FOR SALE

$730,000.00

QUADRUPLEX

3767 OAKWOOD HILLS DR, OAKWOOD 30566

PREMIER PROPERTIES
2750-200 Premiere Properties
Duluth, GA 30096
O.833 866 5263

PROPERTY OVERVIEW

Located at 3767 Oakwood Hills Drive in Oakwood, Georgia, this fully remodeled four unit residential income property offers a unique opportunity in a rapidly growing market.

The property consists of four 2 bedroom,1 bathroom units within a two story building originally constructed in 1989.

Strategically positioned, situated near I-985, Lake Lanier, shopping, dining, healthcare facilities, the University of North Georgia, and Lanier Technical College, the property benefits from strong regional growth and convenient access to key employment, education, and recreation destinations.

OFFERING SUMMARY

Subtype	Quadruplex
Size	+/- 4,096 SqFt
Year Built	1989
Levels/Stories	2
Condition	Resale
Construction	Brick and Vinyl Siding
County	Hall

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INVESTMENT SUMMARY

This asset provides immediate in place income through three occupied units while maintaining additional upside through a currently vacant fourth unit.

Existing rents of $1,490, $1,415, and $1,450 per month demonstrate the property's active cash flow profile, while the vacant unit offers flexibility for a new tenant or owner occupant strategy. According to the listing information, leasing the final unit at a comparable market rate could bring total projected annual gross income to approximately $41,539, translating to an estimated 5.69% gross ROI/Cap Rate before expenses.

This combination of current revenue and near term income growth creates an attractive investment profile for buyers seeking both stability and the potential to enhance returns immediately after acquisition.

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INVESTMENT HIGHLIGHTS

The property benefits from several characteristics that distinguish it within the local multifamily market. As a fully remodeled quadruplex, it offers investors a turnkey acquisition opportunity with a unit mix consisting entirely of two-bedroom residences, a configuration that appeals to a broad tenant base.

The surrounding Oakwood market continues to attract residents due to its proximity to employment centers, colleges, healthcare facilities, shopping, dining, and recreational amenities, all of which support ongoing rental demand. Additionally, the property may appeal to owner occupants through potential FHA and VA financing options, creating a wider buyer pool.

The seller has also indicated a willingness to address needed road repairs with the right offer, providing an additional value consideration for prospective purchasers. Together, these factors position the asset as an opportunity for investors seeking cash flow, portfolio expansion, or a house-hacking strategy that leverages tenant income to offset ownership costs.

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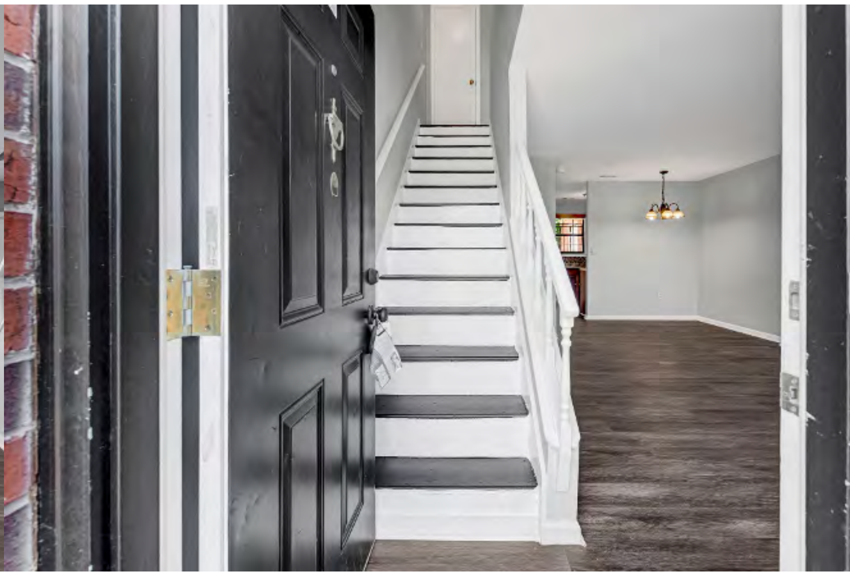
MAIN ACCESS & LIVING ROOM



