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Bremen Place & Square

Bremen Place

446 Gordon Street, Bremen, Georgia 30110

Number of Units: 12 Year Built: 2003

Bremen Square

417 Tallapoosa Street, Bremen, Georgia 30110

Number of Units: 24 Year Built: 2000



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BREMEN PLACE

446 GORDON ST, BREMEN, GA 30110

County	Haralson
Total Units	12
Year Completed	2003
Average Unit Size (SF)	1,108
Total Rentable SF (Residential)	13,300
Site Acreage	7.32
Density (Units/Acre)	1.64
No. of Residential Buildings	2
No. of Stories	2
Foundation	Concrete Slab
Construction	Wood Frame
Exterior	Brick Wood Vinyl Siding
Roofs	Pitched Asphalt Shingles
Windows	Double Pane Vinyl Casing
Electrical Wiring	Copper
Plumbing Material (Waste/Stack)	Copper Supply PVC Waste
Parking Spaces	26
Parking Ratio (Spaces/Unit)	2.16
Utilities Summary	
HVAC	
- A/C	Individual Electric
- Heat	Individual Electric
Hot Water	Individual Water Heater Gas 30 Gallon
Utilities Metering & Responsibility	
Electric/Water/Sewer/Trash	Individual Tenant Pays Landlord Flat Fee
Cable/Internet	Individual Tenant Pays Direct



BREMEN SQUARE

417 TALLAPOOSA ST, BREMEN, GA 30110

County	Haralson
Total Units	24
Year Completed	2000
Average Unit Size (SF)	1,044
Total Rentable SF (Residential)	25,056
Site Acreage	2.14
Density (Units/Acre)	11.2
No. of Residential Buildings	6
No. of Stories	2
Foundation	Concrete Slab
Construction	Wood Frame
Exterior	Brick Wood Vinyl Siding
Roofs	Pitched Asphalt Shingles
Windows	Double Pane Vinyl Casing
Electrical Wiring	Copper
Plumbing Material (Waste/Stack)	Copper Supply PVC Waste
Parking Spaces	35
Parking Ratio (Spaces/Unit)	1.45

Utilities Summary

HVAC	
- A/C	Individual Electric
- Heat	Individual Electric
Hot Water	Individual Water Heater Gas 30 Gallon

Utilities Metering & Responsibility

Electric	Individual Tenant Pays Direct
Water/Sewer	8 Townhouse Units: Pay \$75-\$80 for Water 16 Two Bedroom Flats: Tenants Pay Directly
Trash	8 Townhouse units: Pay \$15 for Trash 16 two bedroom flats: Tenants Pay Directly
Cable/Internet	Individual Tenant Pays Direct



MMG Real Estate Advisors is pleased to present **Bremen Place and Bremen Square**, a multifamily investment opportunity in Bremen, Georgia, offering durable fundamentals and clear value-add upside. Located within the highly regarded Bremen School District and providing convenient access to the interstate and the Atlanta metro, the properties benefit from consistent tenant demand and strong submarket stability. Ownership has invested over \$500K in capital improvements over the past five years, including new HVAC systems and water heaters across both communities, roof replacements at **Bremen Square**, and meaningful exterior, landscaping, and parking upgrades, significantly reducing near-term capital needs. Offered free and clear of existing debt, the portfolio provides incoming ownership with maximum flexibility in structuring the investment. Additional upside is driven by interior “last-mile” renovations and amenity enhancements, supporting an estimated \$100/unit/month rent premium, while **Bremen Place’s** 7.32-acre parcel offers future development potential and long-term value creation.

INVESTMENT HIGHLIGHTS



Desirable Bremen School District



Over \$500K Invested in Capital Improvements Over the Past Five Years



Prime Location with Accessibility to Atlanta and the Interstate



Offered Free and Clear of Existing Debt



Bremen Place Features a 7.32-Acre Parcel of Land



Additional \$69/Unit ‘Last-Mile’ Interior Renovation Value-Add Opportunity



Value-Add Opportunity Through Additional Amenities



Desirable Bremen School District

One of the highlights of Bremen Place and Bremen Square is their location within the highly regarded Bremen school district. The district's excellent reputation and quality educational institutions contribute to the overall desirability of the properties, making them an appealing choice for families seeking a high-quality education for their children. This advantage provides a competitive edge in attracting and retaining tenants, ensuring consistent demand for the properties.



