

**5.45 +/- ACRES - APARTMENT-ZONED LAND**

Doc Darbyshire Road at Rowland Drive  
Moultrie, GA 31768

DOC DARBYSHIRE ROAD

Guest Parking

6 Buildings, 12 units each  
Each unit, 2BR, 2BA 1000sf  
2 parking spaces per unit

ROWLAND DRIVE

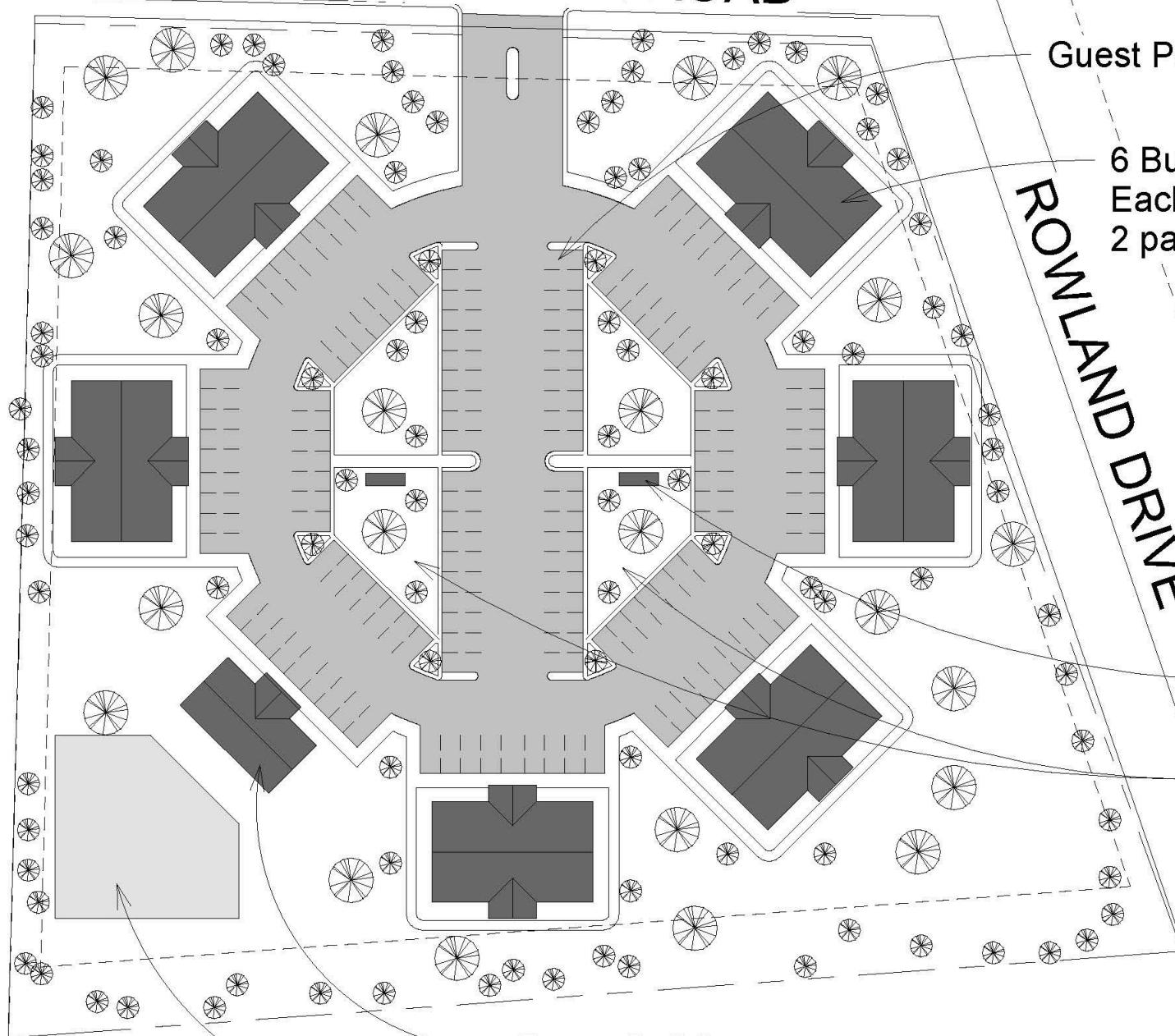
Mailboxes

Common Area

Future Building

Detention

1"-100'



