

12-UNIT MULTIFAMILY FOR SALE

CAVE SPRING APARTMENTS

1410 Cave Spring Road SW, Rome, GA 30161





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CAVE SPRING APARTMENTS – ROME, GA

EXECUTIVE SUMMARY

PROPERTY OVERVIEW

De La Rosa Group is pleased to exclusively offer for sale The Cave Spring Apartments, a 12-unit multifamily property located at 1410 Cave Springs Road SW In Rome, GA. With a favorable unit mix, this 12-unit multifamily property in Rome, GA, presents a strong value-add investment opportunity. Current below-market rents and inactive laundromat, already stubbed with plumbing for 5 washers, and electrical for 6 dryers allows for additional income to be generated right away. The asset features a mix of one and two bedroom units, appealing to a broad tenant base. Recent renovations include interior and exterior paint, new kitchens in select units, new LVP in select units, newer roof, updated plumbing, updated lights fixtures, and LED common area lights to reduce costs. Heavy work has been completed to the property, lowering investors initial capital expenditure.

Sales Price

\$1,250,000

OFFERING SUMMARY

Year 1 Cap Rate (Pro-Forma):	9.8%
Year 1 NOI (Pro-Forma):	\$123,522.85
Price / Unit:	\$104,166.67
Unit Count:	12

BUILDING INFORMATION

Street Address, City, State, Zip, County:	1410 Cave Spring Road SW Rome, GA 30161
Building Size:	8,900 SF
Year Built:	1950 / 2021





CAVE SPRING APARTMENTS - ROME, GA

INVESTMENT HIGHLIGHTS

Attractive Value-Add Opportunity: Current below-market rents, with room to raise to market rent. There is also an inactive laundromat, already stubbed with plumbing for 5 washers, and electrical for 6 dryers, allowing for additional income to be generated right away. Additional space will also allow to incorporate vending machines, with large storage also attached to the building.

Recent Renovations: Recent renovations include interior and exterior paint, new kitchens in select units, new LVP in select units, newer roof, updated plumbing, updated lights fixtures, and LED common area lights to reduce costs. Heavy work has been completed to the property, lowering investors initial capital expenditure.

Rental Growth Outlook: Rome, Georgia's rental market shows positive growth, with recent data indicating about 5.8% to 6.6% increase year-over-year. As of December 2025, the average rent in Rome, GA is \$1,136 per month, making it more affordable than the national average, and seeing strong gains in 2- and 3-bedroom rentals.

Proximity To Major Employers: Rome, Georgia offers a robust mix of amenities including award-winning healthcare anchored by Floyd Medical Center (5,200+ employees) and Atrium Health Redmond (3,400+ employees), making it a regional hub for medical employment and services. Large retailers such as Walmart & UPS, remain the center of the workforce for the retail sector. When talking about Rome, a manufacturing-based city, you have manufacturing giants such as Kellanova (formerly Kellogg's), and Frito-Lay dominating the workforce.

Favorable Location Near Amenities: Rome, Georgia offers exceptional quality of life with top-rated schools such as Rome High School and Darlington School, expansive outdoor amenities like the 96-mile Berry College trail system, Ridge Ferry Park, and the Rome Riverwalk. The community is deeply active, hosting annual events like the Rome International Film Festival, First Friday concerts, holiday parades, and bustling farmers markets that bring residents together throughout the year. With family-friendly amenities including the Rome Tennis Center, Barron Stadium, community recreation centers, and a vibrant historic downtown, Rome provides a warm, connected environment that appeals to both residents and businesses looking for long-term stability.



