



MIDCOAST PROPERTIES, INC.

3 PROPERTY PORTFOLIO

ALBANY & LEESBURG, GEORGIA



Listing Broker:

MIDCOAST PROPERTIES, INC.

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INVESTMENT OPPORTUNITY

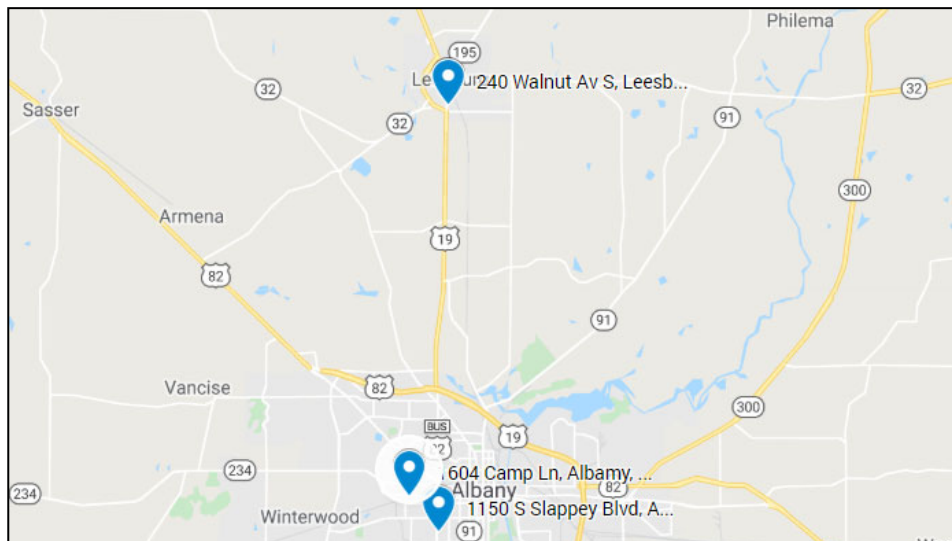
Price: \$3,400,000

SALIENT DATA

Address	Total RSF	Total Units	Acres
1150 S Slappey Blvd, Albany, GA	20,460	174	1.56
1604 Camp Ln, Albany, GA	32,994	272	1.96
240 Walnut Av S, Leesburg, GA	17,400	104	1.08
Total Combined:	70,854	550	4.60

CAP RATE, NOI, IRR

	2019 Proforma	2020 Proforma
EGI	\$373,311	\$389,107
NOI	\$239,760	\$241,265
Cap Rate	7.1%	7.1%
IRR		21.9%



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