

BERKSHIRE HATHAWAY

HomeServices

Georgia Properties

COMMERCIAL DIVISION

The Villas at Midtown Apartments

Gainesville, 30501

34 unit Multi-Family development

Located at 934 SW Myrtle St. & 704 SW Armour St.



100% Occupied

- ♦ 4 bedroom / 3 bath units
- ♦ **8.56% Cap Rate**
- ♦ Superior rental market
- ♦ Room to raise rent
- ♦ Great 1031 Exchange

REDUCED to \$3,500,000

Full financials available with C.A.



More info and video at: <http://www.brenthoffman.com/listings/I0318.html>

Contact Brent Hoffman directly at:

Berkshire Hathaway Georgia Properties 770-533-6721 (Direct) 770-536-3007 (Office)

200 W. Academy St., NW Gainesville, Ga 30501

Executive Summary

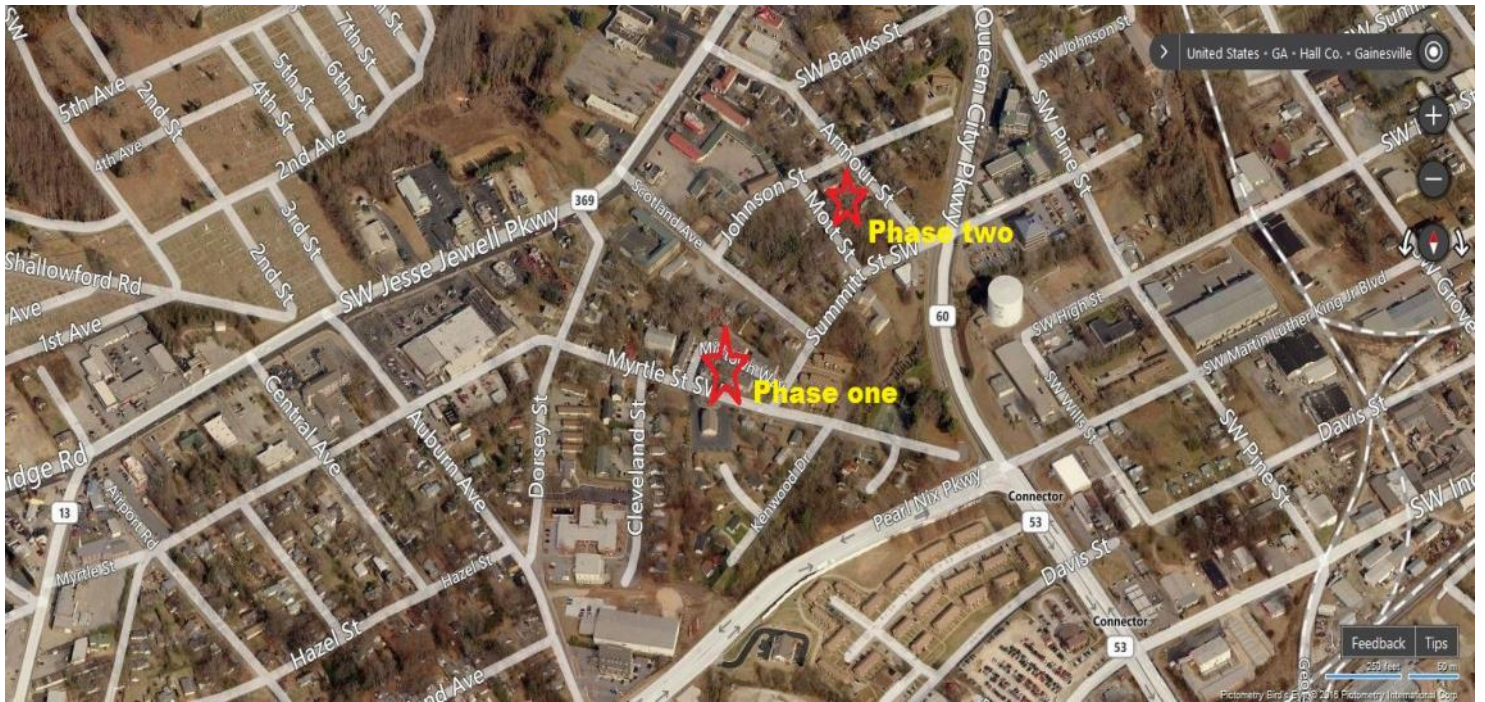


List Price	\$3,500,000
Price Per Unit	\$102,941.00
Units	All 4 Br / 3 Bath
CAP rate	8.56%
Building S.F.	52,224
Percent Occupied	100%
Total Land Acres	2.81 +/-

Full financials available with signed C.A.

