

55 DOOR GEORGIA RENTAL PORTFOLIO OVERVIEW

This 55-home rental property portfolio offers a turnkey investment opportunity with a strong track record of performance. Featuring a consistently low vacancy rate, the portfolio generates reliable cash flow with all tenant payments processed electronically for seamless management. The properties are professionally managed through Buildium, a leading property management software that provides full transparency, streamlined operations, and simplified oversight. With all financials, leases, and tenant records centralized in the platform, the management structure is easily transferable to a new owner, making this a hassle-free acquisition with immediate income and operational continuity.

- 📍 100% Occupied, with Waiting List
- 📍 Stabilized 2 Year Leases Tenant Base (Average Time in Unit, 3.03 Years)
- 📍 All Electronic Payments
- 📍 Managed in Buildium & Easily Transferable to New Owner
- 📍 150.877 Total Square Feet
- 📍 A rare opportunity to acquire a portfolio that has been assembled over 12 years
- 📍 Professionally Maintained Portfolio with Vendors in Place for New Purchaser



Properties with this symbol have no money down loans available.

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55-HOME
GEORGIA RENTAL
PORTFOLIO



LI-001

Single Family Residence: Albany, GA

111 Morningside Drive
Albany, GA 31705 0.27 Acre +/-
Dougherty County
Kaimon & Malone Subdivision
Tax ID: 0000Y/00016/004
SQFT: 948±
Bed/Bath: 3/1 Latitude
Year Built: 1954 31.55284

Occupancy Status: Occupied Longitude
Rental Income: \$895.00 -84.13272



LI-003

Single Family Residence: Albany, GA

148 Force Drive
Albany, GA 31705 0.23 Acre +/-
Dougherty County
Pecan Terrace Subdivision
Tax ID: 00017/00000/035
SQFT: 1171±
Bed/Bath: 3/1 Latitude
Year Built: 1956 31.57917

Occupancy Status: Occupied Longitude
Rental Income: \$695.00 -84.07653



LI-008

Single Family Residence: Albany, GA

210 South Carroll Street
Albany, GA 31705 0.4 Acre +/-
Dougherty County
Isabella Heights Subdivision
Tax ID: 000EE/00040/005
SQFT: 998±
Bed/Bath: 2/1 Latitude
Year Built: 1953 31.57417

Occupancy Status: Occupied Longitude
Rental Income: \$625.00 -84.11930



LI-009

Single Family Residence: Albany, GA

211 Collins Avenue
Albany, GA 31705 0.24 Acre +/-
Dougherty County
Isabella Heights Subdivision
Tax ID: 000EE/00042/007
SQFT: 775±
Bed/Bath: 2/1 Latitude
Year Built: 1945 31.57395

Occupancy Status: Occupied Longitude
Rental Income: \$495.00 -84.12155



LI-012

Single Family Residence: Sylvester, GA

314 East Hobson Street
Sylvester, GA 31791 0.25 Acre +/-
Worth County
Highland Park Subdivision
Tax ID: SV13A083
SQFT: 1040±
Bed/Bath: 3/2 Latitude
Year Built: 1971 31.51772

Occupancy Status: Occupied Longitude
Rental Income: \$795.00 -83.82733



LI-019

Single Family Residence: Albany, GA

502 Mitchell Avenue
Albany, GA 31705 0.36 Acre +/-
Dougherty County
Road Pecan Park Subdivision
Tax ID: 00001/00016/01A
SQFT: 1205±
Bed/Bath: 3/1 Latitude
Year Built: 1946 31.56308

Occupancy Status: Occupied Longitude
Rental Income: \$795.00 -84.13228



LI-020

Single Family Residence: Albany, GA

502 North Haley Street
Albany, GA 31701 0.23 Acre +/-
Dougherty County
Cleveland Heights Subdivision
Tax ID: 0000D/00026/006
SQFT: 1100±
Bed/Bath: 2/1 Latitude
Year Built: 1947 31.58298

Occupancy Status: Occupied Longitude
Rental Income: \$695.00 -84.17497



LI-021

Single Family Residence: Albany, GA

506 South Harding Street
Albany, GA 31701 0.17 Acre +/-
Dougherty County
West Highlands Subdivision
Tax ID: 000DD/00021/001
SQFT: 866±
Bed/Bath: 2/1 Latitude
Year Built: 1951 31.5698

Occupancy Status: Occupied Longitude
Rental Income: \$495.00 -84.17046



Properties with this symbol have no money down loans available.

