

**BERKSHIRE
HATHAWAY**
HOMESERVICES

GEORGIA
PROPERTIES

Chamblee Homes

2400 Beverly Hills Dr, Atlanta, GA 30341

Willie Acree

Broker

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OFFERING MEMORANDUM

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FOR SALE

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Property Information

Section 1

Property Summary

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Property Description

Introducing a rare multifamily investment opportunity located in the highly desirable Chamblee submarket of Atlanta. Situated at 2400 Beverly Hill Dr, this 7,109 square foot apartment building features 8 fully occupied residential units, providing investors with a stable and reliable income-producing asset.

Originally constructed in 1963 and renovated in 2017, the property blends classic mid-century construction with modern upgrades that appeal to today's renters. The building currently operates at 100% occupancy, generating consistent cash flow while offering investors the opportunity to capitalize on future rent growth in a rapidly developing area of Metro Atlanta.

The property is zoned RM-75, creating a unique value-add and redevelopment opportunity. Based on the zoning and site configuration, the property has the potential to support the development of up to 24 apartment units, allowing investors or developers to significantly increase density and maximize the long-term value of the site.

Offering Summary

Sale Price:	\$2,150,000
Number of Units:	8
Lot Size:	34,848 SF
Building Size:	7,109 SF
NOI:	\$127,731.63
Cap Rate:	5.94%

Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	317	872	3,361
Total Population	1,021	2,769	10,475
Average HH Income	\$92,237	\$88,357	\$88,025

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Property Description

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Property Description

Located near major transportation routes such as Interstate 285 and Interstate 85, the property offers convenient access to Atlanta's key employment centers, retail districts, and lifestyle amenities. The surrounding area continues to benefit from strong residential demand and ongoing redevelopment activity.

With its current income stream, full occupancy, and significant redevelopment potential, 2400 Beverly Hill Dr presents a compelling opportunity for investors seeking to expand their multifamily or low-rise/garden apartment portfolio. Whether maintained as a cash-flowing asset or redeveloped into a higher-density project, this property offers both immediate returns and long-term growth potential in one of Metro Atlanta's most active investment corridors.

Location Description

Located in the dynamic metro area of Chamblee, just minutes from Atlanta, the property at 2400 Beverly Hill Dr offers investors a compelling opportunity within one of the region's fastest-growing redevelopment corridors. Chamblee has evolved from a historic rail town into a vibrant urban district fueled by mixed-use development, transit connectivity, and strong residential demand.

The property benefits from its proximity to major transportation routes including Interstate 285, Interstate 85, and MARTA rail service, providing convenient access throughout Metro Atlanta. Residents and businesses in the area also enjoy close access to premier shopping and employment destinations such as Lenox Square, Phipps Plaza, and the Atlanta Financial Center, which together anchor one of the Southeast's strongest economic centers.

Strategic Redevelopment Corridor

Chamblee is currently experiencing significant public and private investment, highlighted by the city's ambitious Chamblee Town Center Redevelopment Plan. In 2018, the City of Chamblee and its Downtown Development Authority launched a long-term initiative to transform the historic downtown district into a vibrant mixed-use destination. The vision includes new public spaces, improved mobility, expanded parking, and a balanced mix of residential, retail, and office development designed to create a walkable urban environment.

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Complete Highlights

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Property Highlights

- 100% Occupied Multifamily Asset – The property consists of 8 fully leased apartment units, providing investors with immediate and stable rental income.
- Strong In-Place Cash Flow – The building generates approximately \$168,000 in annual gross income, delivering reliable returns from day one.
- 7,109 SF Apartment Building – A well-sized multifamily property designed for efficient operations and strong tenant demand.
- Value-Add Redevelopment Opportunity – The site has the potential to support the development of up to 24 apartment units, allowing investors to significantly increase density and maximize the property's long-term value.
- RM-75 Zoning – The zoning designation supports multifamily residential development and provides flexibility for future redevelopment or expansion.
- Renovated Property – Originally built in 1963 and renovated in 2017, blending durable construction with modern improvements.
- Prime Northeast Atlanta Location – Located in Chamblee, a rapidly growing submarket within Atlanta known for strong rental demand and redevelopment activity.
- Excellent Accessibility – Convenient access to major highways including Interstate 285 and Interstate 85, connecting the property to major employment and retail centers.
- Income + Development Upside – Investors benefit from stable current income while maintaining the opportunity to redevelop the property into a higher-density 24-unit multifamily project.