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KITCHEN

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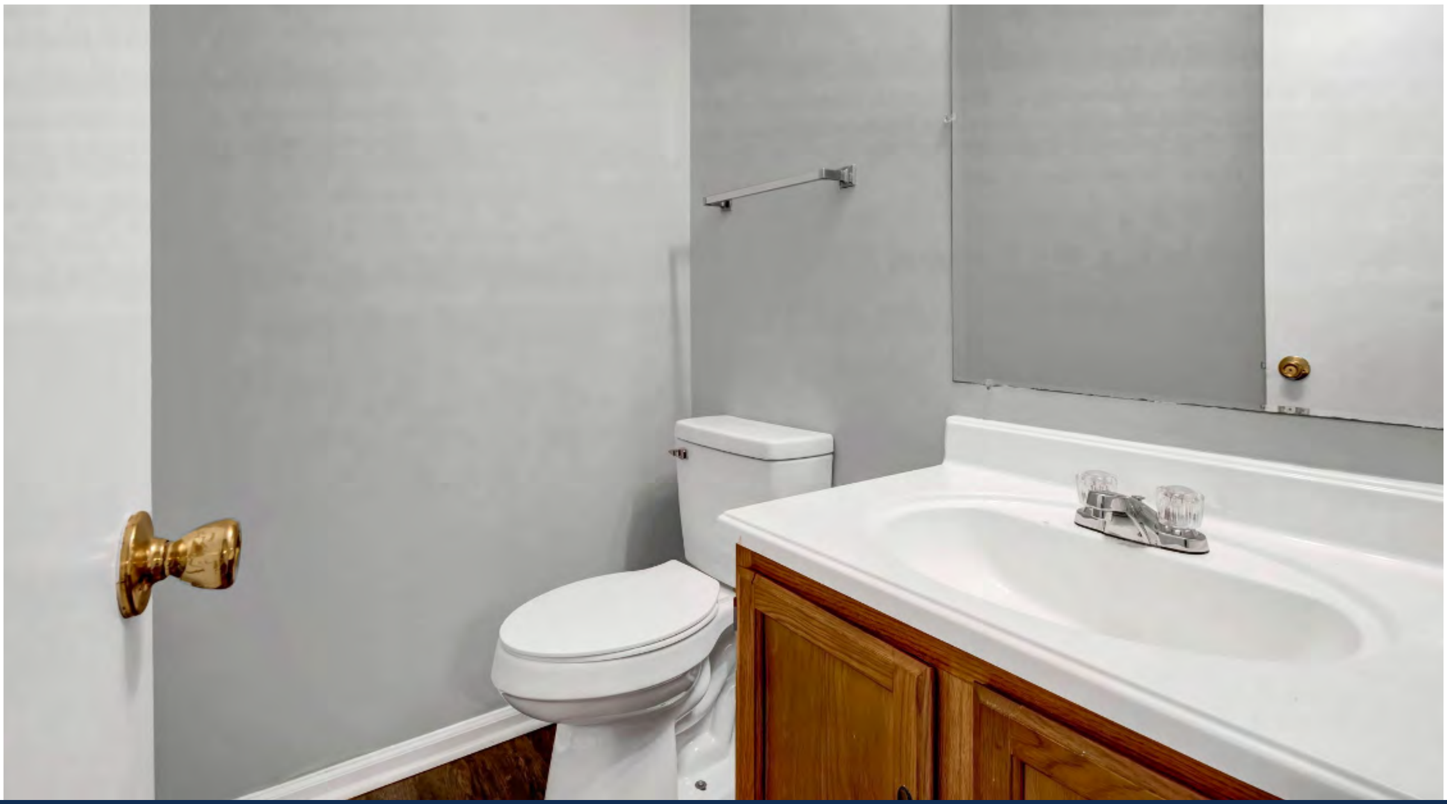
RESTROOM



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BACKYARD & REAR ACCESS

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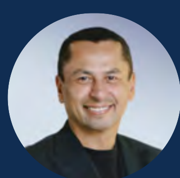

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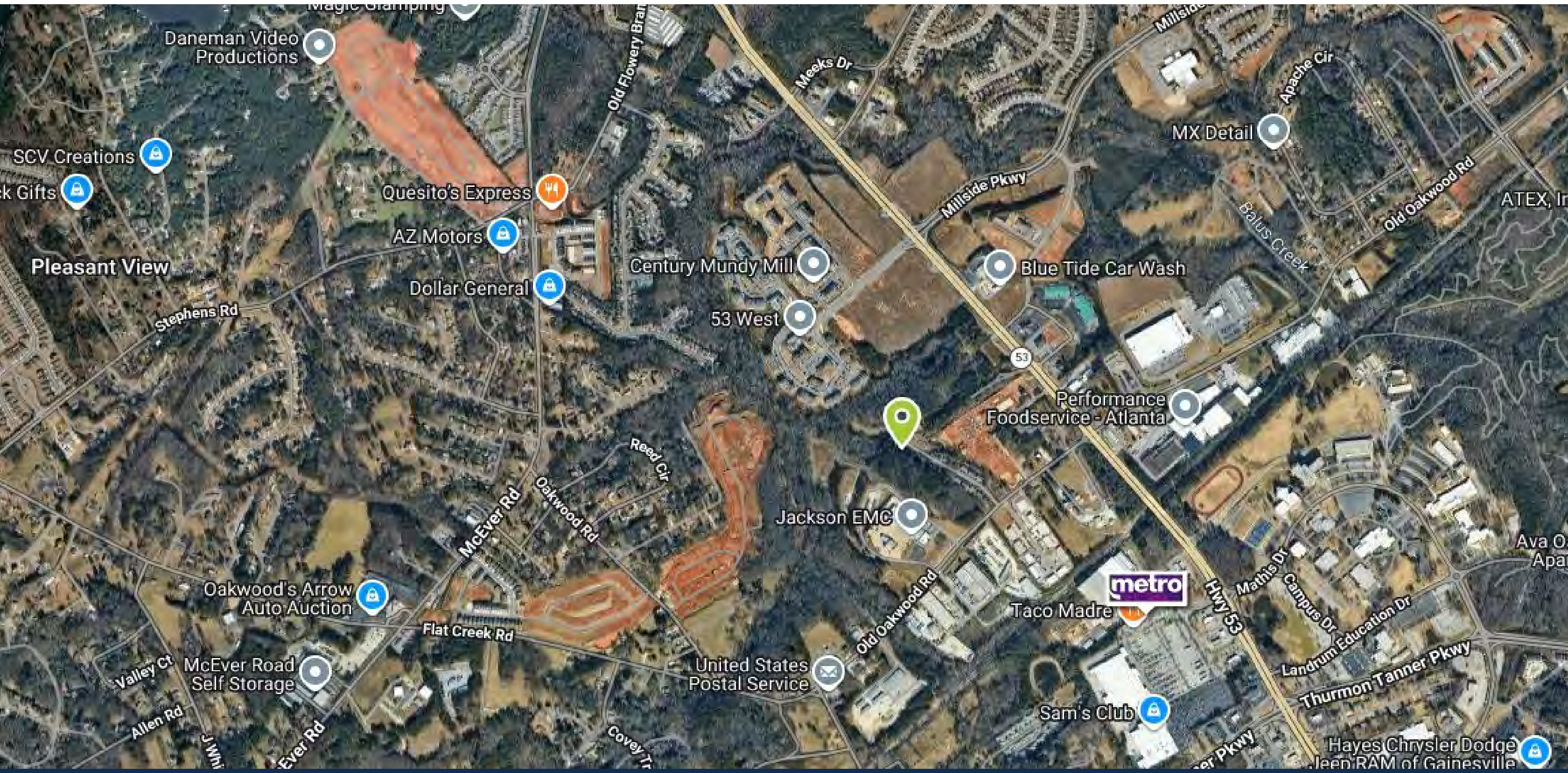
LOCATION



