

# CASH MONSTER!



## US-1 Studio Apartments 6017 Second Street N, Folkston, GA

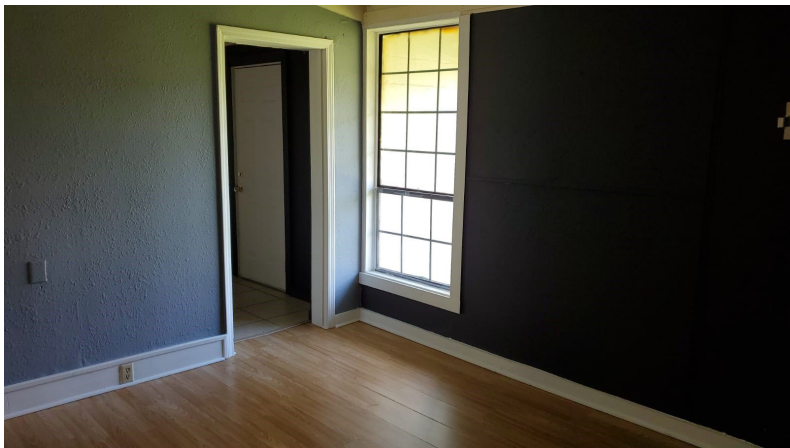
### Property Information

Asking Price	\$650,000	County	Charlton County
Property type	Multi family	Subdivision	Folkston (District 02)
Total units	25	Construction	Brick, CBS
Total bedrooms	0	Roof	Galvanized
Total bathrooms	27	Water source	City
Building size	11649 sq. ft.	Water disposal	Sewer
Lot size	3.30 acres	Heating	Wall unit, Central
Year built	1950	Cooling	Wall A/C, Central

### Property Description

**BACK ON THE MARKET!!** Recently renovated!! Incredible investment. This is a high income generating property and business for sale. Total of 24 units (office included) on 3.3 acres of prime real estate. This property can generate some serious income. On-site property manager and maintenance. Property has a history of generating \$11,000+ a month consistently. \$600/month for 20 single units and \$800/month for 3 double units. Separate electric meters. Electric is updated. On-site laundry facility. Additional space with electric, water and sewer hookup to add additional housing. Tons of industry in town. Only 45 mins away from Jacksonville, FL and 8 miles from Florida/Georgia border. Units rent immediately and always stay full. Mobile home and RV pads can be added in the back for additional income. 20 pads will generate a whopping \$6000/month at \$300/pad!





## Property Financial Summary

Asking price	\$650,000	Type	Proforma
Gross income (annually)	\$204,000	Gross income (monthly)	\$17,000
Operating expenses (annually)	\$57,046	Operating expenses (monthly)	\$4,754
Net income (annually)	\$146,954	Net income (monthly)	\$12,246
Gross return	31.38%	Net return	22.61%