Over \$500K Invested in Capital Improvements Over the Past Five Years

Bremen Place and Bremen Square have benefited from more than \$500K in capital investments over the past five years, resulting in substantial upgrades that enhance asset quality and reduce near-term capital needs. Improvements across both communities include all new HVAC systems and water heaters, with additional deck replacements completed at Bremen Place. Bremen Square has also received roof replacements completed in 2021. Further capital work includes brand-new signage, landscaping and tree removal, a newly resurfaced and restriped parking lot at Bremen Place, and exterior fencing, landscaping, and window and door upgrades at Bremen Square. Prospective investors can leverage the significant capital already deployed, positioning the properties for long-term operational stability and performance.



Prime Location with Accessibility to Atlanta and the Interstate

Situated in the charming town of Bremen, Georgia, Bremen Place and Bremen Square offer an ideal location near the interstate and just an hour away from the bustling city of Atlanta. This strategic placement provides residents with easy access to major transportation routes, granting them the opportunity to enjoy the tranquility of suburban living while remaining within close proximity to urban conveniences.



Offered Free and Clear of Existing Debt

Bremen Place and Bremen Square are offered free and clear of any existing debt. This allows new ownership to have full control and flexibility in shaping the financial structure of the investment and pursuing various financing options, depending on their specific requirements and preferences.



Bremen Place Features a 7.32-Acre Parcel of Land

Bremen Place is situated on a 7.32-acre parcel, providing the opportunity for continued multifamily development. Expanding the scale of the community enhances overall value and is expected to attract larger investors on the back end, driving meaningful upside potential.



Bremen Place & Square | Bremen, GA



BEFORE

Last-Mile Value-Add Elements



Additional \$69/Unit 'Last-Mile' Interior Renovation Value-Add Opportunity

Bremen Place and Bremen Square present a compelling interior value-add opportunity to match competitor unit renovation levels. By simply adding granite countertops, stainless steel appliances, flooring, refinished cabinet fronts, light fixtures, and tile backsplashes, investors can unlock an additional \$69/unit/month in rental income, which would bring the overall average rent to \$1,448 and maximize the properties' revenue potential. The value-add approach allows for attractive returns and the opportunity to capitalize on the increasing demand for quality housing in the area.

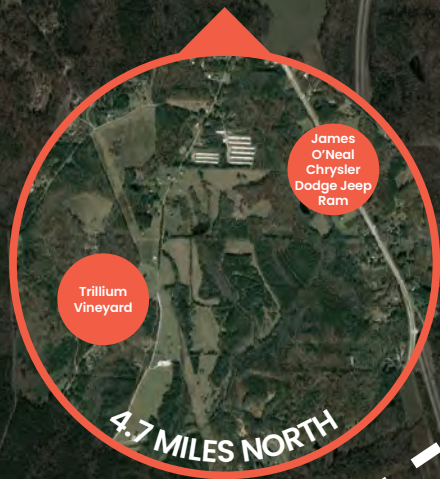


Value-Add Opportunity Through Additional Amenities

Open green space in the middle of the Bremen Square property provides an opportunity to add a playground and/or a pet park, increasing the property's attractiveness to the growing number of families and pet-owning tenants. Enhancing the amenity package will undoubtedly demand rents at the property that surpass those proposed.



AFTER



S2

S1

DG

Jones Elementary School

Bremen Police Dept.



Higgins General Hospital

Bremen High School



Bealls Outlet









MARKET OVERVIEW

BREMEN

Bremen is the primary population and employment anchor in Haralson County along the western edge of the Atlanta metro. Land use is predominantly single-family residential, with limited multifamily inventory, and is complemented by highway-oriented retail, light industrial activity, and civic employment. Interstate 20 provides direct east-west connectivity to West Cobb, Douglas County, and Downtown Atlanta, while also linking residents to nearby employment nodes in Carrollton and Tallapoosa. Commercial activity is generally concentrated near interstate interchanges and along U.S. Route 27, and the housing stock is characterized by modest-scale communities supported by a strong owner-occupied base.

Within the broader Atlanta market, Haralson County serves as a stable, affordability-oriented alternative for households priced out of core and closer-in suburban areas inside the Perimeter. Relatively low housing costs, limited new rental housing supply, and functional access to regional job centers via I-20 help support demand from both commuters and locally employed residents. While it is not positioned as a primary growth node, the submarket's identity is rooted in stability, long-term residency, and value-driven living, with schools representing one of several factors shaping family household location decisions.