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Additional Photos

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Location Information

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Regional Map

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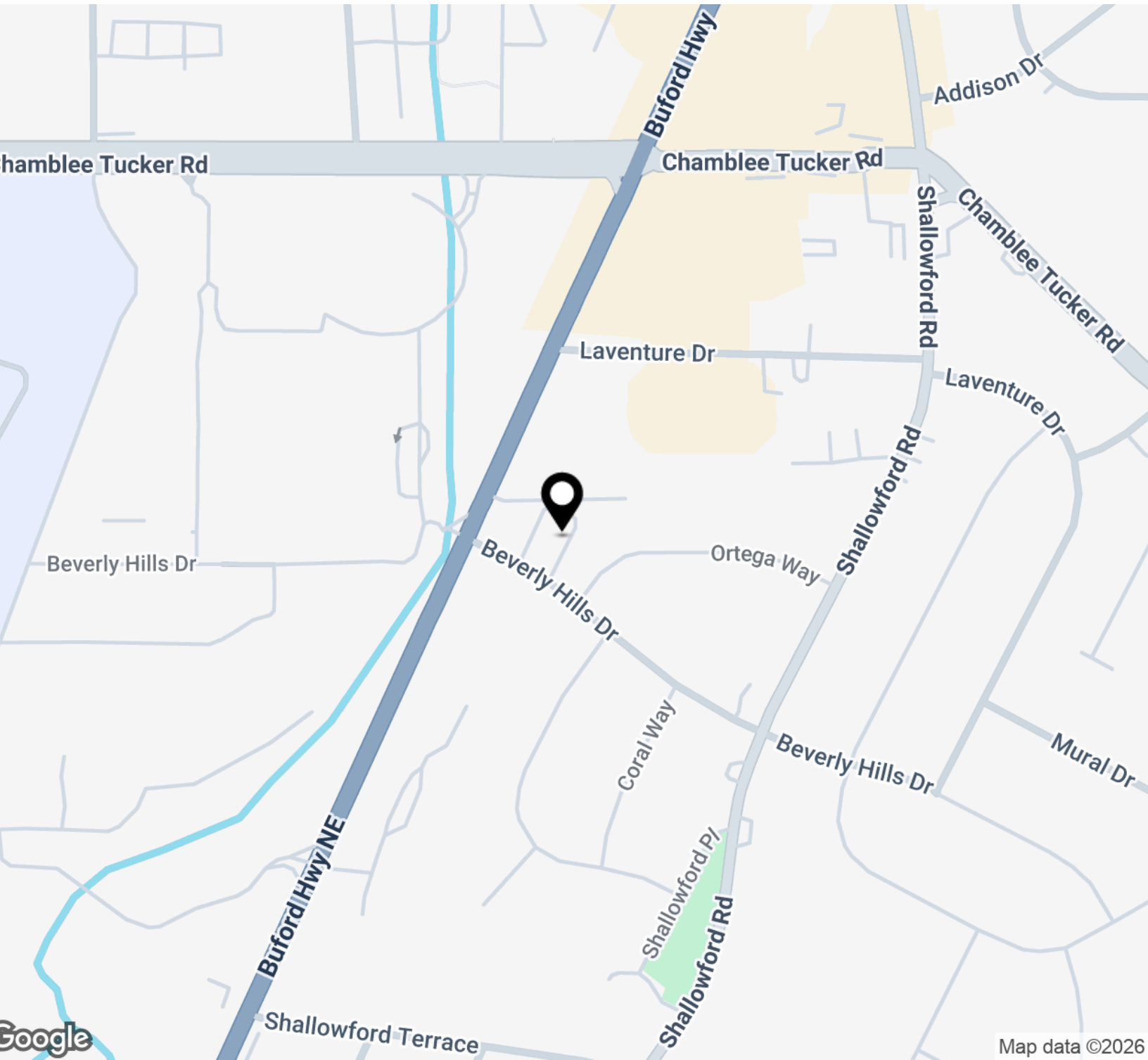
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Location Map