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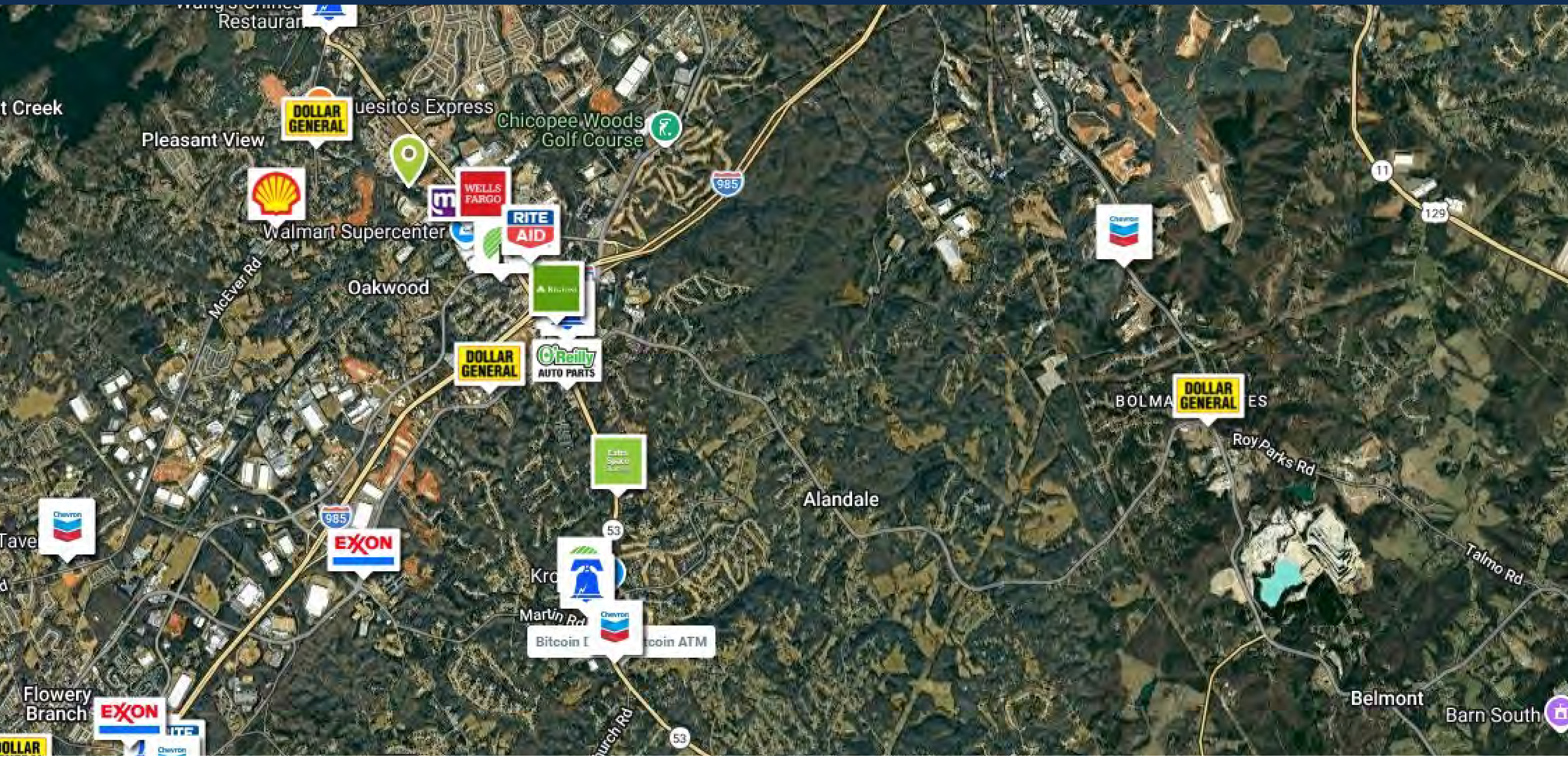