APARTMENT FUNDAMENTALS

Haralson County's market-rate multifamily footprint remains extremely small, just 165 units across 13 properties, and current fundamentals point to a stable, low-volatility operating environment. Effective rent averages \$1,089, up 0.5% year over year, signaling modest pricing traction in a supply-constrained market. Stabilized occupancy stands at 88.7% and has been unchanged for three consecutive quarters, suggesting steady leasing demand and limited churn. Notably, there are zero units under construction, reinforcing that near-term performance will be driven by day-to-day leasing dynamics rather than new supply competition.

Looking ahead, the lack of incoming deliveries should keep competitive pressure muted, supporting stable occupancy and gradual rent firming as demand normalizes. Given the small inventory base, fundamentals will likely remain "steady but lumpy," with quarterly absorption swinging on a handful of leases. Even so, the combination of modest rent growth, stable occupancy, and no new supply creates a constructive near-term setup for existing assets, with performance primarily tied to local employment conditions and commuter demand rather than development-driven risk.

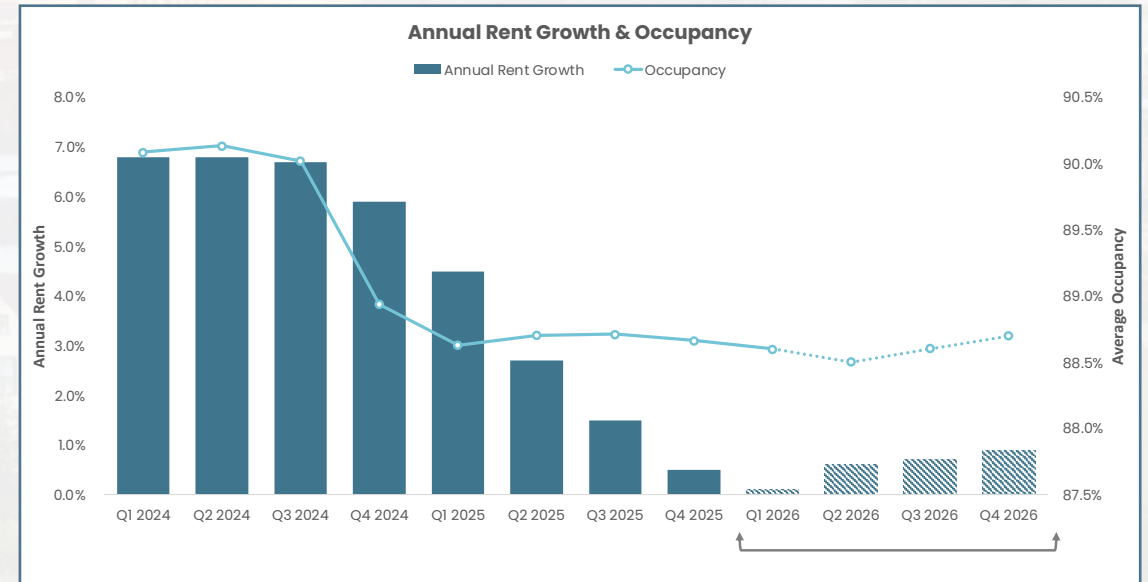
PROPERTY INVENTORY
13

UNIT INVENTORY
13

4Q25 EFFECTIVE RENT RATE
\$1,089

4Q25 VAC RATE
11.3%

UNITS UC
0



Population

	Bremen CCD	Atlanta MSA
2025	15,216	6,484,964
2030	16,061	6,768,944
Change	5.6%	4.4%

Households

	Bremen CCD	Atlanta MSA
2025	3,968	2,428,532
2030	4,154	2,550,777
Change	4.7%	5.0%

Key Renter Age Demographic

	Bremen CCD	Atlanta MSA
20-29	12.2%	14.5%
30-39	12.7%	14.2%
Total	24.9%	28.7%

Educational Attainment

	Bremen CCD	Atlanta MSA
Bachelor's	13.7%	27.0%
Professional	7.7%	16.7%
Total	21.4%	43.7%

Median HHI

	Bremen CCD	Atlanta MSA
2025	\$72,055	\$91,176
2030	\$80,367	\$104,453
Change	11.5%	14.6%

Employment Segmentation

	Bremen CCD	Atlanta MSA
White Collar	58.0%	67.0%
Blue Collar	29.2%	19.0%
Service	12.8%	14.0%

Occupied Housing Units

	Bremen CCD	Atlanta MSA
Renter Occupied	25.0%	33.1%
Owner Occupied	67.0%	60.7%
Vacant	8.0%	6.2%



SAM'S CLUB FULFILLMENT CENTER (DOUGLAS COUNTY, I-20 WEST CORRIDOR)

Sam's Club announced a new fulfillment center in Douglas County along the Interstate 20 corridor, representing an investment of more than \$142 million and an expected 600 new jobs. The project expands regional distribution capacity and adds a sizeable block of logistics employment on the west side of the metro, a job mix that typically supports consistent housing demand. The scale of the investment and the job count signal durable, long-cycle growth in I-20-adjacent industrial activity, which tends to strengthen the broader West Atlanta commuter shed and supports steady leasing conditions in nearby affordability-oriented submarkets.