CAVE SPRING APARTMENTS – ROME, GA



AERIAL MAP



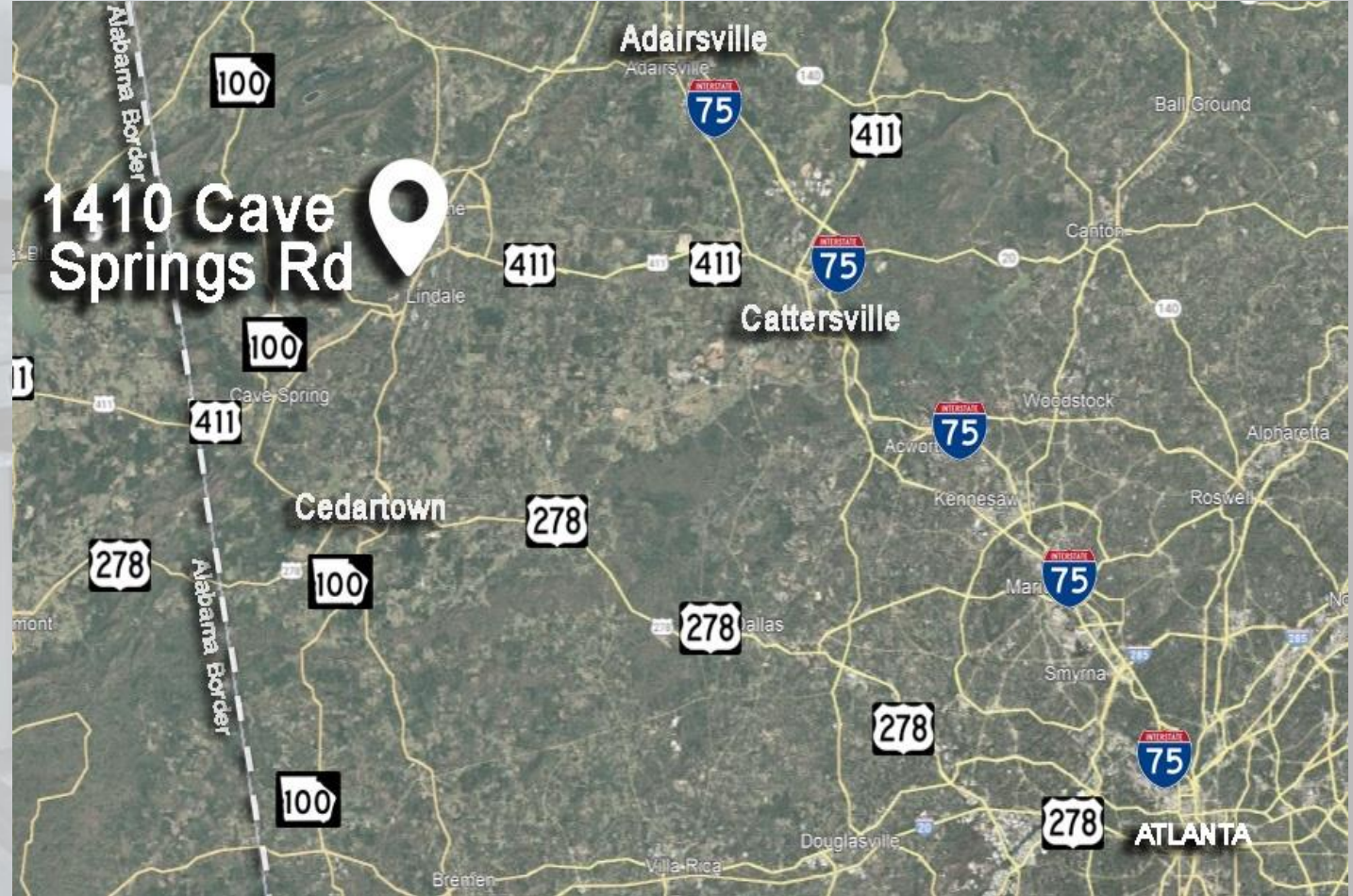
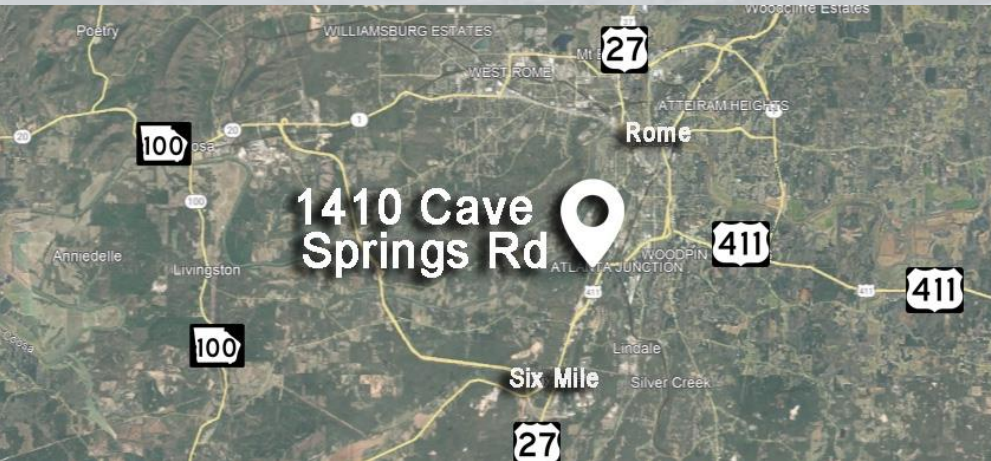
1410 Cave
Spring Rd





CAVE SPRING APARTMENTS – ROME, GA

LOCATION MAP





CAVE SPRING APARTMENTS – ROME, GA

PROPERTY IMAGES



CAVE SPRING APARTMENTS – ROME, GA

PROPERTY IMAGES





CONFIDENTIALITY AGREEMENT

Confidentiality Agreement

The information contained in the following offering memorandum, Seller intends to disclose confidential information regarding the property/business identified below (the "Property") to Brokers and potential buyers for the purpose of facilitating a potential sale, lease, or transaction involving the Property; NOW THEREFORE, in consideration of the mutual covenants herein contained and other valuable consideration, the parties agree as follows:

I. Confidential Information:

Broker/ Potential buyer acknowledges that all information provided by Seller concerning the Property at 1410 Cave Springs Road SW Rome, GA 30161 including but not limited to tenant data, lease agreements, lease rates, financial statements, income and expense reports, property conditions, survey, soil tests, environmental reports, vendor relationships, and any other material provided by Seller (collectively "Confidential Information"), is proprietary and confidential.

Broker agrees:

- To maintain strict confidentiality of all Confidential Information received from Seller.
- Not to disclose any Confidential Information to any third party without prior written consent from Seller's broker.
- To use Confidential Information solely for evaluating, marketing, and facilitating a potential transaction involving the Property.

II. Disclosure Restrictions:

Broker shall not directly or indirectly disclose Confidential Information to any parties other than prospective buyers, tenants, or investors who have executed a separate confidentiality agreement approved by Seller.

III. Governing Law:

This Agreement shall be governed by and interpreted in accordance with the laws of the State of Georgia.