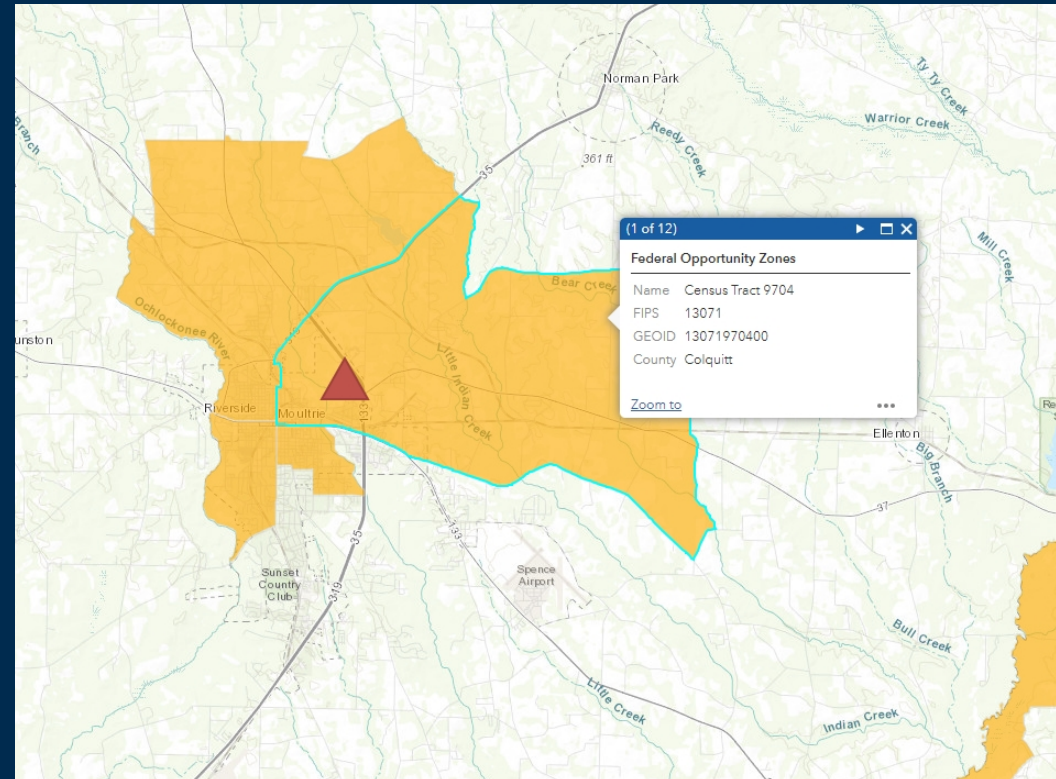


# INVESTMENT SUMMARY

ERA Atlantic Realty is pleased to offer 5.45 +/- Acres - Apartment-Zoned Land in Moultrie, GA. The project is approved for 72 units and has LDP and all utilities on site.

This "shovel-ready" project offers an investor the rare opportunity to acquire a ready-to-develop project in a well-located commercial area of the city, close to retail, hospitality, and amenities.

The property is located in an Opportunity Zone which affords potential tax benefits for investment.