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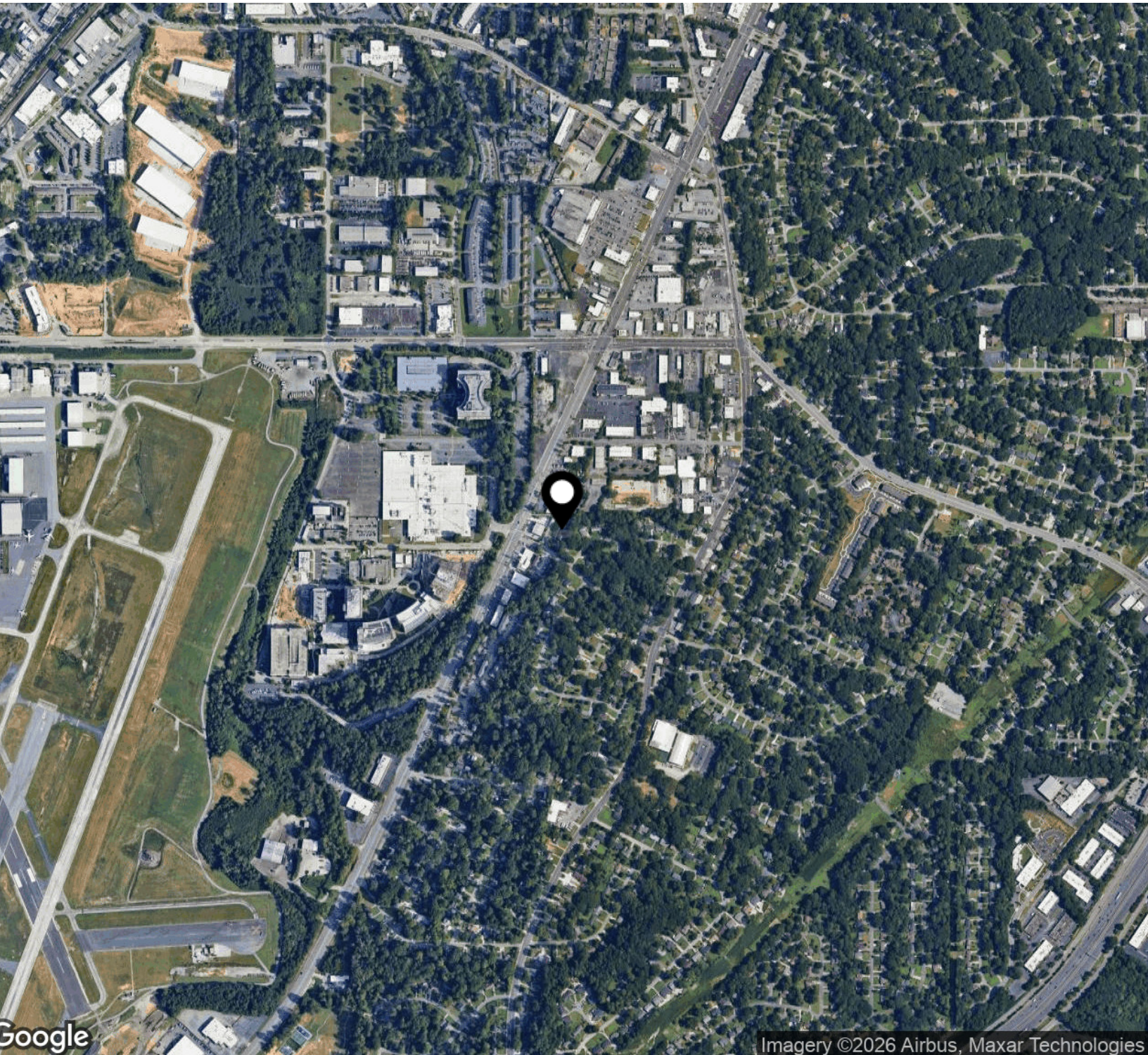
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Aerial Map

