

[**CLICK THIS LINK TO UNDERSTAND ALBANY, GA.**](#)

The D.C. Network, Inc.

Here are some more FACTS about this Package Deal...
FOR SALE OBO REDUCED PRICE \$5,600,000
74 DOORS TOTAL – 71 HOMES WITH 3 BEING DUPLEXES

1. This is an ALL REHABBED 71 Single Family Home Package Deal.
2. ALL 80 Homes have 2 Year Leases. Yes, 100% Rented.
3. ALL Properties are Managed by a Management Company.
4. ALL the Properties ROOFs are NO Older than 8 Years Old.
5. **This is an ALL or NONE Package Sale. No Separations of the Package.**
6. ALL HUDS are ALREADY Completed by the Closing Attorney and can CLOSE in 3 DAYS.
7. This Package Deal is a 7% CAP RATE Investment.
8. (67%) of the Tenants have been with the Current Owners for over 5 Years now.
9. This 74 Door Home Package Deal is Located in Albany, GA... This Deal is OFF-MARKET. Serious Buyers ONLY.
10. ALL Tenants pay their Rent via the Internet/ Payment Webpage.
11. **Asking Price is \$5.6MM or make a STRONG OFFER. NOTHINGS IN CONCRETE ON THE PRICE YET...**
12. Interested Buyers, please submit your OFFER by LOI and POF immediately as this SALE will move quickly.
13. This is the INCOME STATEMENT CONSOLIDATED from LAST YEAR and 2020... 2021's STATEMENT IS BELOW.

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69 Properties 72 Units

Account	2020	Total
Income		
4000 Rent/Lease Income	\$573,650.82	\$573,650.82
4010 Rental Buyout of Lease	\$4,185.00	\$4,185.00
4020 Warrant Reimbursement	\$1,025.40	\$1,025.40
4040 Cleaning Income	\$1,191.00	\$1,191.00
4050 Garnishment Reimbursement	\$153.00	\$153.00
4100 Late Fee Income	\$18,545.54	\$18,545.54
4120 NSF Fee Income	\$1,015.00	\$1,015.00
4140 Maint & Repair Income	\$5,273.94	\$5,273.94
4170 Electricity Utility Income	\$157.96	\$157.96
4190 - Gas Utility Income	\$50.00	\$50.00
Convenience Fee	\$1,396.76	\$1,396.76
Total Income	\$606,644.42	\$606,644.42

Income Statement Consolidated

Cash Basis, From 1/1/2020 to 12/31/2020, By Year

Expense		
5010 Management Fees	\$1,043.44	\$1,043.44
5100 Advertising	\$50.00	\$50.00
5200 Maintenance & Repair	\$100,276.14	\$100,276.14
5210 Painting & Decorating	\$4,236.33	\$4,236.33
5220 Landscaping	\$4,295.00	\$4,295.00
5230 Cleaning	\$1,210.00	\$1,210.00
5250 Plumbing	\$12,954.42	\$12,954.42
5300 Electricity	\$2,000.98	\$2,000.98
5320 Trash Collection	\$1,555.42	\$1,555.42
5440 Legal & Accounting Fees	\$557.85	\$557.85
5441 Warrant Expenses	\$882.00	\$882.00
5442 Garnishment Expenses	\$480.00	\$480.00
5500 Real Estate Taxes	\$85,316.40	\$85,316.40
5510 Fees & Permits	\$1,200.00	\$1,200.00
5520 Insurance	\$2,134.52	\$2,134.52
Total Expense	\$218,192.50	\$218,192.50

Net Operating Income	\$388,451.92	\$388,451.92
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Net Income	\$388,451.92	\$388,451.92
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74 DOOR, ALBANY, GA FULLY REHABBED AND 100% RENTED SINGLE FAMILY HOMES FOR SALE AS AN UNBREAKABLE PACKAGE DEAL FOR SALE AT; REDUCED PRICING OF \$5.600,000 "OR BEST OFFER"...



Address #1: [1001 Hobson St, Albany, GA 31705](#)

FOR SALE: \$70,000

Lease Start: 4/29/2021

Lease End: 4/30/2023

Bed/Bath: 4 Bed/2 Bath

Unit Size: 1,333 Sqft.

Market Rent: \$795.00

Recurring Charges: \$795.00

Recurring Credits: \$0.00

Deposits Held: \$795.00

Balance Due: \$330.00

[Property Pictures Link: Zillow Pics](#)



Address #2: [1003 E Residence Ave, Albany, GA 31705](#)

FOR SALE: \$70,000

Lease Start: 10/21/2019

Lease End: 10/31/2023

Bed/Bath: 4 Bed/2 Bath

Unit Size: 1,780

Market Rent: \$750.00

Recurring Charges: \$795.00

Recurring Credits: \$0.00

Deposits Held: \$1,600.00

Balance Due: \$0.00

[Property Pictures Link: Rehabbed but No Pics](#)



Address #3: [1126 Gary Ave, Albany, GA 31707](#)

FOR SALE: \$165,000

Lease Start: 10/28/2019

Lease End: 10/31/2023

Bed/Bath: 3 Bed/2 Bath

Unit Size: 1,469

Market Rent: \$895.00

Recurring Charges: \$895.00

Recurring Credits: \$0.00

Deposits Held: \$895.00

Balance Due: \$30.00

[Property Pictures Link: Got Zillow Pics. \[More Pics\]\(#\)](#)



Address #4: A&B/ [1139 Eager Ave, Albany, GA 31701](#)

FOR SALE: \$90,000

A Lease Start: 3/4/2021

A Lease End: 2/28/2023

B Lease Start: 9/15/2021

B Lease End: 8/31/2023

Bed/Bath: 4 Bed/ 1 Bath

Unit Size: 1,500

Market Rent: \$1,300

Recurring Charges: \$1,190

Recurring Credits: \$0.00

Deposits Held: \$2,595

Balance Due: \$139.00

[Property Pictures Link: Realtor.com Pics](#)