LI-024**Single Family Residence: Albany, GA**

604 Jefferies Avenue
 Albany, GA 31701 0.17 Acre +/-
 Dougherty County
 Ragsdale Subdivision
 Tax ID: 000HH/00062/003
 SQFT: 930±
 Bed/Bath: 3/1 Latitude
 Year Built: 1968 31.55944

Occupancy Status: Occupied Longitude
Rental Income: \$695.00 -84.16231

LI-025**Single Family Residence: Albany, GA**

607 Harmon Avenue
 Albany, GA 31701 0.18 Acre +/-
 Dougherty County
 Montgomery Subdivision
 Tax ID: 000BB/00004/045
 SQFT: 945±
 Bed/Bath: 3/1 Latitude
 Year Built: 1970 31.55309

Occupancy Status: Occupied Longitude
Rental Income: \$895.00 -84.16171

LI-026**Single Family Residence: Albany, GA**

608 Cason Street
 Albany, GA 31705 0.24 Acre +/-
 Dougherty County
 Isabella Heights Subdivision
 Tax ID: 000QQ/00012/005
 SQFT: 955±
 Bed/Bath: 3/1 Latitude
 Year Built: 1954 31.5694

Occupancy Status: Occupied Longitude
Rental Income: \$595.00 -84.11757

LI-027**Single Family Residence: Albany, GA**

612 Louis Avenue
 Albany, GA 31701 0.23 Acre +/-
 Dougherty County
 Dunning Subdivision
 Tax ID: 000HH/00062/050
 SQFT: 800±
 Bed/Bath: 3/1 Latitude
 Year Built: 1966 31.55603

Occupancy Status: Occupied Longitude
Rental Income: \$695.00 -84.16193

LI-028**Single Family Residence: Albany, GA**

615 Haley Street
 Albany, GA 31701 0.24 Acre +/-
 Dougherty County
 Eugemar Subdivision
 Tax ID: 0000D/00015/016
 SQFT: 1053±
 Bed/Bath: 3/1 Latitude
 Year Built: 1946 31.58582

Occupancy Status: Occupied Longitude
Rental Income: \$695.00 -84.17514

LI-029**Single Family Residence: Doerun, GA**

618 East College Street
 Doerun, GA 31744 0.91 Acre +/-
 Colquitt County
 Tax ID: D001 246
 SQFT: 1988±
 Bed/Bath: 3/2 Latitude
 Year Built: 1975 31.32206

Occupancy Status: Occupied Longitude
Rental Income: \$995.00 -83.91066

LI-030**Single Family Residence: Albany, GA**

635 Harmon Avenue
 Albany, GA 31701 0.19 Acre +/-
 Dougherty County
 Montgomery Subdivision
 Tax ID: 000BB/00004/031
 SQFT: 950±
 Bed/Bath: 3/1 Latitude
 Year Built: 1970 31.5531

Occupancy Status: Occupied Longitude
Rental Income: \$695.00 -84.16533

LI-031**Single Family Residence: Camilla, GA**

698 Felicia Lane
 Camilla, GA 31730 0.23 Acre +/-
 Mitchell County
 Goodson Grove Subdivision
 Tax ID: C0340-063-000
 SQFT: 1280±
 Bed/Bath: 3/2 Latitude
 Year Built: 1990 31.21273

Occupancy Status: Occupied Longitude
Rental Income: \$595.00 -84.18382

LI-034**Single Family Residence: Sylvester, GA**

801 North Washington Street
 Sylvester, GA 31791 0.35 Acre +/-
 Worth County
 Deanso Heights Subdivision
 Tax ID: SV060105
 SQFT: 1573±
 Bed/Bath: 4/1.5 Latitude
 Year Built: 1951 31.53636

Occupancy Status: Occupied Longitude
Rental Income: \$795.00 -84.83891



Properties with this symbol have no
 money down loans available.