SOUTHWIRE COFER TECHNOLOGY CENTER EXPANSION (CARROLLTON)

Southwire announced an expansion of its Cofer Technology Center in Carrollton, adding approximately 50,000 square feet to its research and development footprint and including a manufacturing line designed to produce R&D wire samples. While a specific job count is not consistently published, R&D and advanced manufacturing expansions typically strengthen higher-skill employment concentration and help retain technical talent in the sub-region. This type of investment supports a more resilient economic mix and can gradually broaden renter profiles over time, which is constructive for occupancy stability and rent durability in nearby value-oriented residential nodes.



TANNER MEDICAL CENTER/CARROLLTON PATIENT TOWER EXPANSION (CARROLLTON)

Tanner Health has begun work on a new patient tower at Tanner Medical Center/Carrollton, an approximately 97,000-square-foot expansion that will add 30 beds, with an expected opening in 2026. Hospital capacity expansions of this size are typically tied to sustained population growth, higher utilization, and long-term service demand, which tends to translate into stable healthcare employment across clinical, administrative, and support roles. The 2026 delivery timeline also extends the project's influence beyond construction activity, reinforcing a durable employment base and supporting longer-term household formation in the surrounding West Georgia market.





LIFESTYLE

Bremen offers a quiet, small-town lifestyle defined by relative affordability, low density, and easy access to outdoor recreation. Local parks, school facilities, and community amenities form the backbone of day-to-day recreation, while essential retail and dining are concentrated in Bremen and along highway corridors. Residents also benefit from proximity to larger retail and entertainment options in Carrollton and Douglasville.

The submarket primarily attracts families, long-term residents, and working households seeking value-oriented housing with access to employment along the I-20 corridor. Many residents balance local employment with commuting patterns, prioritizing housing stability, space, and cost control. These characteristics support consistent, needs-based housing demand rather than speculative or transient renter profiles.



BREMEN CITY SCHOOL DISTRICT

Bremen City Schools is a strong, well-regarded public school district serving the city of Bremen. The district enrolls approximately 2,400 students across the K-12 system and operates with an estimated 18:1 student-teacher ratio, supporting manageable class sizes for a small-city district. Staffing levels are reported at roughly 280 total employees, reflecting a full-service footprint that includes instructional, administrative, and student support roles. The district offers a standard breadth of academic, athletic, and extracurricular programming appropriate for its size. Overall, Bremen City Schools support family-oriented housing demand and contribute to neighborhood stability, reinforcing Bremen's appeal for long-term residents and workforce households.

