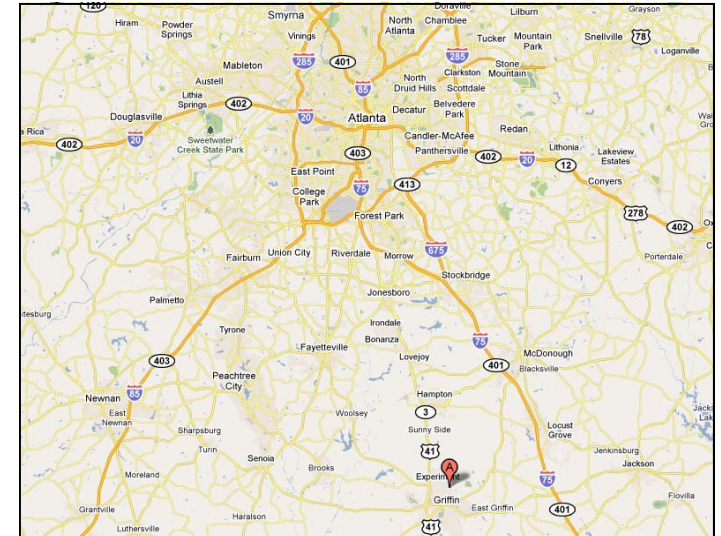




1301-1325 Lincoln Road, Griffin, GA 30223



- ✓ 12 Separate Parcels
- ✓ 11-Triplexes, 1-Duplex
- ✓ All Utilities Separately Metered (including water)
- ✓ Bank Owned—Distressed
- ✓ Durable Concrete Block Construction
- ✓ Rehab Opportunity (50% Occupancy)

\$215,000

Griffin Apartments

1301-1325 Lincoln Road
Griffin, GA 30223
35-Units

The Griffin Apartments consists of 11 triplexes and 1 duplex. Each Building is separately parceled. The construction is concrete block on slab. The roofs are roll-roofing with a slight pitch. Operating expenses will be low since tenants are responsible for all utilities, including water. The surrounding area is comprised of similar structures and a new elementary school. A buyer could enhance the curb-appeal and rehab the vacant units resulting in an above market rate of return. The property is Bank Owned (No Seller financing is Available).

Sale Information:
Jay Glatting
jglatting@livingintown.com

LIT Property Services
514 Flat Shoals Avenue, Suite B
Atlanta GA 30316
Phone: 404-881-8888 • Fax 404-806-4872

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This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for inaccuracies.



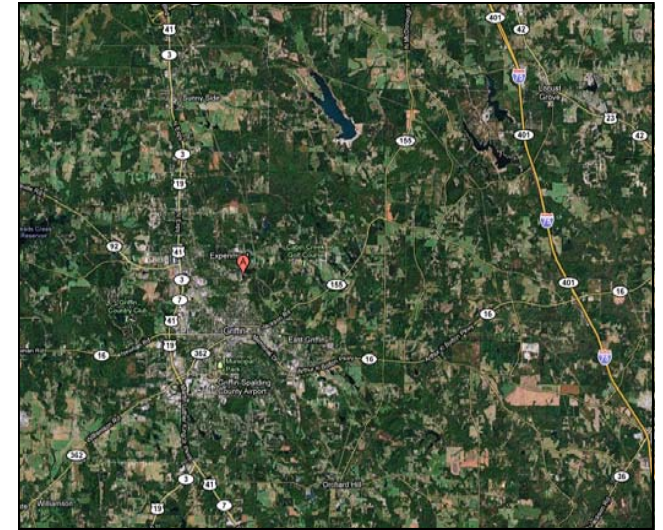
1301-1325 Lincoln Road, Griffin, GA 30223

Unit Features

- ▶ Current Rental Rates \$350/unit
- ▶ All Units Are 2 Bed & 1 Bath
- ▶ Each Unit Is 660 Sq. Ft.
- ▶ Ample Parking
- ▶ 2 Acre Parcel (combined area)

Proforma Operating #'s

- ▶ Gross Potential \$147,000/yr
- ▶ Current Property Taxes \$10,380
- ▶ 2010 Assessed Value \$610,000
- ▶ Estimated Insurance \$10,000



**Additional Properties and
Property Services**
www.livingintown.com

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