Address #5: [1200 W Highland Ave, Albany, GA 31707](#)

FOR SALE: \$71,000

Lease Start: 7/1/2019

Lease End: 6/30/2023

Bed/Bath: 2 Bed/1 Bath

Unit Size: 720

Market Rent: \$595.00

Recurring Charges: \$450.00

Recurring Credits: \$0.00

Deposits Held: \$450.00

Balance Due: \$0.00

[Property Pictures Link: Realtor.com Pics](#)



Address #6: [1202 Ken Gardens Rd, Albany, GA 31707](#)

FOR SALE: \$170,000

Lease Start: 7/1/2020

Lease End: 6/30/2022

Bed/Bath: 4 Bed/3 Bath

Unit Size: 1,911

Market Rent: \$1,195.00

Recurring Charges: \$1,195.00

Recurring Credits: \$0.00

Deposits Held: \$1,195.00

Balance Due: \$0.00

[Property Pictures Link: Zillow Pics also. \[1\]\(#\), \[2\]\(#\), \[3\]\(#\), \[4\]\(#\).](#)



Address #7: [1204 Citrus Ct, Albany, GA 31707](#)

FOR SALE: \$94,300

Lease Start: 7/1/2008

Lease End: 6/30/2023

Bed/Bath: 3 Bed/1.5 Bath

Unit Size: 1,175

Market Rent: \$800.00

Recurring Charges: \$800.00

Recurring Credits: \$0.00

Deposits Held: \$0.00

Balance Due: \$0.00

[Property Pictures Link: \[1\]\(#\), \[2\]\(#\).](#)



Address #8: [1205 Stuart Ave, Albany, GA 31707](#)

FOR SALE: \$160,000

Lease Start: 7/1/2019

Lease End: 6/30/2023

Bed/Bath: 3 Bed/1 Bath

Unit Size: 1,764

Market Rent: \$695.00

Recurring Charges: \$695.00

Recurring Credits: \$0.00

Deposits Held: \$695.00

Balance Due: \$0.00

[Property Pictures Link: Zillow Pics \[1\]\(#\), \[2\]\(#\), \[3\]\(#\), \[4\]\(#\).](#)



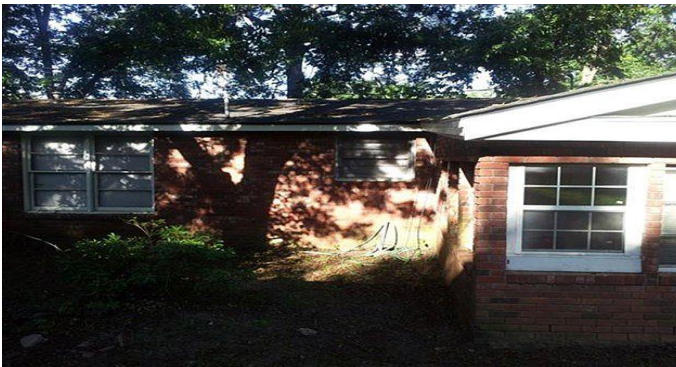
Address: #9 [1206 Lajuana Ln, Albany, GA 31705](#)

FOR SALE: \$82,000
Lease Start: 12/1/2015
Lease End: month-to-month
Bed/Bath: 3 Bed/1 Bath
Unit Size: 1,075
Market Rent: \$695.00
Recurring Charges: \$725.00
Recurring Credits: \$0.00
Deposits Held: \$595.00
Balance Due: \$0.00
[Property Pictures Link: Pictures](#)



Address #10: [1208 Baker Ave, Albany, GA 31707](#)

FOR SALE: \$76,000
Lease Start: 8/15/2018
Lease End: 8/31/2022
Bed/Bath: 3 Bed/1 Bath
Unit Size: 1,527
Market Rent: \$695.00
Recurring Charges: \$695.00
Recurring Credits: \$0.00
Deposits Held: \$695.00
Balance Due: \$0.00
[Property Pictures Link:](#)



Address #11: [121 Bennett Dr, Albany, GA 31705](#)

FOR SALE: \$96,000
Lease Start: 6/30/2021
Lease End: 6/30/2023
Bed/Bath: 3 Bed/2 Bath
Unit Size: 2,225
Market Rent: \$895.00
Recurring Charges: \$895.00
Recurring Credits: \$0.00
Deposits Held: \$895.00
Balance Due: \$35.00
[Property Pictures Link: \[1\]\(#\), \[2\]\(#\)](#)



Address #12: [1213 W 2nd Ave, Albany, GA 31707](#)

FOR SALE: \$72,000
Lease Start: 8/15/2018
Lease End: 8/31/2022
Bed/Bath: 3 Bed/2 Bath
Unit Size: 1,700
Market Rent: \$795.00
Recurring Charges: \$795.00
Recurring Credits: \$0.00
Deposits Held: \$795.00
Balance Due: \$930.00
[Property Pictures Link: \[1\]\(#\), \[2\]\(#\)](#)



Address #13: [1227 W Lincoln Ave, Albany, GA 31707](#)

FOR SALE: \$75,000
Lease Start: 12/1/2018
Lease End: month-to-month
Bed/Bath: 3 Bed/2 Bath
Unit Size: 1,524
Market Rent: \$695.00
Recurring Charges: \$695.00
Recurring Credits: \$725.00
Deposits Held: \$625.00
Balance Due: \$0.00
[Property Pictures Link:](#)



Address #14: [1313 Eager Dr, Albany, GA 31707](#)

FOR SALE: \$75,000
Lease Start: 1/29/2021
Lease End: 1/31/2023
Bed/Bath: 2 Bed/2 Bath
Unit Size: 1,018
Market Rent: \$595.00
Recurring Charges: \$595.00
Recurring Credits: \$0.00
Deposits Held: \$595.00
Balance Due: \$0.00
[Property Pictures Link:](#) Rehabbed.