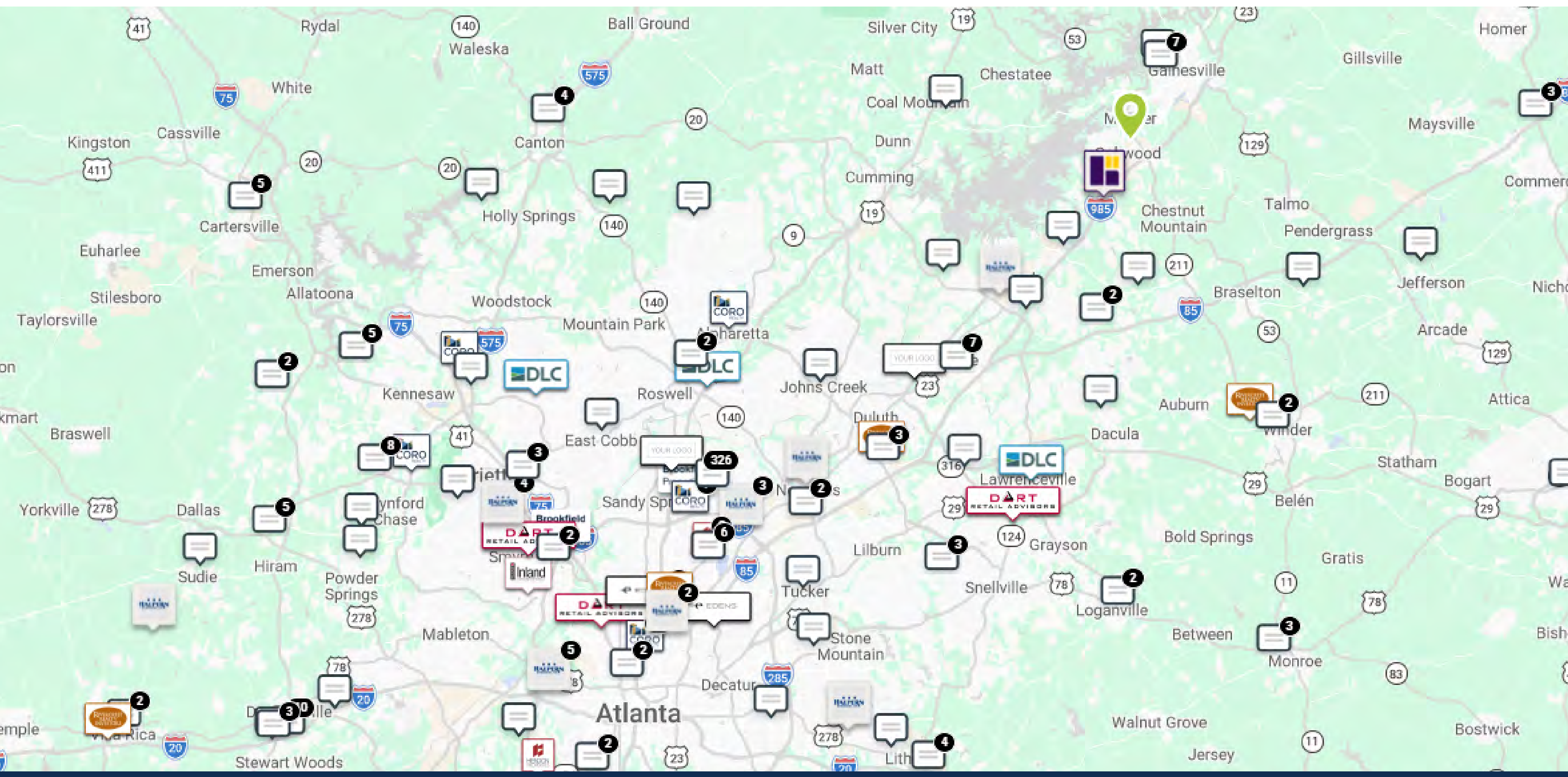

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