#2 DISTRICT WITH THE BEST TEACHERS IN GEORGIA
NICHE, 2025

#6 DISTRICT WITH THE BEST TEACHERS IN GEORGIA
NICHE, 2025

A Overall Niche Rating

COLLEGE PREP

Source: Breaux & Associates Architects



HARALSON COUNTY AREA MAJOR EMPLOYERS

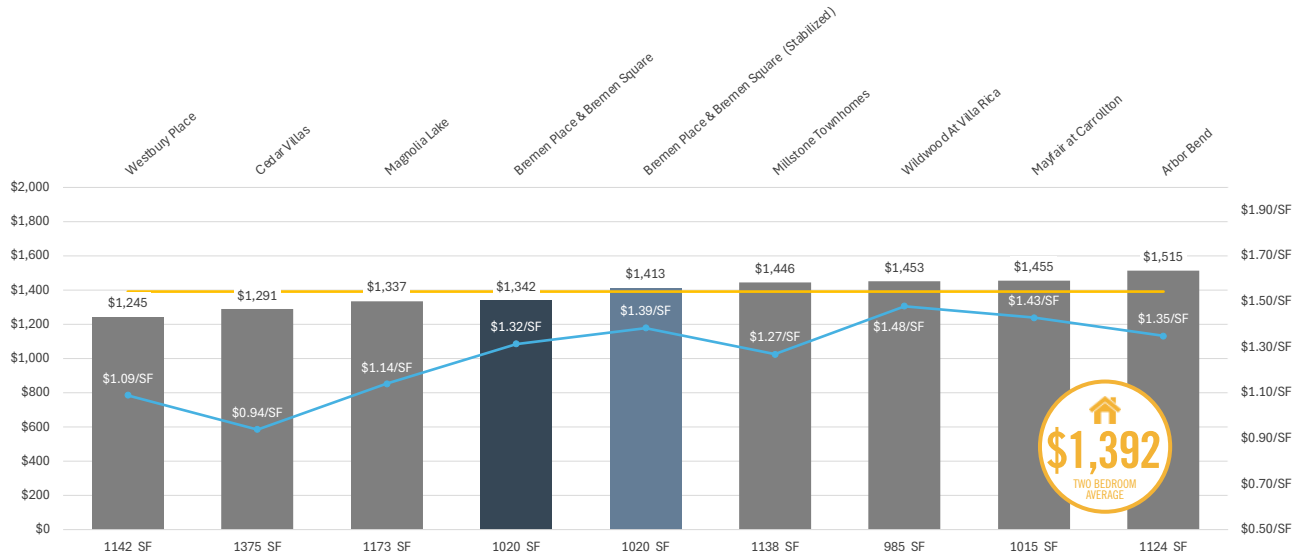
COMPANY	# EMPLOYEES
1 Southwire Co	9,000*
2 Tanner Medical Center	800
3 Walmart Distribution Center	600
4 Haralson County School District	500
5 Diamond Crystal Brands	500
6 Bremen City Schools	280
7 Higgins General Hospital	150
8 Aubrey Silvey Enterprises Inc	50

**Headquarters; Company-wide Employee Count*

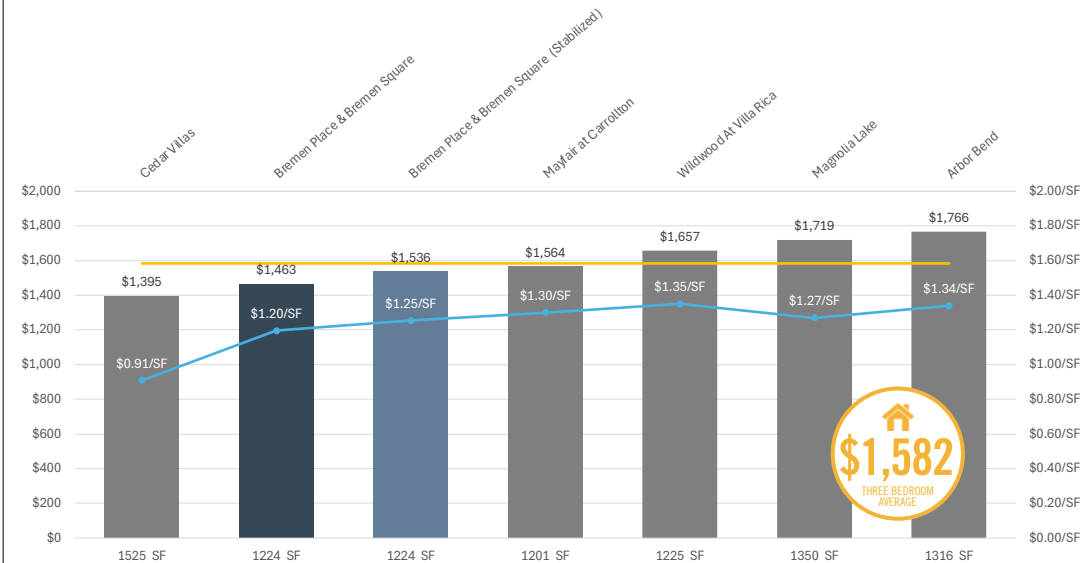
Employee counts are sourced from a combination of public filings, company disclosures, and local sources and should be viewed as estimates, as staffing levels may fluctuate over time.

