

INVESTMENT OFFERING MEMORANDUM

ATLANTA RESIDENTIAL PORTFOLIO

10 FULLY REHABILITATED SINGLE-FAMILY RENTAL ASSETS

PRESENTED EXCLUSIVELY BY: O. REALTY LLC

 **INSTANT 6.92% CAP YIELD**

 **100% RENT READY**

 **LOCALIZED METRO
CLUSTERS**

 **HIGH-DEMAND
SUBMARKETS**

01 Executive Introduction

O. Realty LLC is proud to present an exclusive opportunity to acquire a premium, fully stabilized residential rental platform comprising ten beautifully updated single-family properties, strategically bundled into a single transaction.

Clustered efficiently within high-growth South Atlanta and North Clayton County submarkets, this portfolio delivers an exceptional, turnkey asset footprint for institutional buyers, private equity funds, family offices, or 1031 exchange replacement investors seeking resilient, predictable cash flow with immediate yield.

Each property has undergone extensive, capital-intensive upgrades immediately upon acquisition. Baseline mechanical and structural improvements include brand-new roofs, updated electrical systems, modernized plumbing lines, new HVAC units, newer water heaters, and comprehensive interior overhauls. Every home features durable luxury vinyl plank (LVP) or hardwood flooring, solid granite countertops, modern kitchen cabinets, and fully rehabbed bathrooms to systematically eliminate near-term maintenance volatility.

Driven by South Atlanta's expanding logistics infrastructure, international distribution developments, and explosive demographic influx, this portfolio yields a verified in-place Net Operating Income (NOI) of \$202,326.45 at a highly lucrative 6.92% Cap Rate.

02 Portfolio Financials

Total Portfolio Assets	10 SFR Homes
Total Portfolio Units	10 Units
Total Monthly Gross Income	\$20,020.31
Total Annual Gross Income	\$240,243.72
Estimated Annual NOI	\$202,326.45
Portfolio Cap Rate	6.92%
Target Asking Price	\$2,890,000.00
Stabilized Occupancy Rate	90% - 100%
Management Software	Rentec PMS
Preferred Closing Target	30 Days Binding

CLUSTER DENSITY ADVANTAGE:

