

1294 PIEDMONT

Atlanta, GA
16 Units

Boutique, Luxury Asset in the
Heart of Midtown Atlanta





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OFFERING DETAILS /

TERMS

Property is offered on an assumable basis.

TOURS

Property tours are to be scheduled Tuesdays through Thursdays directly with Brokers, 72 hours in advance.

DATA ACCESS

Financials & Property Information available at <https://multifamily.cushwake.com>

PROCESS

Send offers to wesley.kenney@cushwake.com

Offers should be in the form of a Letter of Intent (LOI) and at minimum include: Price, Earnest Money, Due Diligence Time Period, and Closing Period.

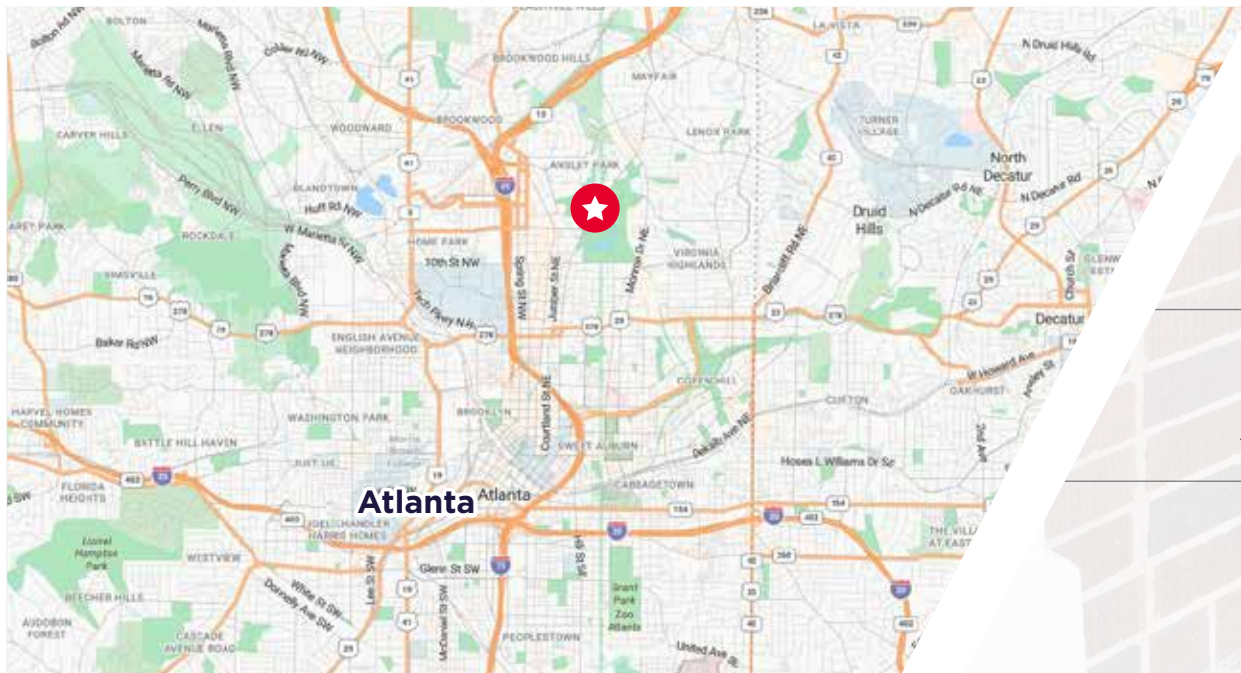


INVESTMENT SUMMARY



INVESTMENT OFFERING & HIGHLIGHTS

The Cushman & Wakefield Sunbelt Multifamily Advisory Group is pleased to present the exclusive listing of the 16-unit 1294 Piedmont apartment community located in Atlanta, Fulton County, Georgia. This asset is situated across the street from Piedmont Park and the Atlanta Botanical Garden in the heart of Midtown. Highly walkable, Midtown has the highest density of art and cultural institutions in the Southeast, and its network of transit options, easily navigable streets, and well-lit sidewalks make walking and biking easy. Built in 1935 and renovated in 2017, freshly modernized with luxury finishes, 1294 Piedmont represents a rare opportunity to invest in one of the most elite areas of Atlanta.



16
UNITS 

600
AVG UNIT SF 

9,600
RENTABLE SF 

1935/2017
YEARS BUILT (RENOVATED) 

100%
OCCUPANCY 

0.24
ACRES 

\$2.36
AVG EFF RENT/SF

\$1,357
AVG EFF RENT 

Atlanta, GA 
1294 PIEDMONT AVENUE, 30309

1

ATLANTA CONTINUES TO OUTPERFORM

Atlanta, the largest city in the No. 1 ranked state for business climate, has proven particularly attractive to tech companies looking to capitalize on its deep and diverse talent pool, strong university pipeline, and entrepreneurial spirit.

5

CAPEX BOLSTERS PERFORMANCE

1294 Piedmont has benefited from over \$890K (\$56K/unit) in capital improvements over the past nine years under both current and prior ownership. The property arrives in excellent condition, while still offering attractive opportunities for further upgrades.

2

STRONG MIDTOWN DEMOGRAPHICS

Midtown is a white-collar, renter-heavy area with strong housing demand. Within one mile of the subject, average household income is \$160K, and more than half of households are renters. The submarket has also seen over 45% rent growth since 2015.

6

ATTRACTIVE LOAN ASSUMPTION

1294 Piedmont offers an assumable Fannie Mae loan with a 4.72% fixed rate with an approximate \$1.76M balance and June 2031 maturity providing predictable financing. This structure delivers immediate savings and long term stability.

3

DIRECT ACCESS TO ATLANTA JOBS

1294 Piedmont offers easy access to Atlanta’s largest job centers. The subject is located one-mile northeast of the Midtown MARTA station and major I-75/I-85 throughfares, offering easy commutes to all of metro Atlanta.

4

WALKABLE TO PIEDMONT PARK

1294 Piedmont offers unmatched walkability to Midtown’s top dining and lifestyle destinations, directly across from Piedmont Park’s 185-acre greenspace. A planned \$200M+ expansion is expected to further enhance the area and support long-term asset value growth.



1 ATLANTA CONTINUES TO OUTPERFORM

Atlanta, the largest city in the No. 1 ranked state for business climate, has proven particularly attractive to tech companies looking to capitalize on its deep and diverse talent pool, strong university pipeline, and entrepreneurial spirit.

#1

Best U.S. City for Gen Z

Corebridge Financial 2025

#1

Best City to Start a Career

WalletHub 2025

#1

World's Busiest Airport

World Airport Traffic 2025

#1

Top City for Housing Value

Realtor 2025



10.0%

Atlanta Multifamily
Q1 2026 Stabilized Vacancy

CoStar

\$1,598

Atlanta Multifamily
Q1 2026 Effective Rent

CoStar

ECONOMIC CAPITAL OF THE SOUTHEAST & GLOBAL BUSINESS HUB

#1

City for Professional Opportunities

WalletHub 2025

#3

Quality Engineering Universities

WalletHub 2025

#4

Metro for STEM Professionals

WalletHub 2025

#3

Metro for Corporate Headquarters

Site Selection 2025

#3

Metro Area for Fintech Leaders

Business Facilities 2025

1 ATLANTA CONTINUES TO OUTPERFORM

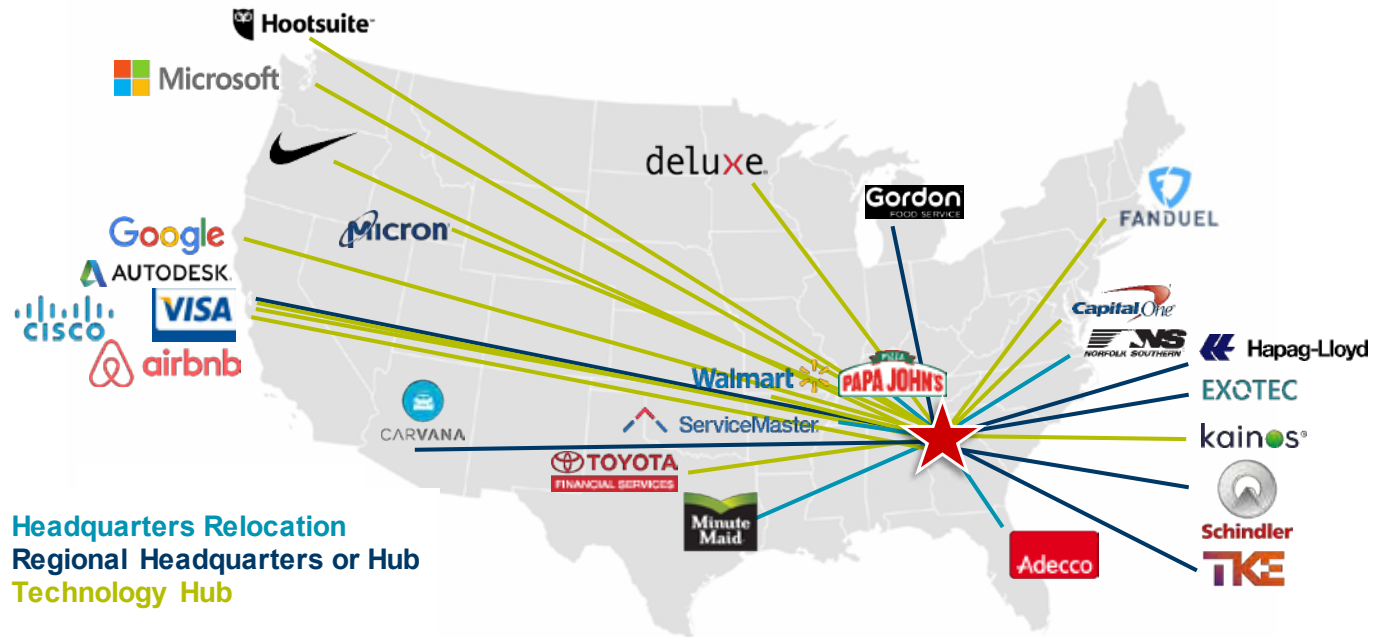
LARGE COMPANIES STAKE THEIR CLAIM IN THE CAPITAL OF THE SOUTH

Atlanta has emerged as a hot spot for corporate relocations and large regional and technology hubs.

As the economic and cultural engine of the Southeast, Atlanta ranks among the top U.S. metros for Fortune 500 headquarters. As of 2026, the metro area is home to approximately 13 Fortune 500 and more than 20 Fortune 1000 headquarters, which collectively generate over \$527 billion in annual revenue.

Powered by the strength of more than 13,000 technology companies, metro Atlanta is lauded for its strengths in telecom, cyber security, FinTech, digital media, and a thriving mobility ecosystem.

Our rapid growth in leading industries such as supply chain, smart cities, bioscience, entertainment, global commerce, technology, innovation, and entrepreneurship place metro Atlanta as an undeniable global player.



FROM THE BAY TO THE A, FROM THE BIG APPLE TO THE BIG PEACH, AND FROM EVERYWHERE IN BETWEEN

Metro Atlanta continues to experience strong economic expansion, supported by steady job growth and in-migration. The region remains a top-tier destination for corporate investment, ranking among the top 10 U.S. metros for economic development projects. Recently announced projects include:

- **Microsoft** is continuing to expand its Atlanta-area data center footprint, with ongoing investments across the metro supporting cloud infrastructure growth and high-paying technical jobs.
- **Google** has expanded its Midtown Atlanta office, with plans to grow its workforce to exceed 1,000 employees as part of a East Coast hiring push.
- **Norfolk Southern** is developing its new Atlanta headquarters campus, representing a \$575M investment and bringing 850+ jobs to Midtown Atlanta.
- **Rivian** is advancing its \$5B electric vehicle manufacturing facility east of Atlanta, expected to create approximately 7,500 jobs in the metro region.

2 STRONG MIDTOWN DEMOGRAPHICS

Midtown is a white-collar, renter-heavy area with strong housing demand. Within one mile of the subject, average household income is \$160K, and more than half of households are renters. The submarket has also seen over 45% rent growth since 2015.

EXCELLENT DEMOGRAPHICS FUEL MULTIFAMILY DEMAND

This rapid growth has been sparked by a prosperous demographic base where a majority of the population is employed in the private, white-collar sector and home values range up to \$6M. Average household income within a one-mile radius is \$160K and 56% of housing was renter occupied in 2025.

