

# COMMERCIAL LISTING INVESTMENT

Income-Producing, Intown, And  
Impossibly Compelling.



**574**  
**East Avenue NE**  
Atlanta, GA 30312



**BERKSHIRE  
HATHAWAY**  
HOMESERVICES

GEORGIA  
PROPERTIES

# INVESTOR INCOME USE



Strategy	Main 6-Bed House	Attached 1-Bed Apartment	Legally Allowed?
Owner-Occupant (Hybrid)	Live in it	Airbnb / Short-Term	Yes (Highly profitable setup)
Owner-Occupant (Vacation)	Airbnb (While traveling)	Airbnb / Short-Term	Yes (Using primary STR permit)
Pure Investor (Short-Term)	Airbnb / Short-Term	Airbnb / Short-Term	No (Violates Atlanta STR Ordinance)
Pure Investor (Long-Term)	Long-Term Lease (>30 days)	Long-Term Lease (>30 days)	Yes (Excellent dual-income play)

## R-5 Zoning and how it applies for the Two-Family Residential District. In the City of Atlanta

Because the property is configured as a primary home with an attached apartment (often classified under zoning as an Accessory Dwelling Unit, or ADU), it offers incredible flexibility. Here is exactly how the rental and Airbnb rules apply to this property in the City of Atlanta:

### Scenario A: The Owner Lives On-Site (House Hacking)

This is the most flexible, lucrative, and legally airtight strategy under Atlanta's current Short-Term Rental (STR) Ordinance. If a buyer makes 574 East Ave NE their primary residence, they can absolutely Airbnb both the main house and the apartment.

- Renting the Attached Apartment via Airbnb: The owner lives in the 6-bedroom main house and secures a Type 1 STR License for the property. Because the apartment is attached and part of the primary residence parcel, they can list it full-time on Airbnb. Under Atlanta rules, a Type 1 license allows 365-day unhosted stays in the auxiliary unit as long as the owner is residing on-site in the main structure.
- Renting the Main House via Airbnb: If the owner travels, goes on vacation, or temporarily vacates the main house, they can also legally rent out the 6-bedroom main house on Airbnb under that same primary residence allowance.
- Long-Term Alternative: Alternatively, the owner could choose to list the apartment as a traditional long-term rental (12-month lease) to a tenant for stable, predictable income, which is completely permitted and requires no special city STR licensing.

### Scenario B: Pure Investment (Off-Site Investor)

If a buyer wants to purchase this property strictly as an investment and live elsewhere, the rules change significantly due to Atlanta's primary residence requirements for short-term rentals.

#### 1. The Short-Term Rental / Airbnb Restriction

An off-site investor cannot operate either unit as an Airbnb. Atlanta law dictates that a person can hold a maximum of two STR permits, and at least one of them must be for their primary residence.

If the investor does not physically live at 574 East Ave NE, the city will not issue a Short-Term Rental License for either the main house or the apartment.

#### 2. The Long-Term Rental Solution (Permitted)

While Airbnb is off the table for an off-site investor, traditional long-term leasing (any rental period greater than 30 consecutive days) is 100% permitted for both units simultaneously. An investor can structure the property to generate two distinct long-term revenue streams:

- Lease 1 (Main House): Rent the 6-bedroom home to a large family, corporate housing group, or roommates.
- Lease 2 (Apartment): Separately lease the 1-bedroom apartment to an individual tenant.

Because the apartment features its own kitchen, bathroom, living space, laundry, separate entrance, and designated garage bay, it functions seamlessly as an independent long-term rental unit without causing friction for the tenants in the main house.

# THINGS TO DO AND SEE

574 East Avenue NE  
Atlanta, GA 30312

## Places to Go and Things to See Near 574 East Avenue NE

574 East Ave NE offers the rare advantage of walkable, BeltLine-oriented daily living paired with efficient access to MARTA, Midtown, Downtown, major sports venues, convention traffic, entertainment destinations, and Atlanta's leading dining corridors. The property's location supports both neighborhood lifestyle appeal and citywide destination access, making it well-positioned for owner-occupants, residential income strategies, and event-driven demand.

### Parks, Trails & Daily Lifestyle

- Historic Fourth Ward Park / Skate Park / BeltLine access — approx. 0.6 miles — best by walking, bike, or scooter
- Ponce City Market — approx. 1.1 miles — best by walking, bike, scooter, or short rideshare
- Krog Street Market / Krog District — approx. 1.2 miles — best by walking, bike, scooter, or short rideshare
- PATH / Freedom Park Trail connections — nearby — best by walking, bike, or scooter

### Restaurants, Breweries & Neighborhood Destinations

- Two Urban Licks — approx. 0.7 miles — best by walking, scooter, bike, or short rideshare
- New Realm Brewing Co. — approx. 0.9 miles — best by walking, scooter, bike, or short rideshare
- Ladybird Grove & Mess Hall — approx. 1.0 mile — best by walking, scooter, bike, or short rideshare
- Staplehouse — approx. 1.1 miles — best by walking, scooter, bike, or short rideshare



\*Approximate one-way distances from 574 East Ave NE. Distances are marketing estimates and should be independently verified. Best access mode reflects typical convenience from the property.

