Yearly
Water:	\$240
Yard Maintenance:	\$900
Taxes (2022 est.):	\$632.41
Insurance:	\$500.00
Total:	\$2,272.41

NOI:	\$12,127.59
CAP Rate:	8.09%

Pro Forma

Income:

Unit	Monthly Rent
A	\$600
B	\$600
C	\$600
Monthly Income:	\$1,800
Yearly Income:	\$21,600

Expenses:

	Yearly
Water:	\$240
Yard Maintenance:	\$900
Taxes (2022 est.):	\$632.41
Insurance:	\$500.00
Total:	\$2,272.41

NOI:	\$19,327.59
CAP Rate:	12.89%

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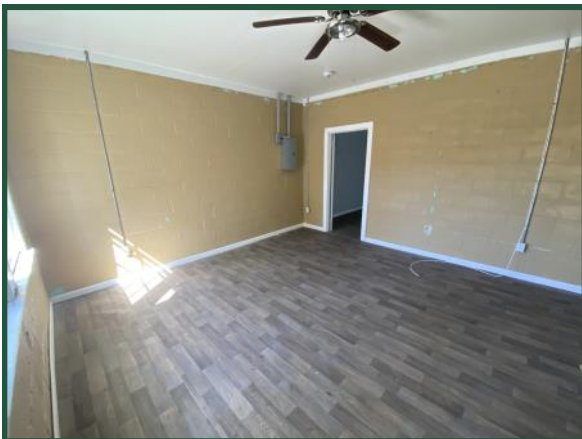
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PHOTOS



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AERIAL



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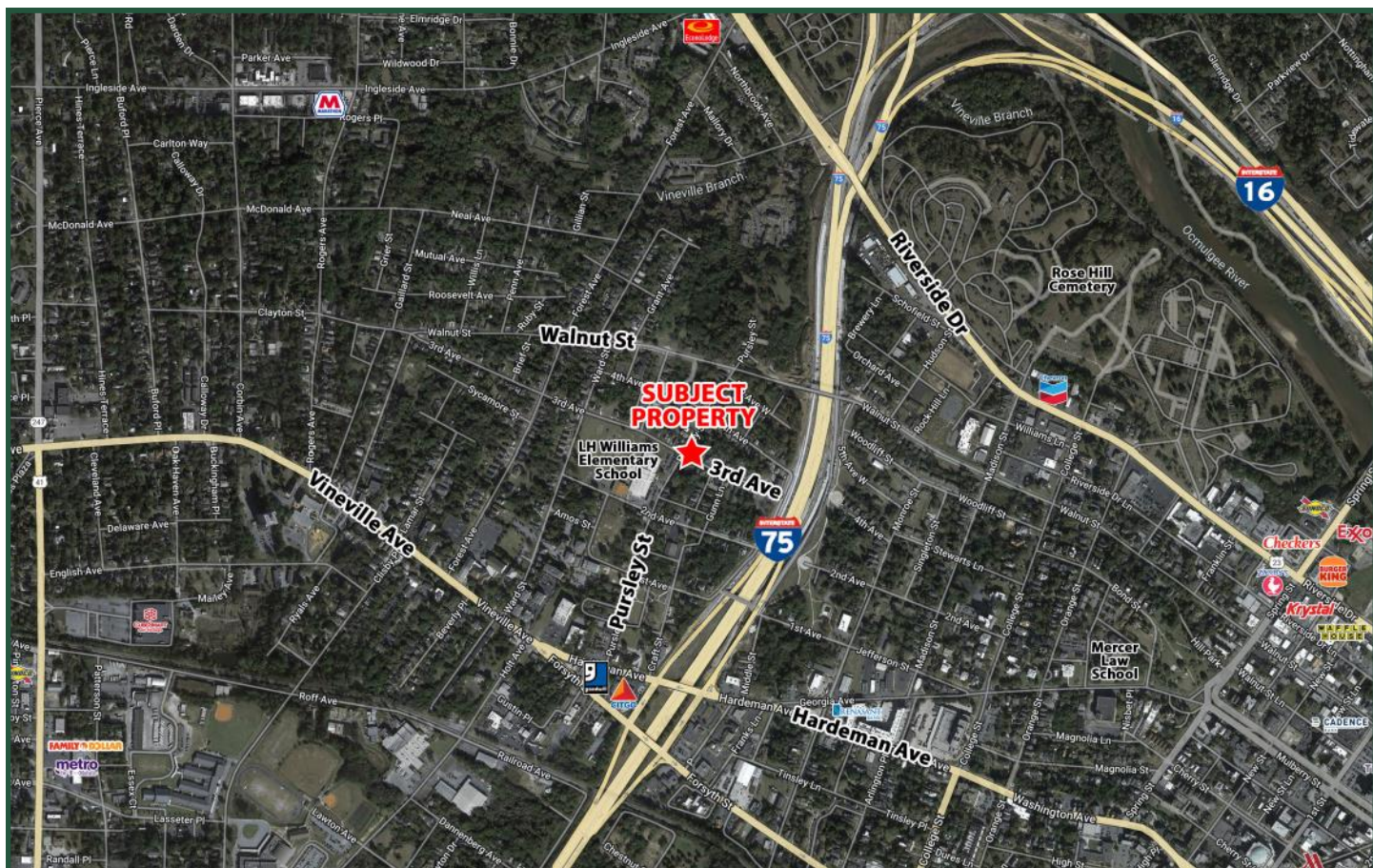
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AERIAL



2022 Demographics	1 Mile	3 Mile	5 Mile
Population	7,689	47,744	90,841
Median Age	39.5	37.1	36.5
Average HHI	\$44,917	\$41,610	\$47,571

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