PROPERTY DESCRIPTION

Vision Commercial Advisors is pleased to offer 627 Delmar Avenue SE, duplex in Atlanta's Grant Park neighborhood just steps from the Beltline and Grant Park, a wonderful opportunity for an investor or partial owner-occupant. Each unit is a renovated 2BR/1.5BA townhome-style residence of approximately 1,000 SF with a private entry, in-unit washer and dryer, and a total of four dedicated parking spaces on the paved rear lot. The property currently produces $3,475 per month in gross scheduled rent, and Unit A is month-to-month — immediate flexibility to reset rent to market or deliver vacant.

PROPERTY HIGHLIGHTS

- 2 Units | ±2,000 SF | 2BR / 1.5BA Each
- 100% Leased - Current Gross Rent $3,475/Mo
- One Unit Month-to-Month - Mark-to-Market Upside
- Tenants Pay Seperately Metered Utilities - Low Owner Expense
- In-Unit W/D | 4 Off-Street Parking Spaces
- Walk to BeltLine Southside Trail & Grant Park
- Offered at $599,000

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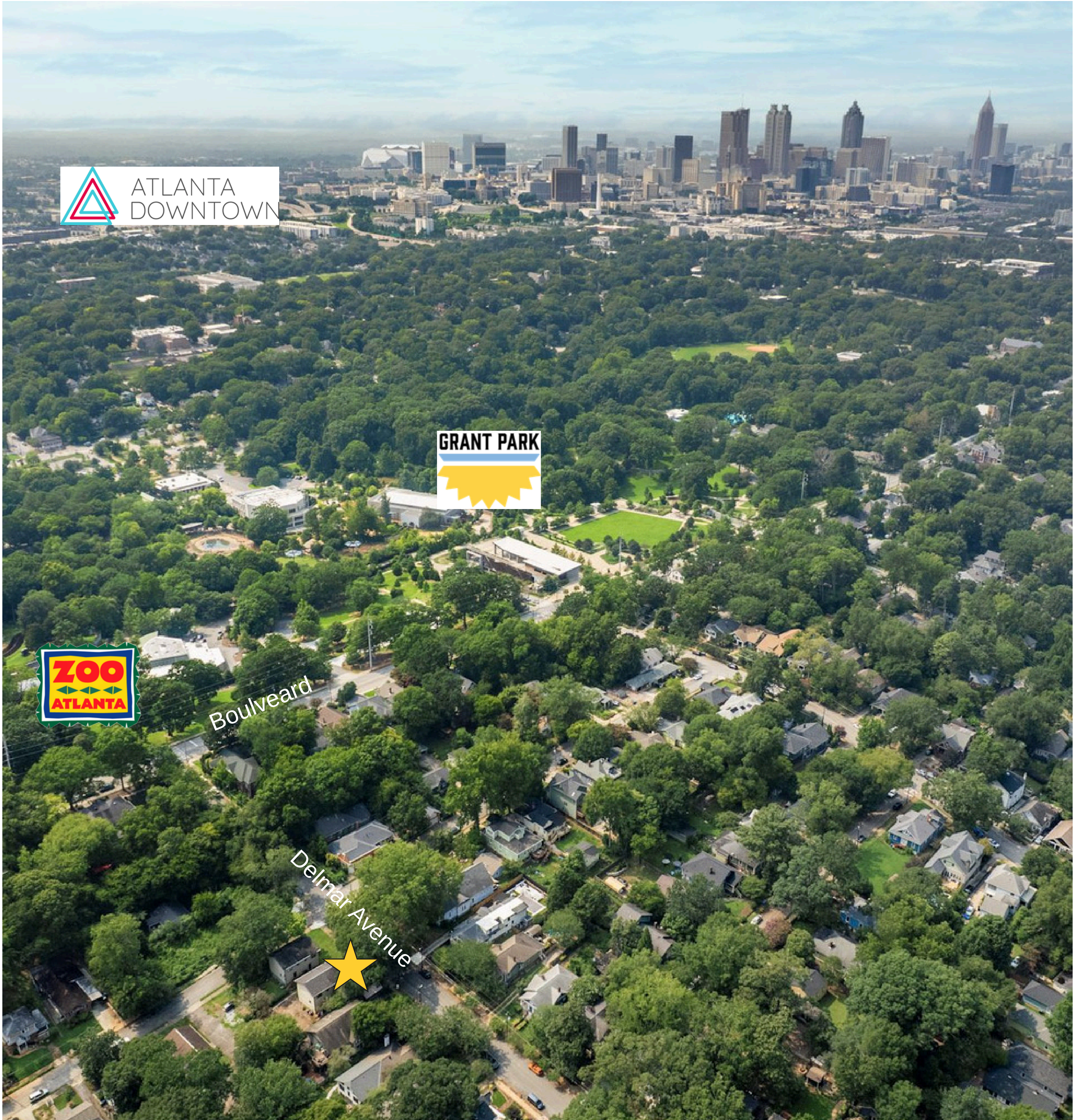