	Bremen Place & Bremen Square	Millstone Townhomes	Wildwood At Villa Rica	Mayfair at Carrollton	Arbor Bend	Magnolia Lake	Cedar Villas	Westbury Place
Address	446 Gordon St & 417 Tallapoosa St	233 Hays Mill Rd	540 S Carroll Rd	318 Columbia Dr	200 Industrial Blvd	717 Burns Rd	624-628 Cedar St	124-125 Williams St
Units	36	38	220	120	96	216	15	44
Occupancy %	75.00%	100.00%	96.82%	91.67%	97.92%	86.11%	100.00%	97.73%
Yr Blt/Ren'd	2000/2003	2002	2003	2002	2002	2004	1986	1985
Rent/Unit	\$1,372	\$1,414	\$1,419	\$1,434	\$1,640	\$1,387	\$1,360	\$1,245

TWO BEDROOM



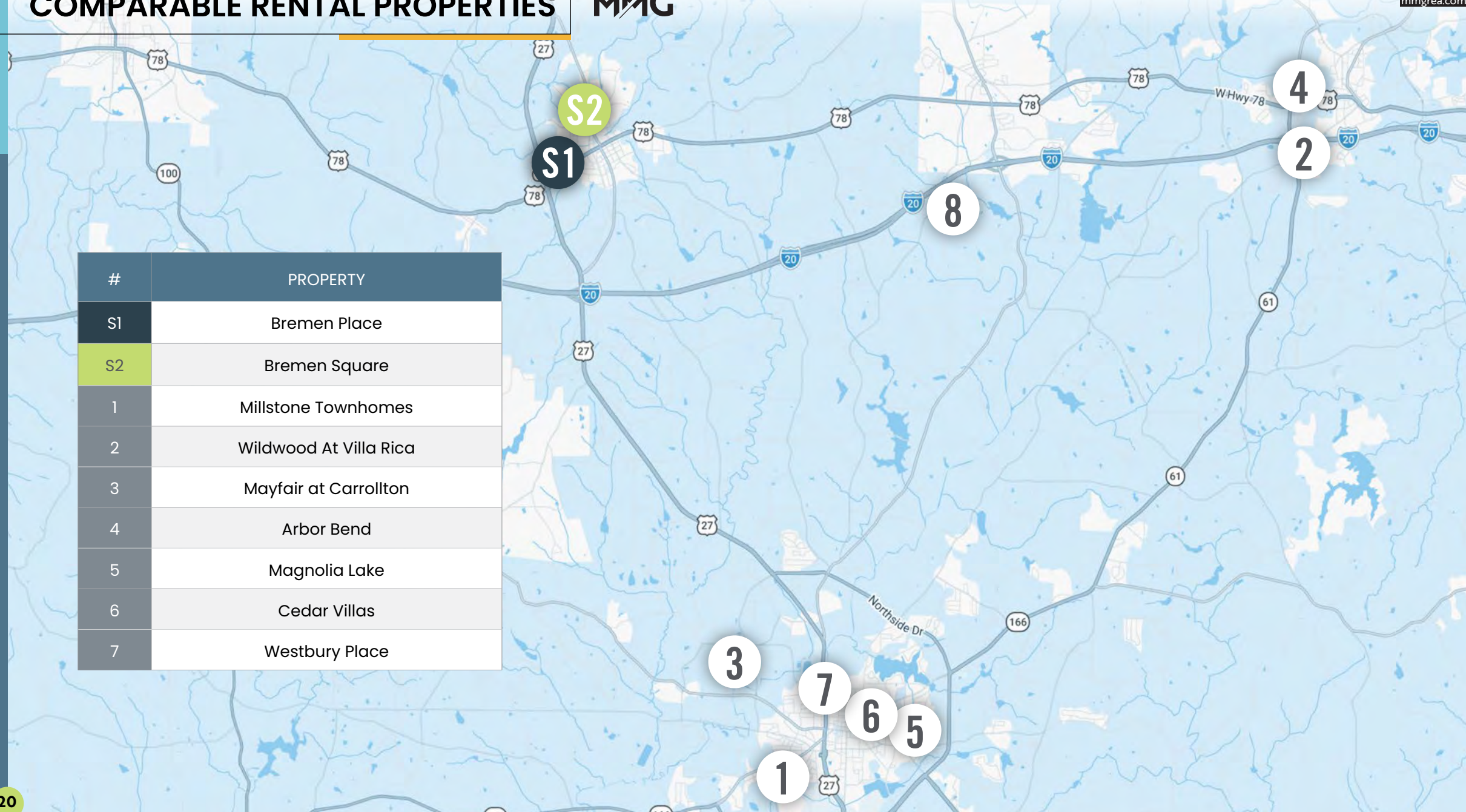
THREE BEDROOM



COMPARABLE RENTAL PROPERTIES



#	PROPERTY
S1	Bremen Place
S2	Bremen Square
1	Millstone Townhomes
2	Wildwood At Villa Rica
3	Mayfair at Carrollton
4	Arbor Bend
5	Magnolia Lake
6	Cedar Villas
7	Westbury Place