\$1,982
2025 Average Effective Rent

5.3%
2025 Average Vacancy Rate

* Based on AxioMetrics



Homes sell for up to \$6M within 0.2 miles of Subject

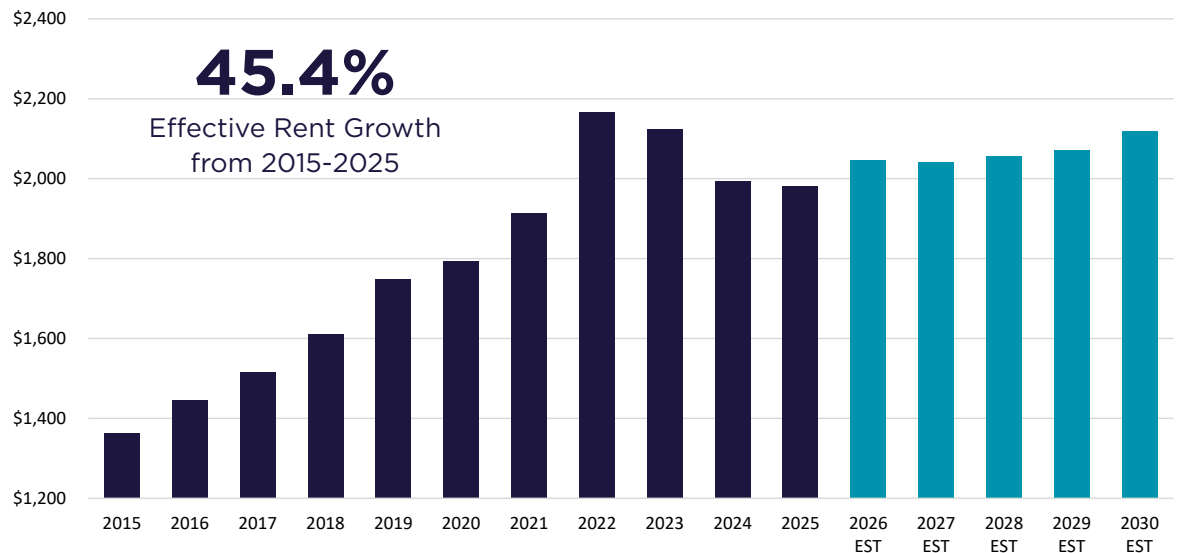
2025 DEMOGRAPHICS SUMMARY

	1-MILE	3-MILE	5-MILE
Average HH Income	\$160,006	\$135,640	\$134,448
Renter Occupied Housing	56.1%	64.1%	59.5%
% of Pop. with College Education	94.3%	88.3%	83.7%
White Collar Employment	87.2%	83.6%	78.5%
Median Age	38.1	34.6	35.9

KEY THREE-MILE RADIUS STATISTICS

Existing SF of Class A Office Space	49M SF
Existing SF of Retail Space	14M SF
Existing SF of Industrial Space	8M SF

MIDTOWN SUBMARKET EFFECTIVE RENT





POINTS OF INTEREST

- | | |
|-----------------------------|--------------------------------|
| 1. Atlanta Botanical Garden | 4. Sharon Lester Tennis Center |
| 2. Piedmont Park | 5. Lake Clara Meer |
| 3. Piedmont Driving Club | |

3 DIRECT ACCESS TO ATLANTA JOBS

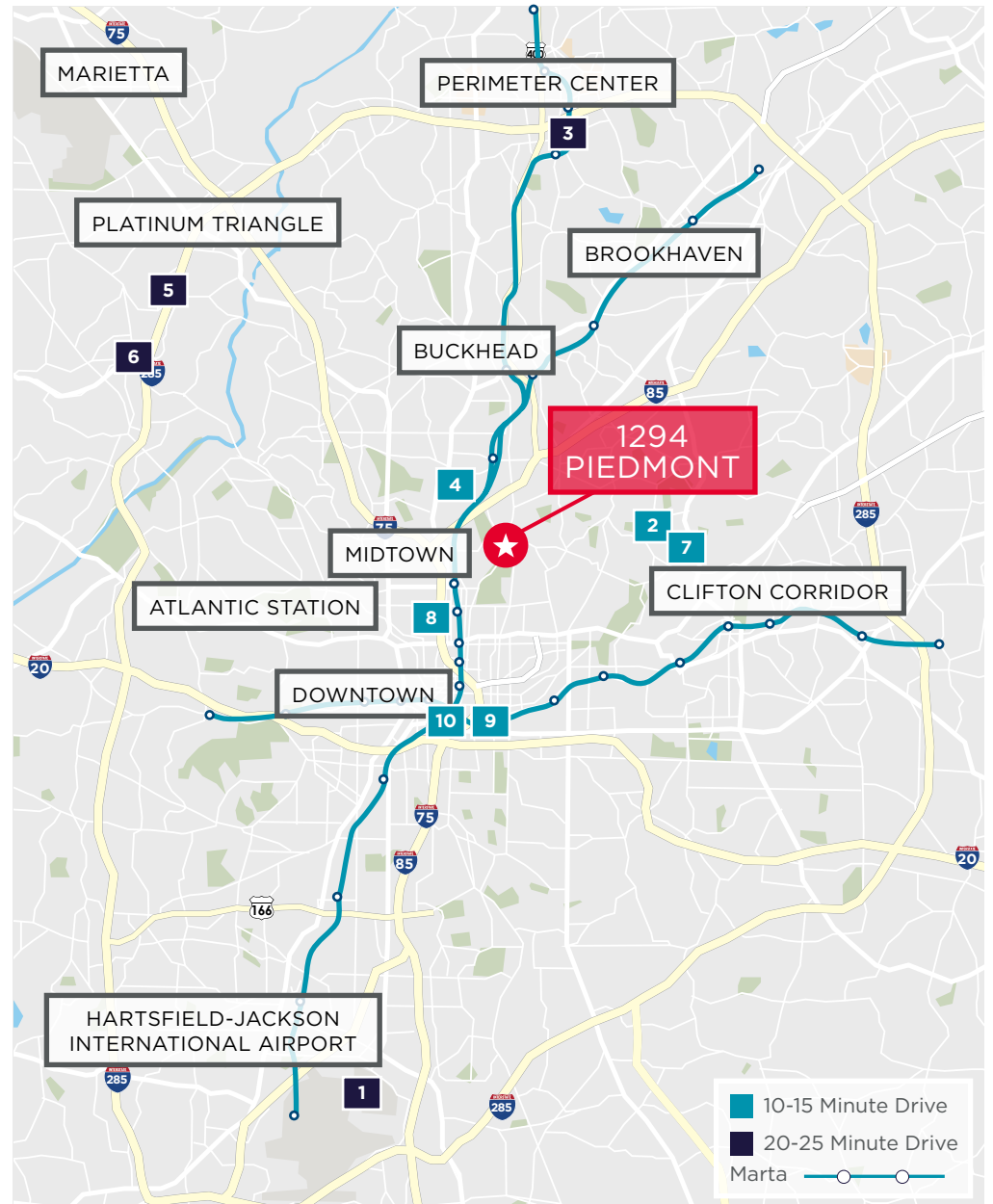
1294 Piedmont offers easy access to Atlanta's largest job centers. The subject is located one-mile northeast of the Midtown MARTA station and major I-75/I-85 throughfares, offering easy commutes to all of metro Atlanta.

1294 Piedmont's one-of-a-kind location provides residents convenient access to Atlanta's key job nodes. The property is walkable to Midtown and within a short drive of more than 1 million in-town jobs across Midtown, Downtown, Buckhead, and surrounding employment hubs, reinforcing strong daily convenience and long-term rental demand.

MAJOR JOB HUBS		
LOCATION	TOTAL JOBS	DRIVE TIME
Midtown	109K	5 Minutes
Clifton Corridor	40K	10 Minutes
Atlantic Station	7K	10 Minutes
Downtown	118K	10 Minutes
Buckhead	100K	10 Minutes
Brookhaven	75K	15 Minutes
Perimeter Center	125K	20 Minutes
Platinum Triangle	125K	20 Minutes
Marietta	60K	25 Minutes

ATLANTA'S TOP EMPLOYERS		
EMPLOYER	JOBS	
1 Hartsfield-Jackson International	63,000	
2 Emory University & Emory Healthcare (Primary Campus)	33,497	
3 Northside Hospital (Atlanta Campus)	32,000	
4 Piedmont Healthcare (Atlanta Campus)	29,646	
5 Wellstar Health System (Metro Atlanta footprint)	21,000	
6 The Home Depot (Headquarters)	19,576	
7 Children's Healthcare of Atlanta (Egleston & system)	10,489	
8 Georgia Institute of Technology (Primary Campus)	9,389	
9 Grady Memorial Health	7,274	
10 Georgia State University (Primary Campus)	5,301	

* Source: Metro Atlanta Chamber: Top Employers (2025)



3 DIRECT ACCESS TO ATLANTA JOBS /

MIDTOWN: WHERE BUSINESS & CULTURE CONVERGE

Situated between Downtown and Buckhead, walkable from the property, Midtown serves as a dominate technology, arts and health hub. Midtown supports the corporate HQ of 3 Fortune 1000 companies as well as 8 of the 10 largest law firms in Atlanta. Despite representing less than 1% of Atlanta's total land area, it is home to 14% of Atlanta's jobs, 25% of Atlanta's tech jobs and has an annual economic impact of over \$19B. Emerging as one of the nations's top submarkets, Midtown represents 10% of the total real estate value in the city at \$7B+.



\$19B+

Annual Economic Impact

\$7B+

Total Real Estate Value

16%

of Atlanta's Jobs

25%

of Atlanta's Tech Jobs

RECENT & UPCOMING DELIVERIES

In 2025, approximately 1,100+ residential units and 15K SF of retail space were delivered in Midtown alone. Projects completed in 2025 totaled an estimated \$2.5B+ of investment. Approximately 200K-250K SF of office space is currently under construction.



WINSHIP AT MIDTOWN

- Emory's full-service cancer care center - delivered in 2023 & opened officially in 2024
- 17-Stories, with 450K SF of medical office space

450K

SF of Office Space

2.2K

New Jobs



SPRING QUARTER

- Mixed-use development delivered in fall of 2024
- 25-Stories, 528K SF of Class-A office space, 28K SF of upscale retail & 370 luxury residential units

556K

SF of Office Space

2.6K

New Jobs



ROCKEFELLER

- Mixed-use development under-construction - delivering in summer of 2026
- 60-Stories, 224K SF of Class-A office space, 6.3K SF of street-level retail & 370 boutique residences

224K

SF of Office Space

1K

New Jobs

4 WALKABLE TO PIEDMONT PARK

1294 Piedmont offers unmatched walkability to Midtown's top dining and lifestyle destinations, directly across from Piedmont Park's 185-acre greenspace. A planned \$200M+ expansion is expected to further enhance the area and support long-term asset value growth.

WALKABLE TO PIEDMONT PARK & TOP RESTAURANTS

The subject is located in the heart of Midtown and offers easy walkable access to Atlanta's top amenity Piedmont Park and the best restaurants that the city has to offer. Huge demand from millennials has made Midtown a top destination for businesses of all kinds.

PIEDMONT PARK EXPANSION

The planned \$200 million expansion of Piedmont Park represents a transformative capital investment directly adjacent to 1294 Piedmont Ave, materially enhancing the asset's long-term positioning. The multi-phase initiative will deliver new park acreage, expanded trail systems, and upgraded recreational amenities, while improving connectivity along the Piedmont Avenue corridor.

Given the property's immediate proximity to these enhancements, the project is expected to drive increased foot traffic, elevate the surrounding street scene, and further solidify Midtown's appeal as a premier live-work-play destination. This level of public investment, combined with irreplaceable park frontage, is anticipated to support sustained rent growth and long-term value appreciation for assets in the immediate vicinity.



PIEDMONT PARK



4 WALKABLE TO PIEDMONT PARK /



COLONY SQUARE

Directly adjacent to 1294 Piedmont lies Colony Square, Midtown Atlanta's premier urban retail and mixed-use core. Serving as a signature destination for in-town residents and featuring approximately 220K SF of retail, dining, office, and entertainment space.

220K SF of Retail, Restaurant & Entertainment Space



1294 Piedmont is surrounded by a variety of national, big-box retailers as well as expansive shopping developments. Within 2 miles of the property, 8.2M SF of retail can be found including Colony Square, Midtown Place, Ansley Mall and Downtown Virginia Highlands.



ANSLEY MALL

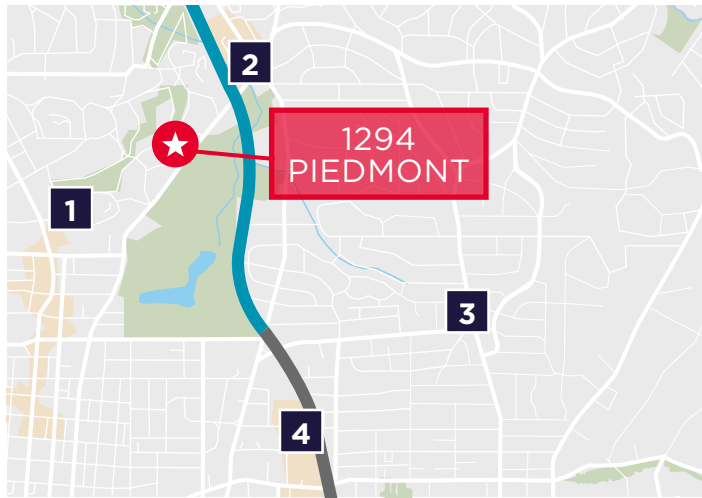
Ansley Mall, located at the intersection of Monroe Drive and Piedmont Road, is less than a 5-minute drive from Virginia Highlands. The shopping institution is home to over 35 retailers, drawing nearby residents to the site. Anchored by Publix and Kroger, Ansley Mall serves as a one stop shop for residents of Virginia Highlands and other affluent nearby neighborhoods.

175K SF of Retail, Restaurant & Entertainment Space



4 WALKABLE TO PIEDMONT PARK

NEIGHBORING RETAIL HUBS



DOWNTOWN VIRGINIA HIGHLANDS

Less than half a mile from Virginia Highlands Apartments, lies Downtown Virginia Highlands. The Virginia Highlands neighborhood has some of Atlanta's most popular bars, trendy coffee shops and top rated fitness studios.



MIDTOWN PROMENADE

Directly adjacent to Virginia Highlands, lies Midtown Promenade, a prominent shopping center for in-town residents. The shopping center encompasses 137K SF of retail featuring a unique mix of shopping, dining and entertainment destinations.



137K SF of Retail, Restaurant & Entertainment Space

5 CAPEX BOLSTERS PERFORMANCE

1294 Piedmont has benefited from over \$890K (\$56K/unit) in capital improvements over the past nine years under both current and prior ownership. The property arrives in excellent condition, while still offering attractive opportunities for further upgrades.

ASSET ARRIVES WITH EXCELLENT FUNDAMENTALS

1294 Piedmont has seen steady rent increase since new ownership took over in 2019. This significant increase in collections has been fueled by major capital improvements and more effective management.

PROPERTY OFFERS UNIQUE FEATURES

The subject is a 1935 vintage all brick property that faces Piedmont Park and the Atlanta Botanical Garden. The previous owners evicted all units upon purchase and did a full renovation of the property.

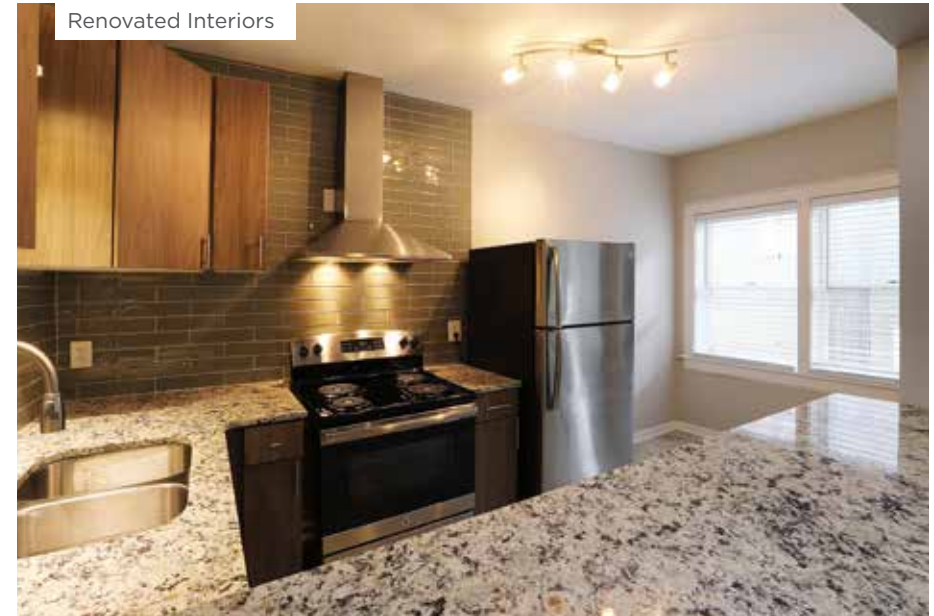
Current ownership has invested over \$890K (\$55.6K/unit) in capital improvements, including a full window replacement, HVAC system upgrades, plumbing enhancements, and structural improvements.