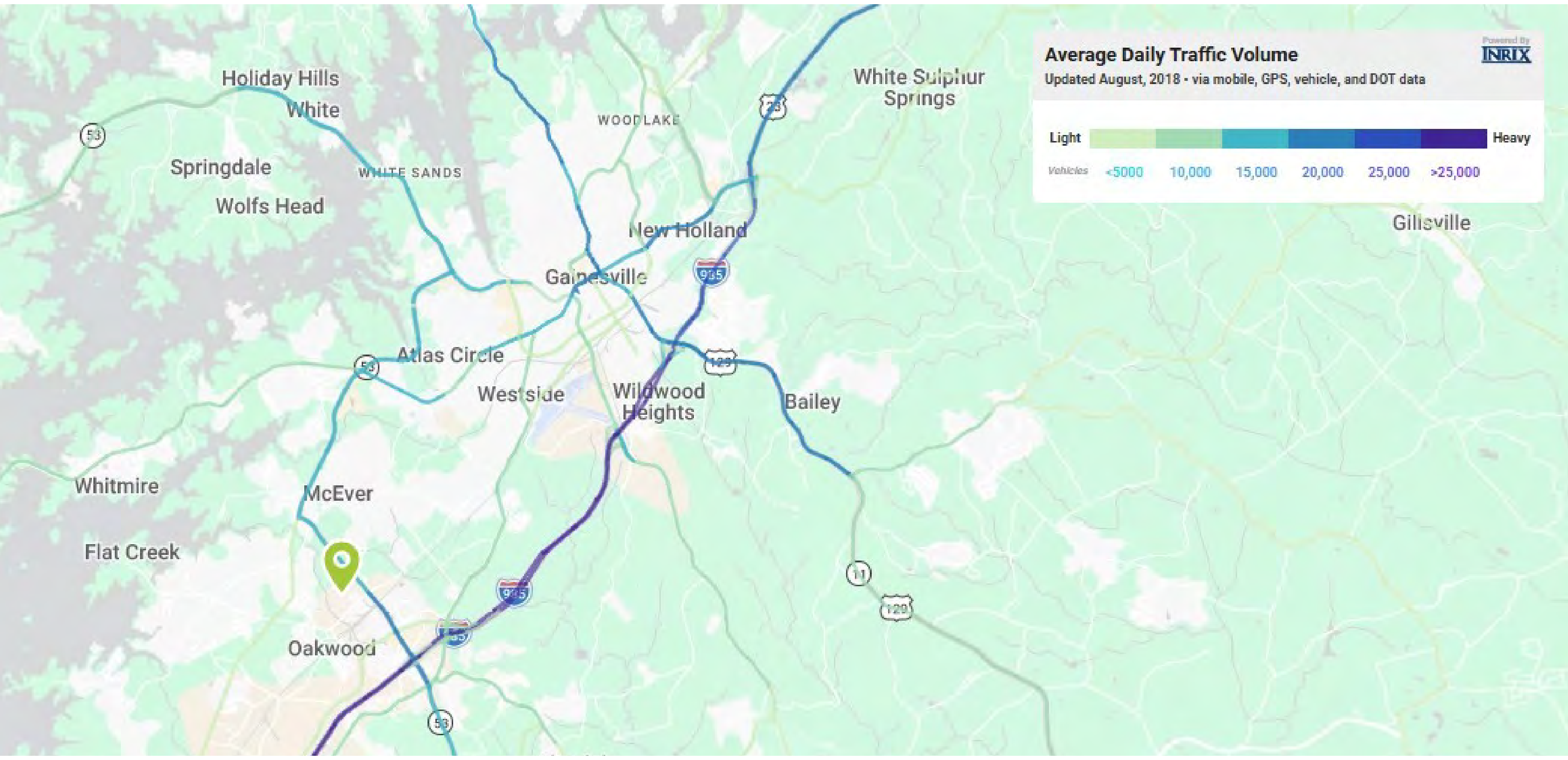
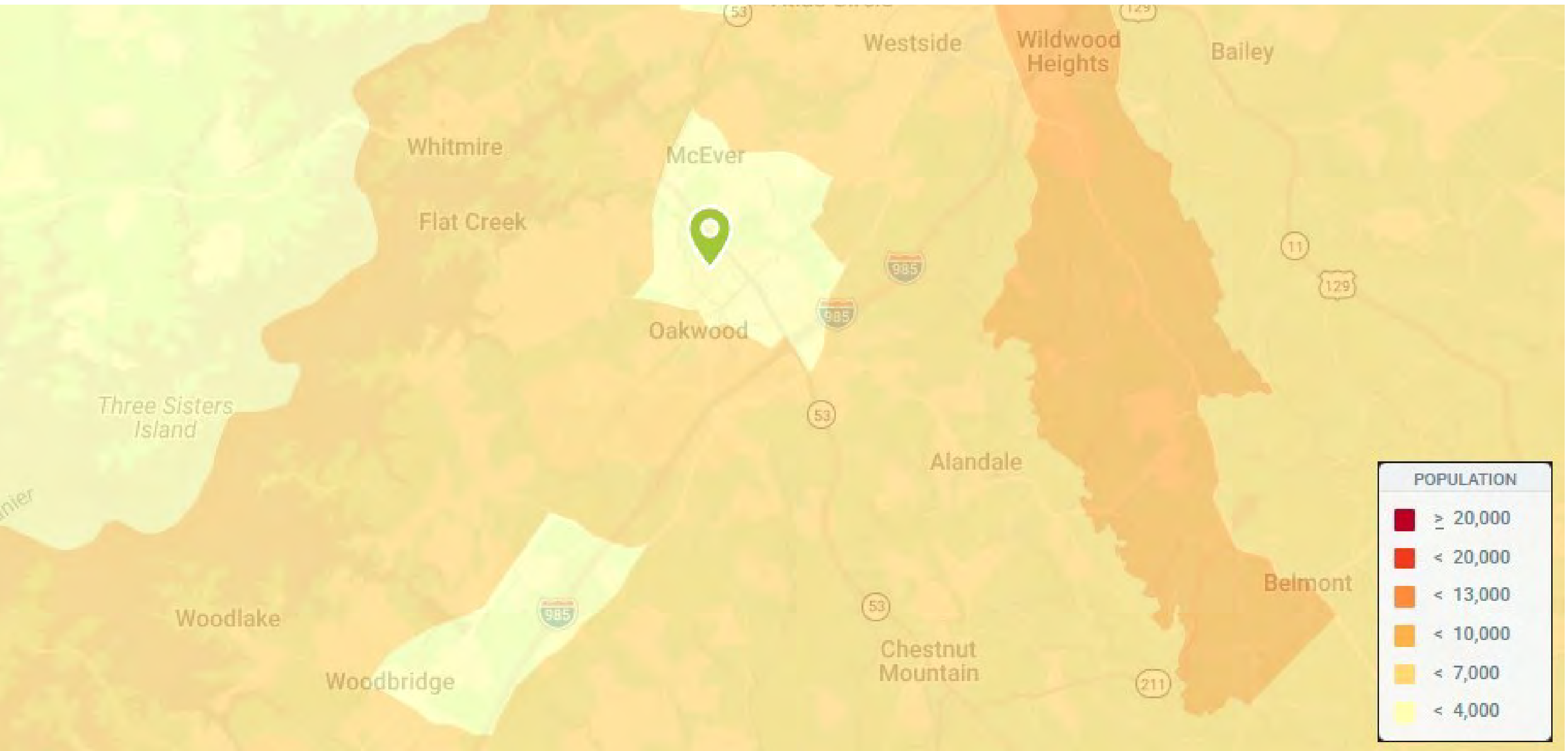
DEMOGRAPHICS