# THINGS TO DO AND SEE

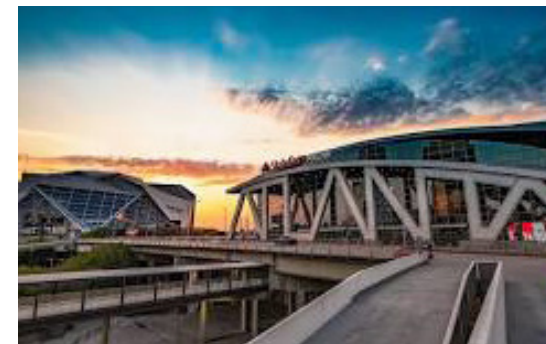
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## MARTA & Public Transit Access

- King Memorial MARTA Station – approx. 1.4 miles – best by walking, scooter, bike, or quick rideshare
- Blue and Green Lines
- North Avenue MARTA Station – approx. 2.0 miles – best by scooter, bike, rideshare, or MARTA connection
- Red and Gold Lines
- Convenient for Fox Theatre and Bobby Dodd Stadium at Hyundai Field access

## Major Event Venues & Downtown Atlanta

- Fox Theatre – approx. 2.3 miles – best by MARTA, scooter, bike, or rideshare
- Bobby Dodd Stadium at Hyundai Field (Georgia Tech) – approx. 2.4 miles – best by bike, scooter, MARTA, or rideshare
- Centennial Olympic Park – approx. 3.0 miles – best by MARTA or rideshare
- State Farm Arena – approx. 3.1 miles – best by MARTA or rideshare
- Mercedes-Benz Stadium – approx. 3.3 miles – best by MARTA or rideshare
- Georgia World Congress Center – approx. 3.4 miles – best by MARTA or rideshare



	<b>Destination</b>	<b>Approx. Distance / Best Access</b>
	Historic Fourth Ward Park / Skate Park / BeltLine Access	– 0.6 mi • Walk, bike, or scooter
	Ponce City Market	– 1.1 mi • Walk, bike, scooter, or short rideshare
	Krog Street Market / Krog District	– 1.2 mi • Walk, bike, scooter, or short rideshare
	PATH / Freedom Park Trail Connections	– Nearby • Walk, bike, or scooter
	Two Urban Licks	– 0.7 mi • Walk, bike, scooter, or short rideshare
	New Realm Brewing Co.	– 0.9 mi • Walk, bike, scooter, or short rideshare
	Ladybird Grove & Mess Hall	– 1.0 mi • Walk, bike, scooter, or short rideshare
	Staplehouse	– 1.1 mi • Walk, bike, scooter, or short rideshare
	King Memorial MARTA Station	– 1.4 mi • Walk, bike, scooter, or short rideshare
	North Avenue MARTA Station	– 2.0 mi • Scooter, bike, rideshare, or MARTA connection
	Fox Theatre	– 2.3 mi • MARTA, scooter, bike, or rideshare
	Bobby Dodd Stadium at Hyundai Field	– 2.4 mi • Bike, scooter, MARTA, or rideshare
	Centennial Olympic Park	– 3.0 mi • MARTA or rideshare
	State Farm Arena	– 3.1 mi • MARTA or rideshare
	Mercedes-Benz Stadium	– 3.3 mi • MARTA or rideshare
	Georgia World Congress Center	– 3.4 mi • MARTA or rideshare

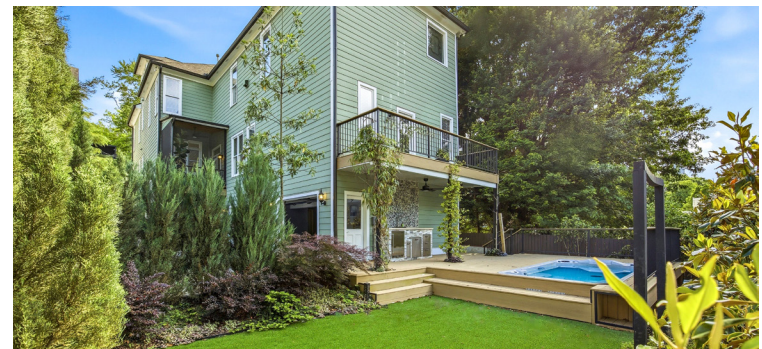
\*Approximate one-way distances from 574 East Ave NE. Distances are marketing estimates and should be independently verified. Best access mode reflects typical convenience from the property.

