

SITE DESCRIPTION

The subject portion with 20 units has a site area of 28,949 SF (0.66 AC). The subject portion with 24 units has a site area of 37,388 SF (0.86 AC). The property consists of a total site area of 66,337 SF (1.52 AC) which is based on information obtained from the Fulton County Tax Assessor. It is perceived that there is no surplus or excess land at the subject. For the purposes of this report, we have relied on this site area. The following summarizes the salient characteristics of the subject site.

Address	2612 Steele Avenue SW, Atlanta, Georgia.	
Number of Parcels	11	
Assessor Parcels	20 units: 14 006900060052, 14 006900060045, 14 006900060037, 14 006900060029, and 14 006900060136 24 units: 14 006900060060, 14 006900060078, 14 006900060086, 14 006900060094, 14 006900060128, and 14 006900060110	
Land Area	Square Feet	Acres
Usable Site Size	66,337	1.52
Total Land Area	66,337	1.52
Excess/Surplus Land	No	
Corner	No	
Permitted Building Height	N/A	
Site Topography	Sloping at street grade	
Site Shape	Generally Rectangular	
Site Grade	At street grade	
Site Quality	Average	
Site Access	Average	
Site Exposure	Average	
Site Utility	Average	
Utilities	All Available	
Adjacent Properties		
North	Apartment complex	
South	Retail development	
East	Vacant land	
West	Strip retail center/vacant land	
Topography	The subject site is at street grade relative to Steele Avenue SW and possesses a sloping topography for the majority of the site.	
Accessibility	Specific access to the subject site is provided by a single curb cut along the east side of Steele Avenue SW, a secondary roadway branching off the north side of Cleveland Avenue SE. The subject apartment complex also has frontage along the south side of the primary internal street within the Colonial Square Apartments development; however, there is no direct access to this street. Overall, access to the subject is considered average.	

STREET & TRAFFIC DETAIL

				Lights	Curbs	Sidewalks	Signals	Median	Parking	Center Lane	Bike Lane
Street Improvements	Type	Direction	Lanes								
Steele Avenue SW	Neighborhood street	Two-Way	2		x						
Colonial Square Apartments	Neighborhood street	Two-Way	2		x	x					
Frontage											
Steele Avenue SW	158 feet; One curb-cut entrance. East side.										
Colonial Square Apartments	438.5 feet; No access. South side										
Exposure & Visibility	Exposure of the subject is average.										
Flood Plain	Zone X (Unshaded). This is referenced by Panel Number 13121C0367F, dated September 18, 2013 Zone X (unshaded) is a moderate and minimal risk area. Areas of moderate or minimal hazard are studied based upon the principal source of flood in the area. However, buildings in these zones could be flooded by severe, concentrated rainfall coupled with inadequate local drainage systems. Local storm water drainage systems are not normally considered in a community's flood insurance study. The failure of a local drainage system can create areas of high flood risk within these zones. Flood insurance is available in participating communities but is not required by regulation in these zones. Nearly 25% of all flood claims filed are for structures located within these zones. Minimal risk areas outside the 1% and 0.2% annual chance floodplains. No BFEs or base flood depths are shown within these zones. (Zone X (unshaded) is used on new and revised maps in place of Zone C.) We have inspected the Flood Insurance Rate Maps of the Federal Emergency Management Agency (FEMA) for the subject property and these maps indicate that the subject is not located within the 100-year flood plain.										
Easements	A preliminary title report was not available for review. During the property inspection, no adverse easements or encumbrances were noted. This appraisal assumes that there are no adverse easements present. If questions arise, further research is advised.										
Soils	A detailed soils analysis was not available for review. Based on the development of the subject, it appears the soils are stable and suitable for the existing improvements.										
Hazardous Waste	We have not conducted an independent investigation to determine the presence or absence of toxins on the subject property. If questions arise, the reader is strongly cautioned to seek qualified professional assistance in this matter. Please see the Assumptions and Limiting Conditions for a full disclaimer.										

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Site Rating

Overall, the subject site is considered average as a multi-family site in terms of its location, exposure and access to employment, education and shopping centers, based on its location along a neighborhood street.

Site Conclusion

In conclusion, the site's physical characteristics appear to be supportive of the subject's current use and there were no significant detriments discovered that would inhibit development in accordance with its highest and best use.