Address #15: [139 Wynn Dr, Albany, GA 31705](#)

FOR SALE: \$65,000
Lease Start: 11/7/2018
Lease End: 11/30/2033
Bed/Bath: 3 Bed/2 Bath
Unit Size: 1,323
Market Rent: \$650.00
Recurring Charges: \$675.00
Recurring Credits: \$0.00
Deposits Held: \$0.00
Balance Due: \$1,939.00
[Property Pictures Link:](#) No Updated Pics of Rehab.



Address #16: [1400 E Lincoln Ave, Albany, GA 31705](#)

FOR SALE: \$60,000
Lease Start: 2/1/2012
Lease End: 1/31/2022
Bed/Bath: 3 Bed/1 Bath
Unit Size: 864
Market Rent: \$695.00
Recurring Charges: \$575.00
Recurring Credits: \$0.00
Deposits Held: \$500.00
Balance Due: \$0.00
[Property Pictures Link:](#)



Address #17: [1401 W Whitney Ave, Albany, GA 31707](#)

FOR SALE: \$75,000
Lease Start: 6/1/2019
Lease End: 5/31/2023
Bed/Bath: 3 Bed/1 Bath
Unit Size: 1,325
Market Rent: \$725.00
Recurring Charges: \$725.00
Recurring Credits: \$0.00
Deposits Held: \$725.00
Balance Due: (\$1,600.00)
[Property Pictures Link:](#)



Address #18: [1403 Colquitt Ave, Albany, GA 31707](#)

FOR SALE: \$95,000
Lease Start: 4/1/2016
Lease End: 3/31/2023
Bed/Bath: 3 Bed/2 Bath
Unit Size: 1,269
Market Rent: \$795.00
Recurring Charges: \$695.00
Recurring Credits: \$0.00
Deposits Held: \$695.00
Balance Due: \$595.00
[Property Pictures Link:](#)



Address #19: [1408 Baker Ave, Albany, GA 31707](#)

FOR SALE: \$105,000
Lease Start: 11/4/2020
Lease End: 10/31/2022
Bed/Bath: 3 Bed/2 Bath
Unit Size: 1,716
Market Rent: \$795.00
Recurring Charges: \$795.00
Recurring Credits: \$0.00
Deposits Held: \$795.00
Balance Due: \$0.00
[Property Pictures Link:](#)



Address #20: [1409 Colquitt Ave, Albany, GA 31707](#)

FOR SALE: \$75,000
Lease Start: 5/1/2019
Lease End: 4/30/2023
Bed/Bath: 3 Bed/1 Bath
Unit Size: 950
Market Rent: \$695.00
Recurring Charges: \$650.00
Recurring Credits: \$0.00
Deposits Held: \$650.00
Balance Due: \$500.94
[Property Pictures Link:](#)



Address #21: [1410 Eager Dr, Albany, GA 31707](#)

FOR SALE: \$100,000
Lease Start: 12/29/2020
Lease End: 12/31/2022
Bed/Bath: 4 Bed/2 Bath
Unit Size: 1,785
Market Rent: \$825.00
Recurring Charges: \$825.00
Recurring Credits: \$0.00
Deposits Held: \$825.00
Balance Due: \$0.00
[Property Pictures Link:](#)



Address #22: [1506 S Joe Wright Dr, Cordele, GA 31015](#)

FOR SALE: \$90,000
Lease Start: 1/1/2015
Lease End: month-to-month
Bed/Bath: 3 Bed/2 Bath
Unit Size: 1,152
Market Rent: \$550.00
Recurring Charges: \$550.00
Recurring Credits: \$0.00
Deposits Held: \$550.00
Balance Due: \$5,474.98
[Property Pictures Link:](#)



Address #23: [1510 Maryland Dr, Albany, GA 31707](#)

FOR SALE: \$95,000
Lease Start: 10/15/2020
Lease End: 10/31/2022
Bed/Bath: 4 Bed/2 Bath
Unit Size: 1,693
Market Rent: \$950.00
Recurring Charges: \$950.00
Recurring Credits: \$0.00
Deposits Held: \$950.00
Balance Due: \$0.00
[Property Pictures Link:](#)



Address #24: [1516 Edgerly Ave, Albany, GA 31707](#)

FOR SALE: \$65,000
Lease Start: 10/25/2019
Lease End: month-to-month
Bed/Bath: 3 Bed/1 Bath
Unit Size: 1,014
Market Rent: \$795.00
Recurring Charges: \$795.00
Recurring Credits: \$0.00
Deposits Held: \$795.00
Balance Due: \$0.00
[Property Pictures Link:](#) [Got More Pics](#)



Address #25: [1517 10th Ave, Albany, GA 31707](#)

FOR SALE: \$105,000
Lease Start: 5/10/2019
Lease End: 5/31/2023
Bed/Bath: 3 Bed/2 Bath
Unit Size: 1,888
Market Rent: \$995.00
Recurring Charges: \$995.00
Recurring Credits: \$0.00
Deposits Held: \$995.00
Balance Due: \$0.00

[Property Pictures Link:](#)



Address #26: [1517 W 2nd Ave, Albany, GA 31707](#)

FOR SALE: \$100,000
Lease Start: 6/1/2019
Lease End: month-to-month
Bed/Bath: 3 Bed/2 Bath
Unit Size: 1,514
Market Rent: \$795.00
Recurring Charges: \$850.00
Recurring Credits: \$0.00
Deposits Held: \$750.00
Balance Due: \$450.00

[Property Pictures Link:](#)



Address #27: [1613 Ken Gardens Rd, Albany, GA 31707](#)

FOR SALE: \$178,000
Lease Start: 7/22/2019
Lease End: month-to-month
Bed/Bath: 4 Bed/3 Bath
Unit Size: 2,168
Market Rent: \$1,200.00
Recurring Charges: \$1,100.00
Recurring Credits: \$0.00
Deposits Held: \$1,000.00
Balance Due: \$3,713.00

[Property Pictures Link:](#) [Second Pics Link](#)