LI-035**Single Family Residence: Albany, GA**

804 West Residence Avenue

Albany, GA 31701

0.29 Acre +/-

Dougherty County

Palmyra Heights Subdivision

Tax ID: 0000000030/057

SQFT: 1032±

Bed/Bath: 3/1

Latitude

Year Built: 1949

31.58276

Occupancy Status: Occupied

Longitude

Rental Income: \$450.00

-84.16841

LI-037**Single Family Residence: Albany, GA**

807 Hobson Street

Albany, GA 31705

0.24 Acre +/-

Dougherty County

Colonial Village Subdivision

Tax ID: 000EE/00044/003

SQFT: 900±

Bed/Bath: 3/1

Latitude

Year Built: 1965

31.58502

Occupancy Status: Occupied

Longitude

Rental Income: \$695.00

-84.13293

LI-039**Single Family Residence: Albany, GA**

811 South Maple Street

Albany, GA 31705

0.24 Acre +/-

Dougherty County

Isabella Heights Subdivision

Tax ID: 0000000015/009

SQFT: 912±

Bed/Bath: 3/1

Latitude

Year Built: 1970

31.56655

Occupancy Status: Occupied

Longitude

Rental Income: \$795.00

-84.11661

LI-041**Sold \$159,900.00****LI-042****Single Family Residence: Albany, GA**

903 West Gordon Avenue

Albany, GA 31701

0.15 Acre +/-

Dougherty County

Highland Park Subdivision

Tax ID: 0000000025/015

SQFT: 879±

Bed/Bath: 3/1

Latitude

Year Built: 1952

31.5683

Occupancy Status: Occupied

Longitude

Rental Income: \$595.00

-84.1717

LI-043**Single Family Residence: Albany, GA**

908 West Lincoln Avenue

Albany, GA 31701

0.15 Acre +/-

Dougherty County

West Highlands Subdivision

Tax ID: 0000000025/021

SQFT: 783±

Bed/Bath: 2/1

Latitude

Year Built: 1951

31.56898

Occupancy Status: Occupied

Longitude

Rental Income: \$695.00

-84.17156

LI-045**Single Family Residence: Albany, GA**

916 Crawford Drive

Albany, GA 31705

0.27 Acre +/-

Dougherty County

Dixie Heights Subdivision

Tax ID: 00001/00013/25A

SQFT: 1574±

Bed/Bath: 4/1

Latitude

Year Built: 1969

31.56182

Occupancy Status: Occupied

Longitude

Rental Income: \$795.00

-84.13545

LI-046**Single Family Residence: Albany, GA**

917 9th Avenue

Albany, GA 31701

0.31 Acre +/-

Dougherty County

Rawson Park & Circle Subdivision

Tax ID: 000FF/00004/004

SQFT: 1053±

Bed/Bath: 3/1

Latitude

Year Built: 1949

31.59865

Occupancy Status: Occupied

Longitude

Rental Income: \$895.00

-84.17287

LI-047**Single Family Residence: Sylvester, GA**

917 West Young Street

Sylvester, GA 31791

0.47 Acre +/-

Worth County

G B Young Subdivision

Tax ID: SV030014

SQFT: 858±

Bed/Bath: 3/2

Latitude

Year Built: 1955

31.5279

Occupancy Status: Occupied

Longitude

Rental Income: \$695.00

-83.8519



Properties with this symbol have no money down loans available.