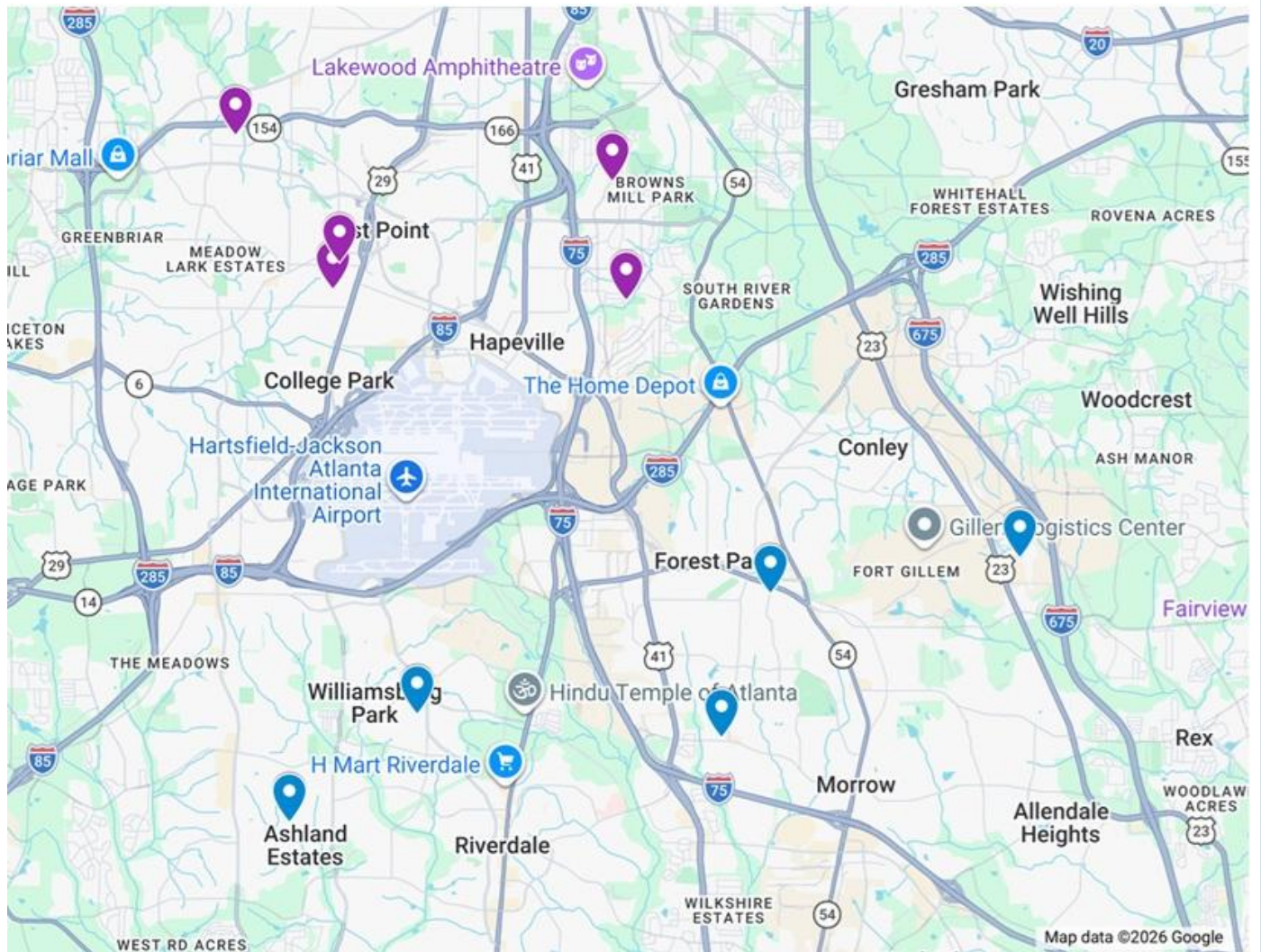
Assets are organized within an efficient 1-5 mile range of one another across North Clayton County (Forest Park, Ellenwood, Riverdale) and South Atlanta corridors, drastically driving down asset turnaround times and vendor maintenance costs.

 **Verified High-Resolution Property Media Folder Access**

<https://drive.google.com/drive/folders/1UvFrGenmK6FOrat-lbdZKGjOaaqM9AAP?usp=sharing>

03 Geospatial Asset Distribution Registry Map

The portfolio is strategically split into two compact, high-efficiency operational nodes. This logistical structure ensures swift vendor proximity, reduces tenant structural turnaround timelines, and builds unmatched asset management scalability across Atlanta's primary logistics infrastructure pipelines.



CLUSTER A NODE — NORTH CLAYTON COUNTY

- PIN 01: 686 Morrow Rd, Forest Park, GA 30297
- PIN 02: 5066 Phillips Dr, Forest Park, GA 30297
- PIN 03: 2581 Oak Cir, Ellenwood, GA 30294
- PIN 04: 2076 Campfire Dr, Riverdale, GA 30296
- PIN 05: 1259 Pineglen Dr, Riverdale, GA 30296

CLUSTER B NODE — SOUTH ATLANTA & EAST POINT

- PIN 06: 2467 Calvin Ave, East Point, GA 30344
- PIN 07: 1827 Dunlap Ave, East Point, GA 30344
- PIN 08: 1789 W Taylor Ave, East Point, GA 30344
- PIN 09: 2429 Macon Dr SW, Atlanta, GA 30315
- PIN 10: 3224 Ward Dr SW, Atlanta, GA 30354

04 Granular Property Inventory Ledgers



1. 686 Morrow Rd, Forest Park, GA 30297 • Clayton County (Cluster A)

Layout: **3 Beds | 2 Baths | 1,400 Sq Ft | Lot: 0.17 Ac | Rent: \$1,950.00**

Financials: **Taxes: \$2,610.90 | Insurance: \$783.64 | Status: Leased**

Scope: Rehab Dates: 2020, 2026. Kitchen counter upgraded to solid granite; new architectural baseboards and door trims throughout; high-durability tile flooring installed in all wet areas and main living rooms. Restrooms fully modernized with premium countertops, new toilets, and updated plumbing fixtures.