Address #28: [187 Main St E, Leesburg, GA 31763](#)

FOR SALE: \$110,000
Lease Start: 12/18/2019
Lease End: 12/31/2021
Bed/Bath: 3 Bed/2 Bath
Unit Size: 1,391
Market Rent: \$1,195.00
Recurring Charges: \$1,095.00
Recurring Credits: \$0.00
Deposits Held: \$1,095.00
Balance Due: \$0.00

[Property Pictures Link:](#)



Address #29: [2027 N Harding St, Albany, GA 31701](#)

FOR SALE: \$110,000

Lease Start: 12/1/2019

Lease End: month-to-month

Bed/Bath: 3 Bed/1 Bath

Unit Size: 1,000

Market Rent: \$750.00

Recurring Charges: \$750.00

Recurring Credits: \$0.00

Deposits Held: \$750.00

Balance Due: \$999.50

[Property Pictures Link:](#)



Address #30: [2048 Bondsview Rd, Macon, GA 31217](#)

FOR SALE: \$100,000

Lease Start: 2/15/2009

Lease End: 12/31/2021

Bed/Bath: 3 Bed/2 Bath

Unit Size: 1,261

Market Rent: \$1,000.00

Recurring Charges: \$800.00

Recurring Credits: \$800.00

Deposits Held: \$950.00

Balance Due: \$0.00

[Property Pictures Link:](#)



Address #31: [208 N Rosewood Dr, Albany, GA 31705](#)

FOR SALE: \$115,000

Lease Start: 1/17/2020

Lease End: 1/31/2022

Bed/Bath: 3 Bed/2 Bath

Unit Size: 1,610

Market Rent: \$895.00

Recurring Charges: \$895.00

Recurring Credits: \$0.00

Deposits Held: \$895.00

Balance Due: \$966.00

[Property Pictures Link:](#)



Address #32: [2100 W Waddell Ave, Albany, GA 31707](#)

FOR SALE: \$95,000

Lease Start: 8/9/2019

Lease End: 7/31/2022

Bed/Bath: 3 Bed/2 Bath

Unit Size: 1,642

Market Rent: \$895.00

Recurring Charges: \$945.00

Recurring Credits: \$0.00

Deposits Held: \$895.00

Balance Due: \$0.00

[Property Pictures Link:](#)



Address #33: [211 Collins St, Albany, GA 31705](#)

FOR SALE: \$45,000
Lease Start: 11/1/2018
Lease End: 11/30/2022
Bed/Bath: 2 Bed/1 Bath
Unit Size: 775
Market Rent: \$550.00
Recurring Charges: \$400.00
Recurring Credits: \$0.00
Deposits Held: \$400.00
Balance Due: \$200.00
[Property Pictures Link:](#)



Address #34: [225 Sunrise Dr., Albany, Georgia, 31701](#)

FOR SALE: \$110,000
Lease Start: Vacant/ Newly Rehabbed
Lease End:
Bed/Bath: 3 Bed/ 2 Bath
Unit Size: 975
Market Rent: \$900
Recurring Charges: \$900
Recurring Credits: \$0.00
Deposits Held: \$900
Balance Due: \$0.00
[Property Pictures Link:](#)



Address #35: [2507 Palmyra Rd, Albany, GA 31707](#)

FOR SALE: \$120,000
Lease Start: 7/1/2019
Lease End: month-to-month
Bed/Bath: 3 Bed/1 Bath
Unit Size: 1,420
Market Rent: \$795.00
Recurring Charges: \$795.00
Recurring Credits: \$0.00
Deposits Held: \$695.00
Balance Due: \$0.00
Property Pictures Link: No Pics/ Rehabbed.



Address #36: [2515 Palmyra Rd, Albany, GA 31707](#)

FOR SALE: \$165,000
Lease Start: 7/13/2020
Lease End: 7/31/2022
Bed/Bath: 3 Bed/2 Bath
Unit Size: 1,600
Market Rent: \$795.00
Recurring Charges: \$795.00
Recurring Credits: \$0.00
Deposits Held: \$2,385.00
Balance Due: \$0.00
[Property Pictures Link:](#)



Address #37: [2711 Astoria Dr, Albany, GA 31701](#)

FOR SALE: \$95,000
Lease Start: 2/7/2020
Lease End: 2/28/2022
Bed/Bath: 4 Bed/2 Bath
Unit Size: 1,314
Market Rent: \$895.00
Recurring Charges: \$895.00
Recurring Credits: \$0.00
Deposits Held: \$895.00
Balance Due: \$0.00
[Property Pictures Link:](#)



Address #38: [311 N Ingleside Dr, Albany, GA 31707](#)

FOR SALE: \$155,000
Lease Start: 3/1/2011
Lease End: 1/31/2023
Bed/Bath: 3 Bed/1 Bath
Unit Size: 1,822
Market Rent: \$795.00
Recurring Charges: \$700.00
Recurring Credits: \$0.00
Deposits Held: \$700.00
Balance Due: \$0.00
[Property Pictures Link:](#)



Address #39: [314 Hobson St, Albany, GA 31705](#)

FOR SALE: \$75,000
Lease Start: 1/1/2015
Lease End: 12/31/2021
Bed/Bath: 3 Bed/2 Bath
Unit Size: 1,040
Market Rent: \$795.00
Recurring Charges: \$725.00
Recurring Credits: \$0.00
Deposits Held: \$625.00
Balance Due: \$0.00
Property Pictures Link: ;No Pics



Address #40: [315 Independence Dr, Albany, GA 31705](#)

FOR SALE: \$125,000
Lease Start: 3/1/2010
Lease End: 2/28/2023
Bed/Bath: 5 Bed/2.5 Bath
Unit Size: 1,928
Market Rent: \$795.00
Recurring Charges: \$795.00
Recurring Credits: \$0.00
Deposits Held: \$500.00
Balance Due: \$0.00
[Property Pictures Link:](#)