KEY INTERIOR UPGRADES:

- Granite Countertops
- Modern Cabinetry
- Stainless Steel Appliances
- W/D Connections & Equipment (All Units)
- Repair Hardwood Floors
- New Plumbing/Lighting Fixtures
- Modern Fans
- Two-Tone Paint
- Nest Thermostats

KEY EXTERIOR UPGRADES:

- Roof Replacement
- Deferred Maintenance
- New Asphalt
- Full Window Replacement (Non-Breakable on Ground Floor)
- Plumbing & Electrical Upgrades
- Landscaping Work
- Retaining Wall Replaced
- New Exterior Doors
- Exterior Lights & Fencing
- Bike Storage Room
- Dog Washing Station



5 CAPEX BOLSTERS PERFORMANCE /

ABILITY TO FURTHER IMPROVE PROPERTY

With strong demand for institutional-level amenities in Midtown, 1294 Piedmont has an opportunity to separate from competing value providers.

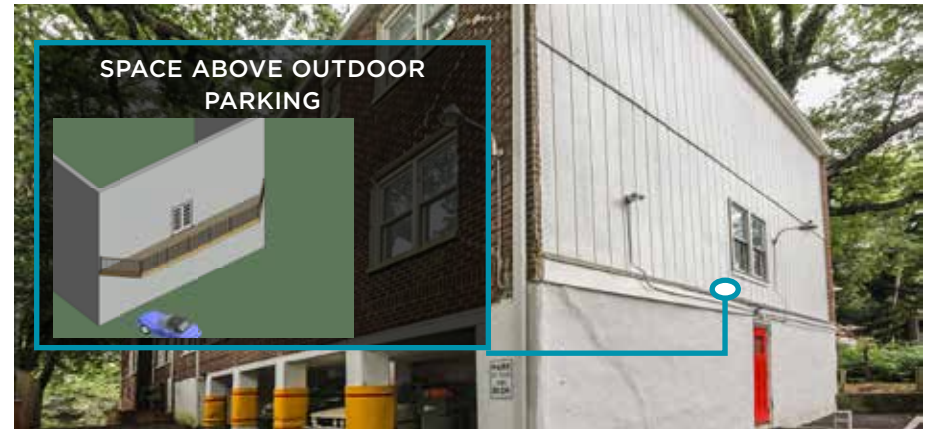
ON-TREND AMENITIES OFFER OPPORTUNITY:

- Refresh exterior paint with modernized scheme
- Upgrade interior hallways
- Install large balcony above outdoor parking
- Amazon lockers can be installed alongside the back of the building



INSTALL LARGE OUTDOOR PATIO

There is a large underutilized area above the outdoor parking that presents an opportunity to be transformed into a spacious balcony. This envisioned upgrade would enhance resident amenity offerings and support additional property value creation through improved outdoor living space.



ENHANCE INTERIOR HALLWAYS

A strategic upgrade that enhances both aesthetic appeal and resident experience. By modernizing finishes, improving lighting, and creating a more cohesive design, these improvements elevate the building's overall presentation and perceived quality.



6 ATTRACTIVE LOAN ASSUMPTION

1294 Piedmont offers an assumable Fannie Mae loan with a 4.72% fixed rate with an approximate \$1.76M balance and June 2031 maturity providing predictable financing. This structure delivers immediate savings and long term stability.

DESIRABLE FIXED RATE LOAN

1294 Piedmont benefits from an existing Fannie Mae-backed loan with a fixed interest rate of 4.72%, providing a prospective buyer with rare, below-market financing in today's rate environment. The loan carries an original balance of \$1,757,000 with a maturity date of June 1, 2031, offering stability and predictability in debt service.

DEBT SUMMARY EXISTING LOAN

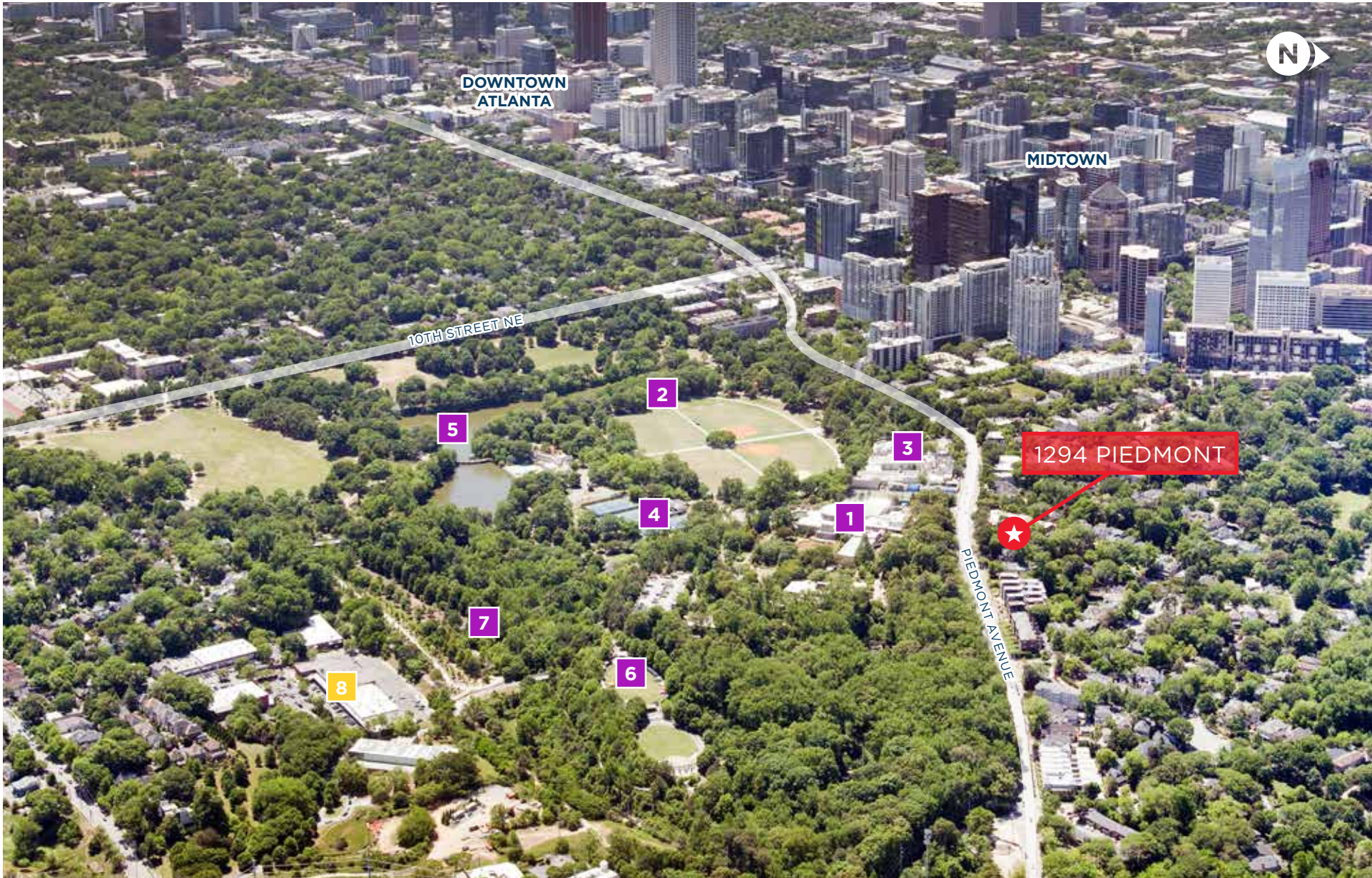
First Payment Date	7/1/2019
Original Balance	\$1,757,000
Current Balance (August 2025)	\$1,629,027
Interest Rate	4.72%
Term	12 Years
Amortization Period	30 Years
Annual Debt Service Cost (P&I)	\$9,134
Maturity Date	6/1/2031



4.72%
Fixed Rate

HISTORICAL U.S. 10-YEAR TREASURY RATE





POINTS OF INTEREST

- 1. Atlanta Botanical Garden
- 2. Piedmont Park
- 3. Piedmont Driving Club
- 4. Sharon Lester Tennis Center
- 5. Lake Clara Meer
- 6. The Promenade at Piedmont Park
- 7. Piedmont Dog Park

RETAIL

- 8. Amsterdam Walk Shopping Center

PROPERTY DESCRIPTION



PROPERTY SUMMARY

Number of Units	16 Units
Years Built/Renovated	1935/2017
Stories	2 Stories
Net Rentable Area	9,600 SF
Average Unit Size	600 SF

SITE									
Address	1294 Piedmont Avenue, Atlanta, GA 30309								
County	Fulton County								
Size/Density	0.24 Acres / 66.39 Units per Acre								
Location	West side of Piedmont Avenue, .3 miles north of 14th St., .46 miles south of Beverly Rd, .5 miles east of Peachtree St., and .5 miles west of Monroe Dr. The property is 1.28 miles east of Atlantic Station, and .80 miles east of I-75N/I-85N. Overall radius is 2.9 miles north of downtown Atlanta and 12 miles north of Hartsfield-Jackson International Airport.								
Traffic Counts	<table border="0"> <tr> <td>Piedmont Ave. near Subject:</td> <td>23,400 VPD</td> </tr> <tr> <td>14th St. near Subject:</td> <td>17,800 VPD</td> </tr> <tr> <td>Peachtree St. near Subject:</td> <td>19,400 VPD</td> </tr> <tr> <td>Monroe Dr. near Subject:</td> <td>25,000 VPD</td> </tr> </table>	Piedmont Ave. near Subject:	23,400 VPD	14th St. near Subject:	17,800 VPD	Peachtree St. near Subject:	19,400 VPD	Monroe Dr. near Subject:	25,000 VPD
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14th St. near Subject:	17,800 VPD								
Peachtree St. near Subject:	19,400 VPD								
Monroe Dr. near Subject:	25,000 VPD								
Parking	7 total spaces; 4 garages, 3 open surface spaces.								

UTILITIES		
SERVICE/UTILITY	SOURCE/COMPANY	PAID BY*
Electric	Georgia Power	Resident
Gas	Georgia Natural Gas	Resident
Water/Sewer	Atlanta Watershed	Resident
Trash Removal	Arrow Waste	Resident
Pest Control	Expest Exterminators	Landlord

* Residents are billed separately for water/sewer utilities.

IMPROVEMENTS

Buildings	1 residential buildings, leasing office
Structures	Wood-frame buildings on concrete/block slabs with lightweight concrete & plywood upper level subfloors and basement. Exteriors are brick.
Roofs	Pitched roofs with wood truss framing, plywood decking, and fiberglass shingles. Gutters and downspouts on building. Roofs replaced in 2016.
Fenestration	Unit entry doors are paneled insulated steel. Windows are double-pane in wood frames with insulated glass.

SYSTEMS

HVAC	Individual gas furnace/blower and exterior pad-mounted condensing unit.
Electric / Gas	Units are served by gas and electricity and individually metered.
Plumbing	PVC domestic supply and cast iron waste lines. Unit is equipped with a gas boiler.
Electrical Panel	Electrical panels are Eaton.
Life Safety	All units are equipped with battery operated smoke detectors and fire extinguishers.

INTERIORS

Finishes	9' Ceilings; painted walls and ceilings; carpeted main building entrance; Hardwood flooring living areas; ceramic tile kitchen, and bathroom floors; window blinds; paneled interior doors; ceiling fans; All units are equipped with W/D connections. W/D in all units.
Kitchens	Laminate wood cabinets; granite countertops; frost-free refrigerator with icemaker; electric range/oven with overhead vent hood; dishwasher; single-bowl stainless steel sink.
Bathrooms	Base laminate vanity cabinet; granite countertop with porcelain sink; porcelain commode; glazed steel tub/shower with ceramic tile surround with framed mirror.

