

OFF-MARKET INVESTMENT OPPORTUNITY

2206 Vesta Ave NW

Atlanta, GA 30314

LOT SIZE
13,068 sq ft

ZONING
RG-3 · Medium Density

DEVELOPMENT
Multi-Family Townhomes

COUNTY
Fulton County

PARCEL ID
14-018-0004-0744

★ THE OPPORTUNITY

A rare, permit-in-progress lot in Atlanta's southwest corridor, zoned **RG-3** for medium-density residential development. Engineered site plans for a **multi-family townhome development** were completed in July 2024 by a licensed professional engineer and filed with the City of Atlanta — giving the next buyer a significant head start over a raw land purchase.

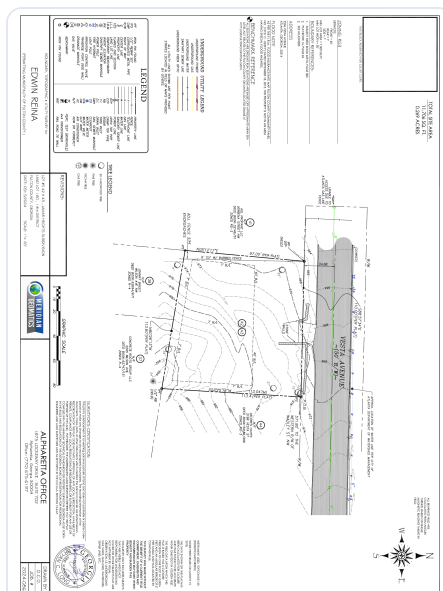
All utility providers are confirmed: water and sewer through Fulton County, power via Georgia Power, gas via Atlanta Gas Light, and telecom via AT&T.

The scope of work is fully defined and ready to bid out to a general contractor.

SITE PLAN & SURVEY



Engineered Site Plan
Accurate Engineering & Inspections Co. · July 2024



Property Survey
2206 Vesta Ave NW · Fulton County

PROPERTY DETAILS

PROPERTY TYPE

LOT SIZE

ZONING

\$ TERMS

PRO FORMA (ILLUSTRATIVE)

COST STACK

Land (Asking Price) **\$185,000**

Construction (5,220 sqft @ \$130/sqft) **\$678,600**

Total All-In \$863,600

HOLD STRATEGY — RENTAL INCOME

Unit Mix **4 × 4BR**

Rent / Unit / Month **\$2,200**

Gross Monthly Income **\$8,800**

Annual Gross Rents **\$105,600**

NOI (est. 35% expenses) **~\$68,640**

Est. Cap Rate **~7.1%**

SELL / EXIT STRATEGY

Sale Price / Unit (4BR) **\$325,000**

Gross Revenue (4 units) **\$1,300,000**

Gross Profit (pre-costs) **~\$436,400**

Return on Investment **~51%**

All figures illustrative. Buyer to verify independently.

Vacant Lot	13,068 sq ft	RG-3 · Med. Density
DEVELOPMENT PLAN 4-Plex Townhomes	BUILDING SIZE 5,220 sq ft Total	UNIT MIX 4BR / 3BA Each
CITY / COUNTY Atlanta · Fulton Co.	PARCEL ID 14-018-0004-0744	SITE PLAN Engineered · Jul 2024
WATER / SEWER Fulton County	POWER / GAS GA Power / AGL	TELECOM AT&T

DEFINED SCOPE OF WORK

Per engineered site plans · Accurate Engineering & Inspections Company (Lic. No. 16661)

- Building & Driveway Construction
- Retaining Wall Construction
- Water Quality Management
- Erosion Control Measures
- Utility Tie-Ins (Water, Sewer, Power, Gas)
- FEMA Flood Map Compliance Addressed

WHY THIS MAKES SENSE

- Professional Engineering Already Complete**
Licensed P.E. (No. 16661) has completed full site plans — saving the buyer 3–6 months and thousands in upfront engineering costs.
- 4 × 4BR Units — Premium Rental Income**
Plans call for four 4-bedroom units totaling 5,220 sq ft. Four-bedroom units command \$2,200/month — delivering \$105,600 in annual gross rents at a ~7.1% cap rate.
- Prime Southwest Atlanta Location**
Minutes from downtown Atlanta, I-20, and the West End BeltLine trail — in the path of sustained neighborhood appreciation.
- Off-Market Pricing**
At \$185,000, priced competitively for a permit-ready, engineered lot of this size in this market. Not listed on MLS.

Asking Price **\$185,000**

Financing **All Cash Preferred**

Condition **As-Is**

Availability **Immediate**

Offer Deadline **Rolling — First Qualified Offer**

WHAT'S INCLUDED

- Vacant lot — 13,068 sq ft
- Engineered site plans (July 2024)
- Property survey
- Permit application in progress
- All utility providers identified

CONTACT

Edwin Reina
JEL Management LLC

📞 (404) 704-0415
✉️ edwin@jelmgmt.com

Not listed on MLS. Available exclusively to qualified investors. All information deemed reliable but not guaranteed. Buyer to verify all details independently.