



OFFERING MEMORANDUM

HISTORIC DOWNTOWN SAVANNAH QUADPLEX | VALUE- ADD MULTIFAMILY INVESTMENT

301-303 E. HENRY STREET
SAVANNAH, GA 31401

0.10 ACRE | 5,016 SQFT
RESIDENTIAL

LISTED BY

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01

PROPERTY OVERVIEW

THE OFFERING

PROPERTY SUMMARY



THE OFFERING

301–303 E Henry St presents a rare opportunity to acquire a fully occupied quadplex in the heart of Historic Downtown Savannah, just steps from SCAD and surrounded by top dining, retail, and cultural amenities. This ±5,016-square-foot multifamily asset features four spacious 2-bedroom, 1-bath units and generates strong in-place income with a current NOI of \$68,500. Recent capital improvements—including a new roof, updated flooring, and interior enhancements—complement the property's distinctive historic character. With rents significantly below market—where comparable units average approximately \$2,200 per month—the asset offers a clear value-add opportunity to increase income and achieve a projected 7.75% cap rate with minimal additional investment. This offering combines stable cash flow, prime location, and meaningful upside in one of Savannah's most sought-after

PROPERTY ADDRESS

301-303 E. Henry St.
Savannah, Ga. 31401

SQUARE FEET

5,016

ACRES

0.10

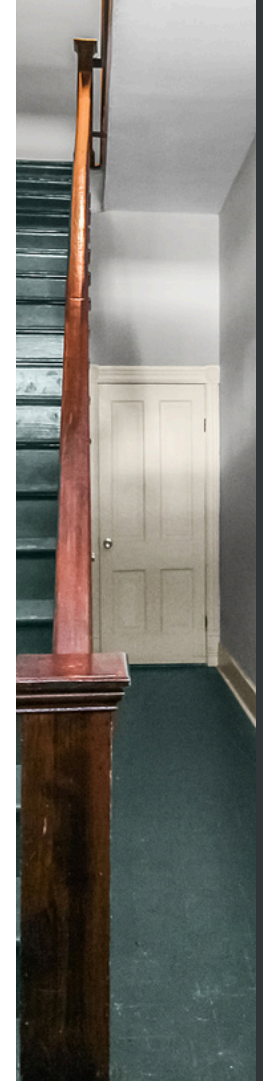
PARCEL NUMBER

ASKING PRICE

\$1,100,000

PROJECTED CAP RATE

7.75%



INVESTMENT OVERVIEW



KW COMMERCIAL SM



PROPERTY SUMMARY

301–303 E Henry St is a historic four-unit multifamily property located in the heart of Downtown Savannah, GA. Originally built in 1900 and thoughtfully updated, the asset comprises four spacious 2-bedroom, 1-bath units totaling approximately 5,016 square feet. The property is fully occupied with a stable tenant base and generates strong in-place income, while recent improvements—including a new roof, updated flooring, and interior upgrades—enhance both durability and tenant appeal. Positioned within walking distance to SCAD and Savannah’s premier retail and dining corridors, the property benefits from consistent rental demand and long-term appreciation potential. With below-market rents and minimal remaining renovation needs, the asset offers a clear path to increased cash flow and value creation.