COMMUNITY AMENITIES

- Bike Storage Room
- Central Mail Kiosk
- Dog Grooming Station
- Garage Parking Available (4 Spaces)
- Midtown Views
- On-Site Parking (3 Spaces)
- Walk to shops/dining/parks

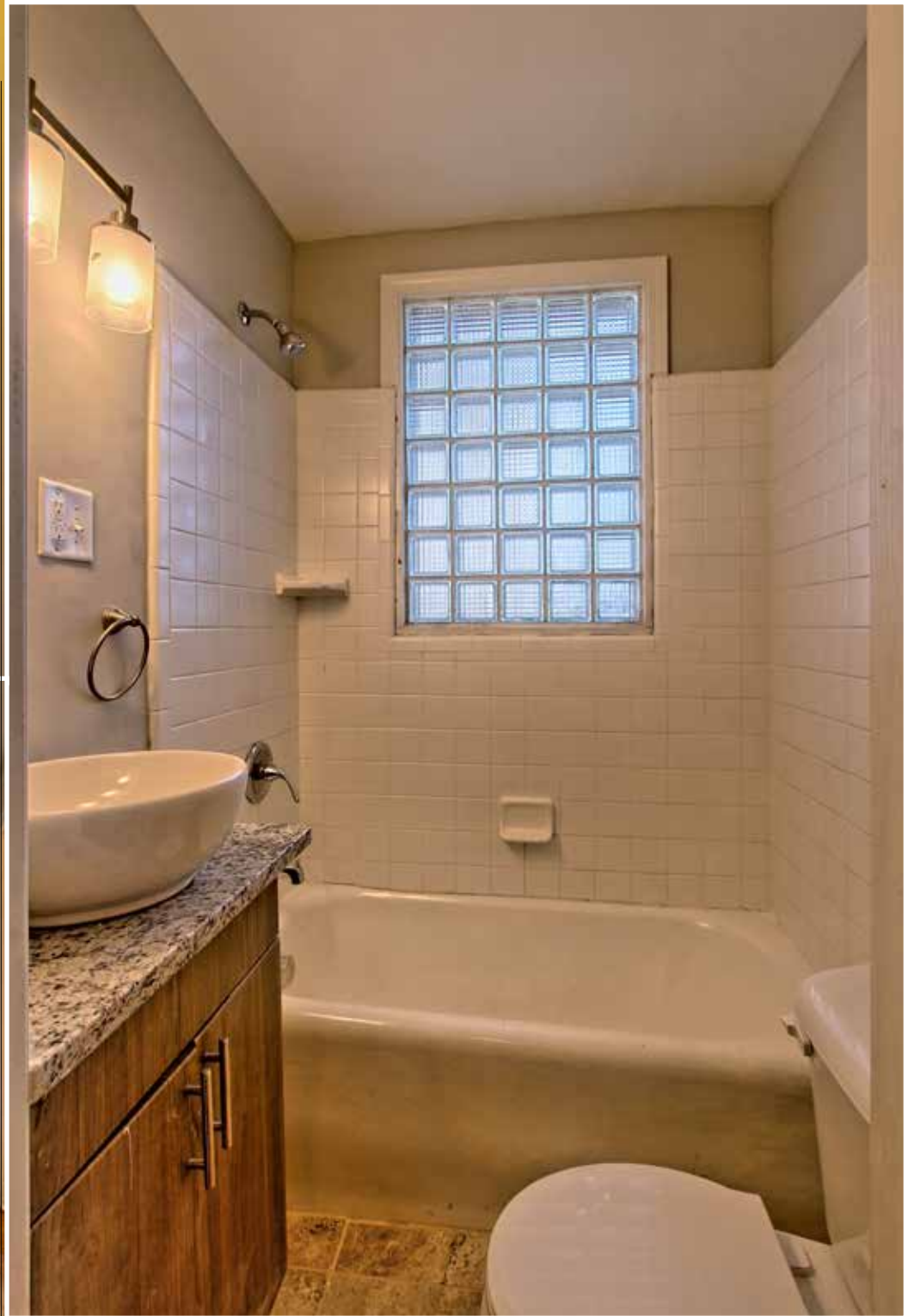


UNIT FEATURES

- Breakfast Bar or Island
- Cable & Internet Ready
- Ceiling Fans
- Ceramic Tile Flooring*
- Ceramic Tile Tub Surround
- Custom Modern Cabinetry
- Electronic Thermostat
- FF Refrigerator w/Icemaker
- Fully Equipped Kitchens
- Glass Block Windows*
- Gooseneck Faucets
- Granite Countertops
- Hardwood Floors Available
- Kitchen Pass-through
- Laundry/Utility Closet
- Stainless Steel Appliances
- Tiled Kitchen Backsplash
- Track & Pendant Lighting
- Undermount Kitchen Sinks
- Vessel Sink in Bathroom
- Walk-In Closets
- Washer & Dryer Appliances
- Window Blinds

** Select Units*

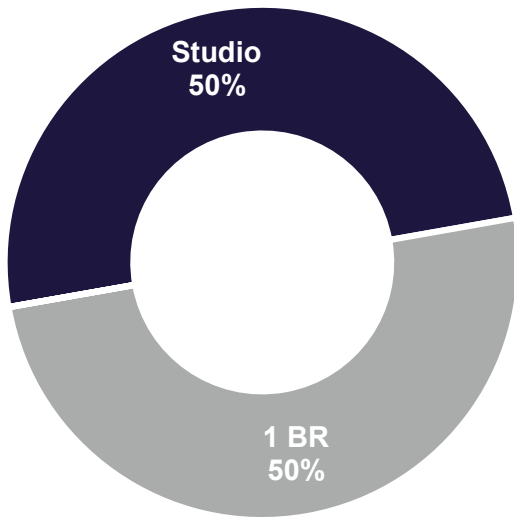




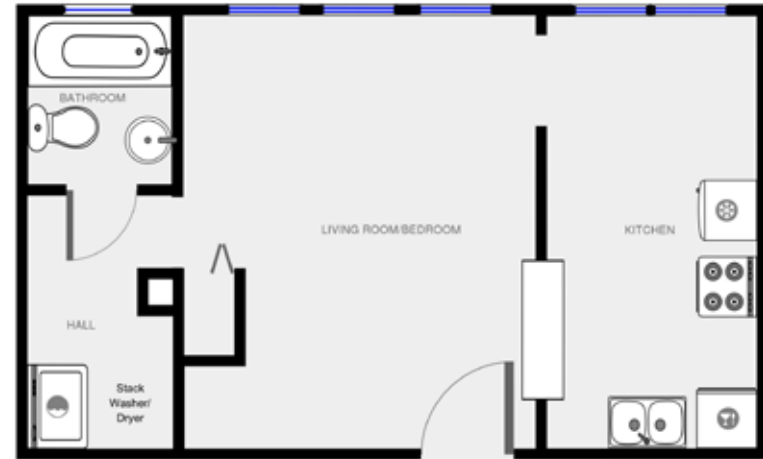
UNIT MIX SUMMARY

TYPE	# UNITS	% UNITS	SIZE (SF)*
0 BR / 1 BA	8	50%	550 SF
1 BR / 1 BA	8	50%	650 SF
Total / Avg.	16 Units		600 SF Avg.

* Unit sizes are based on rent roll.



0 BEDROOM, 1 BATH | 550 SF



1 BEDROOM, 1 BATH | 650 SF





LOCATION OVERVIEW



ATLANTA BY THE NUMBERS

MSA Population (2025)	6,307,261
Unemployment Rate (2025)	3.6%
Cost of Living Index	102%
Cost of Business Index	93%
Moody's Cycle Phase	Expansion

KEY INDUSTRIES:
Manufacturing, Education, Healthcare,
Corporate Services, Government

PRIMARY GROWTH SECTORS:
Logistics, High Tech

ECONOMIC & SOCIAL ENGINE OF THE SOUTHEAST

Metro Atlanta stands among the nation's top economic powerhouses. Its pro-business climate, top-tier infrastructure and logistics network and competitive operational costs are key factors driving companies to the MSA.



Georgia's pro-business environment gives Atlanta the edge:
 #1 State Workforce Development Program (2010-2024)
 and #1 State for Doing Business (2013-2024)
 - Area Development

FORTUNE 500/1000 HEADQUARTERS

Metro Atlanta is home to 23 companies in the 2025 Fortune 1000, of which 13 are ranked in the elite Fortune 500. Metro Atlanta is ranked the 4th most concentrated city for Fortune 500 HQs nationally and among the top 20 cities for Global 500 company HQs.

The region has also attracted 33 corporate innovation centers with a heavy concentration in Midtown.

Metro Atlanta Fortune 500 Headquarters (16 companies ranked in the elite Fortune 500): The Home Depot, United Parcel Service, The Coca-Cola Company, Southern Company, WestRock, Genuine Parts Company, Delta Air Lines, PulteGroup, Newell Brands, AGCO, ICE Intercontinental Exchange, Global Payments, Asbury Automotive Group, Norfolk Southern Corporation, Assurant, Graphic Packaging International

Metro Atlanta Fortune 1000 Headquarters (17 companies): GMS, Equifax, Flooring & Decor Holdings, SiteOne Landscape Supply, NCR Atleos, Acuity Brands, NCR Voyix, Corpay, Chart Industries, Gray Television, BlueLinx Holdings, Rollins, Carter's, Saia, Primerica, Americold Realty Trust, Mativ Holdings

POPULATION GROWTH

Atlanta's 29-county Metropolitan Statistical Area is the sixth-largest and one of the fastest-growing metro areas in the nation.

Home to more than 6.3M people as of year end 2025, and ranked at #2 as most livable city in the U.S., Atlanta is the 8th largest area in the nation and serves as the robust economic driver of the southeast.

ATLANTA METROPOLITAN STATISTICAL AREA (MSA)

- **8,686** square miles/
22,496 square kilometers
- **29 counties:** Barrow, Bartow, Butts, Carroll, Cherokee, Clayton, Cobb, Coweta, Dawson, DeKalb, Douglas, Fayette, Forsyth, Fulton, Gwinnett, Haralson, Heard, Henry, Jasper, Lamar, Meriwether, Morgan, Newton, Paulding, Pickens, Pike, Rockdale, Spalding, Walton

#1

State for Doing Business

Area Development 2014-2024

#1

State for Tech Diversity Index

Area Development 2014-2024

#1

Most Competitive State for Economic Development

Site Selection Magazine 2024

#1

State for Overall Cost of Doing Business

Area Development 2023

ATLANTA'S DIVERSE AND EVER-GROWING ECONOMY

In April of 2024, Atlanta's unemployment rate fell to an all-time low of 3%, showcasing Atlanta's expedited post-pandemic recovery and impressive economic uptick.

Atlanta's economy is positioned for robust growth through manufacturing and logistics with transportation and warehousing performance is in the top half of the 25 largest metro areas.



METRO ATLANTA'S LARGEST EMPLOYERS

COMPANY	INDUSTRY	JOBS
Delta Air Lines	Corporate HQ/Airline	42,090
Northside Hospital	Healthcare	32,000
Piedmont Healthcare	Healthcare	29,646
Publix Super Markets Inc.	Division HQ/Grocery	23,660
Wellstar Health System	Healthcare	21,020
The Home Depot	Corporate HQ/Building Supplies	19,576
United Parcel Service Inc.	Couriers and Express Delivery	17,037
Emory University	Education	13,500
Children's Healthcare of Atlanta	Regional HQ/Cellular	10,489
UPS Supply Chain Solutions	Freight Transportation	1,0121
Georgia Institute of Technology	Education/Technology	9,389
Cox Enterprises	Corporate HQ	7,700
Grady Health System	Healthcare	7,274
State Farm Insurance Co.	Corporate Hub/Insurance	7,262
Lockheed Martin	Aerospace Tech Corporation	5,670
Argenbright Holdings Group	Regional Managing Offices	5,531
Centers for Disease Control and Prevention (CDC)	Healthcare	5,500
Georgia State University	Education	5,301
Georgia Power Company	Corporate HQ/Energy	4,826
Tanner Health	Healthcare	4,500
Metropolitan Atlanta Rapid Transit Authority (MARTA)	Local and Suburban Transit	4,407
PruittHealth	Residential Care Facilities	4,185

METRO ATLANTA'S TOP ONGOING ECONOMIC DEVELOPMENT & EXPANSIONS

COMPANY	INVESTMENT	DELIVERED / EST. DELIVERY	NEW JOBS*	COMPANY	INVESTMENT	DELIVERED / EST. DELIVERY	NEW JOBS*	COMPANY	INVESTMENT	DELIVERED / EST. DELIVERY	NEW JOBS*
SK Battery	\$19M	2023	200	Vanderlande	\$59M	2024	500	Resia Manufg.	\$25M	2025	150
SAIA	\$2M+	2023	200	Sam's Club	\$142M	2024	600	Toyota Dist.	\$69M	2025	250
TOTO USA	\$238M	2024	300	PrizePicks	\$25M	2024	1,000	Andersen Corp.	\$420M	2025	900
Cargill	\$27M	2024	400	Lionsgate Studios	\$200M	2024	2,000	U.S. Soccer Fed.	\$228M	2026	440
Gerresheimer	\$180M	2024	400	Qcells	\$2.5B	2024	2,500	Sunmax Tech Inc.	\$193M	2032	240+

* Projection of New Jobs generally to be created over three years; Source: metroatlantachamber.com

REGION-LEADING HEALTHCARE SECTOR

The Atlanta MSA is home to an impressive health science sector, offering over 100 hospital locations including Emory, Children's Healthcare of Atlanta (CHOA), Wellstar and Northside.

Metro Atlanta's leading healthcare clusters:

- Situated along the intown perimeter of I-285, at the intersection of Hwy 400, **Pill Hill's** concentrated 0.5 square mile presence is one of the largest healthcare footholds in the southeast. Offering over 4M SF of medical space and employing 20K+, Pill Hill encompasses top providers such as Northside, Emory and CHOA.
- The **Clifton Corridor** in Decatur serves as a regional pillar for healthcare and education, employing over 40K and supporting more than 34K students & faculty. Clifton Corridor is home to the state's largest healthcare system and #1 ranked hospital, Emory University Hospital, as well as the The Centers for Disease Control and Prevention (CDC) HQ.
- Under 4 miles north of Clifton Corridor lies northeast Atlanta's third largest healthcare cluster, **Executive Park**. With \$1B in ongoing development, expected to create ~10K new jobs, Executive Park offers 1.8M SF of existing medical space and encompasses the brand-new \$1.5B CHOA - Arthur M. Blank Campus.

PROLIFIC INTELLECTUAL CAPITAL

In fall of 2024, enrollment at the 70+ two- and four-year institutions of metro Atlanta/Athens surpassed 364K, a 5.9% increase from year prior, highlighting the critical role higher education plays in strengthening Georgia's skilled workforce.

The largest public universities within the **University System of Georgia (USG)** include the University of Georgia (UGA), Georgia State University (GSU), Kennesaw State University (KSU), and the Georgia Institute of Technology (Georgia Tech). Private universities in metro Atlanta include Emory University, Morehouse College, Savannah College of Art & Design, Spelman College and Mercer University, among others.



Metro Atlanta is home to the **Atlanta University Center (AUC) Consortium**, the world's oldest and largest association of Historically Black Colleges and Universities (HBCUs). The AUC is comprised of four member institutions: Clark Atlanta University, Morehouse College, Morehouse School of Medicine and Spelman College. In 2024, U.S News ranked Morehouse as the #4 HBCU in the nation with Spelman taking the #1 spot for the 18th consecutive year.



METRO ATLANTA'S LARGEST HOSPITALS

HOSPITAL	# OF BEDS	JOBS
NE GA Medical Center - Gainesville	985	11,000+
Grady Memorial	935	4,850
Emory University Hospital	791	4,500
Wellstar Kennestone	761	730
Northside Hospital Gwinnett	696	5,800+
Piedmont Atlanta Hospital	696	5,900+
Northside Hospital - Atlanta	621	11,500



364K

University System of Georgia (USG) Fall Enrollment 2024

Georgia keeps higher education costs low through HOPE and Zell Miller scholarships, grants, tuition-free technical colleges, and a new "last mile" aid program.