2. 5066 Phillips Dr, Forest Park, GA 30297 • Clayton County (Cluster A)

Layout: **3 Beds | 1 Bath | 1,450 Sq Ft | Lot: 0.27 Ac** | Rent: **\$1,650.00**

Financials: **Taxes: \$2,369.82 | Insurance: \$1,300.82** | Status: **Leased**

Scope: Rehab Date: 2022. Full structural remodel across kitchen and main bathroom. Installed granite countertops, durable luxury vinyl plank (LVP) or hardwood flooring layouts in high-moisture points, custom hardwood floor refinishing, and complete new plumbing updates.



3. 2581 Oak Cir, Ellenwood, GA 30294 • Clayton County (Cluster A)

Layout: **3 Beds | 1 Bath | 1,000 Sq Ft | Lot: 0.30 Ac** | Rent: **\$1,550.00**

Financials: **Taxes: \$2,736.19 | Insurance: \$1,300.82** | Status: **Leased**

Scope: Rehab Dates: 2022, 2025. Brand-new HVAC system installation, comprehensive roofing and seamless aluminum gutter setups, new electrical panel infrastructure, newer water heater, premium granite countertops, tile flooring accents, polished hardwoods, and fresh internal paint scopes.



4. 2076 Campfire Dr, Riverdale, GA 30296 • Clayton County (Cluster A)

Layout: **3 Beds | 2 Baths | 1,404 Sq Ft | Lot: 0.40 Ac** | Rent: **\$1,650.00**

Financials: **Taxes: \$2,876.63 | Insurance: \$1,110.22** | Status: **Leased**

Scope: Rehab Dates: 2016, 2021. Complete overhaul including newer hot water heater, solid granite surfaces integrated across kitchen prep layouts, premium luxury vinyl plank (LVP) or hardwood flooring, fully remodeled master vanity system, and all new energy-efficient electrical and plumbing fixtures.

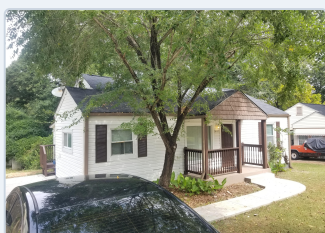


5. 1259 Pineglen Dr, Riverdale, GA 30296 • Clayton County (Cluster A)

Layout: **4 Beds | 2 Baths | 1,400 Sq Ft | Lot: 0.31 Ac** | Rent: **\$2,000.00**

Financials: **Taxes: \$1,851.40 | Insurance: \$1,286.44** | Status: **Leased**

Scope: Rehab Dates: 2016, 2025. Structural maximization scope: strategically added a legal 4th bedroom and secondary full bathroom layout to drive premium rental metrics. Updated HVAC pack, fully customized modern kitchen, electrical panel updates, fresh water heater, wall-to-wall LVP or hardwood flooring, granite installations, and premium matching vanities.



6. 2467 Calvin Ave, East Point, GA 30344 • Fulton County (Cluster B)

Layout: **3 Beds | 2 Baths | 1,000 Sq Ft | Lot: 0.29 Ac** | Rent: **\$1,950.00**

Financials: **Taxes: \$2,563.00 | Insurance: \$1,300.82** | Status: **Leased**

Scope: Rehab Dates: 2021, 2026. Added 1 full bedroom and restroom layout to optimize configuration. Fully upgraded with top-tier HVAC package, complete structural roof overhaul, brand new kitchen cabinets, fresh main electrical panel, premium solid granite, tile flooring, and masterfully polished original hardwoods.