RENT ROLL & UNIT MIX

Rent Roll						
Unit	Bed Bath	Lease Start date	Lease End Date	Current Rent	Market Rent	
1A	2 BD 1 BA	12 / 15 / 2025	12 / 15 / 2026	\$1,150	\$1,200	
2A	3 BD 1 BA	10 / 31 / 2025	09 / 30 / 2026	\$1,200.00	\$1,300.00	
3A	1 BD 1 BA	09 / 01 / 2025	08 / 31 / 2026	\$835.00	\$900.00	
4A	1 BD 1 BA	10 / 01 / 2025	09 / 20 / 2026	\$835.00	\$900.00	
5A	2 BD 1 BA	11 / 14 / 2025	10 / 31 / 2026	\$1,200.00	\$1,250.00	
6A	1 BD 1 BA	04 / 09 / 2025	04 / 30 / 2026	\$1,050.00	\$1,100.00	
1B	1 BD 1 BA	MONTH	TO MONTH	\$1,200.00	\$1,250.00	
2B	1 BD 1 BA	10 / 21 / 2025	09 / 21 / 2026	\$1,050.00	\$1,100.00	
3B	1 BD 1 BA	08 / 01 / 2025	07 / 31 / 2026	\$1,000.00	\$1,050.00	
4B	1 BD 1 BA	11 / 24 / 2025	10 / 31 / 2025	\$950.00	\$1,000.00	
5B	1 BD 1 BA	10 / 31 / 2025	09 / 20 / 2026	\$850.00	\$900.00	
6B	1 BD 1 BA	11 / 15 / 2024	11 / 31 / 2025	\$850.00	\$900.00	
TOTALS				\$12,170.00	\$12,850.00	



INCOME & EXPENSES

	25-Feb	25-Mar	25-Apr	25-May	25-Jun	25-Jul	25-Aug	25-Sep	25-Oct	25-Nov	25-Dec	26-Jan	TOTAL
RENTS	\$11,020.00	\$11,020.00	\$ 11,020.00	\$11,020.00	\$10,565.00	\$10,555.00	\$ 9,840.00	\$ 6,610.00	\$11,170.00	\$11,020.00	\$12,170.00	\$12,170.00	\$ 128,180.00
Utility Charges	\$ 350.00	\$ 359.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 709.00
TOTAL OPERATING INCOME	\$11,370.00	\$11,379.00	\$ 11,020.00	\$11,020.00	\$10,565.00	\$10,555.00	\$ 9,840.00	\$ 6,610.00	\$11,170.00	\$11,020.00	\$12,170.00	\$12,170	\$ 128,889.00
EXPENSES													
Landscaping	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
Pest Control & Termites	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
Cleaning & Other Maintenance	\$ 100.00	\$ 100.00	\$ 100.00	\$ 150.00	\$ 150.00	\$ 150.00	\$ 150.00	\$ 150.00	\$ 150.00	\$ 150.00	\$ 150.00	\$ 150.00	\$ 1,650.00
TOTAL CLEANING & MAINTENCE	\$ 100.00	\$ 100.00	\$ 100.00	\$ 150.00	\$ 150.00	\$ 150.00	\$ 150.00	\$ 150.00	\$ 150.00	\$ 150.00	\$ 150.00	\$ 150.00	\$ 1,650.00
INSURANCE	\$ 561.67	\$ 561.67	\$ 818.20	\$ 818.20	\$ 818.20	\$ 818.20	\$ 818.20	\$ 818.20	\$ 818.20	\$ 818.20	\$ 818.20	\$ 818.20	\$ 9,305.34
TAXES	\$ 518.86	\$ 518.86	\$ 706.24	\$ 706.24	\$ 706.24	\$ 706.24	\$ 706.24	\$ 706.24	\$ 706.24	\$ 706.24	\$ 706.24	\$ 706.24	\$ 8,100.12
UTILITIES													
Electricity	\$ 128.95	\$ 254.51	\$ 253.13	\$ 251.09	\$ 147.07	\$ 352.07	\$ 252.83	\$ 251.09	\$ 248.00	\$ 132.22	\$ 130.49	\$ 262.34	\$ 2,663.79
Water & Sewage	\$ 348.59	\$ 390.70	\$ 274.27	\$ 193.73	\$ 188.02	\$ 193.73	\$ 188.02	\$ 395.18	\$ 529.49	\$ 328.03	\$ 330.00	\$ 381.75	\$ 3,741.51
Trash	\$ 0.00	\$ 0.00	\$ 150.00	\$ 150.00	\$ 150.00	\$ 150.00	\$ 150.00	\$ 137.04	\$ 137.04	\$ 137.04	\$ 152.93	\$ 152.93	\$ 1,466.98
TOTAL UTILITIES	\$ 477.54	\$ 645.21	\$ 677.40	\$ 594.82	\$ 485.09	\$ 695.80	\$ 590.85	\$ 783.31	\$ 914.53	\$ 597.29	\$ 613.42	\$ 797.02	\$ 7,872.28
REPAIRS													
HVAC	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
General Repairs	\$ 37.68	\$ 148.90	\$ 0.00	\$ 0.00	\$ 125.00	\$ 150.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 150.00	\$ 0.00	\$ 100.00	\$ 711.58
TOTAL REPAIRS	\$ 37.68	\$ 148.90	\$ 0.00	\$ 0.00	\$ 125.00	\$ 150.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 150.00	\$ 0.00	\$ 100.00	\$ 711.58
OTHERS													
Painting	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 300.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 300.00
TOTAL OTHERS	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
TOTAL OPERATING EXPENSES	\$ 1,695.75	\$ 1,974.64	\$ 2,301.84	\$ 2,269.26	\$ 2,284.53	\$ 2,520.24	\$ 2,265.29	\$ 2,457.75	\$ 2,588.97	\$ 2,421.73	\$ 2,287.86	\$ 2,571.46	\$ 27,639.32
NOI - Net Operating Income	\$ 9,674.25	\$ 9,404.36	\$ 8,718.16	\$ 8,750.74	\$ 8,280.47	\$ 8,034.76	\$ 7,574.71	\$ 4,152.25	\$ 8,581.03	\$ 8,598.27	\$ 9,882.14	\$ 9,598.54	\$ 101,249.68