BELTLINE PROPELS REVITALIZATION OF METRO'S URBAN CORE

For the past decade, the Atlanta BeltLine has served as a catalyst for the evolution of pockets of the city that sit directly adjacent to the trail. The 22-mile pedestrian loop around the city, built upon disused railway beds, has served as an engine of urban revitalization, connecting a city long known for sprawl and lengthy commutes.

Multifamily development has especially thrived along the BeltLine, with more than 18,000 multifamily units located along the trail — a 60% increase since its inception. An additional 1,650 units are presently under construction with thousands more proposed. Multifamily rents for properties on the BeltLine are 25% higher than in the rest of Atlanta.

EASTSIDE TRAIL

The BeltLine is in various stages of completion in different areas of the city. The most popular, developed, and traversed section is the Eastside Trail, which runs from Piedmont Park down to Memorial Drive. It is anchored by renowned food halls located in Ponce City Market and Krog Street Market.

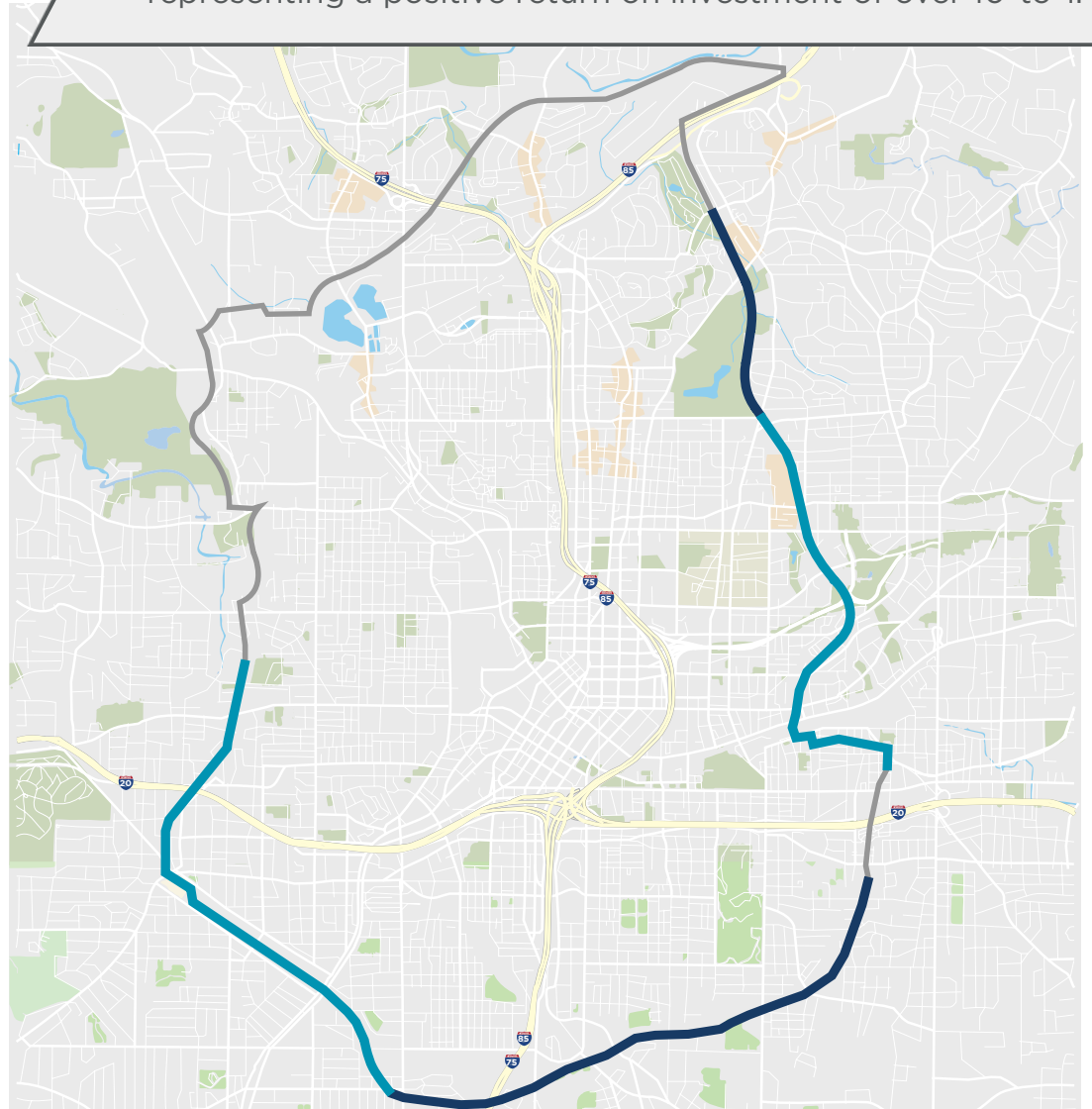
The Eastside Trail opened in 2012, and the completion of the creative conversion of the former Sears, Roebuck & Co. retail store and mail order house into Ponce City Market, a dynamic mixed-use hub, followed closely. That set off a boom of construction and revitalization that turned this section of Old Fourth Ward into the hottest micro-market in the region.

WESTSIDE TRAIL

The Westside Trail connects some of Atlanta's oldest and most historic neighborhoods. While a three-mile stretch of the trail is paved and open, running from Washington Park to University Avenue, extensive growth is on the horizon both in this section and to the north where the trail remains to be completed, as plans are underway for significant development.

Lee + White opened in 2017, an adaptive reuse of the former "Warehouse Row" with direct access to the Westside Trail. On the northern end of the trail, Westside Park is Atlanta's largest planned greenspace.

The BeltLine generated a direct economic impact of more than \$9 billion in private development by the end of 2023, representing a positive return on investment of over 10-to-1.



ATLANTA IS WORLD'S BUSIEST AIRPORT

Since 1998, Hartsfield-Jackson Atlanta International Airport (ATL) has held the title of the busiest airport in the U.S., recording more than 62.7M seats in 2024, a 2% increase over 2023.

Home to the Delta Air Lines HQ, ATL currently serves 150 U.S. and 75+ international destinations across 50 countries. Centered in the burgeoning "Aerotropolis" business district, ATL generates an annual economic impact of \$34.8B for Metro Atlanta and \$66B statewide. ATL is the largest employment base in GA and supports 63K+ on-site jobs and 380K total jobs.

Hartsfield-Jackson is in the midst of a 20-year, multibillion-dollar master plan: modernizing the main terminal, expanding cargo facilities and concourses, adding gates, altering runways, and adding parking spaces. In April 2024, the expansion of Concourse D began. Set for completion by 2029, this \$1.4B project will add 34 new gates designed to accommodate larger aircrafts.

#1

Busiest Passenger Airport in the World for 25+ Years

Airports Council International 2024

\$35B

Atlanta MSA Annual Economic Impact

63K+

On-Site Jobs Supported



KEY LOGISTICS & TRANSPORTATION HUB

Atlanta has long been a transportation hub for the country and is now also a key supply chain and logistics technology leader, boasting the fourth-largest industrial inventory in the nation.

80%+

of U.S. Population within 1-Hour Flight or 2 Day Drive



TRANSIT CHOICES

The Metropolitan Atlanta Rapid Transit Authority is the principal public transport operator in the Atlanta metro area. MARTA operates a network of bus routes linked to a rapid transit system consisting of 48 miles of rail and 38 train stations. Already-planned MARTA expansions are projected to infuse \$5.2B into the regional economy, and overall transit expansions are expected to create 45K jobs by 2040.

\$2.6B+

MARTA-Driven Economic Activity

20K

MARTA-Supported Jobs

RISING TECH CITY

In 2003, Georgia Tech kick-started the Atlanta-based tech movement with the development of the \$390M, 1.4M SF Tech Square.

This unique alcove is now home to more than 30 Corporate Innovation Centers including renowned names like Delta Air Lines, The Home Depot, AT&T and Honeywell.

With an annual tech-related employment growth rate of 1.5% as of 2024, nearly double the national average, Atlanta is a fintech powerhouse processing over 70% of all U.S. card transactions. 118B transactions (\$2T) are processed through Georgia fintech companies annually. Major players, such as Google, Cisco, Micron, Visa and Microsoft, assert a strong foothold in the metro with a revolving door of expansion efforts while over \$2B in venture capital spending helps pave the way for startups.

#3
U.S Metro for
STEM Professionals

WalletHub 2024

HOLLYWOOD OF THE SOUTH

In 2024, 273 productions were filmed in the Peach State with \$2.6B in direct spending injected in to the economy. These projects included 25 feature films, 30 independent films and 166 television productions.



\$200M Great Point Studios - Lionsgate

\$2.6B

Direct Spend from
Production in Georgia (2023)



\$530M, 1105 West Peachtree - Home to \$50M Google Build-Out Office

200+

Employees at Google
Midtown Office

METRO ATLANTA'S MAJOR PLAYERS

- In 2021, **MBS Equipment Company (MBSE)**, the largest studio-based equipment company in the world for film television and events, opened their new 100K SF East Coast HQ at Trilith Studios in Fayette County.
- In Jan 2024, construction at **Great Point Studios by Lionsgate** was completed. Serving as a critical component within the overarching mixed-use development, 'The Trails', in Douglas County, the \$200M complex is situated on 40 acres and offers over 500K SF of facilities.
- Just 20 minutes south of Downtown, the impressive 53-acre **Bluestar Studios at Fort Gillem** production campus is the first of its kind for Clayton County. The studio officially opened in 2023 with ongoing expansion continuing throughout 2025. The finalized \$180M investment will house roughly 600K SF of production/office space and 14 stages.
- **Electric Owl Studios**, located in Stone Mountain, celebrated the grand opening of the \$60M, 312K SF campus in summer of 2023.



WORLD-CLASS ATTRACTIONS & ENTERTAINMENT

In 2023, travel and tourism in the Atlanta MSA generated a total economic impact of \$79.7B and supported over 46K jobs, an increase of over 20K jobs from year prior.

Supported by residents and visitors alike, a bevy of state-of-the-art sports complexes, accompanied by extensive mixed-use build out, are major economic drivers in the region.

DOWNTOWN'S TRANSFORMATIVE DEVELOPMENT

Downtown Atlanta's transitional future is highlighted by the \$5B, 50-acre mixed-use development, **Centennial Yards**. Anchored by State Farm Arena & **Mercedes-Benz Stadium**, the mixed-use mini-city sparked downtown's revitalization. Upon completion in 2026, the development will feature roughly 8M SF of modern attractions including retail, Class-A office multiple hotels and a extensive residential offerings.

As Atlanta prepares to host a global audience for the **FIFA World Cup in 2026**, South Downtown is also receiving major improvements including upgrades to public transit systems as well as renovations to historic sites and retail storefronts.

\$503M+
Expected Net Economic Benefit
from 2026 FIFA World Cup



HOME TO MAJOR SPORTS FRANCHISES

PROFESSIONAL TEAMS	SPORT/LEAGUE
Atlanta Braves	Baseball/MLB
Atlanta Dream	Basketball/WNBA
Atlanta Falcons	Football/NFL
Atlanta Hawks	Basketball/NBA
Atlanta United	Soccer/MLS



PREMIER ENTERTAINMENT DISTRICT

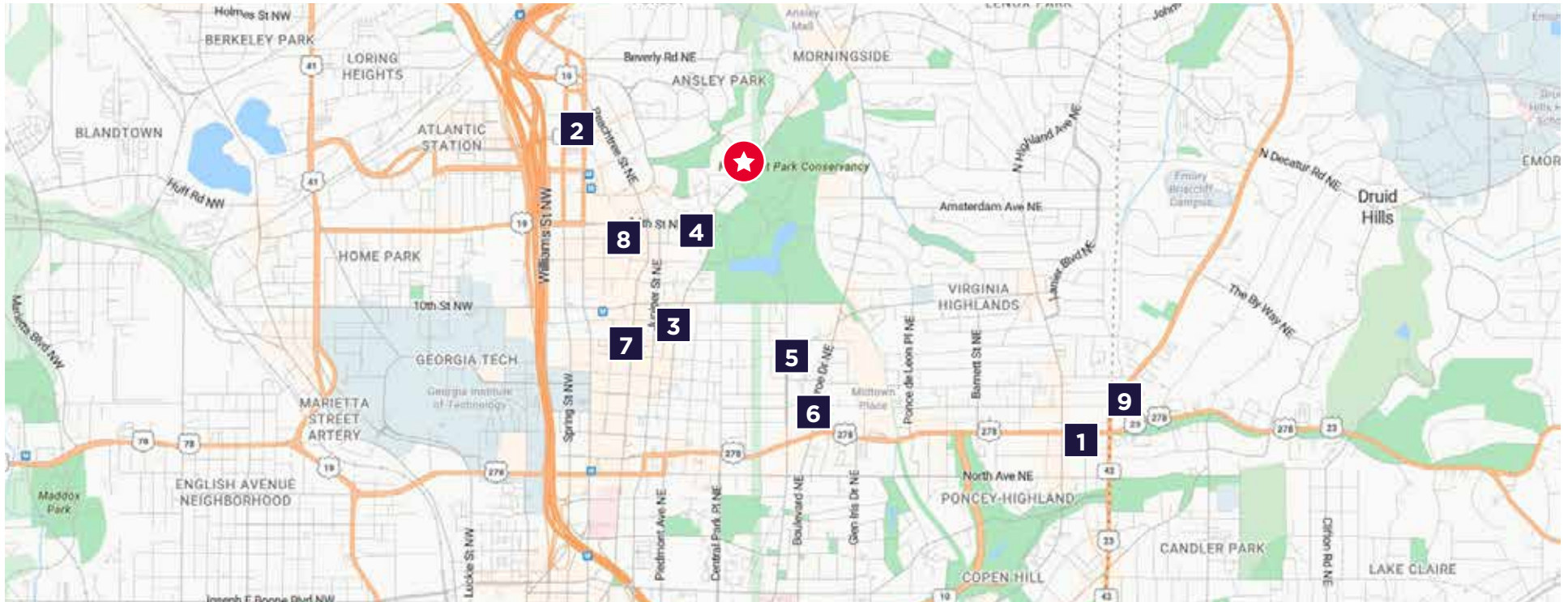
Home to the MLB's Atlanta Braves, **Truist Park/The Battery** is an expansive 41K-seat entertainment complex. Since construction was completed in 2017, the \$672M, 2M+ SF development catalyzed a substantial economic surge across Cobb County, attracting \$1B+ in private investment and generating nearly 1K jobs.



