

# Property Summary Report

## 2959 Forrest Hills Dr SW - Townhomes at Hapeville



Atlanta, GA 30315 - Aerotropolis Submarket



BUILDING	
Type	2 Star Low-Rise Apartments
Year Built	1962
Units	34
GBA	31,000 SF
Stories	2
Construction	Wood Frame
Rent Type	Market
Market Segment	All

LAND	
Land Acres	1.33 AC
Zoning	RG-2, Atlanta
Parcel	14-0093-0004-151-6

EXPENSES	
Taxes	\$503.64/Unit (2020)

### AMENITIES

#### Unit Amenities

- Carpet
- Heating
- Oven
- Refrigerator
- Crown Molding
- Kitchen
- Range
- Tub/Shower

#### Site Amenities

- 24 Hour Access
- Playground
- Laundry Facilities
- Property Manager on Site

### BEDROOM SUMMARY

Models		Counts		Units Available		Avg Asking Rent		Avg Effective Rent		Concessions
Totals	Avg SF	Units	Mix %	Units	Percent	Per Unit	Per SF	Per Unit	Per SF	%
All 1 Beds	800	10	29.4%	0	0.0%	\$634	\$0.79	\$632	\$0.79	0.3%
All 2 Beds	950	24	70.6%	0	0.0%	\$738	\$0.78	\$736	\$0.77	0.2%
Totals	906	34	100.0%	0	0.0%	\$707	\$0.78	\$705	\$0.78	0.2%

### UNIT MIX

Models			Counts		Units Available		Avg Asking Rent		Avg Effective Rent		Concessions
Beds	Baths	Avg SF	Units	Mix %	Units	Percent	Per Unit	Per SF	Per Unit	Per SF	%
1	1	800	10	29.4%	0	0.0%	\$634	\$0.79	\$632	\$0.79	0.3%

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Models			Counts		Units Available		Avg Asking Rent		Avg Effective Rent		Concessions
Beds	Baths	Avg SF	Units	Mix %	Units	Percent	Per Unit	Per SF	Per Unit	Per SF	%
2	1.5	950	24	70.6%	0	0.0%	\$738	\$0.78	\$736	\$0.77	0.2%

<b>FEES</b>		<b>PET POLICY</b>	
Application Fee \$25		Cats Allowed - 1 Maximum, One-Time Fee: \$300	
		Dogs Allowed - 1 Maximum, One-Time Fee: \$300	
<b>SALE</b>		<b>TRANSPORTATION</b>	
Sold Price	\$2,250,000 (\$66,176/Unit)	Parking	40 available (Surface);Ratio of 1.18/Unit
Date	Jan 2021	Airport	19 min drive to Hartsfield-Jackson Atlanta International Airport
Sale Type	Investment	Walk Score®	Car-Dependent (38)
		Transit Score®	Some Transit (44)
<b>TENANTS</b>			
The Townhomes At Hapeville		17,107 SF	

<b>BUILDING NOTES</b>											
Close to both the airport and the new Porsche plant. Easy access to all highways.											
Gross Rent Multiplier is currently 4.											