Address #41: [3830 Brenda Dr, Macon, GA 31217](#)

FOR SALE: \$120,000

Lease Start: 6/10/2010

Lease End: month-to-month

Bed/Bath: 4 Bed/2 Bath

Unit Size: 1,774

Market Rent: \$625.00

Recurring Charges: \$625.00

Recurring Credits: \$0.00

Deposits Held: \$500.00

Balance Due: \$625.00

[Property Pictures Link:](#)



Address #42: [400 Cotton Ave, Albany, GA 31701](#)

FOR SALE: \$95,000

Lease Start: 9/1/2019

Lease End: 8/31/2023

Bed/Bath: 3 Bed/2 Bath

Unit Size: 1,169

Market Rent: \$895.00

Recurring Charges: \$895.00

Recurring Credits: \$0.00

Deposits Held: \$895.00

Balance Due: \$0.00

[Property Pictures Link:](#)



Address #43: [405 Holly Dr, Albany, GA 31705](#)

FOR SALE: \$110,000

Lease Start: 6/1/2019

Lease End: 5/31/2023

Bed/Bath: 3 Bed/2 Bath

Unit Size: 1,188

Market Rent: \$895.00

Recurring Charges: \$895.00

Recurring Credits: \$0.00

Deposits Held: \$895.00

Balance Due: \$0.00

[Property Pictures Link:](#)



Address #44: A&B/ [406 Station Crossing Dr, Albany, GA 31721](#)

FOR SALE: \$130,000

A Lease Start: 2/1/2017

A Lease End: 12/31/2021

B Lease Start: 4/1/2020

B Lease End: 3/31/2022

Bed/Bath: 4 Bed/ 4 Bath (2 Beds/ 2 Baths EACH)

Unit Size: 2,132

Market Rent: \$595 Each = \$1,190

Recurring Charges: \$1,190

Recurring Credits: \$1,120

Deposits Held: \$1,120 (\$595 + \$525)

Balance Due: \$0.00

[Property Pictures Link:](#) No Pics



Address #45: [423 Poinciana Ave, Albany, GA 31705](#)

FOR SALE: \$110,000
Lease Start: 9/7/2021
Lease End: 8/31/2023
Bed/Bath: 3 Bed/2 Bath
Unit Size: 1,225
Market Rent: \$895.00
Recurring Charges: \$995.00
Recurring Credits: \$0.00
Deposits Held: \$995.00
Balance Due: \$0.00
[Property Pictures Link:](#)



Address #46: [4235 Mikado Ave, Macon, GA 31206](#)

FOR SALE: \$55,000
Lease Start: 6/29/2010
Lease End: month-to-month
Bed/Bath: 2 Bed/1 Bath
Unit Size: 1,320
Market Rent: \$595.00
Recurring Charges: \$538.00
Recurring Credits: \$0.00
Deposits Held: \$0.00
Balance Due: \$24.00
[Property Pictures Link:](#)



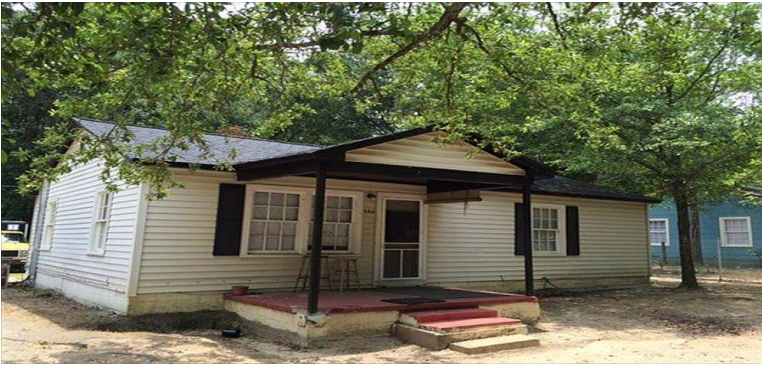
Address #47: [4830 Impala Ln, Albany, GA 31705](#)

FOR SALE: \$75,000
Lease Start: 6/1/2015
Lease End: 5/30/2023
Bed/Bath: 3 Bed/1 Bath
Unit Size: 1,075
Market Rent: \$695.00
Recurring Charges: \$550.00
Recurring Credits: \$0.00
Deposits Held: \$550.00
Balance Due: \$0.00
[Property Pictures Link:](#)



Address #48: [502 Mitchell Ave, Albany, GA 31705](#)

FOR SALE: \$55,000
Lease Start: 7/1/2014
Lease End: 1/31/2023
Bed/Bath: 3 Bed/1 Bath
Unit Size: 1,205
Market Rent: \$595.00
Recurring Charges: \$500.00
Recurring Credits: \$0.00
Deposits Held: \$425.00
Balance Due: \$0.00
[Property Pictures Link:](#)



Address #49: [506 S Harding St, Albany, GA 31701](#)

FOR SALE: \$65,000

Lease Start: 3/1/2019

Lease End: 2/28/2023

Bed/Bath: 2 Bed/1 Bath

Unit Size: 866

Market Rent: \$495.00

Recurring Charges: \$425.00

Recurring Credits: \$0.00

Deposits Held: \$425.00

Balance Due: \$0.00

[Property Pictures Link:](#)



Address #50: [507 S Valencia Dr, Albany, GA 31707](#)

FOR SALE: \$85,000

Lease Start: 6/14/2019

Lease End: 5/31/2023

Bed/Bath: 3 Bed/1 Bath

Unit Size: 1,191

Market Rent: \$750.00

Recurring Charges: \$750.00

Recurring Credits: \$0.00

Deposits Held: \$750.00

Balance Due: \$0.00

[Property Pictures Link:](#)



Address #51: [520 Cordele Rd, Albany, GA 31705](#)

FOR SALE: \$55,000

Lease Start: 5/1/2012

Lease End: 4/30/2023

Bed/Bath: 3 Bed/1 Bath

Unit Size: 910

Market Rent: \$550.00

Recurring Charges: \$425.00

Recurring Credits: \$0.00

Deposits Held: \$395.00

Balance Due: (\$425.00)

