



The Boulevard

A Multifamily Investment Portfolio in Georgia

ADDRESS	YEAR BUILT	NO. OF UNITS	LAND AREA
Milledgeville - Georgia 31061 Baldwin	2018	126-bed Student Housing	
CLOSED FOR INVESMENT	PURCHASE PRICE 12,850,000	OCCUPANCY RATE 100	PROPERTY CLASS Class A

The Boulevard property offers the highest living standards for student housing that Milledgeville has to offer. Each cottage includes 9-foot ceilings, LVP flooring, granite countertops, stainless steel appliances, pendant light fixtures, a deluxe furniture package and the biggest porches and balconies in the market. GCSU and GMC combine for over 14,000 undergraduate and graduate students enrolled. GSCU has a very affluent student base, predominantly from the Atlanta suburbs and is the number one back up school for students that do not get into the University of Georgia. The Milledgeville student housing market has an extremely high barrier to entry with virtually no multifamily zoned property remaining. The planning department and city council stated that they will not rezone any property for student housing. We are extremely excited about our opportunity to own and operate the best asset in this market.



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property details: <https://peacockcapitalfund.com/property/the-boulevard/>