

1322 Euclid Avenue – Atlanta, Georgia

Majority Ownership Opportunity

Investment Summary

Units Offered

12 Residential Condominium Units

Total Units in Building

12

Ownership Position

100%

Unit Type

1 Bedroom / 1 Bathroom

Unit Size

~606 – 623 SF

Laundry

In-Unit Washer / Dryer

Building

Two-Story Walk-Up Residential Building

Neighborhood

Candler Park – Atlanta, Georgia

Income Snapshot

Average Monthly Rent

\$1,557

Rent Range

\$1,295 – \$1,645

Current Rent Roll

\$224,220

Estimated Annual Operating Expenses

\$23,130

Property Taxes

\$39,264

Estimated Net Operating Income

\$161,826

Condominium Association

Total HOA Budget: **\$23,130**

- Common area utilities
- Exterior maintenance
- Landscaping
- Building insurance
- Trash service

HOA Annual Surplus: **\$3,455**

HOA Cash Balance: **\$15,042**

Association operates with **positive reserves and stable expenses.**

2025 Expenses

Building Maintenance	\$66
Landscaping	\$177
Power Common Areas	\$56
Trash pick up	\$157
Various	\$33
Building Insurance	\$944
Taxes	\$3,272
Water/Sewer	\$495
Total	\$5,200

**Rental Income
Trailing 12 (2025)**

Unit	T-12 Rent
1	\$18,750
2	\$19,035
3	\$19,740
4	\$19,290
5	\$18,800
6	\$18,870
7	\$18,480
8	\$18,240
9	\$19,125
10	\$16,800
11	\$15,540
12	\$18,000

Total Gross Rental Income
\$220,670

Average Monthly Rent per Unit
\$1,532

Average Annual Rent per Unit
\$18,389

**Rental Income –
Current (2026)**

Unit	Current Rent
1	\$19,140
2	\$19,440
3	\$19,740
4	\$19,500
5	\$19,380
6	\$19,140
7	\$18,480
8	\$19,620
9	\$19,440
10	\$16,800
11	\$15,540
12	\$18,000

Total Gross Rental Income
\$224,220

Average Monthly Rent per Unit
\$1,557

Average Annual Rent per Unit
\$18,685

Building Systems Summary

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The property consists of a **two-story residential condominium building** containing **twelve residential units**. Each unit operates with **individually controlled mechanical systems**, while certain utilities and services are managed through the condominium association.

Roof

A new roof system was installed in 2025.

The roof replacement included new architectural shingles and related exterior work as part of the building's ongoing capital improvements.

The roof replacement significantly reduces near-term capital expenditure risk for future ownership.

HVAC Systems

Each condominium unit is served by **individually installed HVAC systems**, providing independent climate control for each residence.

HVAC equipment is **owned and maintained by the individual unit owners** rather than the condominium association.

Detailed equipment information may be available during due diligence.

Electrical

Each unit is served by **an individual electrical panel**.

Electrical service is **separately metered**, with tenants responsible for their own electricity usage.

Water Heaters

Each unit contains an **individually installed electric water heater**.

Recent water heater replacements include:

- Unit 2 – March 2025
- Unit 3 – October 2023
- Unit 8 – October 2022

Unit 10 water heater was installed in **November 2013**.

Several remaining units appear to have **original installations dating to approximately 2003**.

Water heaters are **owned and maintained by individual unit owners**.

Laundry

Each unit includes **in-unit washer and dryer connections**, with appliances located within the individual residences.

Utilities

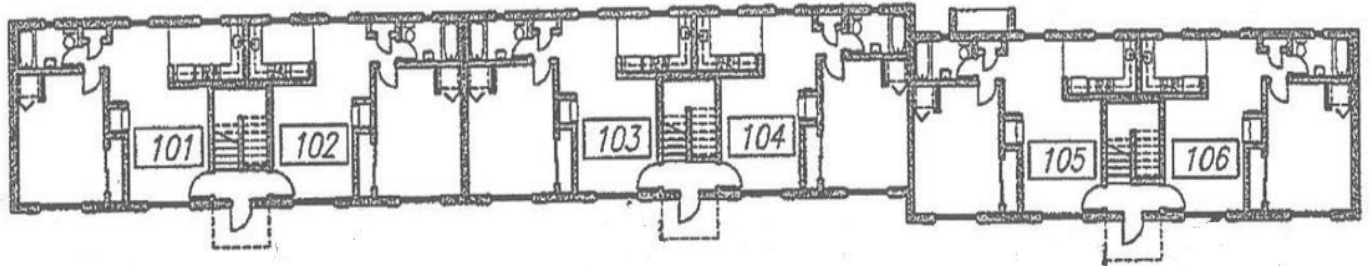
Utilities are structured as follows:

Utility	Responsibility
Electricity	Individually metered
Water / Sewer	Paid through HOA
Trash Service	HOA
Common Area Power	HOA
Landscaping	HOA
Building Insurance	HOA