LI-048**Single Family Residence: Albany, GA**

1001 Hobson Street
 Albany, GA 31705 0.28 Acre +/-
 Dougherty County
 East Towne Subdivision
 Tax ID: 0000U/00012/001
 SQFT: 1333±
 Bed/Bath: 4/2
 Year Built: 1972

Latitude 31.58888
 Longitude -84.13272
Occupancy Status: Occupied
Rental Income: \$895.00

LI-049**Single Family Residence: Albany, GA**

1003 East Residence Avenue
 Albany, GA 31705 0.24 Acre +/-
 Dougherty County
 Colonial Village Subdivision Tax
 ID: 000EE/0001V/002 SQFT:
 1780±
 Bed/Bath: 4/2
 Year Built: 1955

Latitude 31.58221
 Longitude -84.13233
Occupancy Status: Occupied
Rental Income: \$895.00

LI-050**Single Family Residence: Albany, GA**

1007 Swift Street
 Albany, GA 31705 0.20 Acre +/-
 Dougherty County
 Havendale Subdivision
 Tax ID: 0000U/00030/032
 SQFT: 1152±
 Bed/Bath: 3/1
 Year Built: 1971

Latitude 31.58672
 Longitude -84.12695
Occupancy Status: Occupied
Rental Income: \$695.00

LI-051**Single Family Residence: Albany, GA**

1106 West Lincoln Avenue
 Albany, GA 31707 0.14 Acre +/-
 Dougherty County
 Cherokee Heights Subdivision
 Tax ID: 0000H/00040/016
 SQFT: 750±
 Bed/Bath: 2/1
 Year Built: 1950

Latitude 31.56857
 Longitude -84.17727
Occupancy Status: Occupied
Rental Income: \$695.00

LI-052**Single Family Residence: Albany, GA**

1118 West Waddell Avenue
 Albany, GA 31707 0.36 Acre +/-
 Dougherty County
 Clearview Subdivision
 Tax ID: 0000H/00048/022
 SQFT: 844±
 Bed/Bath: 2/1
 Year Built: 1954

Latitude 31.5666
 Longitude -84.17867
Occupancy Status: Occupied
Rental Income: \$695.00

LI-055**Single Family Residence: Albany, GA**

1200 13th Avenue
 Albany, GA 31707 0.34 Acre +/-
 Dougherty County
 Brookwood Subdivision
 Tax ID: 0000N/00027/017
 SQFT: 1156±
 Bed/Bath: 3/1
 Year Built: 1952

Latitude 31.60212
 Longitude -84.17824
Occupancy Status: Occupied
Rental Income: \$750.00

LI-056**Single Family Residence: Albany, GA**

1200 West Highland Avenue
 Albany, GA 31707 0.22 Acre +/-
 Dougherty County
 Highland Park Subdivision
 Tax ID: 0000H/00007/008
 SQFT: 720±
 Bed/Bath: 2/1
 Year Built: 1949

Latitude 31.57419
 Longitude -84.17957
Occupancy Status: Occupied
Rental Income: \$495.00

LI-058**Single Family Residence: Albany, GA**

1203 West Whitney Avenue
 Albany, GA 31707 0.22 Acre +/-
 Dougherty County
 Highland Park Subdivision
 Tax ID: 0000H/00016/006
 SQFT: 948±
 Bed/Bath: 2/1
 Year Built: 1946

Latitude 31.57235
 Longitude -84.17979
Occupancy Status: Occupied
Rental Income: \$650.00

LI-063**Sold \$129,900**

Properties with this symbol have no
 money down loans available.

LI-064**Single Family Residence: Albany, GA**

1213 West 2nd Avenue
Albany, GA 31707 0.24 Acre +/-
Dougherty County
Eugemar Subdivision
Tax ID: 000GG/00002/009
SQFT: 1700±
Bed/Bath: 3/2 Latitude
Year Built: 1946 31.58918

Occupancy Status: Occupied Longitude
Rental Income: \$895.00 -84.17945

LI-067**Single Family Residence: Albany, GA**

1315 Highland Avenue
Albany, GA 31707 0.24 Acre +/-
Dougherty County
Highland Park Subdivision
Tax ID: 0000H/00004/004
SQFT: 988±
Bed/Bath: 2/1 Latitude
Year Built: 1950 31.57443