CAVE SPRING APARTMENTS – ROME, GA

ROME, GEORGIA CITY OVERVIEW



ROME, GA

Rome, Georgia is a thriving regional hub located at the foothills of the Appalachian Mountains, strategically positioned between Atlanta, Chattanooga, and Birmingham. As the largest city in Northwest Georgia, Rome serves as the economic, medical, and educational center for a multi-county region. The city benefits from strong transportation access via Highways 27, 411, and 53, connecting businesses seamlessly to major interstate corridors. With a population of more than 98,000 in Floyd County, Rome continues to attract residents and employers seeking affordability, infrastructure, and long-term growth potential.

The city's diversified economy is anchored by healthcare, advanced manufacturing, education, and logistics—industries that provide stable employment and support sustained commercial demand. Rome is home to two major regional hospitals, numerous corporate manufacturing facilities, and well-known educational institutions such as Berry College and Georgia Highlands College. This concentration of economic activity creates a robust daytime workforce and consistent consumer base, contributing to a healthy retail, industrial, and service-sector environment.



Rome also offers a high quality of life that continues to strengthen both residential and commercial real estate fundamentals. The city features a vibrant historic downtown, an active riverfront, extensive park systems, and a strong calendar of community events. Ongoing public and private investment—ranging from downtown redevelopment to infrastructure improvements—further enhances the area's appeal. As a result, Rome, Georgia presents a stable and growing market that supports long-term investment and makes it an attractive location for commercial real estate owners and businesses alike.



CAVE SPRING APARTMENTS – ROME, GA

DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	9,180	38,187	77,882
Average Age	36.5	37.7	36.9
25 - 45	2,328	9,229	20,103
45 - 65	2,314	9,625	20,103

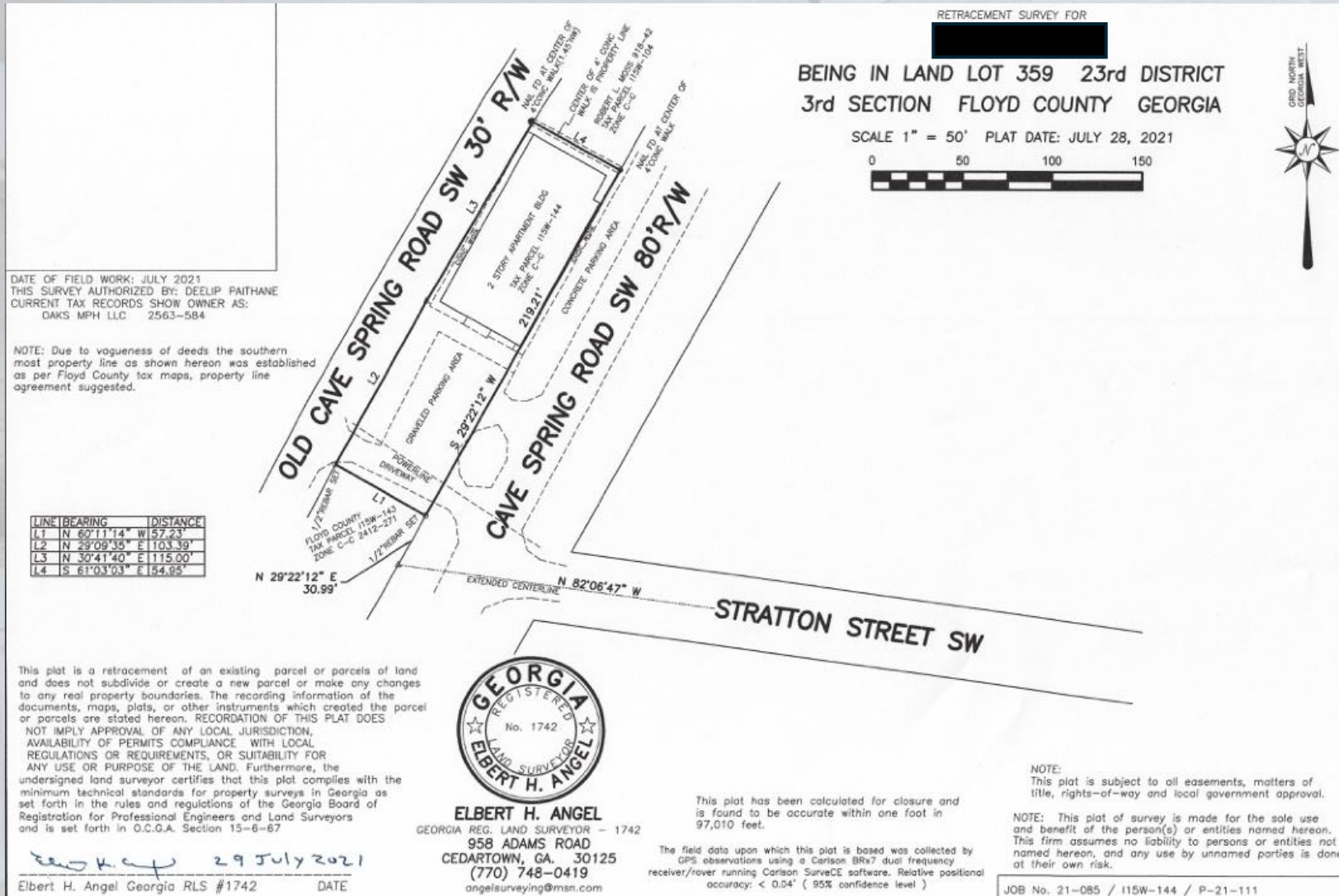
HOUSEHOLDS INCOME	1 MILE	5 MILES	10 MILES
Median HH Income	\$46,157	\$54,979	\$59,721
Total Employees	7,361	29,699	61,527
Housing Occupancy	4:1	20:3	10:1
Renter To Homeowner	17:20	4:5	13:20