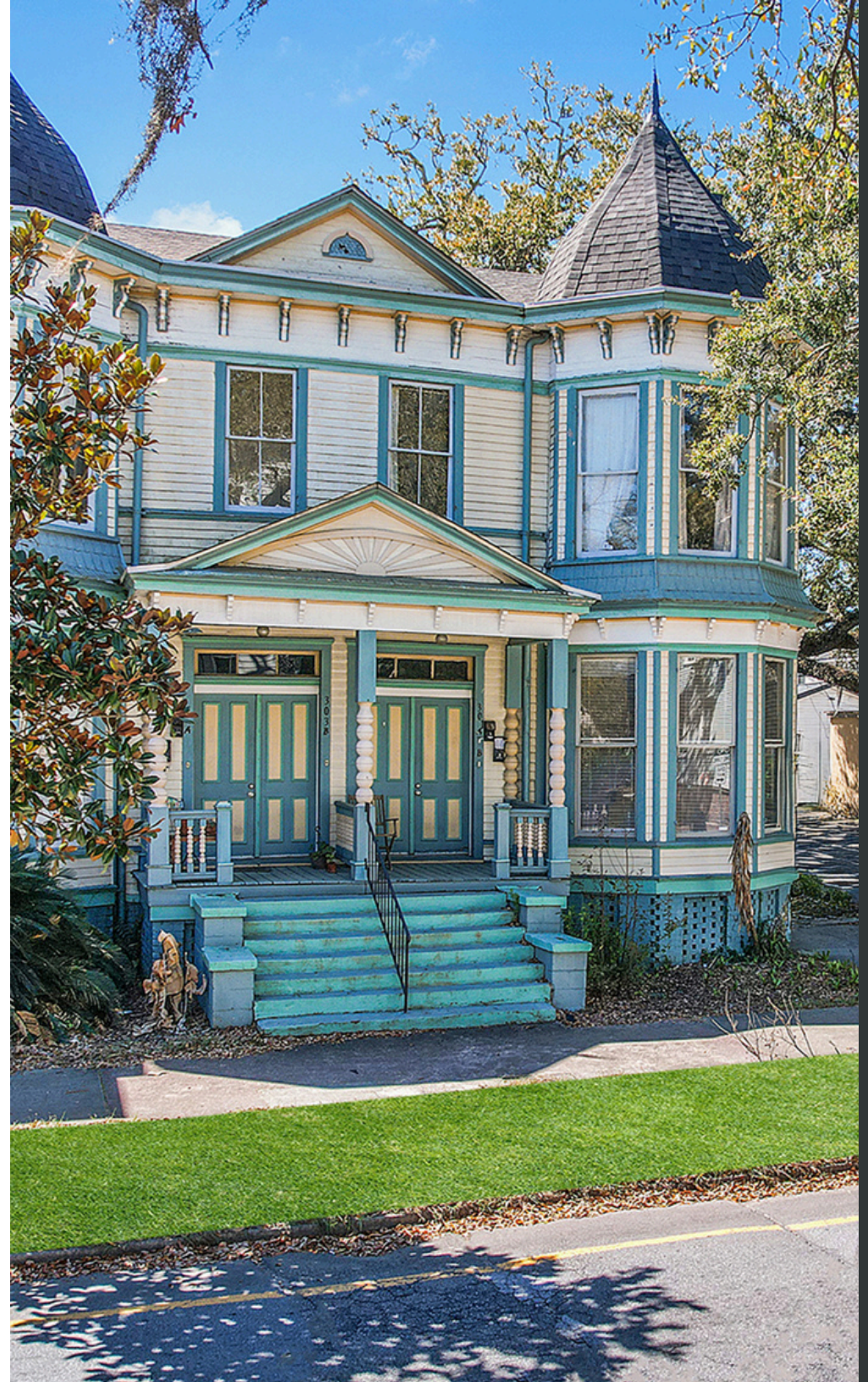
Property Highlights

- Rare quadplex in Historic Downtown Savannah
- 4 units | 8 bedrooms | 4 bathrooms | 5,016 SF
- Fully occupied with zero vacancy
- Strong in-place NOI: \$68,500
- Value-add opportunity through below-market rents
- Comparable rents ~\$2,200/month for 2BR units
- Projected cap rate: 7.75%
- Recent upgrades: new roof, flooring, paint, and carpet
- Walkable location near SCAD, dining, and retail
- Stable professional tenant base
- Minimal remaining renovation needed
- Located in a high-demand, supply-constrained rental market

02

FINANCIAL OVERVIEW

RENT ROLL



RENT ROLL

IN PLACE	
Unit	Monthly Rent
303 A	\$ 1,600.00
303 B	\$ 2,000.00
301 A	\$ 2,000.00
301 B	\$ 1,800.00
Monthly Total	\$ 7,400.00
Annual Total	\$ 88,800.00

EXPENSES	
Taxes	\$ 10,800.00
Insurance	\$ 9,500.00
Total	\$ 20,300.00

NOI \$ 68,500.00

PROFORMA	
Unit	Monthly Rent
303 A	\$ 2,200.00
303 B	\$ 2,200.00
301 A	\$ 2,200.00
301 B	\$ 2,200.00
Monthly Total	\$ 8,800.00
Annual Total	\$ 105,600.00