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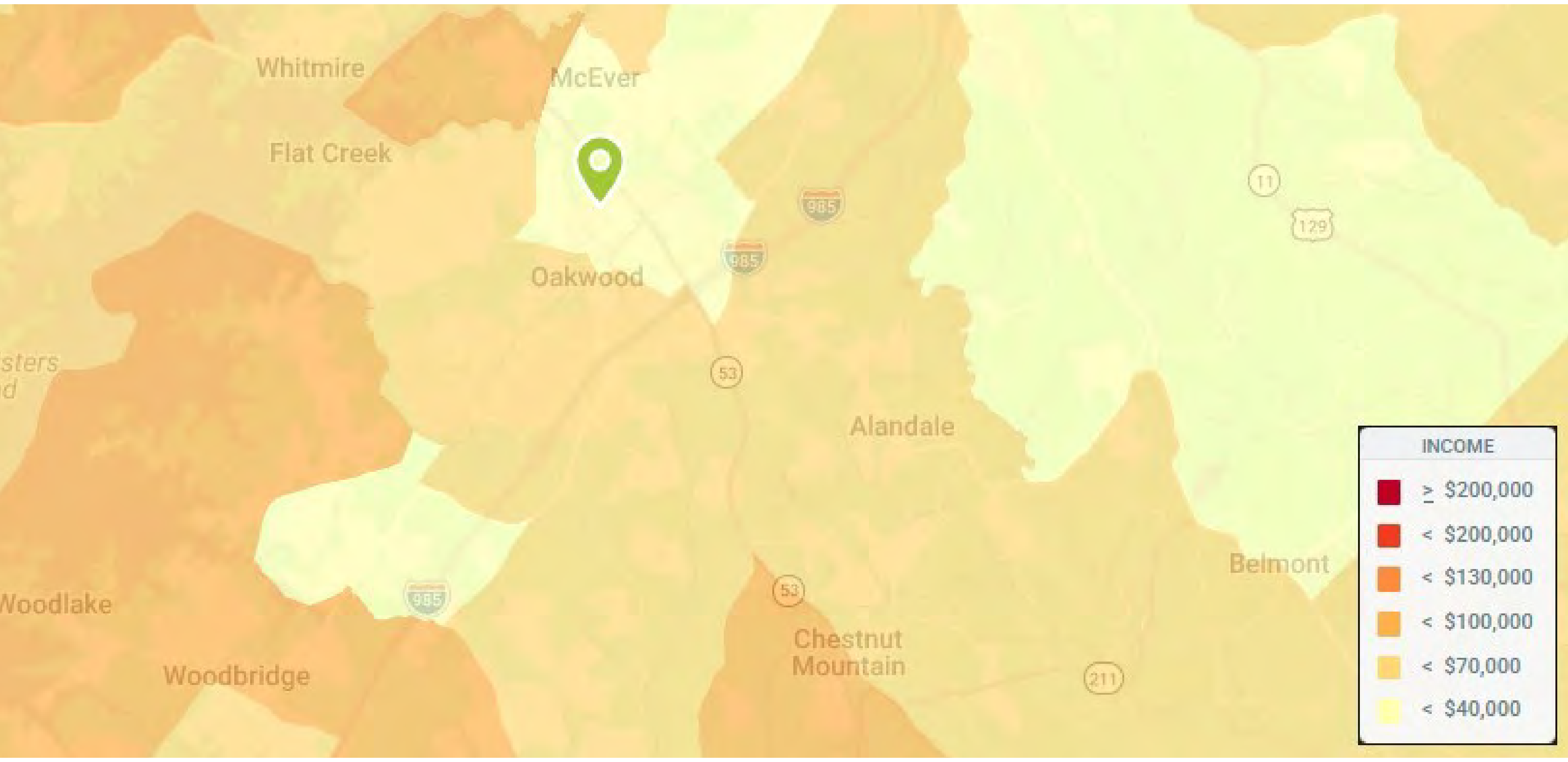