CAVE SPRING APARTMENTS – ROME, GA

SUPPORTING DOCS – SURVEY





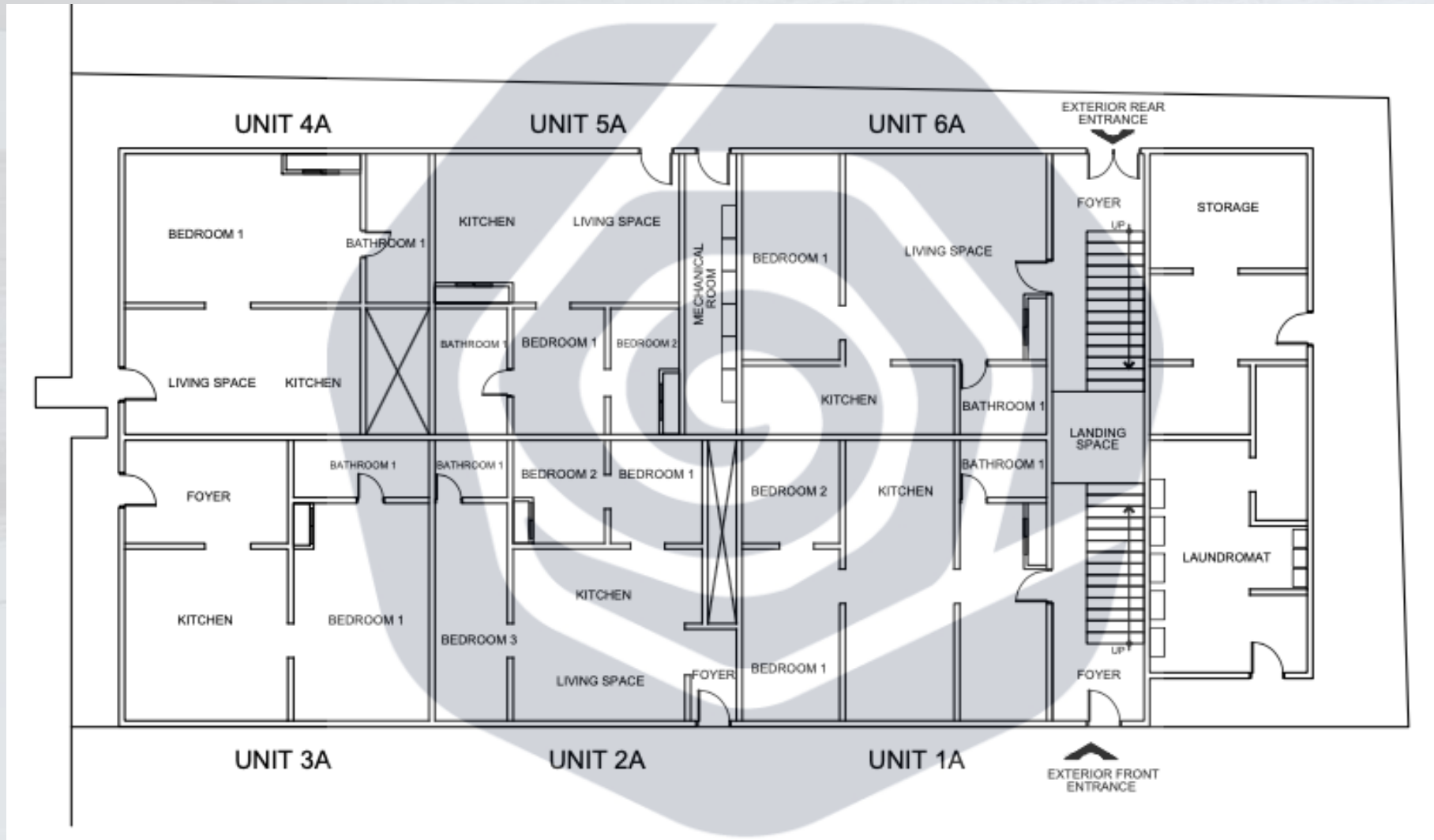
CAVE SPRING APARTMENTS – ROME, GA

SUPPORTING DOCS – ALTA SURVEY

<p>ENCROACHMENTS</p> <p>A GUY WIRE CROSS AS SHOWN</p> <p>B POWER LINE CROSS AS SHOWN</p> <p>C COAC CROSSING IN CONDUIT LOCATION AS SHOWN</p>	<p>VICINITY MAP</p> <p>NOT TO SCALE</p>	<p>FLOOD NOTE</p> <p>FLOOD NOTE: By graphic plotting only, this property is in Zone(s) "X" of the Flood Insurance Rate Map, Community Plan No. 1310502Z01, which bears an effective date of 8/23/2018. No field surveying was performed to determine this zone and an additional verification may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency. Map flood information was found on FEMA Map Service Centers website https://www.fema.gov/pdr</p>	<p>LAND AREA</p> <p>0.286 ACRES 12,451 Sq. Ft.</p>	<p>ZONING INFO</p> <p>NOT PROVIDED BY INSURER</p>	<p>REFERENCE</p> <p>PR 28 PG 17 SB 2101 PG 108</p>	<p>SCHEDULE B TITLE EXCEPTIONS</p> <p>FIRST AMERICAN TITLE INSURANCE COMPANY ALTA COMMITMENT FOR TITLE INSURANCE Issuing Office File No.: 09H1302.563 Commitment Effective Date: April 11, 2025</p> <ol style="list-style-type: none"> All matters as would be disclosed by a current and accurate survey and inspection of the premises, including without limitation, encroachments, easements, measurements, variations in area or content, party walls, or riparian rights. Upon receipt of a survey acceptable to the Company, this item may be replaced with a specific survey reading. NOTED MATTERS SHOWN HEREON Rights of tenancy in possession under unrecorded leases and the terms and conditions of any unrecorded leases. NOT A PLOTTABLE ITEM Riparian rights incident to the premises. NOT A PLOTTABLE ITEM Any interests or mineral rights leased, granted, or retained by current or prior owners. NOT A PLOTTABLE ITEM Hazardous Substances Certificate and Indemnity Agreement by and between TSPJ LLC and Trust Bank, dated August 8, 2021, filed August 12, 2021 and recorded in Deed Book 2700, Page 133, records of the Superior Court of Floyd County, Georgia. WAY AFFECT, SUBJECT IN NATURAL CHANGE TO PLAN All matters affecting subject property as shown on the following plans, all referenced records: <ol style="list-style-type: none"> Deed Book 666, Page 700, and NOTE: NOTED Plot Book 28, Page 17. NOTED MATTERS SHOWN HEREON
<p>TRACT DESCRIPTION</p> <p>FIRST AMERICAN TITLE INSURANCE COMPANY ALTA COMMITMENT FOR TITLE INSURANCE Issuing Office File No.: 09H1302.563 Commitment Effective Date: April 11, 2025</p> <p>TITLE DESCRIPTION</p> <p>All that certain parcel of land being and being in Parcel Lot 208 of the 23rd District, 3rd Section of First County, Georgia, and being identified as "The Parcel 1104", said property being approximately .28 acres +/-.