Occupancy Status: Occupied Longitude
Rental Income: \$440.00 -84.18282

LI-068**Single Family Residence: Albany, GA**

1400 East Lincoln Avenue
Albany, GA 31705 0.36 Acre +/-
Dougherty County
Isabella Heights Subdivision
Tax ID: 0000Q/00010/013
SQFT: 864±
Bed/Bath: 3/1 Latitude
Year Built: 1961 31.57023

Occupancy Status: Occupied Longitude
Rental Income: \$795.00 -84.1193

LI-069**Single Family Residence: Albany, GA**

1401 East Waddell Avenue
Albany, GA 31705 0.20 Acre +/-
Dougherty County
Isabella Heights Subdivision
Tax ID: 0000Q/00011/001
SQFT: 864±
Bed/Bath: 3/1 Latitude
Year Built: 1961 31.56841

Occupancy Status: Occupied Longitude
Rental Income: \$625.00 -84.1185

LI-070**Single Family Residence: Albany, GA**

1401 Whitney Avenue Albany, GA
31707 0.24 Acre +/-
Dougherty County
Highland Park Subdivision Tax ID:
0000H/00014/011 SQFT: 1325±
Bed/Bath: 3/1 Latitude
Year Built: 1946 31.57235

Occupancy Status: Occupied Longitude
Rental Income: \$995.00 -84.18392

LI-073**Single Family Residence: Albany, GA**

1409 Colquitt Avenue
Albany, GA 31707 0.24 Acre +/-
Dougherty County
Gordon Heights Subdivision
Tax ID: 0000H/00053/004
SQFT: 950±
Bed/Bath: 3/2 Latitude
Year Built: 1963 31.56501

Occupancy Status: Occupied Longitude
Rental Income: \$795.00 -84.18468

LI-075**Single Family Residence: Albany, GA**

1411 East Gordon Avenue
Albany, GA 31705 0.24 Acre +/-
Dougherty County
Isabella Heights Subdivision
Tax ID: 0000Q/00010/006
SQFT: 716±
Bed/Bath: 2/1 Latitude
Year Built: 1954 31.56941

Occupancy Status: Occupied Longitude
Rental Income: \$695.00 -84.11783

LI-076**Single Family Residence: Albany, GA**

1412 Westcliff Court
Albany, GA 31705 0.21 Acre +/-
Dougherty County
Catalina Beach Estate Subdivision
Tax ID: 0000W/00002/021
SQFT: 1008±
Bed/Bath: 3/1 Latitude
Year Built: 1970 31.60275

Occupancy Status: Occupied Longitude
Rental Income: \$995.00 -84.12043

LI-078**Single Family Residence: Albany, GA**

1415 West Whitney Avenue
Albany, GA 31707 0.24 Acre +/-
Dougherty County
Highland Park Subdivision
Tax ID: 0000H/00014/004
SQFT: 1040±
Bed/Bath: 3/1 Latitude
Year Built: 1946 31.57232

Occupancy Status: Occupied Longitude
Rental Income: \$895.00 -84.1855



Properties with this symbol have no
money down loans available.

LI-079**Single Family Residence: Albany, GA**

1416 Ederly Avenue
 Albany, GA 31707 0.24 Acre +/-
 Dougherty County
 Highland Park Subdivision
 Tax ID: 0000H/00014/020
 SQFT: 1044±
 Bed/Bath: 3/1 Latitude
 Year Built: 1946 31.57304

Occupancy Status: Occupied Longitude
Rental Income: \$550.00 -84.18572

LI-080**Single Family Residence: Albany, GA**

1417 West Highland Avenue
 Albany, GA 31707 0.24 Acre +/-
 Dougherty County
 Highland Park Subdivision Tax
 ID: 0000H/00003/012
 SQFT: 973±
 Bed/Bath: 2/1 Latitude
 Year Built: 1946 31.57442

Occupancy Status: Occupied Longitude
Rental Income: \$795.00 -84.18574

LI-081**Single Family Residence: Albany, GA**

1500 Evelyn Avenue
 Albany, GA 31705 0.25 Acre +/-
 Dougherty County
 Sylvandale Subdivision
 Tax ID: 0000K/00019/001
 SQFT: 1360±
 Bed/Bath: 3/2 Latitude
 Year Built: 1961 31.5963