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Financial Analysis

Section 3

Financial Summary

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Investment Overview

Price	\$2,150,000
Price per SF	\$302
Price per Unit	\$268,750
GRM	12.8
CAP Rate	5.94%
Cash-on-Cash Return (yr 1)	5.94%
Total Return (yr 1)	\$127,732

Operating Data

Gross Scheduled Income	\$168,000
Total Scheduled Income	\$168,000
Gross Income	\$168,000
Operating Expenses	\$40,268
Net Operating Income	\$127,732
Pre-Tax Cash Flow	\$127,732

Financing Data

Down Payment	\$2,150,000
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Rent Roll

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Suite	Bedrooms	Bathrooms	Rent	Rent / SF	Market Rent	Market Rent / SF	Security Deposit	Lease Start	Lease End
-	2	1	-	-	\$1,750	-	-	-	-
-	2	-	-	-	\$1,750	-	\$500	-	-
-	2	1	-	-	\$1,750	-	\$950	-	-
-	2	1	-	-	\$1,750	-	\$1,300	-	-
-	2	1	-	-	\$1,750	-	\$800	-	-
-	2	1	-	-	\$1,750	-	\$875	-	-
-	2	1	-	-	\$1,750	-	\$1,500	-	-
-	2	1	-	-	\$1,750	-	-	-	-
Totals			\$0	\$0.00	\$14,000	\$0.00	\$5,925		
Averages					\$1,750		\$988		

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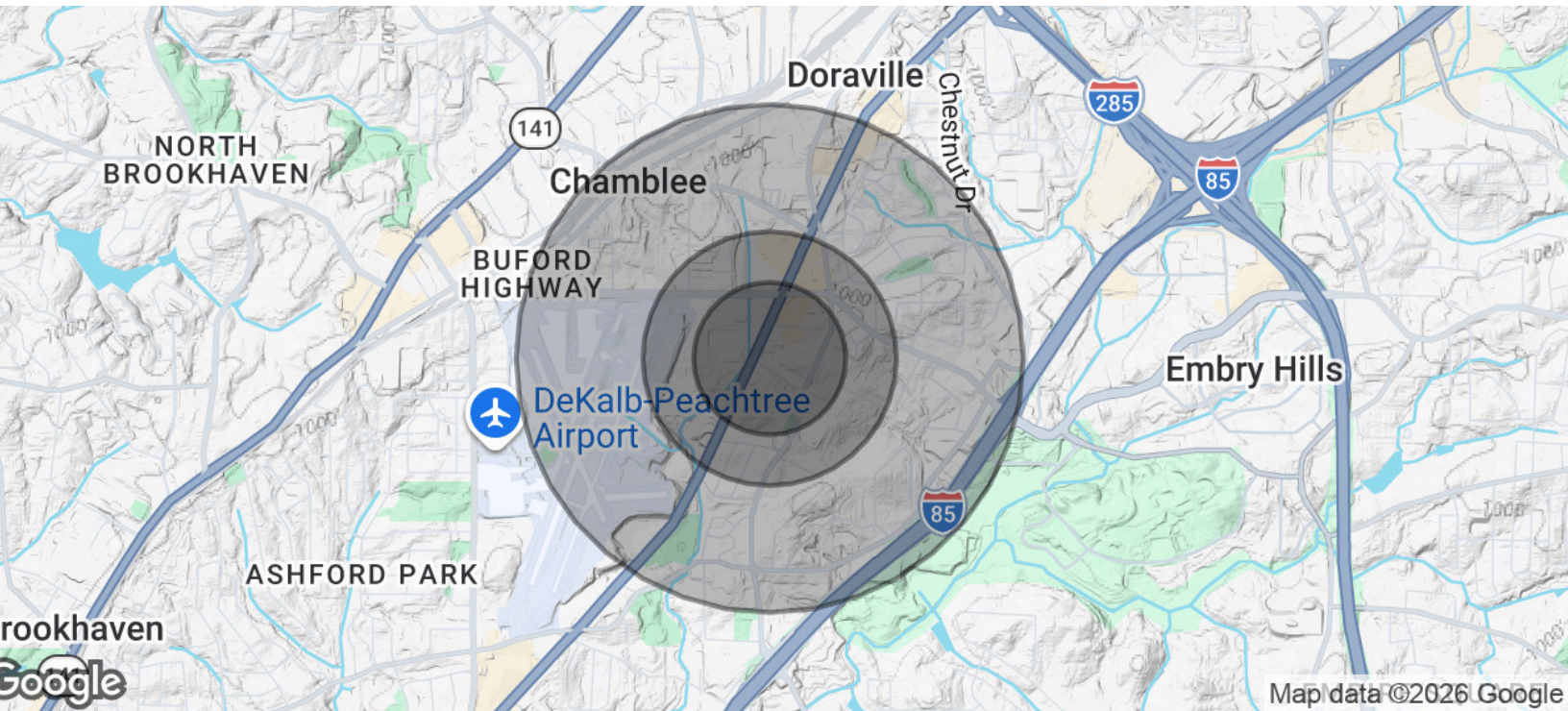