# PROPERTY SUMMARY

|                     |                         |
|---------------------|-------------------------|
| Offering Price      | \$545,000.00            |
| # of Units Approved | 72                      |
| Lot Size (acres)    | 5.45                    |
| Parcel ID           | M048A - 021             |
| Zoning Type         | R4 - Apartment          |
| County              | Colquitt                |
| Frontage            | 475.00 Ft               |
| Coordinates         | 31.1799407, -83.7888387 |



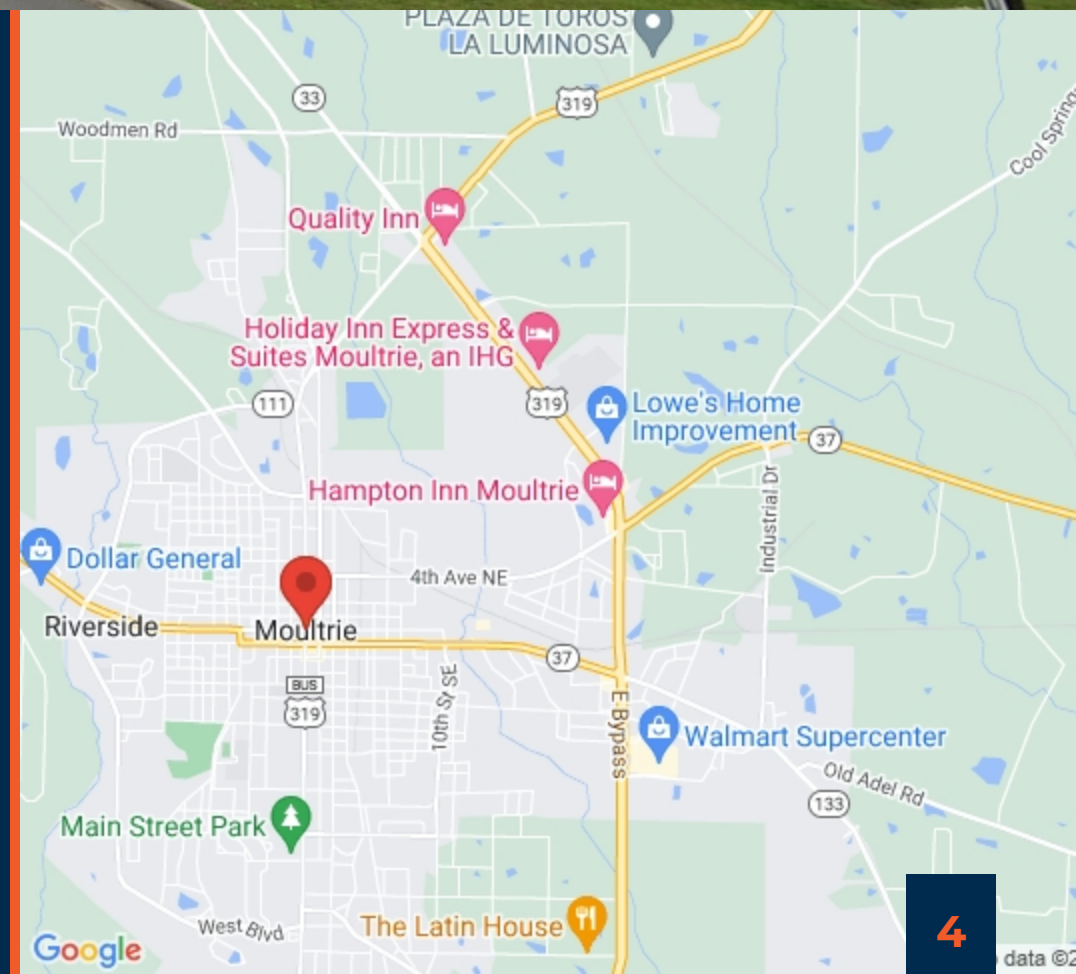


## INVESTMENT HIGHLIGHTS

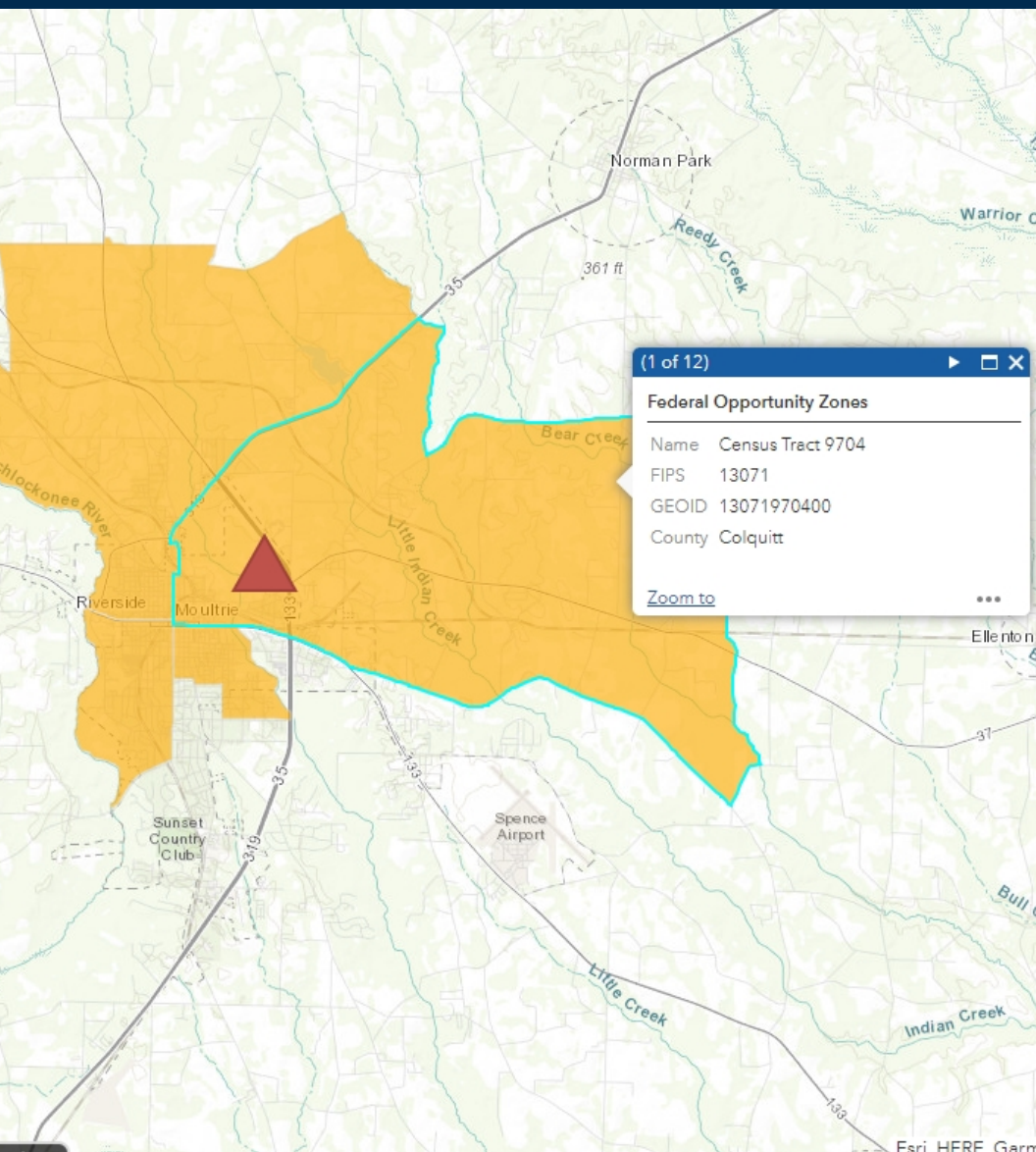
- The approved design effectively utilizes the site design and minimizes development costs and features 6, 3-story buildings consisting of 12 units per building.

Property is strategically located in the central Moultrie retail corridor in close proximity to Home Depot, Hampton Inn and several fast food and sitdown restaurants, and near PCOM (Philadelphia College of Osteopathic Medicine).

The site sits at the corner of Doc Darbyshire Road and Rowland Drive with 465 feet of frontage on Rowland Drive.







### Qualified Opportunity Zone property

Qualified Opportunity Zone property is used to refer to property that is a Qualified Opportunity Zone stock, a Qualified Opportunity Zone partnership interest, or a Qualified Opportunity Zone business property acquired after December 31, 2017, used in a trade or business conducted in a Qualified Opportunity Zone or ownership interest in an entity (stock and partnership interests) operating with such tangible property.