[Property Pictures Link:](#)



Address #52: [5609 Hill Rd, Albany, GA 31705](#)

FOR SALE: \$105,000

Lease Start: 9/1/2019

Lease End: 8/31/2022

Bed/Bath: 4 Bed/3 Bath

Unit Size: 1,300

Market Rent: \$995.00

Recurring Charges: \$1,045.00

Recurring Credits: \$0.00

Deposits Held: \$995.00

Balance Due: \$0.00

[Property Pictures Link:](#)



Address #53: [604 Jefferies Ave, Albany, GA 31701](#)

FOR SALE: \$55,500
Lease Start: 8/1/2019
Lease End: 7/31/2023
Bed/Bath: 3 Bed/1 Bath
Unit Size: 930
Market Rent: \$695.00
Recurring Charges: \$595.00
Recurring Credits: \$0.00
Deposits Held: \$595.00
Balance Due: \$0.00
[Property Pictures Link:](#)



Address #54: [612 Louis Avenue, Albany, GA 31701](#)

FOR SALE: \$55,000
Lease Start: 10/18/2021
Lease End: 10/31/2023
Bed/Bath: 3 Bed/1 Bath
Unit Size: 800
Market Rent: \$695
Recurring Charges: \$695
Recurring Credits: \$0.00
Deposits Held: \$695
Balance Due: \$0.00
[Property Pictures Link:](#)



Address #55: [615 Haley St, Albany, GA 31701](#)

FOR SALE: \$65,000
Lease Start: 5/1/2018
Lease End: 5/31/2022
Bed/Bath: 3 Bed/1 Bath
Unit Size: 1,053
Market Rent: \$695.00
Recurring Charges: \$600.00
Recurring Credits: \$0.00
Deposits Held: \$600.00
Balance Due: \$0.00
[Property Pictures Link:](#)



Address #56: [618 E College Ave, Doerun, GA 31744](#)

FOR SALE: \$95,000
Lease Start: 2/1/2016
Lease End: 9/30/2023
Bed/Bath: 3 Bed/2 Bath
Unit Size: 1,988
Market Rent: \$695.00
Recurring Charges: \$500.00
Recurring Credits: \$0.00
Deposits Held: \$250.00
Balance Due: \$0.00
[Property Pictures Link:](#)



Address #57: [698 Felicia Ln, Camilla, GA 31730](#)

FOR SALE: \$115,000

Lease Start: 11/1/2013

Lease End: month-to-month

Bed/Bath: 3 Bed/2 Bath

Unit Size: 1,280

Market Rent: \$795.00

Recurring Charges: \$500.00

Recurring Credits: \$0.00

Deposits Held: \$0.00

Balance Due: \$1,528.02

[Property Pictures Link:](#)



Address #58: [711 Park Pl, Albany, GA 31701](#)

FOR SALE: \$140,000

Lease Start: 4/1/2014

Lease End: 3/31/2023

Bed/Bath: 3 Bed/2 Bath

Unit Size: 2,374

Market Rent: \$895.00

Recurring Charges: \$750.00

Recurring Credits: \$0.00

Deposits Held: \$750.00

Balance Due: \$850.00

[Property Pictures Link:](#)



Address #59: A&B/ [801 Cordele Rd, Albany, GA 31705](#)

FOR SALE: \$145,000

A Lease Start: 9/1/2019

A Lease End: 8/31/2023

B Lease Start: 10/5/2020

B Lease End: 9/30/2022

Bed/Bath: 4 Bed/ 2 Bath (2 Beds/ 1 Baths EACH)

Unit Size: 767 Each X 2 = 1,534

Market Rent: \$495 Each X 2 = \$990

Recurring Charges: \$990

Recurring Credits: \$0.00

Deposits Held: \$990 (\$495 + \$495)

Balance Due: \$718.33

Property Pictures Link: No Pics. Rehabbed.



Address #60: [801 N Washington St, Albany, GA 31701](#)

FOR SALE: \$180,000

Lease Start: 11/3/2020

Lease End: 10/31/2022

Bed/Bath: 4 Bed/1.5 Bath

Unit Size: 1,000

Market Rent: \$725

Recurring Charges: \$725

Recurring Credits: \$0.00

Deposits Held: \$725

Balance Due: \$0.00

[Property Pictures Link:](#)



Address #61: [804 W Residence Ave, Albany, GA 31701](#)

FOR SALE: \$55,500

Lease Start: 8/1/2019

Lease End: month-to-month

Bed/Bath: 3 Bed/1 Bath

Unit Size: 1,032

Market Rent: \$595.00

Recurring Charges: \$550.00

Recurring Credits: \$0.00

Deposits Held: \$0.00

Balance Due: (\$450.00)

[Property Pictures Link: 1, 2, 3, 4, 5.](#) Has been Rehabbed.



Address #62: [806 W Mercer Ave, Albany, GA 31701](#)

FOR SALE: \$77,300

Lease Start: 4/1/2020

Lease End: 3/31/2022

Bed/Bath: 3 Bed/1.5 Bath

Unit Size: 1,033

Market Rent: \$695.00

Recurring Charges: \$650.00

Recurring Credits: \$0.00

Deposits Held: \$650.00

Balance Due: \$8,996.00

[Property Pictures Link:](#)



Address #63: [807 Hobson St, Albany, GA 31705](#)

FOR SALE: \$55,000

Lease Start: 11/1/2013

Lease End: 4/30/2023

Bed/Bath: 3 Bed/1 Bath

Unit Size: 900

Market Rent: \$695.00

Recurring Charges: \$540.00

Recurring Credits: \$0.00

Deposits Held: \$500.00

Balance Due: \$0.00

[Property Pictures Link: 1.](#)



Address #64: [903 9th Ave, Albany, GA 31701](#)

