

FOR SALE

Atlanta Single Family Portfolio

OpenKey

EXECUTIVE SUMMARY / PROPERTY OVERVIEW

A unique opportunity to acquire a portfolio of 22 single-family rental (SFR) homes in the Atlanta area, one of the nation's most sought-after markets for investors and homeowners alike.

The portfolio consists of functional workforce housing assets that offer basic accommodations and appeal to a broad tenant base. With an average monthly rent of approximately \$1,960, the properties remain affordable within their respective submarkets while presenting potential for future rental growth through operational improvements and selective renovations.

A portion of the occupied units are leased to Section 8 tenants, providing a dependable source of income and helping mitigate credit risk. Tenants are responsible for paying their own gas and electric utilities.

The Atlanta housing market remains one of the nation's most attractive, supported by sustained population growth, a widening affordability gap that continues to expand the renter pool, and a single-family rental market that remains highly fragmented — creating opportunity for investors to assemble scale in one of the country's fastest-growing metros.



ASKING PRICE
\$4,950,000

\$517,380
GROSS RENT

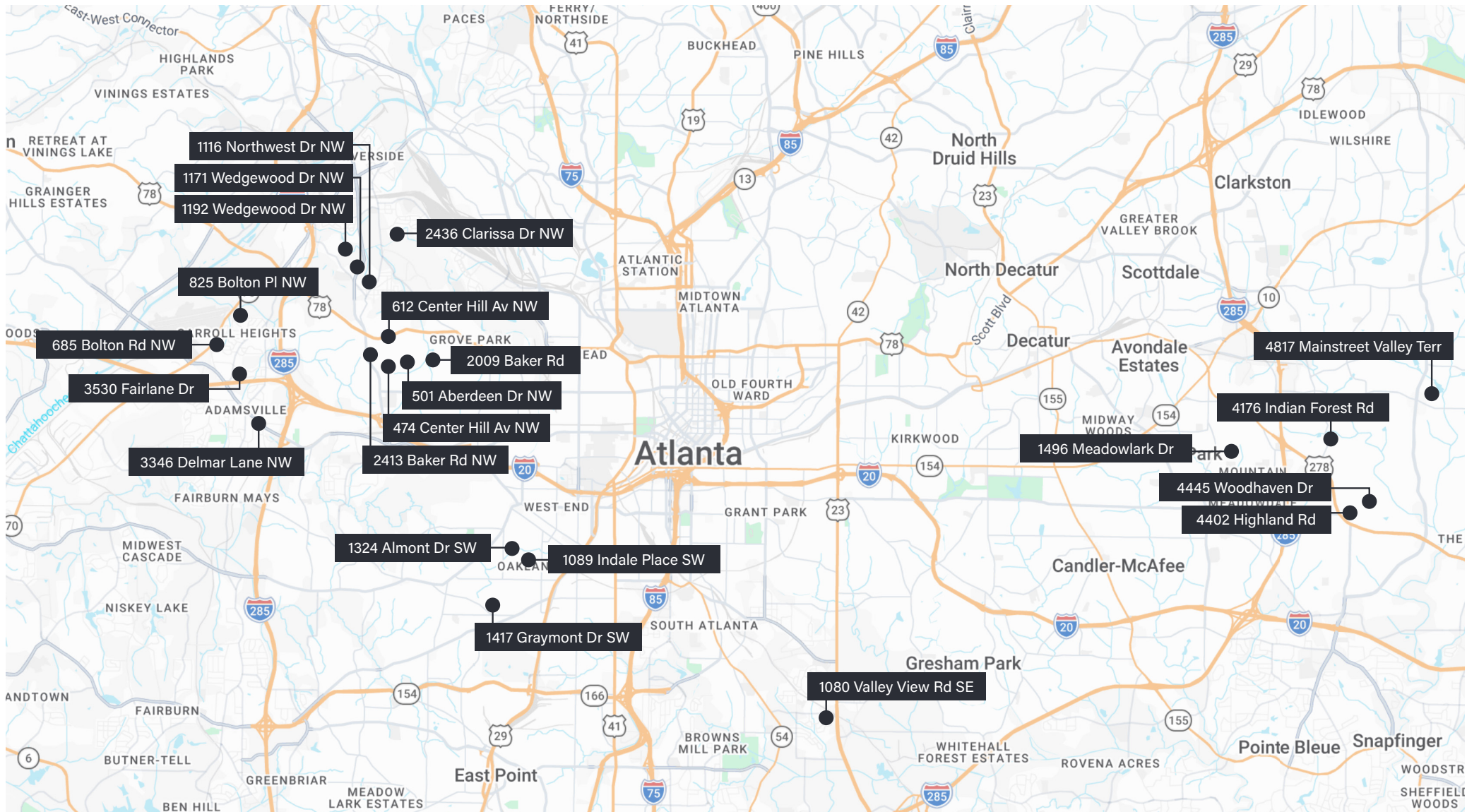
\$1,960
AVERAGE MONTHLY RENT

22
HOUSES

\$71,066
REAL ESTATE TAXES

\$344,011
NOI

PROPERTY LOCATIONS



PRINCIPAL REGISTRATION AND CONFIDENTIALITY AGREEMENT

THIS REGISTRATION AND CONFIDENTIALITY AGREEMENT (this "Agreement") made effective as of the _____ day of _____, 2026 (the "Effective Date"), by and between OpenKey RE LLC, as exclusive agent for the owner of the Property ("Seller"), and _____, having an address at _____ ("Principal"), regarding the preservation of the confidential and/or proprietary nature of information to be disclosed to Principal by OpenKey, relating to the real property known as the Atlanta Singe Family Portfolio (the "Property").