Building Layout

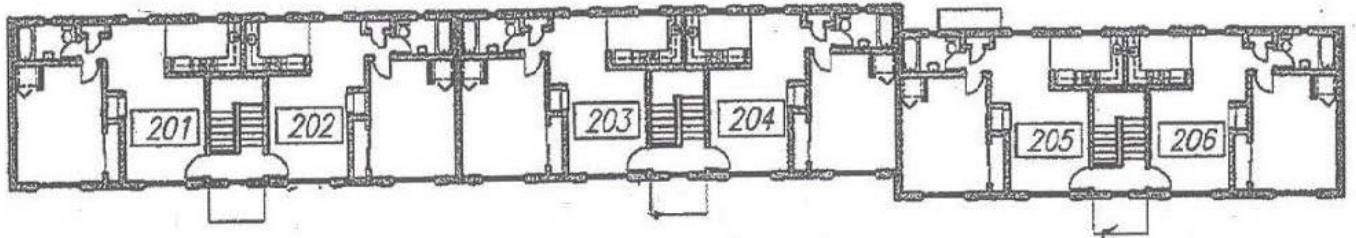
First Floor

Units 101 – 106



Second Floor

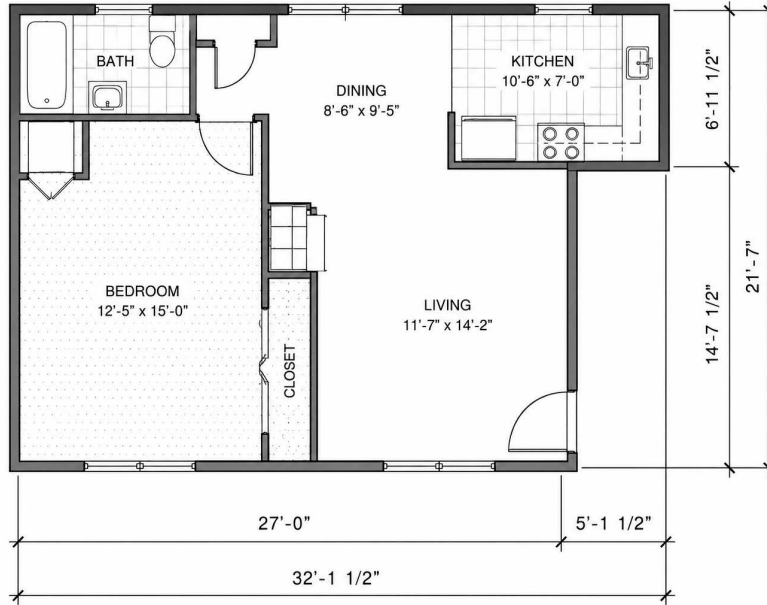
Units 201 – 206



Unit Layouts

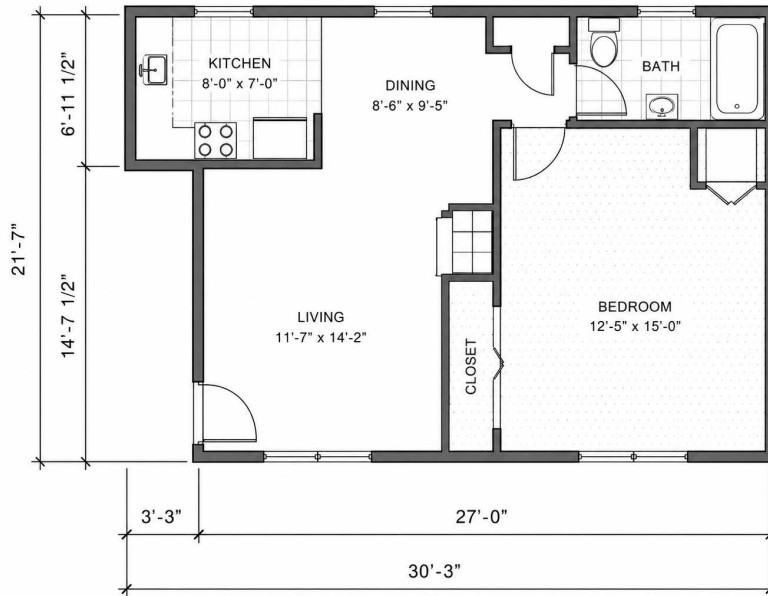
~623 SF

Unit Type A



Unit Type B

~606 SF



Interior Pictures

Interior Pictures



Interior Pictures Cont.

Interior Pictures Cont.



Offering Contact



Michael Anderson

Principal

Harbor Haven Realty

404.513.3417

manderson@harborhavenrealty.com

Brokerage Firm: John Bailey Realty



John Bailey

Principal

Harbor Haven Realty

770.289.8942

john@johnbaileyrealty.com

Brokerage Firm: John Bailey Realty

