

**100% Occupied**

# Rosemont Court

Apartments for Seniors  
127 South Sixth Street  
Warner Robins, Georgia

## Property Summary

- ◆ A 34 unit Low-Income Housing Tax Credit (LIHTC) apartment community located on South Sixth Street off Watson Blvd.
- ◆ Great location – convenient to shopping, medical facilities, Warner Robins Air Force Logistic Center, library and Civic Center.
- ◆ Two buildings totaling 23,791 sf on 1.14 acres
- ◆ 4 handicapped accessible 1 BR units in 1 story building and 30 units in 3 story building.
- ◆ Built in 1954. Renovated in 2001.
- ◆ Interior walls are painted drywall.
- ◆ Exterior is brick veneer and vinyl siding.
- ◆ Buildings have pitched metal and composite shingle roofs
- ◆ Elevator
- ◆ Total electric
- ◆ Utilities, except phone and cable included in rent.
- ◆ Laundry rooms on each floor.
- ◆ An adjacent 16,368 sf 2 story building, previously used as an Assisted Living Facility available for \$650,000.



Unit Mix	# Units	Quoted Rent	Sq. Ft.
1BR 1BA Flat	13	\$475	483
2BR 1 BA Flat	21	\$575	618

**Offering Price:**  
**\$995,000**



FOR DETAILED INFORMATION CONTACT:

Larry Crumbley, CCIM, SIOR, CPM  
or  
Larry Drinkard  
478-746-9421

 **FICKLING & COMPANY**  
A Full Service Real Estate Company

**Commercial Division**  
577 Mulberry Street  
P.O. Box 310  
Macon, GA 31202  
(478) 746-9421  
(478) 742-2015 FAX  
EMAIL: [info@fickling.com](mailto:info@fickling.com)  
[www.fickling.com](http://www.fickling.com)

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## Area Highlights

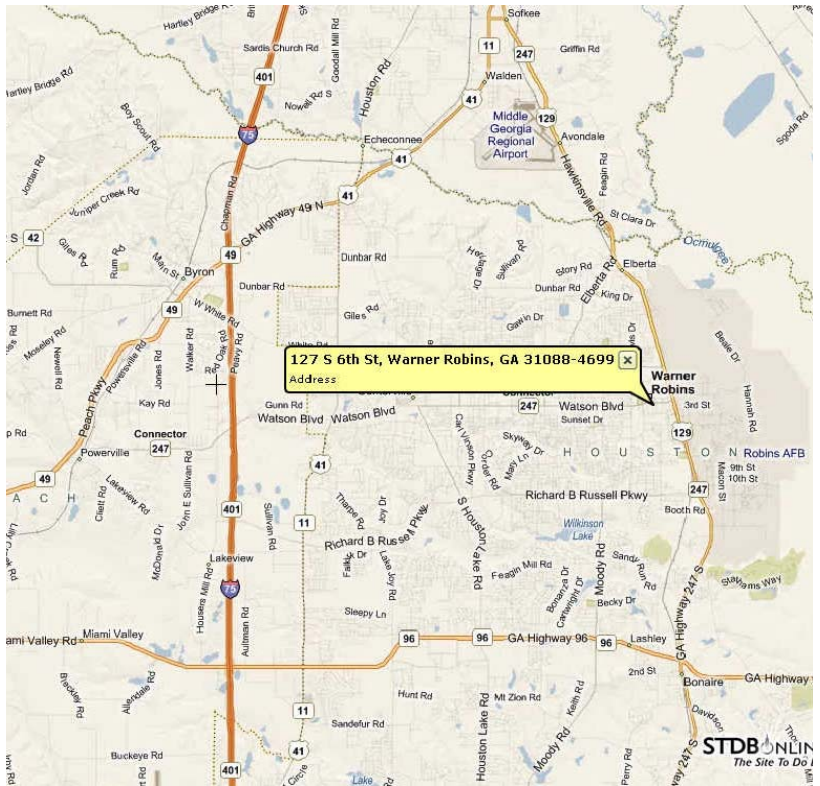
- ◆ Located 18 miles south of Macon, GA and 100 miles south of Atlanta.
- ◆ Estimated Population in 2009 was 53,532 for the city of Warner Robins, a 9% increase over 2000.
- ◆ Business Week Magazine named Warner Robins one of the Best Places to Raise Kids
- ◆ Money magazine named Warner Robins one of the Best Places to live in 2006.
- ◆ Cost of living rating of 79.2 (US Average = 100)
- ◆ Houston County's current unemployment rate is 7.3%
- ◆ Primarily residential area in close proximity to downtown Warner Robins and Robins Air Force Logistic Center



### Proforma

Potential Rent	\$229,200
Other Income	\$9,600
Vacancy Credit Loss	<u>(\$11,460)</u>
	\$227,340
Operating Expenses	<u>\$135,286</u>
Net Operating Income	<u>\$92,054</u>

Proforma includes a rent increase of \$25/month



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