EXPENSES	
Taxes	\$ 10,800.00
Insurance	\$ 9,500.00
Total	\$ 20,300.00

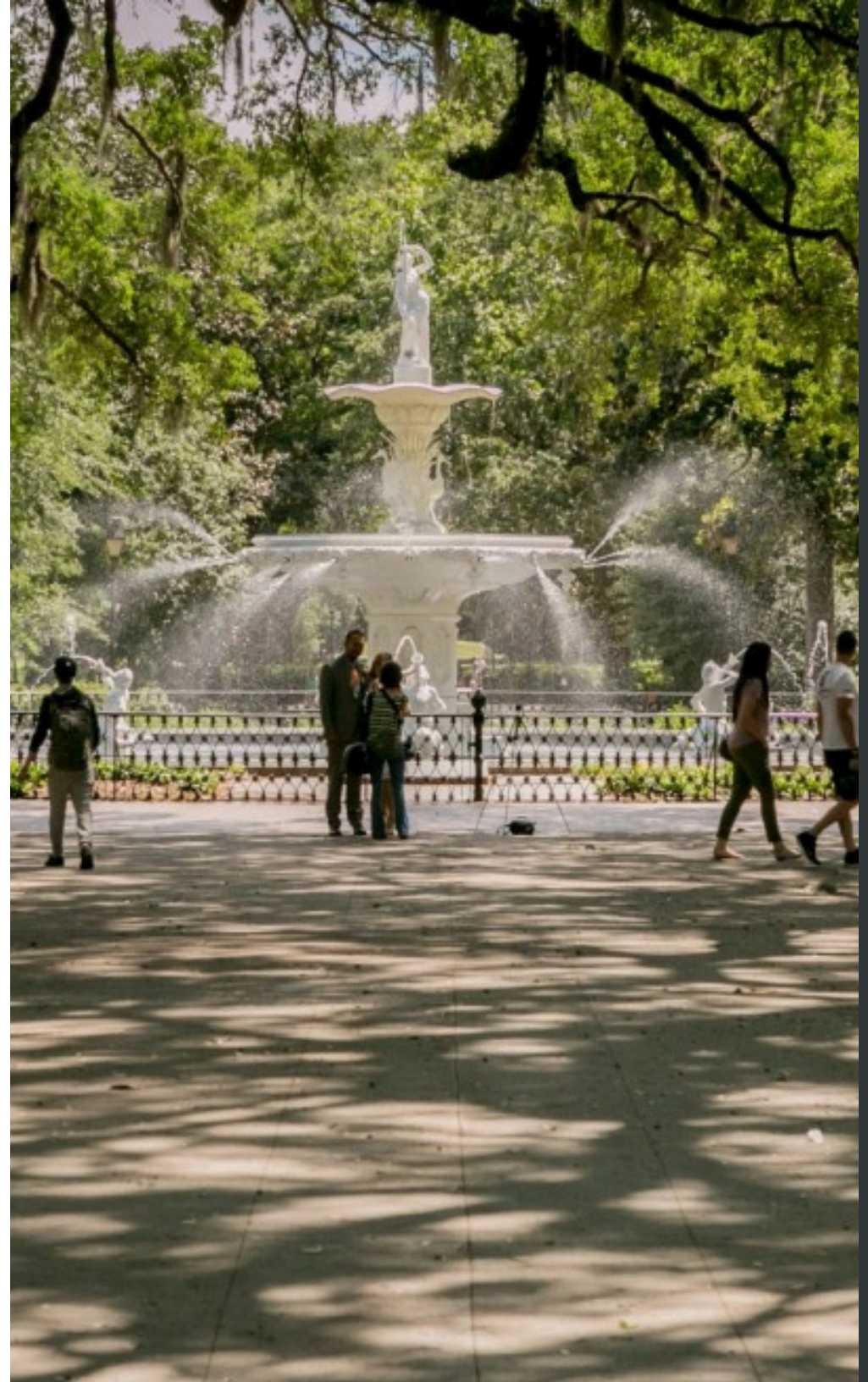
NOI \$ 85,300.00

03

AREA OVERVIEW

AREA OVERVIEW

NEARBY AMENITIES



LOCATION OVERVIEW

SAVANNAH, GA

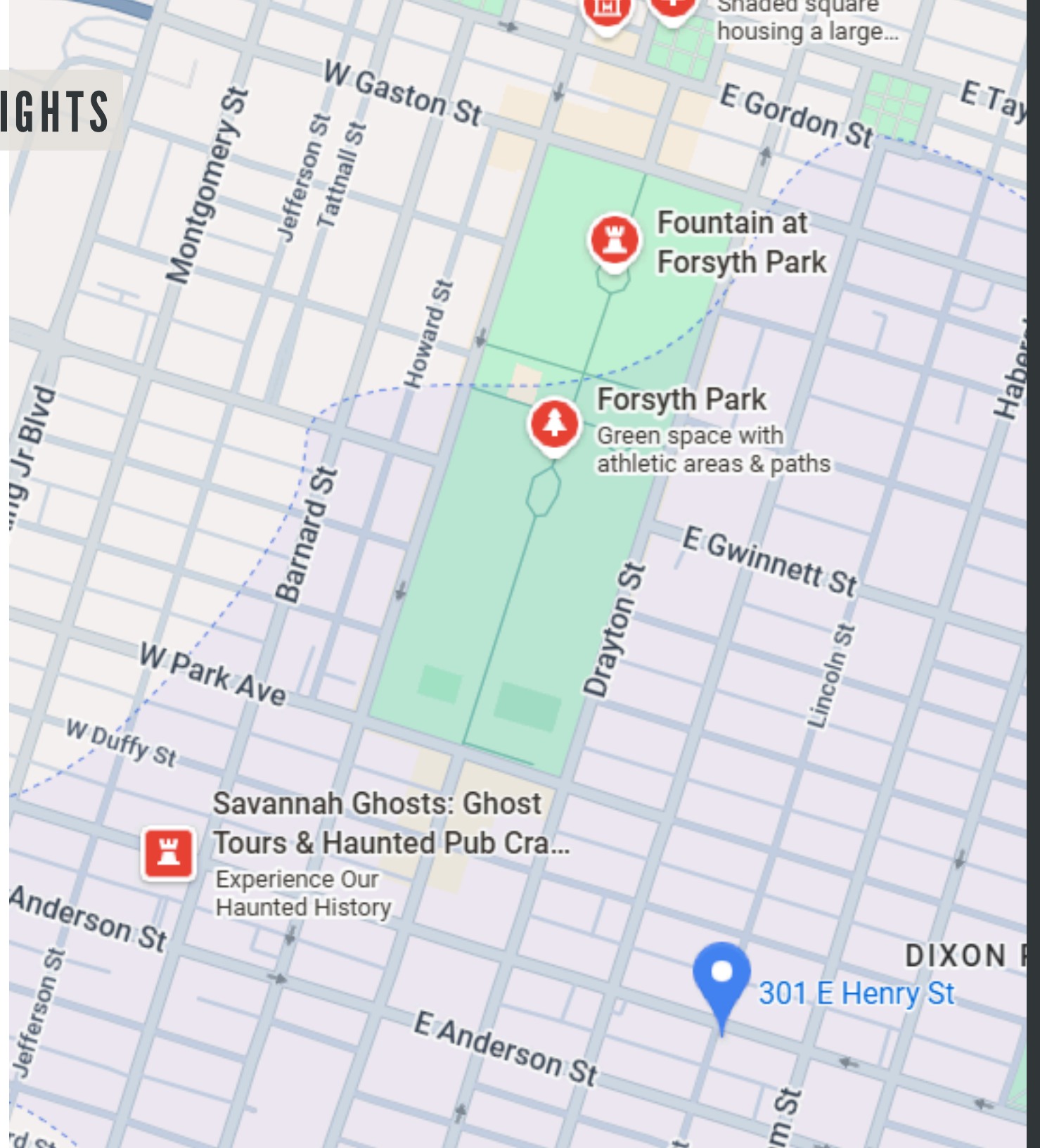
Savannah stands as one of the Southeast's most dynamic and supply-constrained real estate markets, driven by historic charm, strong tourism, and the continuous growth of SCAD.

301–303 E Henry St is ideally located in the heart of Historic Downtown Savannah, one of the most sought-after rental corridors in the region. Positioned just steps from the Savannah College of Art & Design (SCAD), the property benefits from a steady influx of students, faculty, and professionals fueling consistent rental demand. The surrounding area offers exceptional walkability, with immediate access to renowned dining, boutique retail, parks, and cultural landmarks that define Savannah's appeal. This prime location supports strong occupancy, rent growth, and long-term appreciation, making it highly attractive to both tenants and investors alike.



LOCATION HIGHLIGHTS

The property's location offers unmatched access to the best of Downtown Savannah living, placing tenants within walking distance of SCAD campus buildings, Forsyth Park, and the city's most popular dining and retail destinations. This highly walkable neighborhood is known for its historic streetscapes, vibrant cultural scene, and consistent foot traffic, all of which contribute to strong rental demand. Proximity to major employment drivers, tourism hubs, and educational institutions ensures a stable tenant base, while limited multifamily supply in the historic district supports continued rent growth and long-term investment stability.



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PROPERTY PHOTOS





06

AERIALS



AERIALS

AERIALS



AERIALS



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