NOW, THEREFORE, for good and valuable consideration, the parties hereto, for themselves, and or for any persons, entities, joint ventures, trusts, or any other nominees directly or indirectly controlling, controlled by or under common control of such party (individually and collectively, and including Principal, the "Principal"), agree as follows:

1. Registration and Compensation. Principal hereby registers its interest in the potential purchase of the Property and acknowledges receipt of the materials included in the offering package delivered herewith (the "Offering Package").

Principal agrees to pay OpenKey a brokers commission equal to three percent (3%) of the purchase price as set forth in a contract of sale by official bank check at closing (the "Commission") in connection with the purchase of the Property.

Principal agrees to defend, indemnify, and hold harmless Seller and OpenKey from and against any and all claims, demands, or causes of action, cost or expense, including reasonable attorneys' fees and disbursements, pertaining to any commission, compensation, or fee sought by any broker or other party from Seller and/or OpenKey in connection with the purchase of the Real Property by Principal.

2. Scope. For purposes of this Agreement, "Proprietary Information" shall mean any and all information disclosed to Principal relating to the Property, the documents and information included in the Offering Package o, or any other oral, written, graphical, and electronic information disclosed to the Principal by OpenKey.

3. Use. Principal shall use the Proprietary Information only for the purpose of analyzing whether to deliver an offer to purchase the Property in accordance with the Offering Package. Principal agrees that it shall not disclose the Proprietary Information to any party whatsoever except, subject to the terms and conditions of this Agreement, to (a) its employees, officers, and directors (b) third-parties being utilized to perform investigations or analyze information, so as to advise the Principal with respect to submitting an offer on the Property; or (c) third-parties under consideration to provide financing for purchase of the Property.

4. Reproduction. Proprietary Information is not to be reproduced in any form, other than explicitly provided for in this Agreement.

5. Duty of Care. All Proprietary Information shall be retained by Principal in a secure place with access limited to only such of Principal's employees or consultants who need to know such information for purposes of determining whether Principal shall elect to deliver an offer in accordance with the Offering Package.

6. Term. This agreement shall terminate on the date which is one (1) year from the Effective Date. All of the obligations undertaken by each party hereto shall survive and continue after any expiration or other termination of this Agreement.

7. Ownership. All Proprietary Information (a) remains the Property of Seller, and (b) may be used by the Principal only for the purpose intended. Upon the expiration or other termination of this Agreement, all recorded, graphical or other tangible Proprietary Information shall be returned to Seller.

8. Right to Enjoin Disclosure. The parties acknowledge that Principal's unauthorized disclosure or use of Proprietary Information may result in irreparable harm to Seller. Therefore, the parties agree that, in the event of violation or threatened violation of this Agreement, and without limiting any other rights and remedies of Seller, a temporary restraining order and/or injunction to enjoin disclosure of Proprietary Information may be sought against a Principal who has breached or threatened to breach this Agreement and said Principal shall not raise the defense of adequate remedy at law.

9. No Warranty. Principal shall not base any offer upon information in the Offering Package or otherwise made available to Principal by or on behalf of Seller, including but not limited to, environmental studies, reports, repair estimates, or other studies, proforma and financial information that may be provided by the Seller or OpenKey, but shall rely solely on their own estimates and studies. No warranty or representation, express or implied, is made by either Seller or OpenKey or their representatives, as to the accuracy or completeness of any or all such information.

10. Miscellaneous.

- a) The provisions of this Agreement are to be considered as severable, and in the event that any provision is held to be invalid or unenforceable, the parties intend that the remaining provisions will remain in full force and effect.
- b) Captions in this Agreement are for ease of reference only and should not be considered in the construction of this Agreement.
- c) This Agreement shall be governed by the laws of the State of New York. Any claim arising out of or related to this agreement shall be submitted to binding arbitration

conducted by the American Arbitration Association, New York County, pursuant to their rules related to real estate disputes. The parties agree to submit the dispute to three (3) arbitrators chosen pursuant to AAA Rules.

- d) For purposes of this Agreement, the purchase and/or sale of the Property shall mean any transaction, including, but not limited to a lease, transfer of leasehold title, net lease of the Property, transfer of ownership in the entity holding title to the Property, mortgage or other debt financing or equity financing, or sale of promissory note, or any other transfer of ownership or control of the Property, part or in whole.

IN WITNESS THEREOF, the parties have executed this Agreement as of the Effective Date stated above.

PRINCIPAL

By: _____

Name:

Title:

Company Name:

Email Address:

OPENKEY RE LLC

By: _____

Name:

Title:

EMAIL TO: MADELINE.GARCIA@OPENKEYRE.COM

CONTACT

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OpenKey