Northwest Aerial View • Downtown Atlanta skyline • Grant Park & Zoo Atlanta

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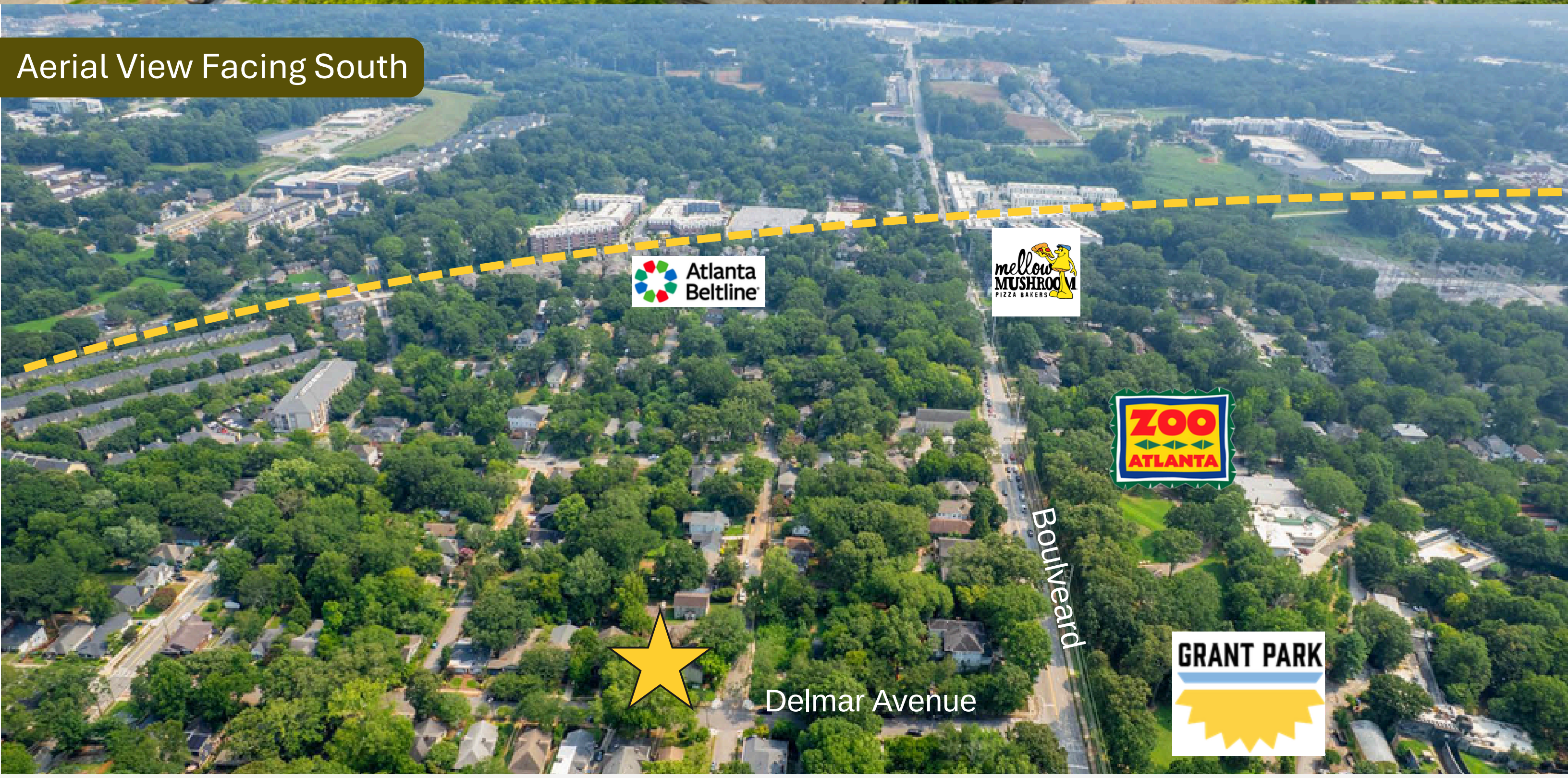
Aerial View Facing North