Conceptually, the Qualified Opportunity Fund must bring property new to the entity to be used in the Opportunity Zone. A fund that simply acquires property already being used in the zone will not qualify without substantial improvement. Substantial improvement requires improvements to exceed the Qualified Opportunity Fund's initial investment into the existing property over a 30-month period. (Note: investment only applies to the amount paid for the building.)

For instance, if a Qualified Opportunity Fund acquires existing real property in an Opportunity Zone for \$1 million, the fund has 30 months to invest an amount greater than the \$1 million purchase price for improvements to the property in order to qualify for this program. Certain businesses, such as golf courses, country clubs, massage parlors, hot tub facilities, suntan facilities, race tracks or other facilities used for gambling, and liquor stores, are prohibited for Qualified Opportunity Fund investments.

### Tax deferral and savings

A Qualified Opportunity Fund investment provides potential tax savings in three ways:

**Tax deferral through 2026** - A taxpayer may elect to defer the tax on some or all of a capital gain if, during the 180-day period beginning at the date of sale/exchange, they invest in a Qualified Opportunity Fund. Any taxable gain invested in a Qualified Opportunity Fund is not recognized until December 31, 2026 (due with the filing of the 2026 return in 2027), or until the interest in the fund is sold or exchanged, whichever occurs first. In addition, the deferred gain has the potential to be reduced as described below.

**Step-up in tax basis of 10% or up to 15% of deferred gains** - A taxpayer who defers gains through a Qualified Opportunity Fund investment receives a 10% step-up in tax basis after five years and an additional 5% step-up after seven years. Thus, to be eligible for the 10% step-up in tax basis, the taxpayer needed to invest by December 31, 2021 and invest by December 31, 2019 for the additional 5% step-up in tax basis. If the taxpayer will have held the investment in the fund for seven years at the end of 2026, the taxpayer would qualify for the 15% increase in tax basis. Due to the rule regarding recognition of gain no later than December 31, 2026, the step-up in tax basis benefit is no longer available for new investors beginning with the 2022 tax year.

**No tax on appreciation** - Remaining in the Qualified Opportunity Fund for at least 10 years results in the cost basis of the property being equal to the fair market value on the date of sale/exchange.

# LOCATION HIGHLIGHTS

- Property is Zoned R4 - Multifamily
- All engineering plans, geotechnical studies, and LDP are in hand