# PROPERTY DESCRIPTION



R-5 ZONED TWO-FAMILY RESIDENTIAL / SIGNIFICANT INTOWN ASSET WITH INCOME COMPONENT. 574 East Ave NE presents a rare opportunity to acquire a substantial residential asset in Historic Old Fourth Ward with both lifestyle appeal and income-producing capability. The property includes a fully self-sufficient, fully furnished attached apartment of approximately 900 square feet with a proven rental history, most recently leased for \$1,800 per month in 2024. The apartment has functioned successfully as a studio, in-law or au pair suite, and income-producing rental. By contrast, the main house has been used as a residence rather than as a rental unit, creating a compelling owner-occupant or hybrid-use opportunity. Based on current R-5 zoning, both the main residence and the apartment may offer long-term or short-term leasing potential, subject to buyer verification of zoning, licensing, and City of Atlanta ordinances.

The main residence contains approximately 5,858 square feet and includes 6 bedrooms, 6 full baths, and 2 half baths. Interior features include 10-foot ceilings, crown molding and wainscoting, refinished red and white oak floors, formal living and dining rooms, 3 fireplaces, and a layered floor plan designed for both daily living and entertaining. The gourmet kitchen is anchored by Sub-Zero, Thermador, and Café appliances, breakfast area and banquette seating, solid-surface/leathered quartzite counters, large island, and a true butler's pantry / second prep space that strengthens the home's hospitality function. Additional interior amenities include a wine cellar with EuroCave and French riddling racks, movie theater, game room, gym, wet bar, bonus/flex areas, and a lofted office or retreat space. The finished daylight basement with interior and exterior entry further expands the property's usability.



# PROPERTY DESCRIPTION



Exterior improvements are a major differentiator. The property is accessed through a gated private driveway and includes a 3-car attached garage, a feature that is exceptionally rare in intown Atlanta and especially valuable for buyers seeking secure parking, storage, and event-driven access. Outdoor features include a private fenced Zen garden, koi pond with waterfall, oversized southern-facing front porch, screened porch, cool-touch TimberTech/ Azek decking, covered outdoor kitchen/kitchenette, low-maintenance turf, and an in-ground swim spa / hot tub designed for entertaining and recreation. Major systems include two HVAC systems and two hot water tanks replaced in 2021, adding important operational value to the asset.

From an access and location standpoint, the property is extremely well positioned near MARTA/public transportation and offers convenient proximity to the Atlanta BeltLine, Historic Fourth Ward Park and Skate Park, Ponce City Market, Krog Street Market, Centennial Olympic Park, Mercedes-Benz Stadium, State Farm Arena, Georgia World Congress Center, Fox Theatre, Bobby Dodd Stadium at Hyundai Field, and major employment centers in Midtown and Downtown Atlanta. For buyers seeking a residential asset with proven income, flexible zoning-supported use, secure gated access, rare parking capacity, and strong event-driven demand potential, 574 East Ave NE is a distinctive Old Fourth Ward offering.

# INCOME PROJECTIONS

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Main House							
Description	Room	Rooms	Sleeps	Bath	Rate	% Occupancy	Annual Income
Magnolia Ste	Private Guest Room	1	2	1	\$ 250	50%	\$ 45,625.00
East Ste	Private Guest Room	1	2	1	\$ 250	50%	\$ 45,625.00
Grand Ste	Large Primary Bedroom w/Fireplace	1	4	1	\$ 325	50%	\$ 59,312.50
Family Ste	Ste with 2 bedrooms and Jack-n-Jill Bathroom	2	4	1	\$ 450	50%	\$ 82,125.00
Ivory Tower	Open loft with 2 nook areas	1	4	1	\$ 300	50%	\$ 54,750.00
Terrace Ste	Media Room & Flex Room	2	6	1	\$ 450	50%	\$ 82,125.00
					\$2,025		\$ 369,562.50
* 10% discount if renting entire house (dependent on availability)							
Apartment							
Full Apartment	Living Room (w/pull out bed), Kitchen, Laundry, Bedroom & bathroom with private balcony	4	4	1	\$ 350	50%	\$ 63,875.00
Garage Spaces							
Garage Space	Bay 1				\$ 15	50%	\$ 2,737.50
Garage Space	Bay 2				\$ 15	50%	\$ 2,737.50
Garage Space	Bay 3				\$ 15	50%	\$ 2,737.50
							\$ 8,212.50
	<b>Gross Operating Income</b>						\$ 441,650.00
	Annual Expenses Total					\$69,205.00	
	<b>Net Operating Income</b>						\$ 372,445.00
	<b>CAP RATE</b>						<b>16.55</b>