Occupancy Status: Occupied Longitude
Rental Income: \$895.00 -84.11564

LI-082**Single Family Residence: Albany, GA**

1501 Avalon Avenue
 Albany, GA 31707 0.22 Acre +/-
 Dougherty County
 Avalon Subdivision
 Tax ID: 0000H/00025/008
 SQFT: 950±
 Bed/Bath: 3/1 Latitude
 Year Built: 1949 31.57024

Occupancy Status: Occupied Longitude
Rental Income: \$695.00 -84.18656

LI-084**Sold \$129,500****LI-091****Single Family Residence: Albany, GA**

1711 Ederly Avenue
 Albany, GA 31707 0.26 Acre +/-
 Dougherty County
 Avondale Subdivision
 Tax ID: 0000Q/00025/007
 SQFT: 864±
 Bed/Bath: 2/1 Latitude
 Year Built: 1951 31.57344

Occupancy Status: Occupied Longitude
Rental Income: \$595.00 -84.19176

LI-092**Single Family Residence: Albany, GA**

1804 West Whitney Avenue
 Albany, GA 31707 0.26 Acre +/-
 Dougherty County
 Avondale Subdivision
 Tax ID: 0000Q/00038/007
 SQFT: 850±
 Bed/Bath: 3/1 Latitude
 Year Built: 1951 31.57202

Occupancy Status: Occupied Longitude
Rental Income: \$695.00 -84.19374

LI-093**Single Family Residence: Albany, GA**

1810 Ederly Avenue
 Albany, GA 31707 0.26 Acre +/-
 Dougherty County
 Avondale Subdivision
 Tax ID: 0000Q/00034/006
 SQFT: 864±
 Bed/Bath: 2/1 Latitude
 Year Built: 1953 31.57297

Occupancy Status: Occupied Longitude
Rental Income: \$595.00 -84.19468

LI-094**Single Family Residence: Albany, GA**

1911 North Harding Street
 Albany, GA 31701 0.28 Acre +/-
 Dougherty County
 Rawson Park & Circle Subdivision
 Tax ID: 000LL/00026/005
 SQFT: 1364±
 Bed/Bath: 3/1 Latitude
 Year Built: 1954 31.60265

Occupancy Status: Occupied Longitude
Rental Income: \$795.00 -84.17114



Properties with this symbol have no
 money down loans available.

LI-097**Single Family Residence: Albany, GA**

2027 North Harding Street
 Albany, GA 31701 0.33 Acre +/-
 Dougherty County
 Rawson Park & Circle Subdivision
 Tax ID: 0000N/00029/028
 SQFT: 1000±
 Bed/Bath: 3/1 Latitude
 Year Built: 1951 31.60567

Occupancy Status: Occupied Longitude
Rental Income: \$895.00 -84.17349

LI-105**Single Family Residence: Macon, GA**

3830 Brenda Drive
 Macon, GA 31217 0.61 Acre +/-
 Bibb County
 Tax ID: U080-0090
 SQFT: 1774±
 Bed/Bath: 4/2 Latitude
 Year Built: 1970 32.83265

Occupancy Status: Occupied Longitude
Rental Income: \$795.00 -83.56708

LI-106**Single Family Residence: Macon, GA**

4235 Mikado Avenue
 Macon, GA 31206 0.34 Acre +/-
 Bibb County
 Tax ID: P101-0331
 SQFT: 1320±
 Bed/Bath: 2/1 Latitude
 Year Built: 1925 32.78825

Occupancy Status: Occupied Longitude
Rental Income: \$695.00 -83.65426

LI-107**Single Family Residence: Albany, GA**

4830 Impala Lane
 Albany, GA 31705 0.45 Acre +/-
 Dougherty County
 Hollands Folly Subdivision
 Tax ID: 00167/00004/003
 SQFT: 1075±
 Bed/Bath: 3/1 Latitude
 Year Built: 1972 31.46025

Occupancy Status: Occupied Longitude
Rental Income: \$1,195.00 -84.10403