FOR SALE: \$81,300

Lease Start: 6/1/2019

Lease End: 5/31/2023

Bed/Bath: 3 Bed/2 Bath

Unit Size: 1,785

Market Rent: \$795.00

Recurring Charges: \$795.00

Recurring Credits: \$0.00

Deposits Held: \$795.00

Balance Due: \$135.00

[Property Pictures Link:](#)



Address #65: [903 W Gordon Ave, Albany, GA 31701](#)

FOR SALE: \$85,000
Lease Start: 7/1/2019
Lease End: 6/30/2023
Bed/Bath: 3 Bed/1 Bath
Unit Size: 879
Market Rent: \$695.00
Recurring Charges: \$500.00
Recurring Credits: \$0.00
Deposits Held: \$500.00
Balance Due: \$0.00
[Property Pictures Link:](#)



Address #66: [908 W Lincoln Ave, Albany, GA 31701](#)

FOR SALE: \$68,900
Lease Start: 11/5/2020
Lease End: 10/31/2022
Bed/Bath: 2 Bed/1 Bath
Unit Size: 783
Market Rent: \$595.00
Recurring Charges: \$625.00
Recurring Credits: \$0.00
Deposits Held: \$625.00
Balance Due: \$0.00
[Property Pictures Link:](#)



Address #67: [911 Mercedes St, Albany, GA 31705](#)

FOR SALE: \$65,700
Lease Start: 5/1/2017
Lease End: 4/30/2023
Bed/Bath: 3 Bed/1.5 Bath
Unit Size: 1,111
Market Rent: \$695.00
Recurring Charges: \$400.00
Recurring Credits: \$0.00
Deposits Held: \$400.00
Balance Due: (\$2,400.00)
[Property Pictures Link:](#) [Total Rehab.](#)



Address #68: [916 Crawford Dr, Albany, GA 31705](#)

FOR SALE: \$61,300
Lease Start: 11/1/2019
Lease End: 10/31/2022
Bed/Bath: 4 Bed/1 Bath
Unit Size: 1,574
Market Rent: \$695.00
Recurring Charges: \$655.00
Recurring Credits: \$0.00
Deposits Held: \$1,390.00
Balance Due: \$0.00
[Property Pictures Link:](#)



Address #69: [917 9th Ave, Albany, GA 31701](#)

FOR SALE: \$59,100

Lease Start: 1/29/2021

Lease End: 1/31/2023

Bed/Bath: 3 Bed/1 Bath

Unit Size: 1,053

Market Rent: \$725.00

Recurring Charges: \$725.00

Recurring Credits: \$0.00

Deposits Held: \$1,450.00

Balance Due: \$825.00

[Property Pictures Link:](#)



Address #70: [917 W Young St, Sylvester, GA 31791](#)

FOR SALE: \$115,000

Lease Start: 1/1/2010

Lease End: 2/28/2022

Bed/Bath: 3 Bed/2 Bath

Unit Size: 858

Market Rent: \$595.00

Recurring Charges: \$595.00

Recurring Credits: \$0.00

Deposits Held: \$300.00

Balance Due: \$0.00

[Property Pictures Link:](#) Bad View of Property



Address #71: [931 South St, Albany, GA 31705](#)

FOR SALE: \$65,000

Lease Start: 4/21/2015

Lease End: 3/31/2022

Bed/Bath: 3 Bed/1 Bath

Unit Size: 1,457

Market Rent: \$695.00

Recurring Charges: \$595.00

Recurring Credits: \$0.00

Deposits Held: \$500.00

Balance Due: \$0.00

[Property Pictures Link:](#) Rehabbed.



Address #72:

FOR SALE: \$

Lease Start:

Lease End:

Bed/Bath:

Unit Size:

Market Rent:

Recurring Charges:

Recurring Credits:

Deposits Held:

Balance Due:

[Property Pictures Link:](#)

A large, bold, white "SOLD" sign with a red background, centered within a beige rectangular frame.

Address #73:

FOR SALE: \$

Lease Start:

Lease End:

Bed/Bath:

Unit Size:

Market Rent:

Recurring Charges:

Recurring Credits:

Deposits Held:

Balance Due:

Property Pictures Link:

A large, bold, white "SOLD" sign with a red background, centered within a beige rectangular frame.

Address #74:

FOR SALE: \$

Lease Start:

Lease End:

Bed/Bath:

Unit Size:

Market Rent:

Recurring Charges:

Recurring Credits:

Deposits Held:

Balance Due:

Property Pictures Link:

A large, bold, white "SOLD" sign with a red background, centered within a beige rectangular frame.

Address #75:

FOR SALE: \$

Lease Start:

Lease End:

Bed/Bath:

Unit Size:

Market Rent:

Recurring Charges:

Recurring Credits:

Deposits Held:

Balance Due:

Property Pictures Link:

A large, bold, white "SOLD" sign with a red background, centered within a beige rectangular frame.

Address #76:

FOR SALE: \$

Lease Start:

Lease End:

Bed/Bath:

Unit Size:

Market Rent:

Recurring Charges:

Recurring Credits:

Deposits Held:

Balance Due:

Property Pictures Link:



Address #77:

FOR SALE: \$

Lease Start:

Lease End:

Bed/Bath:

Unit Size:

Market Rent:

Recurring Charges:

Recurring Credits:

Deposits Held:

Balance Due:

Property Pictures Link:



Address #78

FOR SALE: \$

Lease Start:

Lease End:

Bed/Bath:

Unit Size:

Market Rent:

Recurring Charges:

Recurring Credits:

Deposits Held:

Balance Due:

Property Pictures Link:



Address #79

FOR SALE: \$

Lease Start:

Lease End:

Bed/Bath:

Unit Size:

Market Rent:

Recurring Charges:

Recurring Credits:

Deposits Held:

Balance Due:

Property Pictures Link:



Address #80:

FOR SALE: \$

Lease Start:

Lease End:

Bed/Bath:

Unit Size:

Market Rent:

Recurring Charges:

Recurring Credits:

Deposits Held:

Balance Due:

Property Pictures Link:

74 DOORS TOTAL – 71 HOMES WITH 3 BEING DUPLEXES
REDUCED PRICING NOW AT: \$5.6 MILLION OBO.

THIS PACKAGE DEAL IS A;

- 1. NO TURNOVERS,**
- 2. NO MAINTENANCE,**
- 3. 100% RENTED,**
- 4. NO CASH ACCEPTED ON "RENT\$ DUE" EACH MONTH, RENT\$ PAID ONLINE ONLY,**
- 5. THIS IS A "ALL" COMPUTER TRANSACTIONS ASSET OPERATION.**

THE BUYER CAN OPERATE FROM ANYWHERE IN THE WORLD WITH THIS OPERATION STRUCTURE.