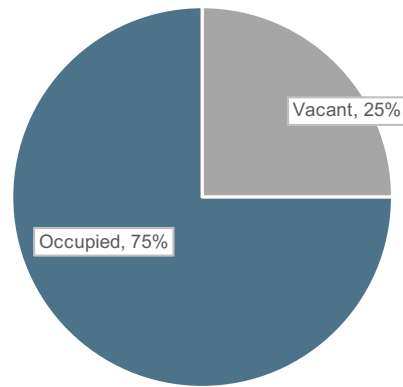




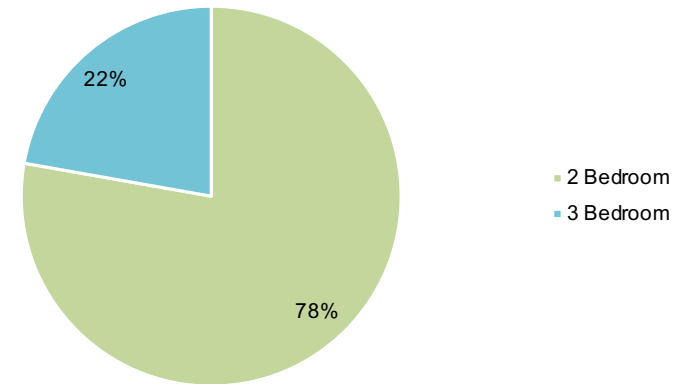
FINANCIAL ANALYSIS

Units	Type	Unit SF	Total SF	Avg In-Place Rent	Monthly In-Place Rent	Annual In-Place Rent	Rent/SF	Upgraded Market Rent	Upgraded Rent/SF
2	2 Bedroom / 1 Bathroom - Bremen Place	900	1,800	\$1,350	\$2,700	\$32,400	\$1.50	\$1,418	\$1.58
10	2 Bedroom / 2 Bathroom - Bremen Place	1,150	11,500	\$1,395	\$13,950	\$167,400	\$1.21	\$1,465	\$1.27
16	2 Bedroom / 2 Bathroom - Bremen Square	954	15,264	\$1,315	\$21,033	\$252,400	\$1.38	\$1,380	\$1.45
8	3 Bedroom / 2 Bathroom - Bremen Square	1,224	9,792	\$1,463	\$11,700	\$140,400	\$1.19	\$1,536	\$1.25
36		1,065	38,356	\$1,372	\$49,383	\$592,600	\$1.29	\$1,440	\$1.35

Occupancy



Unit Mix Breakdown



	MMG Pro Forma	
Income		
Rental Income		<i>Per Unit</i>
Gross Potential Rent	\$592,600	
Less: Vacancy	(\$31,112)	5.00%
Less: Concessions	(\$6,222)	1.00%
Less: Non-Rev/Bad Debt/Adjust	(\$12,445)	2.00%
Plus: Rent Growth	\$29,630	5.00%
Net Rental Income	\$572,452	
Other Income		
Plus: Fee Income	\$35,395	\$983
Plus: Utility Reimbursements	\$17,257	\$479
Plus: All Other Income	\$3,644	\$101
Total Other Income	\$56,295	\$1,564
Effective Gross Income	\$628,747	\$17,465

	MMG Pro Forma	
Expenses		
Fixed Expenses		
Real Estate Taxes	\$39,081	\$1,086
Insurance	\$21,492	\$597
Utilities	\$25,200	\$700
Total Real Estate Taxes, Insurance, & Utilities	\$85,773	\$2,383
Controllable Expenses		
Contracted Services	\$12,600	\$350
Repairs & Maintenance	\$14,400	\$400
Unit Turnover	\$7,200	\$200
Marketing & Promotion	\$9,000	\$250
General & Administrative	\$10,800	\$300
On-Site Payroll	\$20,800	\$578
Management Fee	\$31,437	\$873
Replacement Reserve	\$10,800	\$300
Total Controllable Expenses	\$117,037	\$3,251
<i>Total Expenses as % of EGI</i>		32.26%
Total Expenses	\$202,810	\$5,634
Net Operating Income	\$425,937	\$11,832

