

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



**1235 WALNUT STREET
MACON, BIBB COUNTY, GA 31201
SALES PRICE: ~~\$210,000~~**



**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**

**478.508.2652 CELL
deidra@cbcgeorgia.com
cbcmacon.com**

**990 Riverside Drive
Macon, GA 31201
478.746.8171 OFFICE**



**COLDWELL BANKER
COMMERCIAL
EBERHARDT & BARRY**

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Revised 2/18/26

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 - "UNDER CONTRACT"

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 - "SOLD"

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)	<ul style="list-style-type: none">• Unit 1: Owner Occupied• Unit 2: \$1,500/Month• Unit 3: \$900/Month
TOTAL SQ FT	1,989
UNIT MIX	<ul style="list-style-type: none">• Unit 1: Office & 1/2 Bath• Unit 2: Office & 1/2 Bath• Unit 3: Studio Apt.: 1 Bed / 1 Bath
YEAR BUILT	1986
CONSTRUCTION	<ul style="list-style-type: none">• 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)	<ul style="list-style-type: none">• Unit 1: \$650/Month• Unit 2: \$650/Month• Unit 3: \$650/Month
TOTAL SQ FT	2,266
UNIT MIX	<ul style="list-style-type: none">• Unit 1: One Bedroom• Unit 2: One Bedroom• Unit 3: One Bedroom• 2 1/2 Baths (Shared)
YEAR BUILT	1920
CONSTRUCTION	<ul style="list-style-type: none">• Masonry / Crawl Space• Asphalt Shingles
LOT SIZE	0.07 Acres
UTILITIES	Landlord
LANDSCAPING	Landlord

UNDER CONTRACT



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PROPERTY OVERVIEW

873 CHERRY STREET

PARCEL ID	Q074-0214
RENTAL INCOME	\$2,000/Month/Total
UNITS (4)	<ul style="list-style-type: none">• Unit 1: \$850/Month• Unit 2: Vacant• Unit 3: \$1,100/Month• Unit 4: Vacant
TOTAL SQ FT	3,581
UNIT MIX	<ul style="list-style-type: none">• 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	<ul style="list-style-type: none">• Masonry / Crawl Space• Metal
LOT SIZE	0.10 Acres
UTILITIES	Landlord
LANDSCAPING	Landlord

SOLD



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AERIAL PARCEL MAPS



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DEMOGRAPHICS - BIBB COUNTY