Property Description & Improvements

Location	Phase I: NW corner of Myrtle & Summit St. Phase II: South side of Johnson St between Mott & Armour Land Lot 153, 9th District Gainesville, GA 30501
Land Area	Phase I: 2.021 Acres Phase II: 0.79 Acres
Zoning	R-II Residential II District
Flood Plain	Zone X, Minimal flooding
Unit Mix/ Square Feet	(34) 4 bed, 3 bath units / 1,600 +/- s.f.
Year Built	Phase I: 2006 Phase II: 2007
Number of Buildings	Eight (8)
Stories / Story Height	Two (2) / Eight (8) Feet
Construction Type / Exterior Finish	Wood Frame / Vinyl Siding
Foundation / Footings	Concrete Block / Poured Concrete
Roof	Wood truss & asphalt Shingles
Walls / Ceilings	Drywall / Drywall stippled
HVAC / Metering	Individual Heat pumps / metered for electric & water
Parking	2 open spaces per unit



Phase One:

934 SW Myrtle Street

24 unit - 1,600+/- s.f.

4 bedroom / 3 bath

Phase Two:

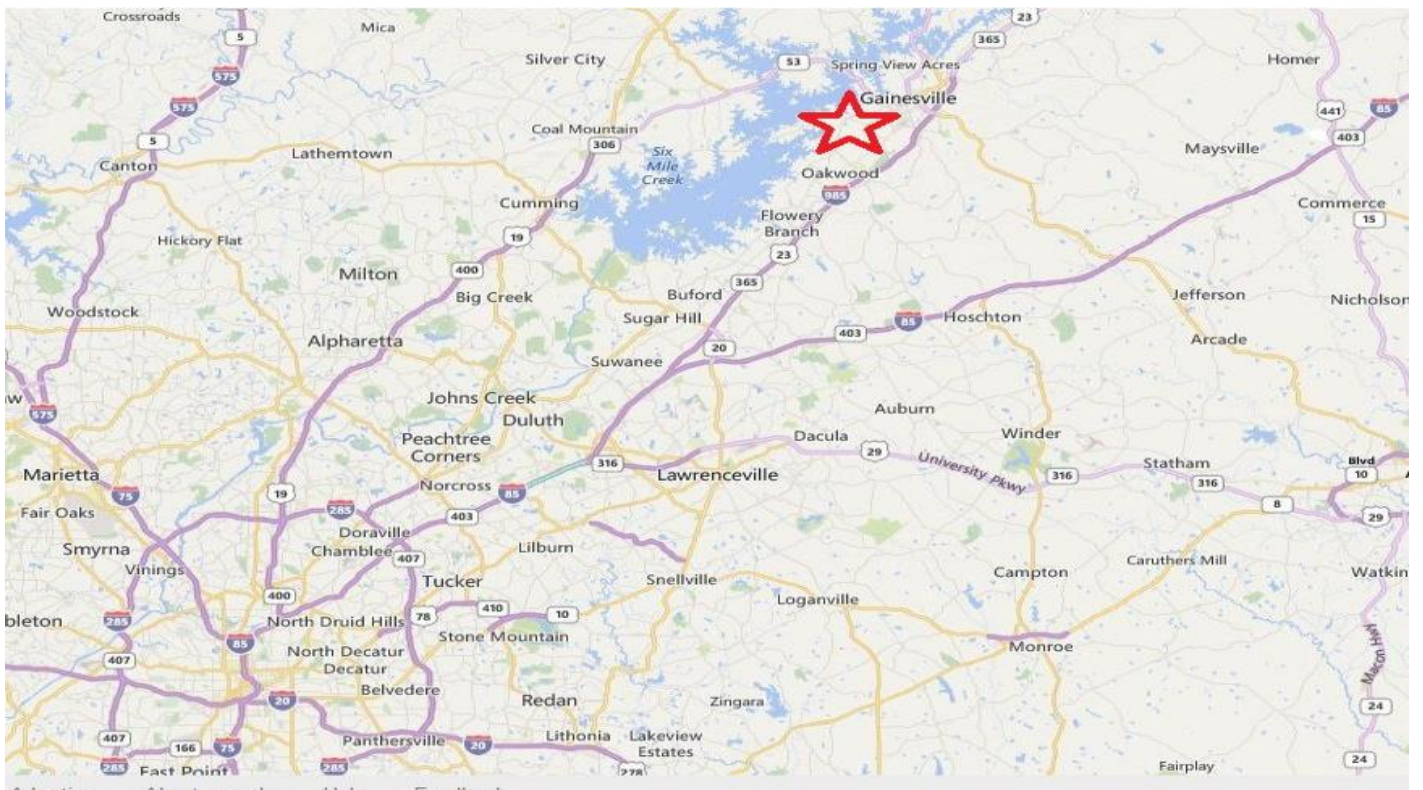
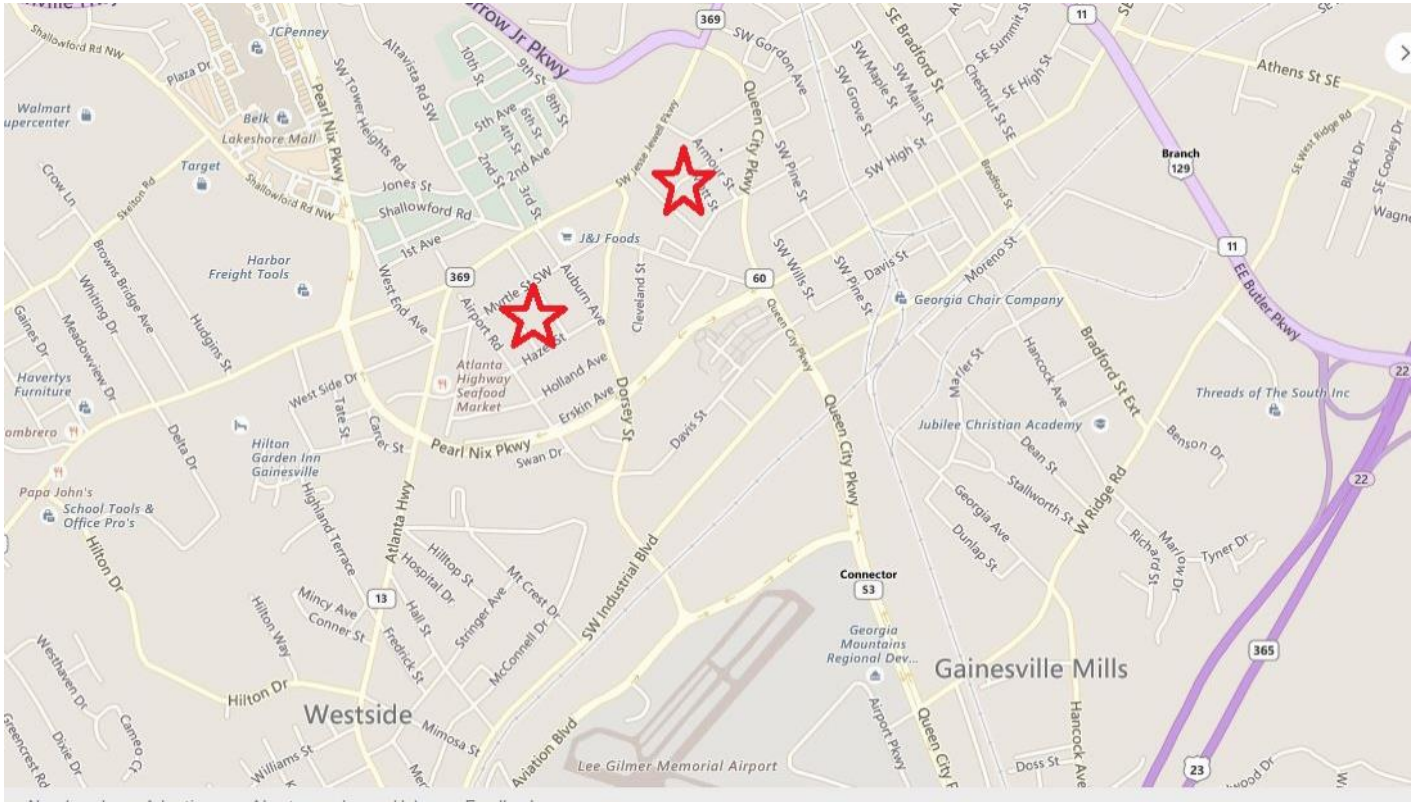
704 SW Armour Street

