

FOR SALE | TURNKEY SHORT TERM RENTAL DUPLEX

10 Claire Drive SE

Atlanta, GA 30315

\$650,000

FULLY FURNISHED & OPERATING

5 BD / 3 BA

TWO UNITS + WHOLE
HOUSE

0.40 AC

LOT

\$224K

DOCUMENTED UPGRADES

\$4,120

AVG MONTHLY PAYOUT
2026

Highlights

Income from day one

Professionally managed STR with a booking history. Owner payouts averaged \$4,120 a month from February to June 2026.

Clear upside a new owner controls

60% of 2026 nights went to month long direct stays at \$66 to \$101 a night. Short stays at the same property already book at \$158 (upper) and \$87 (lower). Pricing every night as a short stay lifts rental revenue about 28%.

The heavy lifting is done

\$224K of documented work from 2023 to 2025. Big ticket systems are new, so capital goes to growth, not repairs.

Roof All windows HVAC Full replumb Full rewire
Waterproofing 2 kitchens Appliances Driveways Fence
Garage door

Flexible layout, three ways to rent

Upper 3 bed / 2 bath with private garage, lower 2 bed / 1 bath with its own entry, or the whole 5 bedroom house for groups. Also works for mid term or house hacking.

Location that books

About 4 miles to downtown with quick access to Interstates 75 and 85, MARTA, the Southside BeltLine, Lakewood Amphitheatre and Hartsfield Jackson Airport.

FINANCIAL SNAPSHOT

Annual (est)	Actual 2026*	Proforma
Gross rental income	\$63,259	\$80,848
Cleaning & other income	\$1,425	\$20,857
Less credit loss (3%)	\$0	(\$3,051)
Effective gross income	\$64,684	\$98,654
Operating expenses	\$31,596	\$57,056
Net operating income	\$33,088	\$41,598

*Feb to Jun 2026 owner statements annualized, plus actual owner paid expenses. Proforma assumes nightly pricing at \$195 / \$125 ADR and 70% / 68% occupancy, guest paid cleaning, 7% management, and property taxes reassessed at the purchase price.

7.5% cap

Self managed proforma. Removing the 7% management fee adds about \$6,900 to NOI (\$48,500 total).

3 ways

Rent the upper, the lower, or the whole 5 bedroom house

RENOVATED
2023 - 2025

UPPER UNIT
3 bed, 2 bath, garage

LOWER UNIT
2 bed, 1 bath, private
entry

FURNISHINGS
Designer furnished,
included

MANAGEMENT
In place, can transfer

Stephan Dickie

Atlanta Leasing & Investment

stephan@atlantaleasing.com

Full P&L, proforma and CapEx detail available on request

Any included income, expenses, cap rates, costs, return estimates, renovations, projections and other information herein may have been provided by the seller or other outside sources and, while deemed reliable, may be estimated, projected, subject to change and/or limited in scope, and therefore shall not be relied upon as accurate. Buyers should independently confirm all information during the due diligence period.