1. All rents are paid online
2. All units have been remodeled and 100% rented
3. All new rental contracts are increased 20%
4. All rental contracts are 2 year leases
5. Selling price **\$5,600,000 OBO...**
6. **We do have a Great Funding Source if you have 20% Liquid of the Purchase Price. NO CREDIT CHECKS.**

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Income Statement Consolidated

Cash Basis, From 1/1/2021 to 11/30/2021, By Year

For Sale - 74 doors

Account	01/01/2021 - 11/30/2021	Total
Income		
4000 Rent/Lease Income	\$563,548.82	\$563,548.82
4010 Rental Buyout of Lease	\$2,030.00	\$2,030.00
4020 Warrant Reimbursement	\$477.00	\$477.00
4050 Garnishment Reimbursement	\$754.00	\$754.00
4100 Late Fee Income	\$16,620.14	\$16,620.14
4120 NSF Fee Income	\$1,225.00	\$1,225.00
4140 Maint & Repair Income	\$8,754.60	\$8,754.60
Convenience Fee	\$947.60	\$947.60
Total Income	\$594,357.16	\$594,357.16

Expense		
5010 Management Fees	\$820.46	\$820.46
5120 Dues & Subscriptions	\$25.00	\$25.00
5200 Maintenance & Repair	\$126,337.06	\$126,337.06
5201 Rent Reimbursement	\$150.00	\$150.00
5210 Painting & Decorating	\$1,929.49	\$1,929.49
5220 Landscaping	\$5,565.00	\$5,565.00
5230 Cleaning	\$1,330.00	\$1,330.00
5250 Plumbing	\$7,662.09	\$7,662.09
5300 Electricity	\$2,106.96	\$2,106.96
5320 Trash Collection	\$1,403.53	\$1,403.53
5440 Legal & Accounting Fees	\$2,280.80	\$2,280.80
5441 Warrant Expenses	\$543.00	\$543.00
5442 Garnishment Expenses	\$592.80	\$592.80
5500 Real Estats Taxes	\$373.49	\$373.49
5520 Insurance	\$286.00	\$286.00
Total Expense	\$151,405.68	\$151,405.68
Net Operating Income	\$442,951.48	\$442,951.48
Net Income	\$442,951.48	\$442,951.48

74 DOORS TOTAL – 71 HOMES WITH 3 BEING DUPLEXES

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Income Statement Consolidated

Cash Basis, From 1/1/2020 to 12/31/2020, By Year

69 Properties 72 Units

Account	2020	Total
Income		
4000 Rent/Lease Income	\$573,650.82	\$573,650.82
4010 Rental Buyout of Lease	\$4,185.00	\$4,185.00
4020 Warrant Reimbursement	\$1,025.40	\$1,025.40
4040 Cleaning Income	\$1,191.00	\$1,191.00
4050 Garnishment Reimbursement	\$153.00	\$153.00
4100 Late Fee Income	\$18,545.54	\$18,545.54
4120 NSF Fee Income	\$1,015.00	\$1,015.00
4140 Maint & Repair Income	\$5,273.94	\$5,273.94
4170 Electricity Utility Income	\$157.96	\$157.96
4190 - Gas Utility Income	\$50.00	\$50.00
Convenience Fee	\$1,396.76	\$1,396.76
Total Income	\$606,644.42	\$606,644.42

Expense		
5010 Management Fees	\$1,043.44	\$1,043.44
5100 Advertising	\$50.00	\$50.00
5200 Maintenance & Repair	\$100,276.14	\$100,276.14
5210 Painting & Decorating	\$4,236.33	\$4,236.33
5220 Landscaping	\$4,295.00	\$4,295.00
5230 Cleaning	\$1,210.00	\$1,210.00
5250 Plumbing	\$12,954.42	\$12,954.42
5300 Electricity	\$2,000.98	\$2,000.98
5320 Trash Collection	\$1,555.42	\$1,555.42
5440 Legal & Accounting Fees	\$557.85	\$557.85
5441 Warrant Expenses	\$882.00	\$882.00
5442 Garnishment Expenses	\$480.00	\$480.00
5500 Real Estats Taxes	\$85,316.40	\$85,316.40
5510 Fees & Permits	\$1,200.00	\$1,200.00
5520 Insurance	\$2,134.52	\$2,134.52
Total Expense	\$218,192.50	\$218,192.50

Net Operating Income	\$388,451.92	\$388,451.92
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Net Income	\$388,451.92	\$388,451.92
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The \$5.6MM “IS NOT” IN CONCRETE... PLEASE MAKE YOUR BEST OFFER... This Package Deal is under Contract and we are Direct to the Owners. This Package has all of the Earmarks of Growth in the coming years. Please submit your “VERY BEST OFFER” on this Package by LOI and accompanied by POF. We will arrange a Meeting to speak with the Owners after you’ve signed our NDA. Thank you for keeping this information OFF-MARKET.

For Questions and Interested BUYERS ONLY please Contact:

The D.C. Network, Inc.

www.TheDCNet.com

Direct Contact: Mr. Dirk Cristle

Office (Leave Detailed Message:)/ Text: 901-644-9972

Email: Info@TheDC.Net