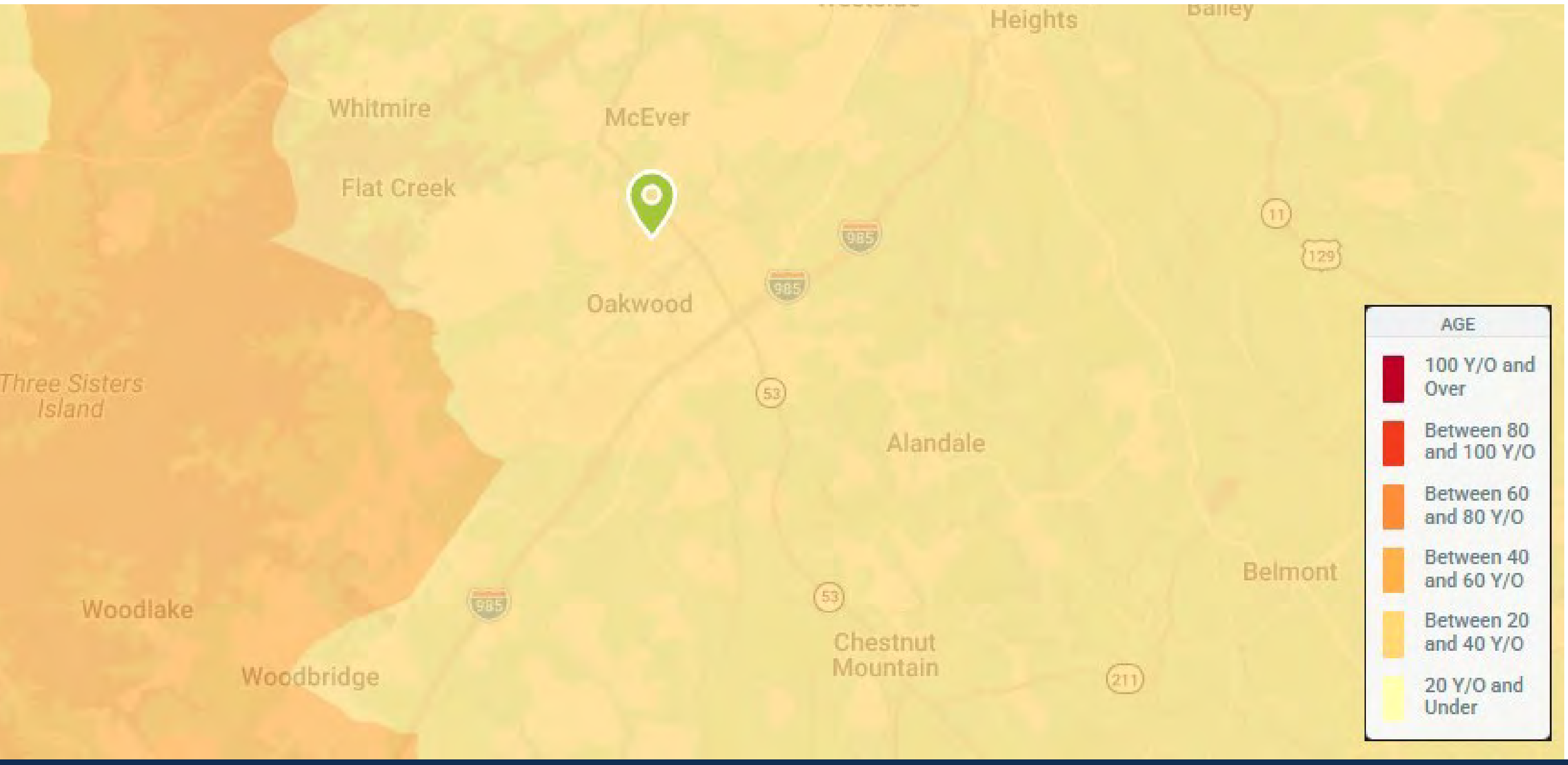

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LOCATION OVERVIEW

Oakwood is strategically located within Hall County and benefits from access to major transportation routes, including Interstate 985. The property's location provides convenient connectivity to employment centers, healthcare facilities, retail destinations, educational institutions and recreational amenities, including Lake Lanier. The area's accessibility and continued growth support demand from both renters and owner occupants.

- I-985.
- Lake Lanier.
- University of North Georgia.
- Lanier Technical College.
- Retail and healthcare services.

HALL COUNTY
GEORGIA
We have it all in Hall

Metro Atlanta Counties

Hall

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PROPERTY BASELINE & CAP RATE ANALYSIS

The property consists of four residential units configured as two bedroom, one bathroom apartments. The uniform unit mix simplifies operations, leasing, and maintenance while providing a product type that appeals to a broad segment of the rental market.

