



Bibb Residential Portfolio

Columbus, Georgia 31904

Property Overview

Opportunity to acquire a seven property single family rental portfolio in Columbus, Georgia's North Highland area, consisting of affordable two bedroom, one bathroom homes. The portfolio includes 106 28th St, 3220 4th Ave, 3300 4th Ave, 3304 4th Ave, 3308 4th Ave, 3316 4th Ave, and 3224 4th Ave. The offering combines existing cash flow, stable tenancy, and value add potential within an established residential neighborhood. Five of the seven properties are currently occupied by long term tenants, providing immediate rental income. Five homes feature updated interiors, while the remaining two are vacant and in need of renovation, creating an opportunity to improve the properties and reposition rents toward market levels. A key advantage is the portfolio's efficient physical layout, with six of the seven properties located on contiguous lots. This concentrated footprint can simplify ownership and property management while providing flexibility for future improvements and investment strategies. Located in the historic Bibb City area, the portfolio benefits from an established residential setting with strong ties to Columbus's industrial and riverfront heritage. The properties are also near the Chattahoochee River and Columbus RiverWalk, connecting the portfolio to one of the city's most distinctive recreational and cultural corridors. Overall, this offering presents an opportunity to acquire a concentrated portfolio of affordable single family rentals with in place income and value add upside in an established and historically significant Columbus neighborhood. Offered AS IS. No seller financing. Showings by accepted offer only. Do not disturb tenants.

Offering Summary

Sale Price:	\$425,000
# of Units:	7

Demographics 0.25 Miles 0.5 Miles 1 Mile

Total Households	371	1,113	4,109
Total Population	881	2,668	9,783
Average HH Income	\$44,875	\$43,176	\$45,138

For More Information

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