## CITY OF MOULTRIE

INCORPORATED

12/12/1879

### AREA

CITY 16.8 SQ MI

LAND 16.7 SQ MI

WATER 0.2 SQ MI

ELEVATION 318 FT

### POPULATION

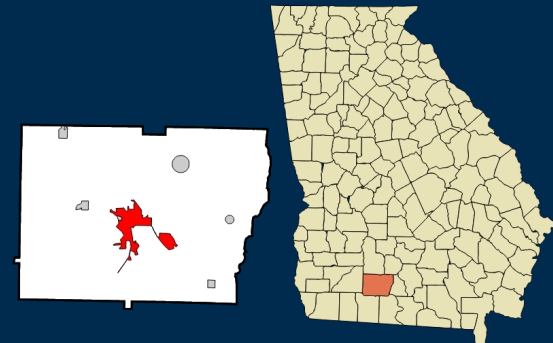
POPULATION 14,638

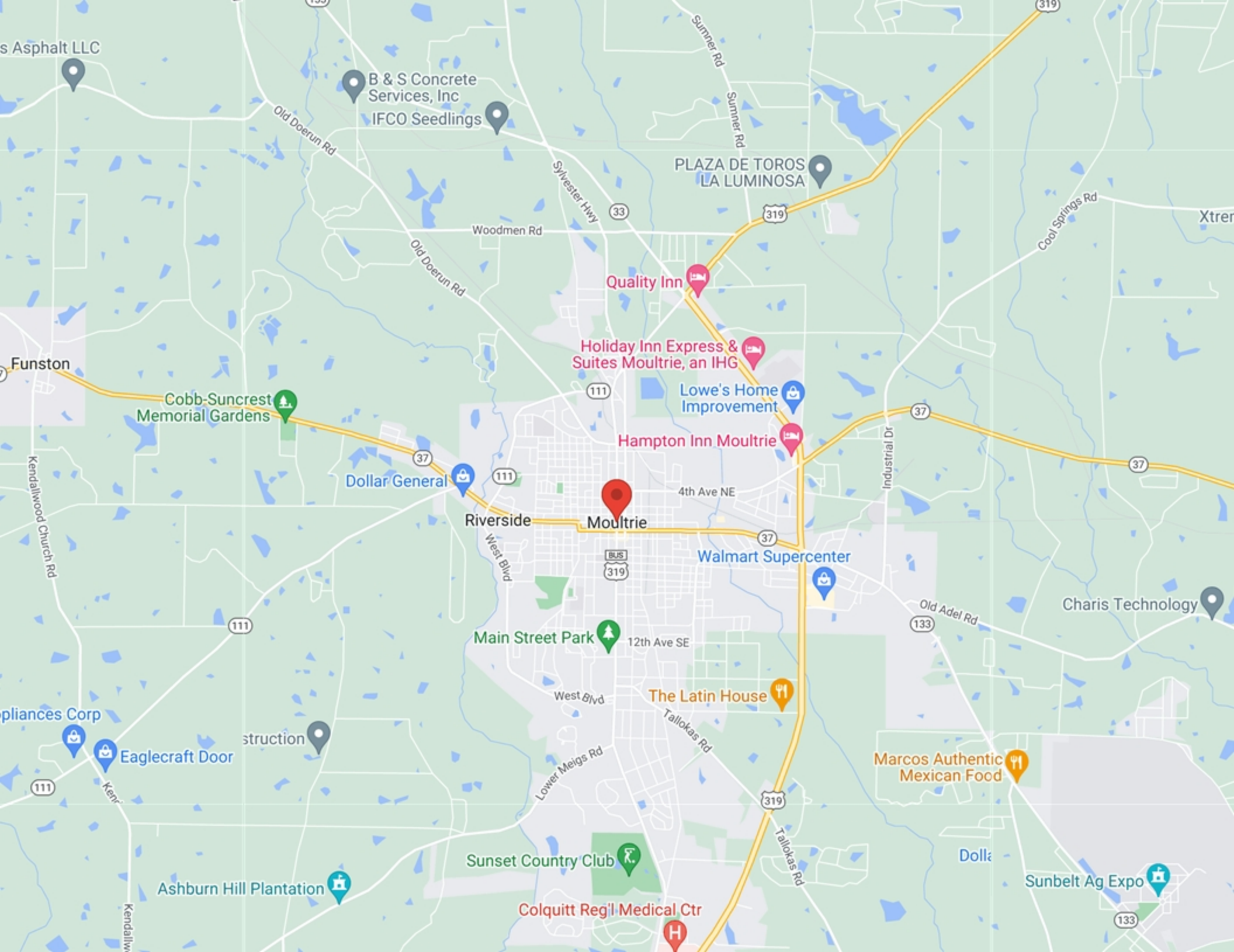
DENSITY 877.95 SQ MI



## ABOUT MOULTRIE

Moultrie is the county seat and largest city of Colquitt County, Georgia, United States. It is the third largest city in Southwest Georgia, behind Thomasville and Albany. As of the 2020 census, Moultrie's population was 14,638.







# CONFIDENTIALITY STATEMENT

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from ERA ATLANTIC REALTY and it should not be made available to any other person or entity without the written consent of ERA ATLANTIC REALTY.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to ERA ATLANTIC REALTY. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. ERA ATLANTIC REALTY has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence of absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe reliable; however, ERA ATLANTIC REALTY has not verified, and will not verify, any of the information contained herein, nor has ERA ATLANTIC REALTY conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

**PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.  
PLEASE CONTACT THE ERA ATLANTIC REALTY ADVISOR FOR MORE  
DETAILS.**

## EXCLUSIVELY PRESENTED BY:



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