</p> <p>As Measured Tract Description</p> <p>ALL THAT CERTAIN TRACT, PARCELS OR LOT OF LAND LYING AND BEING IN PARCEL LOT 208 OF THE 23RD DISTRICT 3RD SECTION FLOYD COUNTY, GEORGIA AND BEING MORE FULLY SHOWN AND DESCRIBED ON ALTA/NPS/LAND TITLE SURVEY FOR KASSIRI PROPERTIES, LLC, DATED 05/05/25 PREPARED BY LRS SURVEYING COMPANY 20-250408 HAVING THE FOLLOWING BOUNDARIES TO WIT:</p> <p>COMMENCING AT THE EXTENDED CENTERLINE OF STRATTON STREET WITH THE CENTERLINE OF CAVE SPRING ROAD (80' R/W) IN S 82°52'24" W A DISTANCE OF 42.81' TO A POINT ON THE WESTERN RIGHT OF WAY OF CAVE SPRING ROAD (80' R/W); THENCE CONTINUING ALONG SAID RIGHT OF WAY N 32°51'17" E A DISTANCE OF 30.89' TO A #4 NEWM FOUND, SAID POINT BEING THE POINT OF BEGINNING (P.O.B.) AND HAVING A GEORIAN STATE PLAIN COORDINATE OF N 13.026,101.21 E 0.00000000;</p> <p>THENCE S 82°52'24" W A DISTANCE OF 51.31' TO A #4 NEWM FOUND ON THE WESTERN RIGHT OF WAY OF OLD CAVE SPRING ROAD (30' R/W); THENCE ALONG SAID RIGHT OF WAY THE FOLLOWING COURSES AND DISTANCES:</p> <p>N 29°17'47" E A DISTANCE OF 103.64' TO A POINT; THENCE N 30°45'47" E A DISTANCE OF 110.00' TO A POINT (P.O.B.) FOUND N 82°58'54" W 1.47' IN THE MIDDLE OF A 4' SIDEWALK;</p> <p>THENCE ALONG SAID SIDE WALK S 82°58'54" E A DISTANCE OF 54.89' TO A NAIL FOUND ON THE WESTERN RIGHT OF WAY OF CAVE SPRING ROAD (80' R/W); THENCE ALONG SAID RIGHT OF WAY S 29°23'08" W A DISTANCE OF 219.21' TO THE POINT OF BEGINNING HAVING AN AREA OF 0.286 ACRES (12,451 SQUARE FEET).</p>						
<p>NOTES</p> <ol style="list-style-type: none"> THE FIELD DATA COLLECTED 04/29/25 AND 05/05/25 UPON WHICH THIS PLAN IS BASED WAS A PRELIMINARY PRELIMINARY PRELIMINARY MEASUREMENTS USING GARMIN 895T (P) AND A GARMIN 895T (P) GARMIN 895T (P) GARMIN 895T (P). THE PLAN HAS BEEN CALCULATED FOR CLOSURE AND HAS BEEN FOUND TO BE ACCURATE WITHIN ONE FOOT IN 1000 FEET. DURING THE FIELD SURVEY PERFORMED ON THIS SITE, THERE WAS NO VISIBLE ABOVE GROUND EVIDENCE OF A HAZARDOUS SUBSTANCE. HOWEVER, THE SURVEYOR IS NOT RESPONSIBLE FOR THE IDENTIFICATION OF HAZARDOUS SUBSTANCES. THE SURVEYOR IS NOT RESPONSIBLE FOR THE IDENTIFICATION OF HAZARDOUS SUBSTANCES. THE SURVEYOR IS NOT RESPONSIBLE FOR THE IDENTIFICATION OF HAZARDOUS SUBSTANCES. THE UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM ABOVE GROUND VISIBLE EVIDENCE. THE SURVEYOR MAKES NO WARRANTY AS TO THE ACCURACY OF THESE LOCATIONS. THE SURVEYOR IS NOT RESPONSIBLE FOR THE IDENTIFICATION OF HAZARDOUS SUBSTANCES. THE SURVEYOR IS NOT RESPONSIBLE FOR THE IDENTIFICATION OF HAZARDOUS SUBSTANCES. THE PROPERTY HAS BEEN SUBJECT TO EASEMENTS, ENCROACHMENTS, RIGHTS OF WAY OR INTERESTS WHICH ARE NOT RECORDED OR WHICH ARE DESCRIBED BY THE TITLE SEARCH OR OTHERWISE REFERRED TO THE SURVEYOR THEREFORE EXCEPTION IS MADE TO SAID TITLE SEARCH. THE SURVEYOR HAS NOT CONDUCTED METEOROLOGICAL