APARTMENT MARKET



RENT COMPARABLES / SUMMARY



RENT COMPARABLES

PROPERTY	# UNITS	YEAR BUILT	OCCUPANCY	AVG. SF	MKT. RENT	MKT. RENT/SF	EFF. RENT	EFF. RENT/SF
★ 1294 Piedmont	16	1935/2017	100%	600	\$1,357	\$2.26	\$1,357	\$2.26
1 115 Ponce	17	1920	99%	815	\$1,636	\$2.01	\$1,636	\$2.01
2 Belvedere House	32	1920	97%	638	\$1,292	\$2.03	\$1,292	\$2.03
3 Studio9Forty	24	1920	96%	622	\$2,415	\$3.88	\$2,415	\$3.88
4 Park Gate Apartments	23	1925	96%	880	\$1,625	\$1.85	\$1,625	\$1.85
5 Charles Allen Drive 869 & 873	20	1925	95%	759	\$1,668	\$2.20	\$1,668	\$2.20
6 742 Monroe	19	1950	99%	858	\$1,692	\$1.97	\$1,692	\$1.97
7 900 Peachtree Lofts	38	1952	87%	1,174	\$1,956	\$1.67	\$1,956	\$1.67
8 Crescent Plaza	14	1960	64%	482	\$1,627	\$3.38	\$1,491	\$3.09
9 Virginia Highland Apartments	33	1960	99%	865	\$1,893	\$2.19	\$1,893	\$2.19
TOTAL / AVG	24	1937	93%	769	\$1,716	\$2.23	\$1,702	\$2.21

★ 1294 PIEDMONT



1294 Piedmont Avenue
Atlanta, GA 30309
Fulton County

Total Units: 16
Year Built: 1935/2017
Rentable Area (SF): 9,600
Occupancy: 100%

Managed by Cobalt Property Services (Atl)

UNIT FEATURES

- Breakfast Bar or Island
- Cable & Internet Ready
- Ceiling Fans
- Ceramic Tile Flooring*
- Ceramic Tile Tub Surround
- Custom Modern Cabinetry
- Electronic Thermostat
- FF Refrigerator w/Icemaker
- Fully Equipped Kitchens
- Glass Block Windows*
- Gooseneck Faucets
- Granite Countertops
- Hardwood Floors Available
- Kitchen Pass-through
- Laundry/Utility Closet
- Stainless Steel Appliances
- Tiled Kitchen Backsplash
- Track & Pendant Lighting
- Undermount Kitchen Sinks
- Vessel Sink in Bathroom
- Walk-In Closets
- Washer & Dryer Appliances
- Window Blinds

* Select Units

COMMUNITY AMENITIES

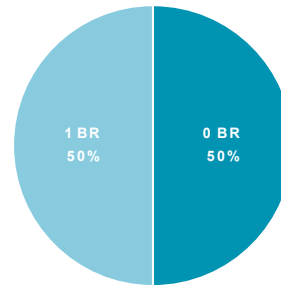
- Bike Storage Room
- Central Mail Kiosk
- Dog Grooming Station
- Garage Parking Available (4 Spaces)
- Midtown Views
- On-Site Parking (3 Spaces)
- Walk to shops/dining/parks

UNIT MIX					
UNIT TYPE	# UNITS	SIZE (SF)	MKT. RENT	EFF. RENT	EFF. RENT/SF
OBR-1BA	8	550	\$1,274	\$1,274	\$2.32
1BR-1BA	8	650	\$1,440	\$1,440	\$2.22
TOTAL / AVG	16	600	\$1,357	\$1,357	\$2.26

COMMENTS

Water/Sewer fees are based on floorplan size.

UNIT MIX BREAKDOWN



MONTHLY FEES	
FEE	AMOUNT
Amenity	\$5
Studio Water & Sewer	\$50
1BR Water & Sewer	\$60

1 115 PONCE



1115 Ponce de Leon Avenue
Atlanta, GA 30306
Fulton County

Total Units: 17
Year Built: 1920
Rentable Area (SF): 13,850
Occupancy: 99%

Managed by Renu & Altaf Lal / Lahka Investments

UNIT FEATURES

- Bathroom Vanities
- Granite Countertops
- Modern Cabinetry
- Patio*
- Stackable W/D
- Stainless Appliances
- Tile & Hardwood Floors
- Tile Backsplash
- Updated Light Fixtures

* Select Units

COMMUNITY AMENITIES

- BeltLine Access
- Bike Storage
- Mailbox Station
- Street Parking

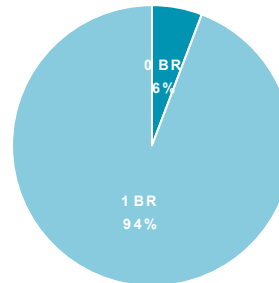
UNIT MIX

UNIT TYPE	# UNITS	SIZE (SF)	MKT. RENT	EFF. RENT	EFF. RENT/SF
OBR-1BA	1	450	\$1,163	\$1,163	\$2.58
1BR-1BA	8	800	\$1,586	\$1,586	\$1.98
1BR-1BA	8	875	\$1,745	\$1,745	\$1.99
TOTAL / AVG	17	815	\$1,636	\$1,636	\$2.01

COMMENTS

Currently not offering any leasing specials.

UNIT MIX BREAKDOWN



MONTHLY FEES

FEE	AMOUNT
Water & Sewer	\$60

2 BELVEDERE HOUSE



1384 West Peachtree Street
 Atlanta, GA 30309
 Fulton County

Total Units: 32
 Year Built: 1920
 Rentable Area (SF): 20,412
 Occupancy: 97%

UNIT MIX					
UNIT TYPE	# UNITS	SIZE (SF)	MKT. RENT	EFF. RENT	EFF. RENT/SF
OBR-1BA	8	384	\$951	\$951	\$2.48
1BR-1BA	18	630	\$1,291	\$1,291	\$2.05
2BR-1BA	6	1,000	\$1,749	\$1,749	\$1.75
TOTAL / AVG	32	638	\$1,292	\$1,292	\$2.03

UNIT FEATURES

- Hardwood & Tile Flooring
- Laminate Counters
- Patio*
- White Appliance Package
- Wood Cabinetry

* Select Units

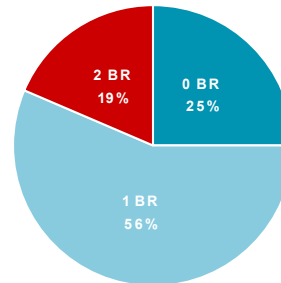
COMMUNITY AMENITIES

- Laundry Facility
- On Site Parking

COMMENTS

Currently not offering any leasing specials.

UNIT MIX BREAKDOWN



3 STUDIO9FORTY



940 Piedmont Avenue
Atlanta, GA 30309
Fulton County

Total Units: 24
Year Built: 1920
Rentable Area (SF): 14,928
Occupancy: 96%

Managed by Tenth Street Ventures (TSV)

UNIT FEATURES

- Black Appliances
- Breakfast Bar or Island*
- Cable & Internet Ready
- Fully Equipped Kitchens
- Furnished Apartments
- Gooseneck Faucets
- Granite Countertops
- Microwave Oven
- Patio or Balcony*
- Pendant Lighting
- Tiled Kitchen Backsplash
- Undermount Kitchen Sink
- Walk-In Shower
- Washer & Dryer Appliances
- Window Blinds
- Wood-Style Flooring

* Select Units

COMMUNITY AMENITIES

- Mail Kiosk
- Sprinklered Buildings

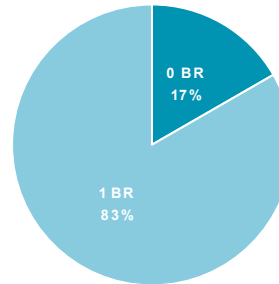
UNIT MIX

UNIT TYPE	# UNITS	SIZE (SF)	MKT. RENT	EFF. RENT	EFF. RENT/SF
OBR-1BA	4	507	\$2,192	\$2,192	\$4.32
1BR-1BA	8	626	\$2,460	\$2,460	\$3.93
1BR-1BA	4	645	\$1,818	\$1,818	\$2.82
1BR-1BA	8	664	\$2,780	\$2,780	\$4.19
TOTAL / AVG	24	622	\$2,415	\$2,415	\$3.88

COMMENTS

Currently not offering any leasing specials.

UNIT MIX BREAKDOWN



4 PARK GATE APARTMENTS



253 14th St. NE
Atlanta, GA 30309
Fulton County

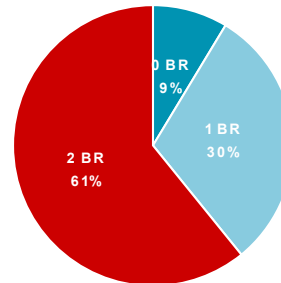
Total Units: 23
Year Built: 1925
Rentable Area (SF): 20,250
Occupancy: 96%

UNIT MIX					
UNIT TYPE	# UNITS	SIZE (SF)	MKT. RENT	EFF. RENT	EFF. RENT/SF
OBR-1BA	2	500	\$1,286	\$1,286	\$2.57
1BR-1BA	7	750	\$1,554	\$1,554	\$2.07
2BR-1BA	14	1,000	\$1,709	\$1,709	\$1.71
TOTAL / AVG	23	880	\$1,625	\$1,625	\$1.85

COMMENTS

Currently not offering any leasing specials.

UNIT MIX BREAKDOWN



MONTHLY FEES

FEE	AMOUNT
Trash Removal	\$20
Pest Control	\$3

UNIT FEATURES

- 10' - 12' Ceilings
- Built-in Shelving*
- Cable & Internet Ready
- Ceiling Fans
- Crown Molding
- Exposed Brick
- Hardwood Flooring
- Stainless Steel Appliances*
- Tiled Kitchen Backsplash*
- Window Blinds

* Select Units

COMMUNITY AMENITIES

- Controlled Building Access
- Laundry Facility
- Limited Off-Street Parking

5 CHARLES ALLEN DRIVE 869 & 873



869 Charles Allen Drive
 Atlanta, GA 30308
 Fulton County

Total Units: 20
 Year Built: 1925
 Rentable Area (SF): 15,175
 Occupancy: 95%

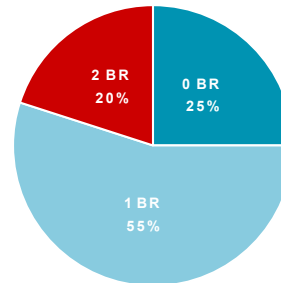
Managed by MLC Properties (Atl)

UNIT MIX					
UNIT TYPE	# UNITS	SIZE (SF)	MKT. RENT	EFF. RENT	EFF. RENT/SF
OBR-1BA	5	500	\$1,395	\$1,395	\$2.79
1BR-1BA	11	825	\$1,783	\$1,783	\$2.16
2BR-1BA	4	900	\$1,691	\$1,691	\$1.88
TOTAL / AVG	20	759	\$1,668	\$1,668	\$2.20

COMMENTS

Currently not offering any leasing specials.

UNIT MIX BREAKDOWN



UNIT FEATURES

- Built-in Shelving
- Cable & Internet Ready
- Ceiling Fans
- Crown Molding
- Fully Equipped Kitchens
- Gas Range/Oven
- Granite-Look Countertops
- Hardwood Floors Available
- Patio or Balcony
- Window Blinds

COMMUNITY AMENITIES

- Laundry Facility
- Midtown Views
- Walk to shops/dining/parks

6 742 MONROE



742 Monroe Dr
Atlanta, GA 30308

Total Units: 19
Year Built: 1950
Rentable Area (SF): 16,300
Occupancy: 99%

Managed by MLC Properties (Atl)

UNIT FEATURES

- 10' Ceilings
- Built-In Shelving
- Hardwood Flooring
- Tile Tub Surround

COMMUNITY AMENITIES

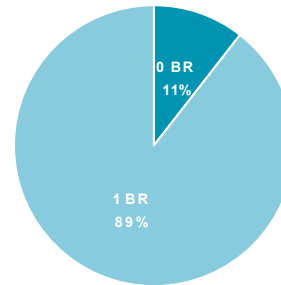
- Central Heat / AC
- Coded Entry
- On-Site Laundry

UNIT MIX					
UNIT TYPE	# UNITS	SIZE (SF)	MKT. RENT	EFF. RENT	EFF. RENT/SF
OBR-1BA	2	500	\$1,195	\$1,195	\$2.39
1BR-1BA	17	900	\$1,750	\$1,750	\$1.94
TOTAL / AVG	19	858	\$1,692	\$1,692	\$1.97

COMMENTS

Currently not offering any leasing specials.

UNIT MIX BREAKDOWN



MONTHLY FEES	
FEE	AMOUNT
Pest Control	\$7

7 900 PEACHTREE LOFTS



900 Peachtree St NE
Atlanta, GA 30309
Fulton County

Total Units: 38
Year Built: 1952
Rentable Area (SF): 44,629
Occupancy: 87%

Managed by Braden Fellman Group, Ltd.

UNIT FEATURES

- Hardwood Floors
- Large Factory Windows
- Modern Shaker Cabinetry
- Stainless Appliances*
- W/D Appliances

* Select Units

COMMUNITY AMENITIES

- Controlled Access
- Fitness Center
- Off-Street Parking
- Swimming Pool

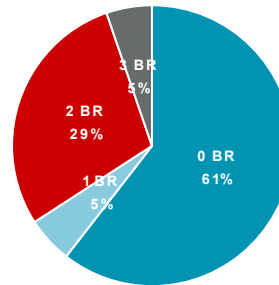
UNIT MIX

UNIT TYPE	# UNITS	SIZE (SF)	MKT. RENT	EFF. RENT	EFF. RENT/SF
OBR-1BA	3	850	\$1,695	\$1,695	\$1.99
OBR-1BA	14	960	\$1,716	\$1,716	\$1.79
OBR-1BA	6	1,105	\$1,775	\$1,775	\$1.61
1BR-1BA	2	1,177	\$1,825	\$1,825	\$1.55
2BR-1BA	1	1,068	\$1,985	\$1,985	\$1.86
2BR-1BA	1	1,104	\$2,100	\$2,100	\$1.90
2BR-1BA	1	1,140	\$2,095	\$2,095	\$1.84
2BR-2BA	3	1,577	\$2,445	\$2,445	\$1.55
2BR-2BA	5	1,688	\$2,365	\$2,365	\$1.40
3BR-2BA	2	1,586	\$2,795	\$2,795	\$1.76
TOTAL / AVG	38	1,174	\$1,956	\$1,956	\$1.67

COMMENTS

Currently not offering any leasing specials.