Three units are currently occupied, generating in-place income, while one unit remains vacant and available for immediate lease-up. This provides a clear opportunity to increase revenue shortly after acquisition.

Unit	Status	Income
Unit A	Occupied	$1,415 / mo each ($1,375 rent + $40 utility fee)
Unit B	Occupied	$1,415 / mo each ($1,375 rent + $40 utility fee)
Unit C	Vacant	$1,450 / mo (Projected market rent)
Unit D	Occupied	$1,490 / mo ($1,450 rent + $40 utility fee)
Gross Potential Income (4 Units Fully Rented)		**$69,240 / year ($5,770/mo)**

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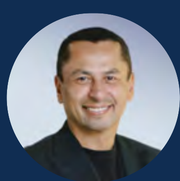

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FINANCIAL OVERVIEW

PROPERTY BASELINE & CAP RATE ANALYSIS

Based on full stabilization of all four units, the property is projected to generate approximately $69,240 in annual gross potential income. After accounting for operating expenses, the asset produces an estimated Net Operating Income (NOI) of $41,539, resulting in a 5.69% cap rate at the asking price of $730,000.

This analysis provides investors with a clear understanding of the property's current income producing potential and operating performance.

Metric	Amount
Purchase Price	$730,000
Gross Potential Income	$69,240
Monthly Gross Income	$5,770
Stabilized NOI	$41,539
Cap Rate	5.69%

OPERATING EXPENSE ANALYSIS

The property operates with an estimated expense ratio of approximately 36.8% of gross income.

Major operating expenses include property management, taxes, insurance, maintenance reserves, and landscaping, providing a conservative underwriting model for investors evaluating long-term ownership.

Expense	Annual Amount
Property Management (10%)	$6,578
Property Taxes	$6,496
Hazard Insurance	$2,847
Landscaping ($145/mo)	$1,740
Repairs & CapEx Reserve (10%)	$6,578
Total Operating Expenses	$24,239

Net Operating Income (NOI) & Cap Rate

Stabilized NOI= $65,778 (Effective Gross Income) − $24,239 (Expenses) **= $41,539 / year**

Cap Rate=Purchase Price NOI =$730,000

$41,539 =5.69%

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INVESTMENT STRATEGIES

OWNER-OCCUPANT OPPORTUNITY

The vacant Unit C creates a rare opportunity for an owner occupant to acquire a four unit income producing asset while utilizing residential financing options such as FHA or VA loans.

By occupying one unit and collecting rent from the remaining three units, tenants contribute more than $51,000 annually toward the property's overall revenue stream, significantly reducing the owner's effective housing expense.

PURE INVESTMENT SCENARIO

Feature	**FHA Loan (3.5% Down)**	**VA Loan (0% Down)***
Down Payment	$25,550	$0
Loan Amount	$704,450	$745,695 (includes ~2.15% funding fee)
Est. Interest Rate (30-Yr Fixed)	6.25%	6.125%
Mortgage (P&I)	$4,342 / mo	$4,534 / mo
Mortgage Insurance (MIP)	~$323 / mo	$0
Effective Rental Income (3 Units)	+$4,104 / mo	+$4,104 / mo
Property Expenses & Reserves	-$1,882 / mo	-$1,882 / mo
Your Net Out-of-Pocket Housing Cost	~$2,443 / mo	~$2,312 / mo

House-Hack ROI Takeaway: Instead of paying market rent elsewhere, your total cost to live in a 2BR/1BA unit is reduced to ~$2,300–$2,400/month while your tenants pay down over $51,000/year of your property's total revenue.

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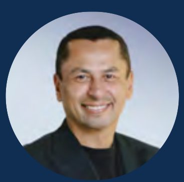

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INVESTMENT STRATEGIES

PURE INVESTOR (25% DOWN, ALL 4 UNITS LEASED)

In this strategy, you rent out Unit C at $1,450/month and operate the quadruplex as a full rental investment.

PURE INVESTMENT SCENARIO

Metric	Projection
Down Payment (25%)	$182,500
Loan Amount (75% LTV)	$547,500
Est. Interest Rate (30-Yr Fixed)	6.875%
Annual Debt Service (P&I)	$43,164 / yr ($3,597/mo)
Net Operating Income (NOI)	$41,539
Net Cash Flow (NOI - Debt Service)	-$1,625 / yr (-$135/mo)
Total Initial Cash Invested (Down Payment + ~3% Closing Costs)	~$204,400
Cash-on-Cash ROI	-0.80% (Near Breakeven)

KEY ROI & STRATEGY TAKEAWAYS

Owner Occupancy is the Stronger Entry: Utilizing FHA or VA financing allows you to acquire a $730k asset with minimal initial capital. The tenants heavily subsidize your primary residence cost while building your equity.

Investor Upside: At a 6.875% interest rate, the property breaks even on cash flow in Year 1. Future cash-on-cash ROI upside relies on raising rents to market levels over time, self managing to eliminate the 10% management fee ($6,578/yr saved), or refinancing when market interest rates drop.

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