RECORDS OR RECORDS WHICH HAVE BEEN MADE BY THE SURVEYOR TO DETERMINE WHETHER THERE IS ANY HAZARDOUS SUBSTANCE OR DELAYED SHOULD BE PERFORMED IN A QUALIFIED METEOROLOGICAL RECORD TO ANY LAND ENCROACHMENT. THERE IS NO OBTAINED EVIDENCE BY THE SURVEYOR OF CURRENT (WITHIN WORKING HOURS) BUILDING CONSTRUCTION OR BACKLOG BUILDING, PROVIDED CHANGES IN STREET RIGHT OF WAY LINES, RECORD STREET OR OTHERWISE CONSTRUCTION OF NEW OR EXISTING AS A ROAD, SIDEWALK, DAM, SHED, GARAGE, DRIVEWAY, OR OTHERWISE. SUBJECT PROPERTY HAS ACCESS TO CAVE SPRING ROAD SW AND OLD CAVE SPRING ROAD SW FROM A PUBLIC RIGHTWAY RIGHT OF WAY. 	<p>ALTA/NPS/LAND TITLE SURVEY SURVEYOR'S CERTIFICATE</p> <p>To: KASSIRI PROPERTIES, LLC AND FIRST AMERICAN TITLE INSURANCE COMPANY</p> <p>This is to certify that this map or plot and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NPS/Land Title Surveys, jointly established and adopted by ALTA and NPS, and includes a Herein 1-4, 6a, 6b, 6c, 7(a), 7(c), 8.9, 13,14,16,18, in 19 in Table 'A' thereof. The fieldwork was completed on 05/01/2025.</p> <p></p> <p>Loren S. Shelton Georgia Registered Land Surveyor #2871 LRS Surveying 25 Maple Ridge Dr., Suite A Cartersville, GA 30121</p>					
<p>LEGEND</p> <p>SYMBOLS</p> <ul style="list-style-type: none"> ○ SURVEY MONUMENT (CONCRETE) ○ SURVEY MONUMENT (WOOD) ○ GAS METER (GAS) ○ POWER POLE (GAS) ○ LIGHT POLE (GAS) ○ GAS VALVE (GAS) ○ WIRELESS TOWER <p>LINE TYPES</p> <ul style="list-style-type: none"> — SUBJECT PROPERTY LINE — ADJACENT PROPERTY LINE — POWER POLE (GAS) — UNDERGROUND GAS LINE — POWER POLE (ELECTRIC) — WATER LINE <p>ABBREVIATIONS</p> <ul style="list-style-type: none"> BLM BOUNDARY LINE D.E. DRAINAGE EASEMENT S.M. SIDEWALK P.O.B. POINT OF BEGINNING P.O.C. POINT OF CORNER P.O.P. POINT OF BEGINNING <p>PROPERTY CORNER</p> <ul style="list-style-type: none"> # 1-4 - #1 - #4 NEWM FOUND ○ - #1 - #4 NEWM FOUND ○ - #1 - #4 NEWM FOUND ○ - #1 - #4 NEWM FOUND 	<p>SITE INFO</p> <p>CLIENT: KASSIRI PROPERTIES, LLC TAX ID: 4710614 DEED BOOK: 2701 PAGE: 108 LAND USE: 23RD DISTRICT 3RD SECTION, FLOYD COUNTY</p>					
<p>GRAPHIC SCALE</p> <p>1"=20'</p>	<p>CLIENT</p> <p>KASSIRI PROPERTIES, LLC</p> <p>SHEET TITLE</p> <p>ALTA/NPS/LAND TITLE SURVEY PROJECT: 1410 CAVE SPRING RD, ROME, GA 30161</p> <p>LRS Surveying, LLC 25 Maple Ridge Drive Suite A Cartersville, GA 30121 Tel: (770) 235-3619 Email: L.Shelton@LRSsurveying.com GA Form #LSP001008</p> <p>Date: 05/05/25 Scale: 1"=20' Surveyed By: C.M. Drawn By: L.S.C.M. Checked By: L.S. Project No.: 25-054 DWG. No.: 25-054 FBK. No.: N.A. Sheet Number: 1 OF 1</p> <p>Copyright 2025 - LRS Surveying, LLC. All rights reserved. This document is the property of LRS Surveying, LLC. It is not to be reproduced or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of LRS Surveying, LLC.</p>					

