

"MOTIVATED SELLER"
INVESTMENT OPPORTUNITY
SINGLE FAMILY RENTAL PORTFOLIO
(PROPERTIES MAY BE PURCHASED SEPARATELY)



REDUCED PRICE: \$190,000

**1235 WALNUT STREET
MACON, BIBB COUNTY, GA 31201**

~~SALES PRICE: \$210,000~~



REDUCED PRICE: \$255,000

**1063 MAGNOLIA STREET
MACON, BIBB COUNTY, GA 31201**

~~SALES PRICE: \$275,000~~



**873 CHERRY STREET
MACON, BIBB COUNTY, GA 31201**

SALES PRICE: \$290,000

**DEIDRA STEWART
EXCLUSIVE AGENT**

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**COLDWELL BANKER
COMMERCIAL**
EBERHARDT & BARRY

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Revised 1/8/26

SINGLE FAMILY RENTAL PORTFOLIO

1235 WALNUT STREET • 1063 MAGNOLIA STREET • 873 CHERRY STREET
MACON, BIBB COUNTY, GA 31201

PORTFOLIO SUMMARY

1235 WALNUT STREET - ~~\$210,000~~ \$190,000

DIVIDED INTO THREE (3) UNITS
\$2,400.00 TOTAL MONTHLY RENTAL INCOME
APPRAISED @ \$209,000
PROPERTY TAXES: \$1,694.95 (2025)

UNIT 1: OWNER OCCUPIED

TWO OFFICES - 1/2 BATH

UNIT 2: LEASED \$1,500/MONTH

TWO OFFICES - 1/2 BATH

UNIT 3: LEASED \$900/MONTH

STUDIO APARTMENT - FULL BATH

1063 MAGNOLIA STREET - ~~\$275,000~~ \$255,000

DIVIDED INTO THREE (3) UNITS
\$1,950.00 TOTAL MONTHLY RENTAL INCOME
APPRAISED @ \$275,000
PROPERTY TAXES: \$1,730.84 (2025)

UNIT 1: LEASED \$650/MONTH
ONE BEDROOM

UNIT 2: LEASED \$650/MONTH
ONE BEDROOM

UNIT 3: LEASED \$650/MONTH
ONE BEDROOM

2 1/2 BATHS (SHARED)

873 CHERRY STREET - \$290,000

DIVIDED INTO FOUR (4) UNITS
\$2,000.00 TOTAL MONTHLY RENTAL INCOME
APPRAISED @ \$,000
PROPERTY TAXES: \$2,723.84 (2025)

UNIT 1: LEASED \$850/MONTH
ONE BEDROOM - BATH

UNIT 2: VACANT
ONE BEDROOM - BATH

UNIT 3: LEASED \$1,100/MONTH
ONE BEDROOM - BATH

UNIT 4: VACANT
ONE BEDROOM - BATH

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PROPERTY OVERVIEW

1235 WALNUT STREET

PARCEL ID	Q072-0215
RENTAL INCOME	\$2,400/Month/Total
UNITS (3)	• Unit 1: Owner Occupied • Unit 2: \$1,500/Month • Unit 3: \$900/Month
TOTAL SQ FT	1,989
UNIT MIX	• Unit 1: Office & 1/2 Bath • Unit 2: Office & 1/2 Bath • Unit 3: Studio Apt.: 1 Bed / 1 Bath
YEAR BUILT	1986
CONSTRUCTION	• Crawl Space • Asphalt Shingles
LOT SIZE	0.16 Acres
UTILITIES	Landlord
LANDSCAPING	Landlord

SALES PRICE: ~~\$210,000~~ \$190,000



1063 MAGNOLIA STREET

PARCEL ID	Q074-0261
RENTAL INCOME	\$1,950/Month/Total
UNITS (3)	• Unit 1: \$650/Month • Unit 2: \$650/Month • Unit 3: \$650/Month
TOTAL SQ FT	2,266
UNIT MIX	• Unit 1: One Bedroom • Unit 2: One Bedroom • Unit 3: One Bedroom • 2 1/2 Baths (Shared)
YEAR BUILT	1920
CONSTRUCTION	• Masonry / Crawl Space • Asphalt Shingles
LOT SIZE	0.07 Acres
UTILITIES	Landlord
LANDSCAPING	Landlord

SALES PRICE: ~~\$275,000~~ \$255,000



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PROPERTY OVERVIEW

873 CHERRY STREET

PARCEL ID	Q074-0214
RENTAL INCOME	\$2,000/Month/Total
UNITS (4)	• Unit 1: \$850/Month • Unit 2: Vacant • Unit 3: \$1,100/Month • Unit 4: Vacant
TOTAL SQ FT	3,581
UNIT MIX	• Unit 1: 1 Bedroom / 1 Bath • Unit 2: 1 Bedroom / 1 Bath • Unit 3: 1 Bedroom / 1 Bath • Unit 4: 1 Bedroom / 1 Bath
YEAR BUILT	1900
CONSTRUCTION	• Masonry / Crawl Space • Metal
LOT SIZE	0.10 Acres
UTILITIES	Landlord
LANDSCAPING	Landlord

SALES PRICE: \$290,000



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AERIAL PARCEL MAPS



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DEMOGRAPHICS - BIBB COUNTY