Aerial View Facing South



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Map View

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APARTMENT A — INTERIOR PHOTOS






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APARTMENT B — INTERIOR PHOTOS

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INVESTMENT SUMMARY

627 Delmar Avenue SE is a 100% leased, fully renovated two-unit asset in Grant Park, one of intown Atlanta's most consistently performing rental submarkets. Both units are townhome-style 2BR/1.5BA plans of approximately 1,000 SF with private entries, in-unit laundry and two dedicated parking spaces each ... a product type that rents at a premium to comparable garden apartments and attracts long-tenure residents. Tenants pay all utilities; ownership covers taxes, insurance, lawn and exterior maintenance, and termite and rodent control. Property has been in the same ownership since 1997, and Unit A is currently month-to-month, giving a buyer immediate optionality to mark rent to market, renovate on turn, or deliver the unit vacant.

RENT ROLL — AS OF JULY 23, 2026

UNIT	TYPE / SF	RENT	TERM
Unit A	2BR / 1.5BA · ±1,000 SF		• Detailed rent roll and leases available upon
Unit B	2BR / 1.5BA · ±1,000 SF		execution of Confidentiality Agreement
TOTAL	**2 Units · ±2,000 SF**	**$3,475/mo**	**100% occupied, no delinquency**

OPERATING SNAPSHOT

Gross Scheduled Income	$41,700
Real Estate Taxes	$8,494
Insurance	$1,520
Additional operating expenses (maintenance, reserves, landscaping, pest control) are excluded from this summary; buyer should underwrite based on independent due diligence.	
Price per Unit	**$299,500**
Price per SF	**$299.50**

MARKET RENT COMPARABLES — GRANT PARK 2BR

COMPARABLE	BEDS/BATHS	SF	ASKING RENT
840 Rosedale Ave SE (Unit B)	2BR/1.5BA	±1,000 SF	$2,000/mo
489 Woodward Ave SE	2BR/1BA	1,130 SF	$2,750/mo
357 Glenwood Ave SE	2BR/1BA	871 SF	$2,400/mo

Comparable renovated 2BR units in Grant Park are currently asking $2,000–$2,750/month — 15–55% above the in-place rents at 627 Delmar, underscoring mark-to-market upside as leases turn.