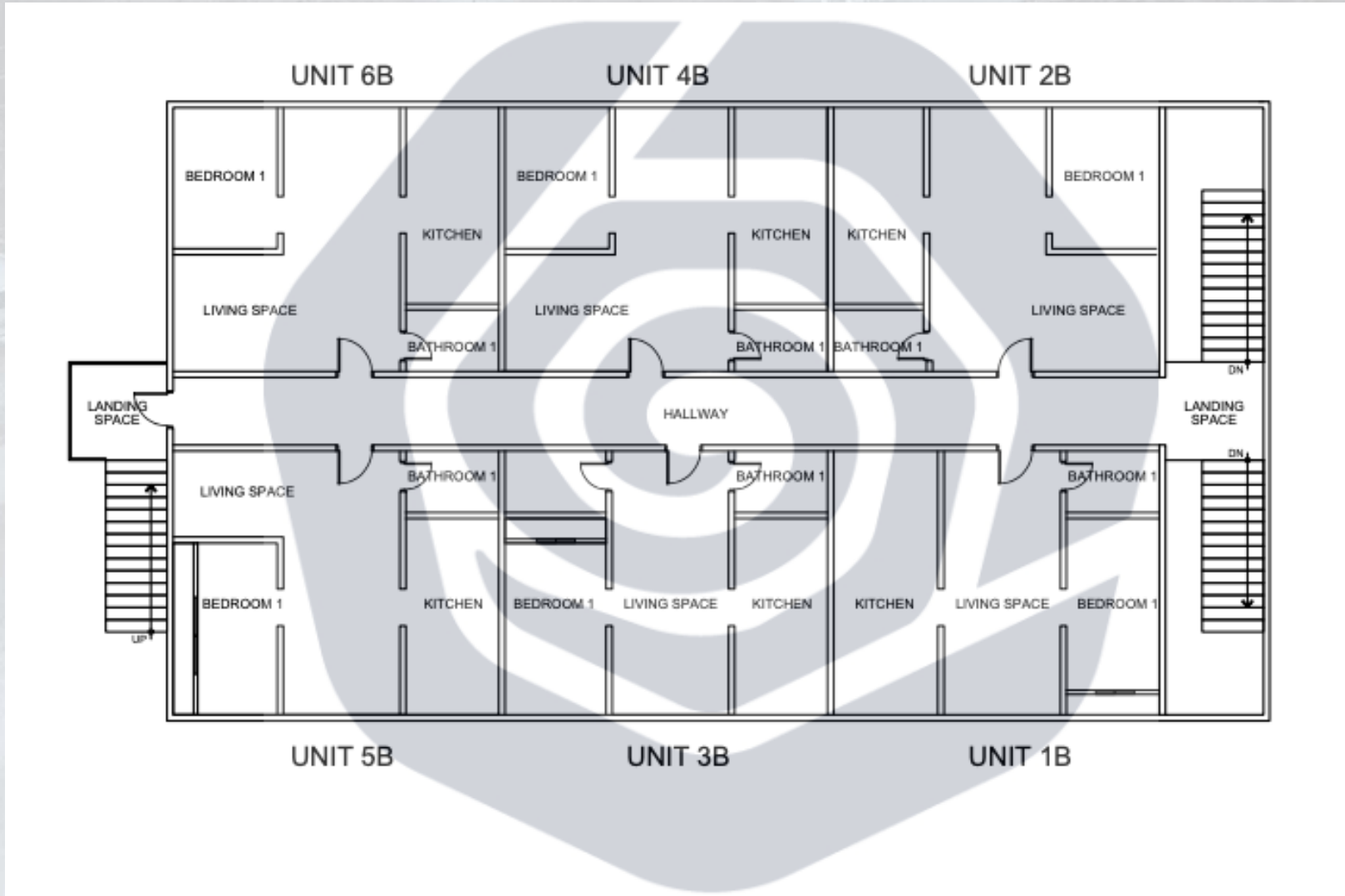


BUILDING FLOORPLANS





UNIT FLOORPLANS





CAVE SPRING APARTMENTS – ROME, GA

EXCLUSIVELY MARKETED BY



JOHAN CABRERA OSORIO

GA #406847

678-499-0531 | DIRECT

Johan@delarosagroup.net



JOSE DE LA ROSA

GA #212487

404-734-1866 | OFFICE

Jose@delarosagroup.net

CAVE SPRING APARTMENTS

1410 Cave Spring Road SW Rome, GA 30161