UNIT MIX BREAKDOWN



MONTHLY FEES

FEE	AMOUNT
Trash Removal	\$25
Parking *	\$50

* This fee is optional

8 CRESCENT PLAZA



1136 Crescent Avenue
Atlanta, GA 30309
Fulton County

Total Units: 14
Year Built: 1960
Rentable Area (SF): 6,746
Occupancy: 64%

UNIT MIX					
UNIT TYPE	# UNITS	SIZE (SF)	MKT. RENT	EFF. RENT	EFF. RENT/SF
OBR-1BA	4	341	\$1,529	\$1,402	\$4.11
OBR-1BA	2	409	\$1,454	\$1,333	\$3.26
1BR-1BA	1	522	\$2,415	\$2,214	\$4.24
1BR-1BA	2	552	\$1,705	\$1,563	\$2.83
1BR-1BA	3	562	\$1,638	\$1,502	\$2.67
1BR-1BA	2	626	\$1,504	\$1,379	\$2.20
TOTAL / AVG	14	482	\$1,627	\$1,491	\$3.09

UNIT FEATURES

- Breakfast Bar or Island
- Built in Shelves
- Cable & Internet Ready
- Ceiling Fans
- Ceramic Tile Flooring*
- Fully Equipped Kitchens
- Gas Range/Oven
- Gooseneck Faucets
- Microwave Oven
- Patio or Balcony (Shared)
- Quartz Countertops
- Recessed Lighting
- Stainless Steel Appliances
- Tiled Kitchen Backsplash
- Washer & Dryer Appliances
- Washer & Dryer Connections
- Window Blinds
- Wood-Style Flooring*

* Select Units

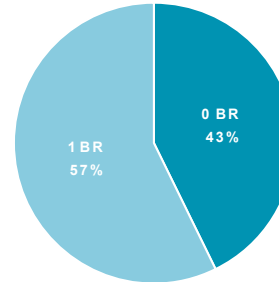
COMMUNITY AMENITIES

- Ground Floor Retail

COMMENTS

Currently offering 1 month free.

UNIT MIX BREAKDOWN



9 VIRGINIA HIGHLAND APARTMENTS



789 Briarcliff Rd NE
Atlanta, GA 30306

Total Units: 33
Year Built: 1960
Rentable Area (SF): 28,550
Occupancy: 99%

Managed by OCD Management, Inc. (Atl)

UNIT FEATURES

- Faux Granite Counters
- Garbage Disposal
- Hardwood Flooring
- Modern Shaker Cabinetry
- Patio
Patio*
- Stainless Appliances
- Tile Backsplash
- W/D Appliances
- Walk-In Closet

* Select Units

COMMUNITY AMENITIES

- BeltLine Access
- Controlled Access
- On-Site Parking

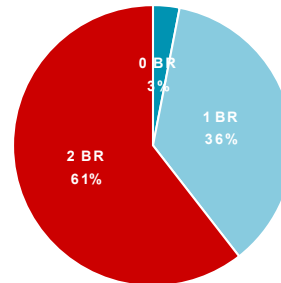
UNIT MIX

UNIT TYPE	# UNITS	SIZE (SF)	MKT. RENT	EFF. RENT	EFF. RENT/SF
OBR-1BA	1	550	\$1,101	\$1,101	\$2.00
1BR-1BA	12	750	\$1,666	\$1,666	\$2.22
2BR-1BA	20	950	\$2,069	\$2,069	\$2.18
TOTAL / AVG	33	865	\$1,893	\$1,893	\$2.19

COMMENTS

Units feature hardwood and tile flooring, granite countertops, white cabinets, and stainless appliances.

UNIT MIX BREAKDOWN



MONTHLY FEES

FEE	AMOUNT
Pest Control	\$3
Community	\$25

STUDIO

RANKED BY RENT PER UNIT

PROPERTY	UNIT TYPE	SIZE (SF)	EFF. RENT	RENT /SF
Studio9Forty	OBR-1BA	507	\$2,192	\$4.32
900 Peachtree Lofts	OBR-1BA	1,105	\$1,775	\$1.61
900 Peachtree Lofts	OBR-1BA	960	\$1,716	\$1.79
900 Peachtree Lofts	OBR-1BA	850	\$1,695	\$1.99
Crescent Plaza	OBR-1BA	341	\$1,402	\$4.11
Charles Allen Drive 869 & 87	OBR-1BA	500	\$1,395	\$2.79
Crescent Plaza	OBR-1BA	409	\$1,333	\$3.26
Park Gate Apartments	OBR-1BA	500	\$1,286	\$2.57
1294 Piedmont	OBR-1BA	550	\$1,274	\$2.32
742 Monroe	OBR-1BA	500	\$1,195	\$2.39
115 Ponce	OBR-1BA	450	\$1,163	\$2.58
Virginia Highland Apartment	OBR-1BA	550	\$1,101	\$2.00
Belvedere House	OBR-1BA	384	\$951	\$2.48
TOTAL / AVG		585	\$1,421	\$2.63

RANKED BY RENT PER SQUARE FOOT

PROPERTY	UNIT TYPE	SIZE (SF)	EFF. RENT	RENT /SF
Studio9Forty	OBR-1BA	507	\$2,192	\$4.32
Crescent Plaza	OBR-1BA	341	\$1,402	\$4.11
Crescent Plaza	OBR-1BA	409	\$1,333	\$3.26
Charles Allen Drive 869 & 87	OBR-1BA	500	\$1,395	\$2.79
115 Ponce	OBR-1BA	450	\$1,163	\$2.58
Park Gate Apartments	OBR-1BA	500	\$1,286	\$2.57
Belvedere House	OBR-1BA	384	\$951	\$2.48
742 Monroe	OBR-1BA	500	\$1,195	\$2.39
1294 Piedmont	OBR-1BA	550	\$1,274	\$2.32
Virginia Highland Apartment	OBR-1BA	550	\$1,101	\$2.00
900 Peachtree Lofts	OBR-1BA	850	\$1,695	\$1.99
900 Peachtree Lofts	OBR-1BA	960	\$1,716	\$1.79
900 Peachtree Lofts	OBR-1BA	1,105	\$1,775	\$1.61
TOTAL / AVG		585	\$1,421	\$2.63

ONE BEDROOM

RANKED BY RENT PER UNIT

PROPERTY	UNIT TYPE	SIZE (SF)	EFF. RENT	RENT /SF
Studio9Forty	1BR-1BA	664	\$2,780	\$4.19
Studio9Forty	1BR-1BA	626	\$2,460	\$3.93
Crescent Plaza	1BR-1BA	522	\$2,214	\$4.24
900 Peachtree Lofts	1BR-1BA	1,177	\$1,825	\$1.55
Studio9Forty	1BR-1BA	645	\$1,818	\$2.82
Charles Allen Drive 869 & 87	1BR-1BA	825	\$1,783	\$2.16
742 Monroe	1BR-1BA	900	\$1,750	\$1.94
115 Ponce	1BR-1BA	875	\$1,745	\$1.99
Virginia Highland Apartment	1BR-1BA	750	\$1,666	\$2.22
115 Ponce	1BR-1BA	800	\$1,586	\$1.98
Crescent Plaza	1BR-1BA	552	\$1,563	\$2.83
Park Gate Apartments	1BR-1BA	750	\$1,554	\$2.07
Crescent Plaza	1BR-1BA	562	\$1,502	\$2.67
1294 Piedmont	1BR-1BA	650	\$1,440	\$2.22
Crescent Plaza	1BR-1BA	626	\$1,379	\$2.20
Belvedere House	1BR-1BA	630	\$1,291	\$2.05
TOTAL / AVG		722	\$1,772	\$2.57

RANKED BY RENT PER SQUARE FOOT

PROPERTY	UNIT TYPE	SIZE (SF)	EFF. RENT	RENT /SF
Crescent Plaza	1BR-1BA	522	\$2,214	\$4.24
Studio9Forty	1BR-1BA	664	\$2,780	\$4.19
Studio9Forty	1BR-1BA	626	\$2,460	\$3.93
Crescent Plaza	1BR-1BA	552	\$1,563	\$2.83
Studio9Forty	1BR-1BA	645	\$1,818	\$2.82
Crescent Plaza	1BR-1BA	562	\$1,502	\$2.67
Virginia Highland Apartment	1BR-1BA	750	\$1,666	\$2.22
1294 Piedmont	1BR-1BA	650	\$1,440	\$2.22
Crescent Plaza	1BR-1BA	626	\$1,379	\$2.20
Charles Allen Drive 869 & 87	1BR-1BA	825	\$1,783	\$2.16
Park Gate Apartments	1BR-1BA	750	\$1,554	\$2.07
Belvedere House	1BR-1BA	630	\$1,291	\$2.05
115 Ponce	1BR-1BA	875	\$1,745	\$1.99
115 Ponce	1BR-1BA	800	\$1,586	\$1.98
742 Monroe	1BR-1BA	900	\$1,750	\$1.94
900 Peachtree Lofts	1BR-1BA	1,177	\$1,825	\$1.55
TOTAL / AVG		722	\$1,772	\$2.57

SALES COMPARABLES / SUMMARY



SALES COMPARABLES

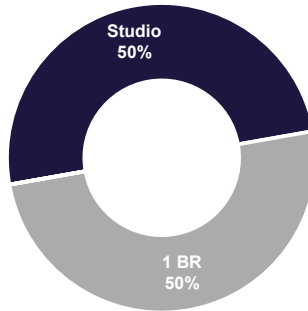
PROPERTY	# UNITS	YEAR BUILT	SALE PRICE	PRICE PER UNIT	PRICE PER SF	SALE DATE
★ 1294 Piedmont	16	1935/2017	-	-	-	-
1 600 Parkway Dr NE	12	1930	\$2,450,000	\$204,167	\$147	12/15/2025
2 Argonne Ave Apartments	8	1958	\$1,112,000	\$139,000	\$202	12/15/2025
3 Rumson Apartments	24	1940	\$3,500,000	\$145,833	\$184	12/2/2025
4 Highland Gate	16	1975	\$3,075,000	\$192,188	\$384	8/21/2025
5 Randolph Street Apartments	10	1964	\$1,595,000	\$159,500	\$216	6/6/2025
6 Lullwater	40	1960	\$6,300,000	\$157,500	\$145	12/31/2024
7 930 Greenwood Ave NE	13	1925	\$1,674,000	\$128,769	\$182	11/12/2024
8 1388 Piedmont Ave NE	6	1910	\$1,000,000	\$166,667	\$195	9/3/2024
9 White Oaks Townhomes	35	1969	\$4,964,981	\$141,857	\$121	7/24/2024
10 790 Ponce de Leon Pl NE	17	1955	\$3,000,000	\$176,471	\$180	2/1/2024
TOTAL / AVG	18	1949	\$2,867,098	\$161,195	\$196	N/A

FINANCIAL ANALYSIS



1294 PIEDMONT

Address	1294 Piedmont Avenue, Atlanta, GA 30309
County	Fulton County
Number of Units	16 Units
Year Built	1935/2017
Rentable Area	9,600 SF
Site Size	0.24 Acres
Density	66.39 Units per Acre
Occupancy*	100%



*As of April 13, 2026

UNIT MIX				MARKET RENT			LEASE RENT			RECENT 3 LEASES		
UNIT TYPE	# OF UNITS	SIZE SQ. FT.	TOTAL SQ. FT.	MARKET RENT	MARKET RENT/SQ. FT.	MONTHLY RENT	# UNITS OCCUPIED	LEASE RENT	LEASE RENT/SQ. FT.	RECENT 3 LEASES	LEASE RENT/SQ.FT.	MONTHLY RENT
0 BR / 1 BA	8	550	4,400	\$1,274	\$2.32	\$10,190	8	\$1,274	\$2.32	\$1,266	\$2.30	\$10,125
1 BR / 1 BA	8	650	5,200	\$1,440	\$2.22	\$11,518	8	\$1,440	\$2.22	\$1,341	\$2.06	\$10,728
TOTALS / AVERAGES	16	600	9,600	\$1,357	\$2.26	\$21,708	16	\$1,357	\$2.26	\$1,303	\$2.17	\$20,853

	MARCH 2026 T-12 ACTUAL			MARCH 2026 T-3 INCOME / T-12 EXPENSES			CUSHMAN & WAKEFIELD PRO FORMA		
	TOTAL	PER UNIT	PER MONTH	TOTAL	PER UNIT	PER MONTH	TOTAL	PER UNIT	PER MONTH
INCOME									
¹ Scheduled Market Rent	\$250,791	\$15,674	\$20,899	\$258,705	\$16,169	\$21,559	\$260,496	\$16,281	\$21,708
Pro Forma Rent Increase							15,630	6.0%	1,302
Total Gross Potential	\$250,791	\$15,674	\$20,899	\$258,705	\$16,169	\$21,559	\$276,126	\$17,258	\$23,010
² Vacancy	0	0.0%	0	0	0.0%	0	(13,806)	-5.0%	(1,151)
³ Bad Debt/Write-Offs	(4,120)	-1.6%	(343)	0	0.0%	0	(1,381)	-0.5%	(115)
⁴ Concessions	0	0.0%	0	0	0.0%	0	0	0.0%	0
Net Rental Income	\$246,671	\$15,417	\$20,556	\$258,705	\$16,169	\$21,559	\$260,939	\$16,309	\$21,745
⁵ Electric Rebill	401	25	33	401	25	33	413	26	34
⁶ Water/Sewer Income	10,248	641	854	10,560	660	880	10,877	680	906
⁷ Other Income	6,364	398	530	6,100	381	508	7,200	450	600
Total Other Income	\$17,013	\$1,063	\$1,418	\$17,061	\$1,066	\$1,422	\$18,490	\$1,156	\$1,541
Total Operating Income	\$263,684	\$16,480	\$21,974	\$275,766	\$17,235	\$22,981	\$279,429	\$17,464	\$23,286
EXPENSES									
⁸ Electric - Common Area	\$1,733	\$108	144	\$1,733	\$108	144	\$1,733	\$108	144
⁹ Electric - Vacant	120	7	10	120	7	10	120	7	10
¹⁰ Natural Gas	2,554	160	213	2,554	160	213	2,426	152	202
¹¹ Water/Sewer	7,821	489	652	7,821	489	652	7,430	464	619
¹² Trash Removal	2,058	129	171	2,058	129	171	1,955	122	163
¹³ Pest Control Expense	2,160	135	180	2,160	135	180	2,052	128	171
Subtotal Utilities	\$16,445	\$1,028	\$1,370	\$16,445	\$1,028	\$1,370	\$15,715	\$982	\$1,310
¹⁴ Landscaping	2,400	150	200	2,400	150	200	2,000	125	167
¹⁵ Turnover	7,039	440	587	7,039	440	587	5,600	350	467
¹⁶ Repairs & Maintenance	20,251	1,266	1,688	20,251	1,266	1,688	12,800	800	1,067
Subtotal Repairs & Maintenance	\$29,690	\$1,856	\$2,474	\$29,690	\$1,856	\$2,474	\$20,400	\$1,275	\$1,700
¹⁷ General & Administrative	8,464	529	705	8,464	529	705	4,800	300	400
¹⁸ Advertising	1,967	123	164	1,967	123	164	1,600	100	133
¹⁹ Property Management Fee	18,587	7.0%	1,549	18,587	6.7%	1,549	18,163	6.5%	1,514
²⁰ Real Estate Taxes	41,955	2,622	3,496	41,955	2,622	3,496	41,915	2,620	3,493
²¹ Property Insurance	19,918	1,245	1,660	19,918	1,245	1,660	9,280	580	773
²² Capital Reserves	4,800	300	400	4,800	300	400	4,800	300	400
Total Operating Expenses	\$141,825	\$8,864	\$11,819	\$141,825	\$8,864	\$11,819	\$116,673	\$7,292	\$9,723
NET OPERATING INCOME	\$121,859	\$7,616	\$10,155	\$133,941	\$8,371	\$11,162	\$162,756	\$10,172	\$13,563