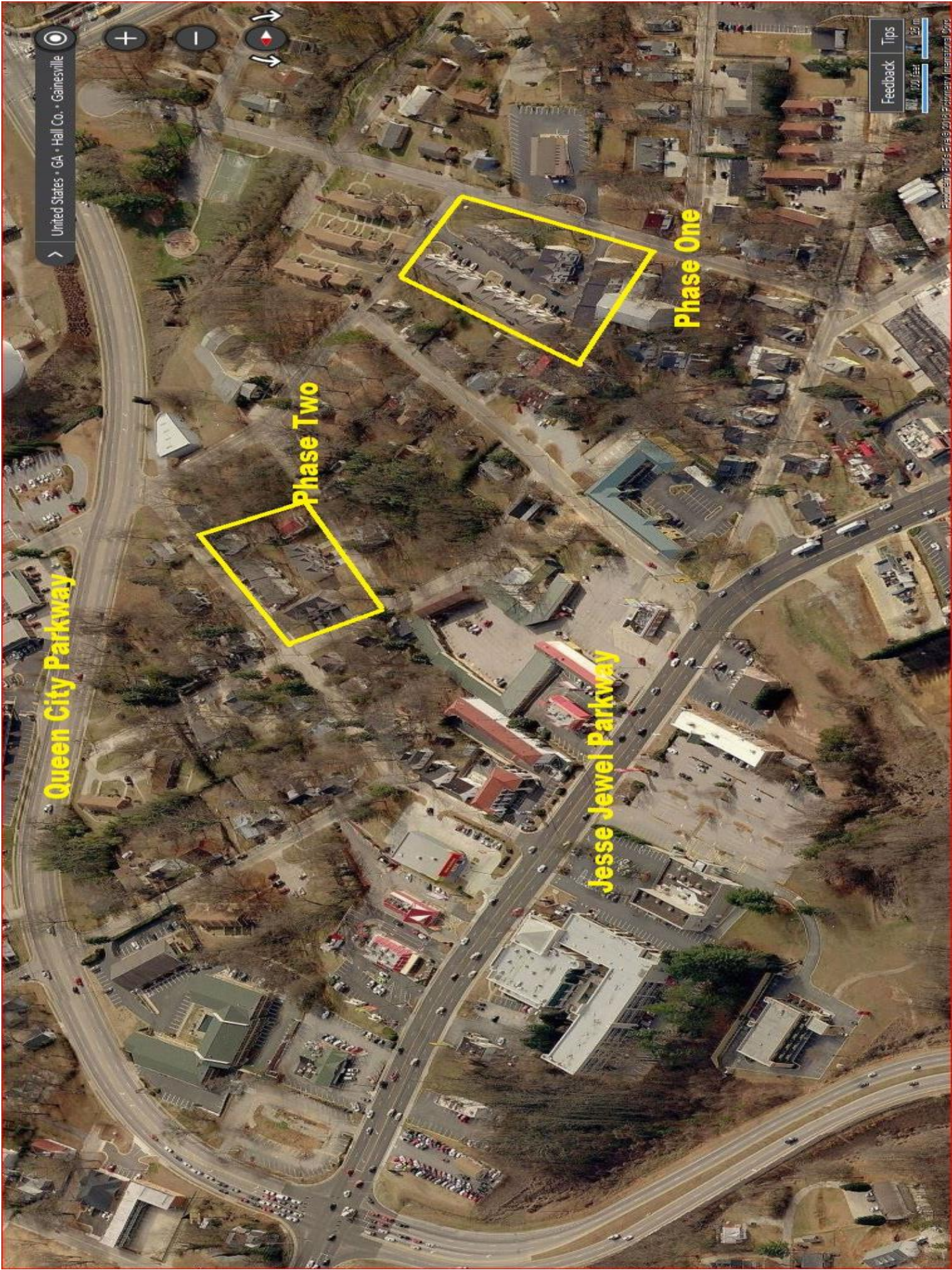
10 unit - 1,600 +/- s.f.