7. 1827 Dunlap Ave, East Point, GA 30344 • Fulton County (Cluster B)

Layout: **3 Beds | 2 Baths | 1,000 Sq Ft | Lot: 0.13 Ac** | Rent: **\$1,620.31**

Financials: **Taxes: \$2,057.50 | Insurance: \$1,397.96** | Status: **Leased/STR**

Scope: Rehab Date: 2024. Down-to-studs comprehensive gut renovation. Room/bath added. Brand-new HVAC, custom insulated windows, architectural double-pane glass, full new copper rewiring, all new plumbing lines, brand new structural sheetrock, high-grade roofing, and specialized tile work.

*Leased to partner short-term under profit-share setup.



8. 1789 W Taylor Ave, East Point, GA 30344 • Fulton County (Cluster B)

Layout: **5 Beds | 3 Baths | 2,200 Sq Ft | Lot: 0.16 Ac** | Rent: **\$3,500.00**

Financials: **Taxes: \$1,982.27 | Insurance: \$1,593.74** | Status: **Leased**

Scope: Rehab Date: 2021. Massive asset enhancement. Fully integrated multi-zone climate control package (completely serviced 2026), customized open-layout kitchen design, complete new electrical rewire, total copper plumbing updates, heavy architectural roof shingles, aluminum gutters, premium granite workstations, and tile wet-area finishes.



9. 2429 Macon Dr SW, Atlanta, GA 30315 • Fulton County (Cluster B)

Layout: **3 Beds | 2 Baths | 1,050 Sq Ft | Lot: 1.01 Ac** | Rent: **\$2,200.00**

Financials: **Taxes: \$3,995.15 | Insurance: \$1,971.35** | Status: **Leased**

Scope: Rehab Dates: 2022, 2025. Full layout resurrection. One bedroom and full bathroom added structurally. New HVAC system, custom designer kitchen layout, full electrical main overhaul, newly run plumbing, new subflooring and structural sheetrock, clean architectural roofing and gutters, new fiber-cement siding, premium granite surfaces, and beautiful custom tile showers.



10. 3224 Ward Dr SW, Atlanta, GA 30354 • Fulton County (Cluster B)

Layout: **3 Beds | 2 Baths | 1,025 Sq Ft | Lot: 0.22 Ac** | Rent: **\$1,950.00**

Financials: **Taxes: \$1,908.60 | Insurance: \$920.00** | Status: **Leased**

Scope: Rehab Dates: 2016, 2025. Bathroom upgrade: expanded half-bath configuration into a high-end full custom restroom layout. Brand new HVAC unit, newly built custom kitchen, full internal plumbing and copper rewire infrastructure, matching granite counter surfaces, beautifully refinished hardwoods, tile in wet areas, and premium fiber-cement siding upgrades.

05 Core Positioning Drivers

- **CapEx Protection:** Comprehensive gut rehabs and system changes insulates upcoming top-line revenue from maintenance friction.
- **Turnkey Transition:** Full historical ledger sync with preexisting automated management channels (Rentec PMS) ensures frictionless onboarding.
- **Market Momentum:** Prime location placements inside South Atlanta employment vectors capitalize directly on industrial expansion curves.

06 Secure Investor Data Room

An institutional verification data room is prepared and ready for deployment to qualified prospective buyers. Secure documentation includes:

- **Certified Active Rent Rolls**
- **Executed Leases & Ledgers**
- **Historical T12 Financials**
- **Line-Item CapEx Invoices**
- **Property Inspection Folders**
- **Title Disclosures & Tax Filings**

 **DATA ACCESS DISCLOSED IMMEDIATELY UPON RECEIVED NDA FILING**

Transaction Advisory Coordination

To initiate a formal letter of intent (LOI), review individual property financial disclosures, or schedule code-compliant on-site asset walks, please direct communication channels to the primary listing office.



O. REALTY LLC

REAL ESTATE ASSET & PROJECT MANAGEMENT

Broker: Israel Obregon

Email: orealty@orealtyllc.com

Web: www.orealtyllc.com