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PROFESSIONAL BACKGROUND

Since acquiring his first investment property in 1995, Daniel has had a passion for Atlanta real estate. While earning his MBA at Emory University's Goizueta Business School, where he was founder and first president of the Goizueta Real Estate Group, the Virginia Tech undergrad decided to make a career out of what started as a hobby. After graduation, Daniel managed acquisitions for ING Barings, the UK's top institutional real estate investment house, in London. Upon returning to Atlanta, Daniel spent 24 years at Bull Realty, where he earned Partner status and the CCIM designation, consistently exceeding client expectations on a myriad of of assignments. He now feels "at home" partnering with his old friend David Hacker, who started Vision Commercial Advisors, where he enjoys providing tailored, personal service for clients. Daniel loves spending time with his wife and four daughters, serving in local church leadership, and overseas missions. When not making waves in real estate, the avid surfer enjoys catching waves in exotic destinations around the world.

EDUCATION

BS, Virginia Polytechnic Institute and State University, 1994
MBA, Emory University Goizueta Business School, 1999

MEMBERSHIPS

Certified Commercial Investment Member (CCIM), Atlanta Commercial Board of Realtors, National Association of Realtors

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CONFIDENTIALITY & DISCLAIMER

All materials and information received or derived from Vision Commercial Advisors, Inc., its directors, officers, agents, advisors, affiliates and/or any third-party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters. Neither Vision Commercial Advisors, Inc., its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to the accuracy or completeness of any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Vision Commercial Advisors, Inc., will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE. Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Vision Commercial Advisors, Inc., makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Vision Commercial Advisors, Inc., does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including those used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors, and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by Vision Commercial Advisors, Inc., in compliance with all applicable fair housing and equal opportunity laws.

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Confidentiality Agreement

This Confidentiality Agreement ("Agreement") is made and agreed to for the benefit of the undersigned party ("Receiving Party"), the owner of the subject property (the "Seller") and undersigned broker Vision Commercial Advisors, Inc. ("Broker"). Now therefore, in consideration of the privileges granted to Receiving Party with respect to receiving certain confidential information, and other good and valuable consideration, the Receiving Party hereby agrees to the following:

I. Confidential Information

Receiving Party will receive confidential information regarding property referred to as 627 Delmar Avenue SE, Atlanta, GA 30312. Prospect agrees to not disclose to any person that the property may be available for sale or lease, or that discussions or negotiations are taking place concerning the property, nor any terms, conditions, or other facts with respect to the property, including but not limited to tenant information, lease rates, lease expirations, income and expenses, and any such possible purchase, including the status thereof.

The term "person" used in this agreement shall be interpreted broadly and shall include, without limitation, any corporation, company, partnership or individual other than parties to which Broker approves in writing. Receiving Party may share information with directors, officers, employees, agents, affiliates, counsel, lending sources, accountants or representatives of Receiving Party that Receiving Party notifies of the requirements of this Agreement. Receiving Party agrees to not contact the property owner, the management, the tenants, the lender, the vendors, the insurers, the employees or the customers of any business at the site.

II. Acting as a Principal

Receiving Party hereby warrants that it is acting as a principal only, and not as a broker, regarding this contemplated transaction. Receiving Party acknowledges that Broker is working in an agency capacity as representing the Seller only in this transaction and is the only Broker involved in this potential transaction. Receiving Party agrees to not be involved in any arrangement to lease or purchase the property, in whole or in part, as a lender, partner, buyer of the note, buy in foreclosure, buy from bankruptcy court, or in any other manner acquire an investment in, joint venture or control of the property, unless Broker is paid a commission at closing as per separate agreement with Seller.

III. Governing Law. This Agreement shall be governed and construed in accordance with the laws of the State of Georgia. This agreement will expire two years from the date hereof.

Receiving Party

PRINT NAME ____________________ DATE ____________________

COMPANY / ENTITY ____________________ PHONE ____________________

EMAIL ____________________

SIGNATURE ____________________

Broker of Record

Vision Commercial Advisors, Inc. | 770 Dobbs Road, Woodstock, GA 30188 | 770.740.4766

Daniel Latshaw, CCIM — Partner | Georgia Real Estate License #240668

If you are a broker, or a principal desiring to include an outside broker, contact the listing agent directly for a Buyer and Buyer's Broker Confidentiality & Commission Agreement.

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