T3 Electric Rebill is set to its respective T12 Value

Pro Forma Real Estate Taxes are set to the 2025 Tax Bill

Pro Forma Property Insurance is set to recent quote available in deal room

HISTORICAL & PRO FORMA INCOME FOOTNOTES

- 1 Scheduled Market Rent**
The Scheduled Market Rent of \$260,496, or \$21,708 per month, is based on the current market rent shown on the Rent Roll dated 4-13-26.
- 2 Vacancy**
The Pro Forma assumes vacancy equivalent to -5.0% of the Gross Potential Income.
- 3 Bad Debt/Write-Offs**
The Pro Forma assumes Bad Debt/Write-Offs of -0.5% of pro forma Gross Potential Income.
- 4 Concessions**
Pro Forma assumes concessions of 0.0% of Gross Potential Income.
- 5 Electric Rebill**
The Pro Forma assumes \$26 per unit for Electric Rebill.
- 6 Water/Sewer Income**
Pro Forma Water/Sewer Income is based on a typical figure of Base Year x 1.03 of Water/Sewer Expense.
- 7 Other Income**
The Other Income figure of \$7,200 includes processing fees, vending income, application and late fees, etc.



HISTORICAL & PRO FORMA EXPENSE FOOTNOTES

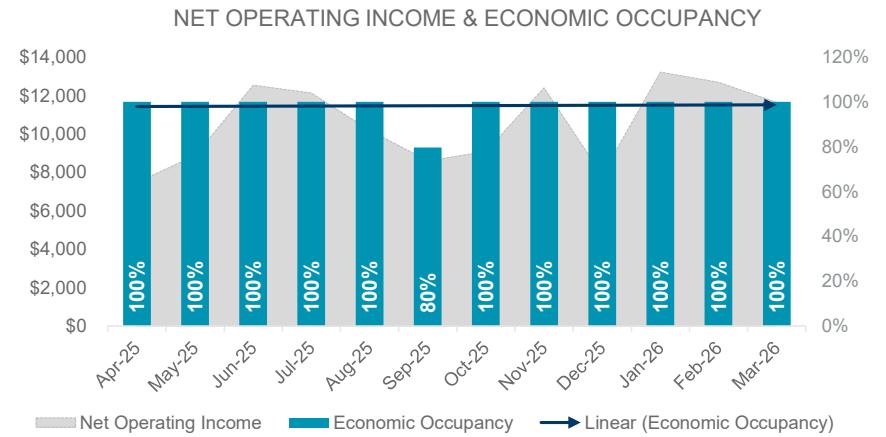
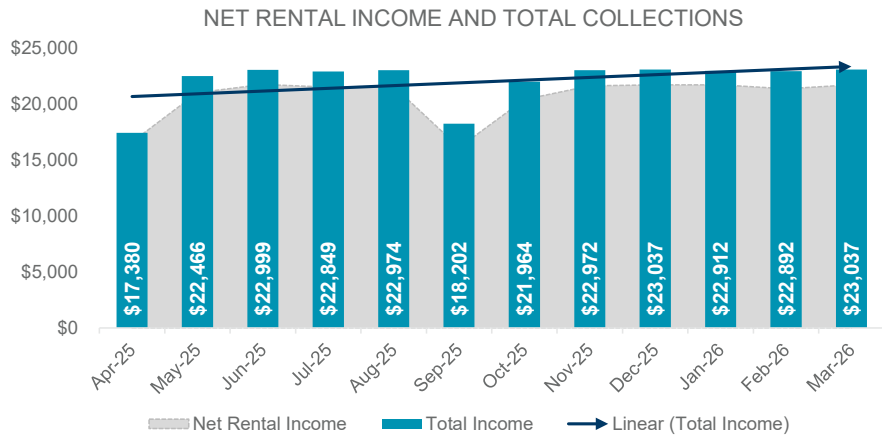
- 8 Electric - Common Area**
The Pro Forma sets the monthly electrical expense at \$144.
- 9 Electric - Vacant**
The Electric - Vacant figure has been set to \$10 per month based on Pro Forma vacancy.
- 10 Natural Gas**
The Pro Forma assumes Natural Gas of \$202 per month.
- 11 Water/Sewer**
The Pro Forma sets the Water/Sewer expense at \$619 per month.
- 12 Trash Removal**
The monthly figure of \$163 covers Trash Removal.
- 13 Pest Control Expense**
The Pro Forma sets the Pest Control Expense expense at \$171 per month.
- 14 Landscaping**
The Pro Forma sets the monthly Landscaping expense at \$167.
- 15 Turnover**
The \$350 per unit expense figure in The Pro Forma covers all Turnover charges.
- 16 Repairs & Maintenance**
The Repairs & Maintenance figure of \$800 per unit covers all supplies for general and preventative maintenance.
- 17 General & Administrative**
The General & Administrative expense is based upon \$300 per unit. This figure covers all office expenses, including leasing charges (background checks, etc.), as well as any miscellaneous charges.
- 18 Advertising**
The Pro Forma Advertising expense of \$133 per month includes one (1) half-page ad in an apartment publication as well as printing of brochures and other marketing materials.
- 19 Property**
The Pro Forma Management Fee is 6.5% of Total Operating Income.

20 Real Estate Taxes

PROPERTY TAXES			
State	Georgia	2025 Tax Value	\$2,442,100
County	Fulton	Assessed Value	\$976,840
City	Atlanta	Millage Rate	42.909 mills
Real Property Tax			\$41,915
Tax Assessment Ratio	40%	Stormwater Fees	\$0
Tax Parcel ID Number(s)	17-0055-0004-027	Property Tax Rebate	\$0
Personal Prop/Bus Tax			\$0
2025 Total Property Taxes			\$41,915

- 21 Property Insurance**
The Pro Forma Property Insurance is assumed to be \$580/unit.
- 22 Capital Reserves**
The Pro Forma Capital Reserves are based on a typical \$300/unit.

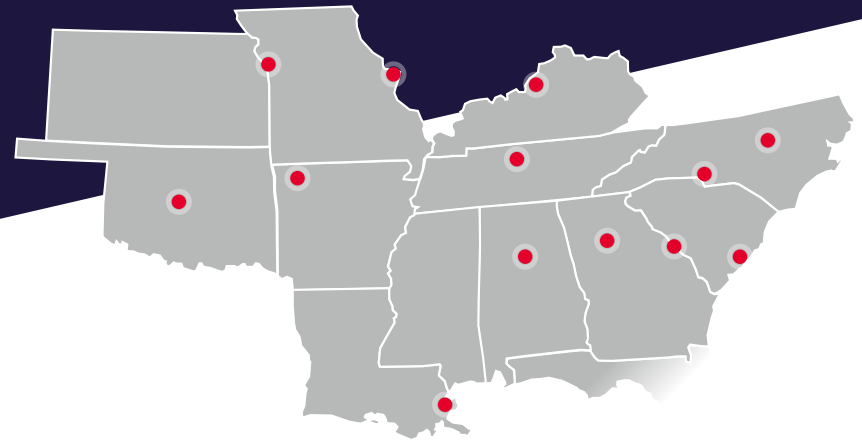
MONTHLY BREAKDOWN OF THE TRAILING INCOME													EFFECTIVE RENT		
MONTH	MARKET RENT	GAIN/(LOSS) TO LEASE		GROSS POTENTIAL	VACANCY/LOSS/MODEL		CONCESSIONS		NET RENTAL INCOME	OTHER INCOME	TOTAL INCOME	TOTAL EXPENSES	NET OPERATING INCOME	GP LESS CONC.	EFFECTIVE RENT/SF
		Amount	% of MR		Amount	% of GP	Amount	% of GP							
Apr-25	\$16,578	\$0	0.0%	\$16,578	\$0	0.0%	\$0	0.0%	\$16,578	\$802	\$17,380	\$9,900	\$7,479	\$16,578	\$1.73
May-25	\$20,979	\$0	0.0%	\$20,979	\$0	0.0%	\$0	0.0%	\$20,979	\$1,487	\$22,466	\$13,602	\$8,864	\$20,979	\$2.19
Jun-25	\$21,704	\$0	0.0%	\$21,704	\$0	0.0%	\$0	0.0%	\$21,704	\$1,295	\$22,999	\$10,472	\$12,527	\$21,704	\$2.26
Jul-25	\$21,479	\$0	0.0%	\$21,479	\$0	0.0%	\$0	0.0%	\$21,479	\$1,370	\$22,849	\$10,717	\$12,132	\$21,479	\$2.24
Aug-25	\$21,547	\$0	0.0%	\$21,547	\$0	0.0%	\$0	0.0%	\$21,547	\$1,427	\$22,974	\$12,785	\$10,188	\$21,547	\$2.24
Sep-25	\$20,193	\$0	0.0%	\$20,193	(\$4,120)	-20.4%	\$0	0.0%	\$16,073	\$2,129	\$18,202	\$9,611	\$8,591	\$20,193	\$2.10
Oct-25	\$20,358	\$0	0.0%	\$20,358	\$0	0.0%	\$0	0.0%	\$20,358	\$1,606	\$21,964	\$12,878	\$9,086	\$20,358	\$2.12
Nov-25	\$21,595	\$0	0.0%	\$21,595	\$0	0.0%	\$0	0.0%	\$21,595	\$1,377	\$22,972	\$10,576	\$12,396	\$21,595	\$2.25
Dec-25	\$21,682	\$0	0.0%	\$21,682	\$0	0.0%	\$0	0.0%	\$21,682	\$1,355	\$23,037	\$15,173	\$7,864	\$21,682	\$2.26
Jan-26	\$21,682	\$0	0.0%	\$21,682	\$0	0.0%	\$0	0.0%	\$21,682	\$1,230	\$22,912	\$9,697	\$13,215	\$21,682	\$2.26
Feb-26	\$21,312	\$0	0.0%	\$21,312	\$0	0.0%	\$0	0.0%	\$21,312	\$1,580	\$22,892	\$10,210	\$12,683	\$21,312	\$2.22
Mar-26	\$21,682	\$0	0.0%	\$21,682	\$0	0.0%	\$0	0.0%	\$21,682	\$1,355	\$23,037	\$11,404	\$11,633	\$21,682	\$2.26
Average	\$20,899		0.0%	\$20,899		-1.6%		0.0%	\$20,556	\$1,418	\$21,974	\$11,419	\$10,555	\$20,899	\$2.18





SUNBELT MULTIFAMILY ADVISORY GROUP

80 TEAM MEMBERS
40 ADVISORS
13 STATES



#1
Sunbelt
Market Share*



\$6B
2025 Total
Sales Volume



175
Deals Closed
in 2025



32K
Units Sold
in 2025

/ SUNBELT INSTITUTIONAL

ROBERT STICKEL
Executive Vice Chair

ALEX BROWN
Vice Chair

ASHLYN WARREN
Senior Director

MICHAEL KAY
Director

/ SUNBELT BTR

PARKER CALDWELL
Senior Director

ALEX BROWN
Vice Chair

ROBERT YATES
Director

TYLER MAYO
Executive Director

/ ATLANTA

MIKE KEMETHER
Executive Vice Chair

TRAVIS PRESNELL
Exec. Managing Director

NATHAN SWENSON
Executive Director

WESLEY KENNEY
Executive Director

WESLEY LACEFIELD
Senior Director

ROBERT YATES
Director

/ GEORGIA

TAYLOR BIRD
Vice Chair

NELSON ABELS
Exec. Managing Director

AUSTIN WEATHINGTON
Senior Director

HARRISON CHEELEY
Director

LAURA AYLOR
Director

/ TENNESSEE

TYLER MAYO
Executive Director

TAYLOR BIRD
Vice Chair

ROBERT STICKEL
Executive Vice Chair

/ CAROLINAS

JORDAN MCCARLEY
Executive Vice Chair

PAUL MARLEY
Vice Chair

ALEX MCDERMOTT
Exec. Managing Director

HUNTER BOWLING
Senior Director

/ SUNBELT LAND

ALEX PHILLIPS
Senior Director

/ GULF STATES

CRAIG HEY
Vice Chair

ANDREW BROWN
Exec. Managing Director

PARKER CALDWELL
Senior Director

BEN THOMAS
Director

/ CENTRAL STATES

CRAIG HEY
Vice Chair

MARTIN BYNUM
Executive Director

STEPHEN PESTINGER
Managing Director

/ KENTUCKY

MIKE KEMETHER
Executive Vice Chair

CRAIG COLLINS
Senior Director
Commercial Kentucky Inc.

/ LOUISIANA

MIKE KEMETHER
Executive Vice Chair

LARRY SCHEDLER
Principal, Larry G.
Schedler & Associates

CHRISTIAN SCHEDLER
Principal, Larry G.
Schedler & Associates



* CoStar broker-attributed 2025 sales in AL, AR, FL, GA, KS, KY, LA, MO, MS, NC, OK, SC & TN



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