4 bedroom / 3 bath



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Queen City Parkway

Phase Two

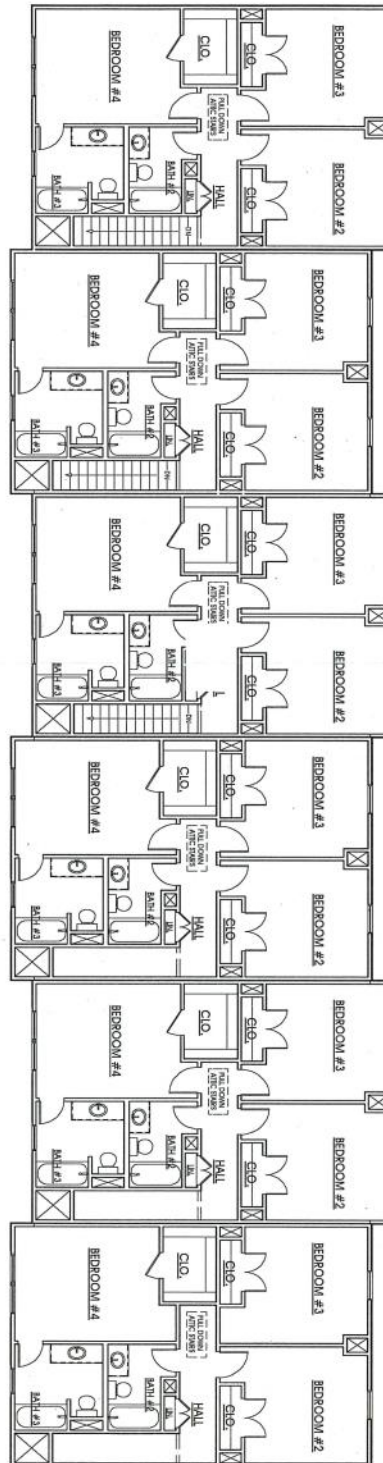
Phase One

Jesse Jewel Parkway

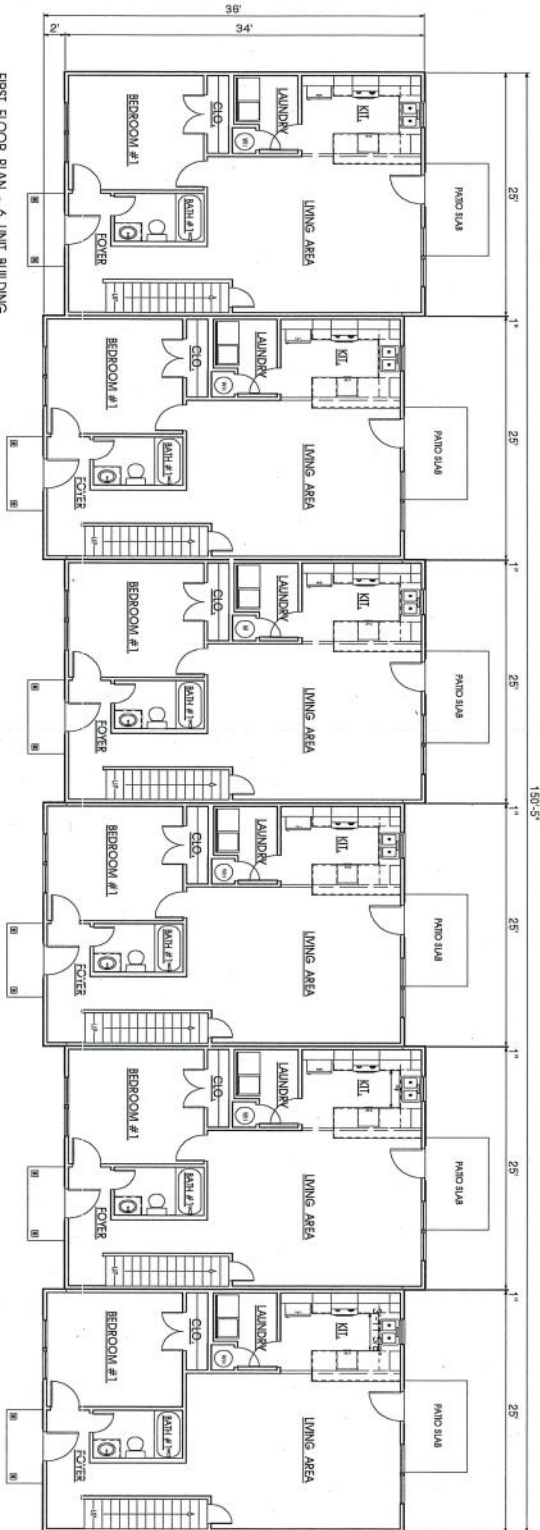
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Feedback Tips

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SECOND FLOOR PLAN - 6 UNIT BUILDING
SCALE: 3/16" = 1'-0"



FIRST FLOOR PLAN - 6 UNIT BUILDING
SCALE: 3/16" = 1'-0"



A-2

SHEET

DATE

REV.

BACHMAN & ASSOCIATES
ARCHITECTS - LANDSCAPE ARCHITECTS - BUILDERS
337 BOULEVARD N.E., GAINESVILLE, GA. 30601 (770) 534-6052

PROJECT:

SWANN DRIVE VILLAS