Demographics

Section 4

Demographics Map & Report

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Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	1,021	2,769	10,475
Average Age	34	34	34
Average Age (Male)	34	35	34
Average Age (Female)	33	34	33
Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	317	872	3,361
# of Persons per HH	3.2	3.2	3.1
Average HH Income	\$92,237	\$88,357	\$88,025
Average House Value	\$376,536	\$345,073	\$415,355

Demographics data derived from AlphaMap

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Advisor Bios

Section 5



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Professional Background

Willie Acree is a seasoned real estate professional with more than two decades of experience spanning the public and private sectors of the real estate industry. Throughout his career, he has developed a strong reputation for delivering strategic real estate solutions through expertise in acquisitions, dispositions, financial analysis, valuation, lease negotiations, and project management. His work has involved evaluating and managing both commercial and residential assets while supporting investors, organizations, and government agencies in achieving their real estate and investment objectives.

Willie currently serves as a Lease Contract Officer with the U.S. General Services Administration in Atlanta, where he manages complex leasing portfolios and coordinates real estate transactions that support federal agency operations. In this role, he works closely with landlords, brokers, contractors, and agency stakeholders to oversee lease negotiations, property performance, and space utilization strategies while ensuring regulatory compliance and operational efficiency.

In addition to his federal service, Willie is an active commercial real estate professional in the private sector, specializing in multifamily investments throughout the Metro Atlanta market. As a licensed Georgia real estate professional and investment specialist, he advises investors on property acquisitions, financial modeling, and market positioning, helping clients identify opportunities that maximize income, asset appreciation, and long-term portfolio growth.

Willie's technical expertise includes financial modeling, contract administration, and investment analysis, utilizing industry tools such as Argus and REIS to evaluate property performance and support data-driven decision-making. His ability to bridge government real estate management with private investment strategy provides clients with a unique perspective on market dynamics, regulatory processes, and asset optimization.

He holds a Master of Real Estate from Georgetown University and a Bachelor of Business Administration in Real Estate from Georgia State University. Willie also maintains a Georgia Real Estate License and is pursuing advanced industry credentials including the CCIM (Certified Commercial Investment Member) and RPA (Real Property Administrator) designations.

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