INCOME ASSUMPTIONS

Gross Potential Rent	The Gross Potential Rent used are per the provided asking market rents. Scheduled Market Rents totaled \$592,600 annually, \$1,372 per unit per month, and \$1.29 per square foot.
Vacancy	Vacancy loss is underwritten at 5.00% and in line with the submarket and historical operations. The asset is currently 25.00% vacant.
Concessions	Concessions are underwritten at 1.00%. T12 concessions are 3.20%.
Non-Rev/Bad Debt/Adjust	Non-Rev Units / Bad Debt / Adjustments are underwritten at 2.00% T12 Non-Rev Units / Bad Debt / Adjustments total 9.99%.
Plus: Rent Growth	Rent Growth is underwritten at an effective 5.00% above the Scheduled Market Rents.
Fee Income	Fee Income is underwritten at \$35,395.
Utility Reimbursements	Utility Reimbursements is underwritten at \$17,257.
All Other Income	All Other Income is underwritten at \$3,644.

EXPENSE ASSUMPTIONS

Real Estate Taxes	Bremen Place & Bremen Square is located in Haralson County, Georgia and is subject to its taxing authority. Per the County, the 2025 value is \$1,545,000, and based on the prior years mill levy of 3.01% the tax bill is estimated to be \$18,578, which yields an effective tax rate of 1.20%. Year 1 proforma tax expense is \$39,081, which assumes a 110% increase to the market value / tax bill.
Insurance	Insurance is underwritten at \$597/unit/year.
Utilities	Utilities are underwritten at \$700/unit/year and assume trailing operations.
Contracted Services	Contract Services are underwritten at \$350/unit/year.
Repairs & Maintenance	Repair & Maintenance is underwritten at \$400/unit/year.
Unit Turnover	R&M Turnover is underwritten at \$200/unit/year.
Marketing & Promotion	Marketing & Promotion is underwritten at \$250/unit/year.
General & Administrative	General & Administrative expenses are underwritten at \$300/unit/year.
On-Site Payroll	On-Site Payroll expense is underwritten at \$578/unit/year. This assumes 0 Full Time Manager at \$60,000 per year plus 25% tax and benefits, 1 Part Time Manager at \$20 per hour at 10 hours per week, 0 Full Time Maintenance at \$60,000 per year plus 25% tax and benefits, and 1 Maintenance Tech at \$20 per hour at 10 hours per week.
Management Fee	Management Fee is underwritten to be 5.00% (% of EGI).
Replacement Reserves	Replacement Reserves are underwritten at \$300/unit/year.

DISCLAIMER AND CONFIDENTIALITY AGREEMENT

All interested buyers are hereby advised that the ownership of the Bremen Place & Square is soliciting offers via MMG Real Estate Advisors. Any offers submitted by a prospective buyer may be accepted or rejected in the sole discretion of the Owners. As part of the offer process, the Owners will be evaluating a number of factors above and beyond the price and terms, including the experience, financial health and track record of the purchasers.

This Offering Memorandum package was prepared exclusively by MMG Real Estate Advisors, with all information within having been reviewed by the Owner. The information herein is confidential and provided solely for the purpose of analyzing a potential acquisition of the Property. It is not to be used for any other purpose or made available to another without the express written consent of MMG Real Estate Advisors. While the information relied on to create this package is deemed to be highly reliable, it does not represent all material information regarding the subject Property and buyers should not consider this package as any sort of substitute for a thorough and complete examination of the financials and a rigorous and in-depth due diligence process. MMG Real Estate Advisors and seller have not conducted an analysis of the operating documents and history, the financial records, the individual leases, or the tenants that have signed them. In addition, there has been no in-depth investigation of the physical premises or any potential environmental issues that could potential affect the property, and MMG Real Estate Advisors makes no warranty or representation whatsoever regarding the integrity or accuracy of the aforementioned information. As such, any prospective purchasers are strongly encouraged to conduct their own in-depth investigation of both the financial health and physical soundness of the property. MMG Real Estate Advisors also strongly encourages all prospective purchasers to contact their own personal and corporate tax and legal counsel to determine the consequences of this type of potential investment.

MMG Real Estate Advisors and Seller strongly recommend that prospective purchasers conduct an in-depth investigation of every physical and financial aspect of the property to determine if the property meets their needs and expectations. We also recommend that prospective purchasers consult with their tax, financial and legal advisors on any matter that may affect their decision to purchase the property and the subsequent consequences of ownership.

No commission or finder's fee shall be payable to any party by the Owners nor any affiliate or agent thereof in connection with the sale of the Properties unless otherwise agreed to by the Owners in writing. Any compensation paid to a buyer's broker will be paid by the purchaser and will not be paid by the seller or seller's exclusive agent.

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