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# OFFERING MEMORANDUM

**10-UNIT MULTIFAMILY ASSET | Atlanta, GA**  
**208 Doane St SW, Atlanta, GA 30315**



**ATLANTA LEASING  
& INVESTMENT**



## PROPERTY OVERVIEW

Atlanta Leasing & Investment is pleased to present an exceptional opportunity to acquire a 10-unit, property located just 5 minutes from Georgia State University and steps from the vibrant Summerhill neighborhood.

This asset offers quick access to I-85, providing easy connectivity to Downtown Atlanta. 90% occupied, this property presents investors with immediate cash flow potential from day one, as well as the opportunity to increase rents as units turn over.



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▶ 404.348.4448 ext #9

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## PROPERTY INFORMATION

**Price:**

**\$1,395,000**

Site Size

.219 Acres

Bedroom Mix:

2 bedroom x 1 bathroom

Renovated:

2018

Unit Size:

600-750 SF

Year Built:

1955

Zoning:

SPI-18 SA6

Parcel ID:

14 007400020828

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## PROPERTY HIGHLIGHTS

- **Unit Mix:** All 2 bedrooms & 1 bathroom
- **Prime Location:** High Demand Area located just 5 minutes from Georgia State University and steps away from Summerhill and Downtown Atlanta. Situated in an area with high rental demand, driven by nearby educational institutions, businesses, and amenities.
- **Strong Connectivity:** Quick and easy access to I-85, providing direct routes to Downtown Atlanta and surrounding areas, ideal for commuting residents.
- **Occupancy:** 90% leased property generating immediate cash flow for investors from day one. Opportunity to increase rents through strategic unit upgrades, allowing for rent growth and improved return on investment.
- **Capital Improvement Potential:** Renovated in 2017-2018. Opportunity to implement renovations and add amenities to enhance tenant satisfaction and increase property value.
- **Stable Cash Flow:** Current occupancy provides consistent cash flow, while the value-add strategy offers potential for both rental income growth and property appreciation over time.



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## VACANT UNIT



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## OCCUPIED UNIT



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## EXTERIOR



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# THE AREA/ HOTSPOTS



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## DEMOGRAPHIC OVERVIEW

Radius	1-Mile	3-Mile	5-Mile
2020 Population	16,922	136,556	328,275
2024 Population	20,125	150,805	352,728
2029 Population Projection	21,342	157,902	366,251
Annual Growth 2020-2024	4.7%	2.6%	1.9%
Annual Growth 2024-2029	1.2%	0.9%	0.8%
Median Age	34.6	34.5	34.9
Bachelor's Degree or Higher	27%	41%	47%
U.S. Armed Forces	13	226	340
<b>INCOME</b>			
2020 Households	7,413	58,934	148,088
2024 Households	8,752	65,650	159,022
2029 Household Projection	9,285	68,976	165,461
Annual Growth 2020-2024	4.4%	2.1%	1.4%
Annual Growth 2024-2029	1.2%	1.0%	0.8%
Owner Occupied Households	2,757	25,154	63,987
Renter Occupied Households	6,528	43,821	101,474
Avg Household Size	2.2	2	2
Avg Household Vehicles	1	1	1
Total Specified Consumer Spending	\$183.8M	\$1.7B	\$4.4B

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## ATLANTA, GA

Atlanta is the capital of and the most populous city in the U.S. state of Georgia, the cultural and economic center of the Atlanta metropolitan area, and the ninth-largest metropolitan area in the United States. Atlanta has a diversified economy with healthy concentrations in transportation/logistics, media, information technology, entertainment, tourism, financial services, government, and education and healthcare. Atlanta is home to 30 headquarters of Fortune 500/1000 companies.

Atlanta is an "alpha-" or "world city", exerting a significant impact upon commerce, finance, research, technology, education, media, art, and entertainment. It ranks 36th among world cities and 8th in the nation with a gross domestic product of \$270 billion. Atlanta's economy is considered diverse, with dominant sectors including logistics, professional and business services, media operations, and information technology.

Atlanta is home to professional franchises for three major team sports: the Atlanta Braves of Major League Baseball, the Atlanta Hawks of the National Basketball Association, and the Atlanta Falcons of the National Football League. Due to the more than 30 colleges and universities located in the city, Atlanta is considered a center for higher education.



**#1 BEST PLACES TO LIVE IN THE U.S. (MONEY.COM 2022)**



**#4 OF THE SOUTH'S BEST CITIES (SOUTHERN LIVING 2023)**



**#4 MOVING DESTINATION IN THE NATION (2024)**



## MUSEUMS & ART

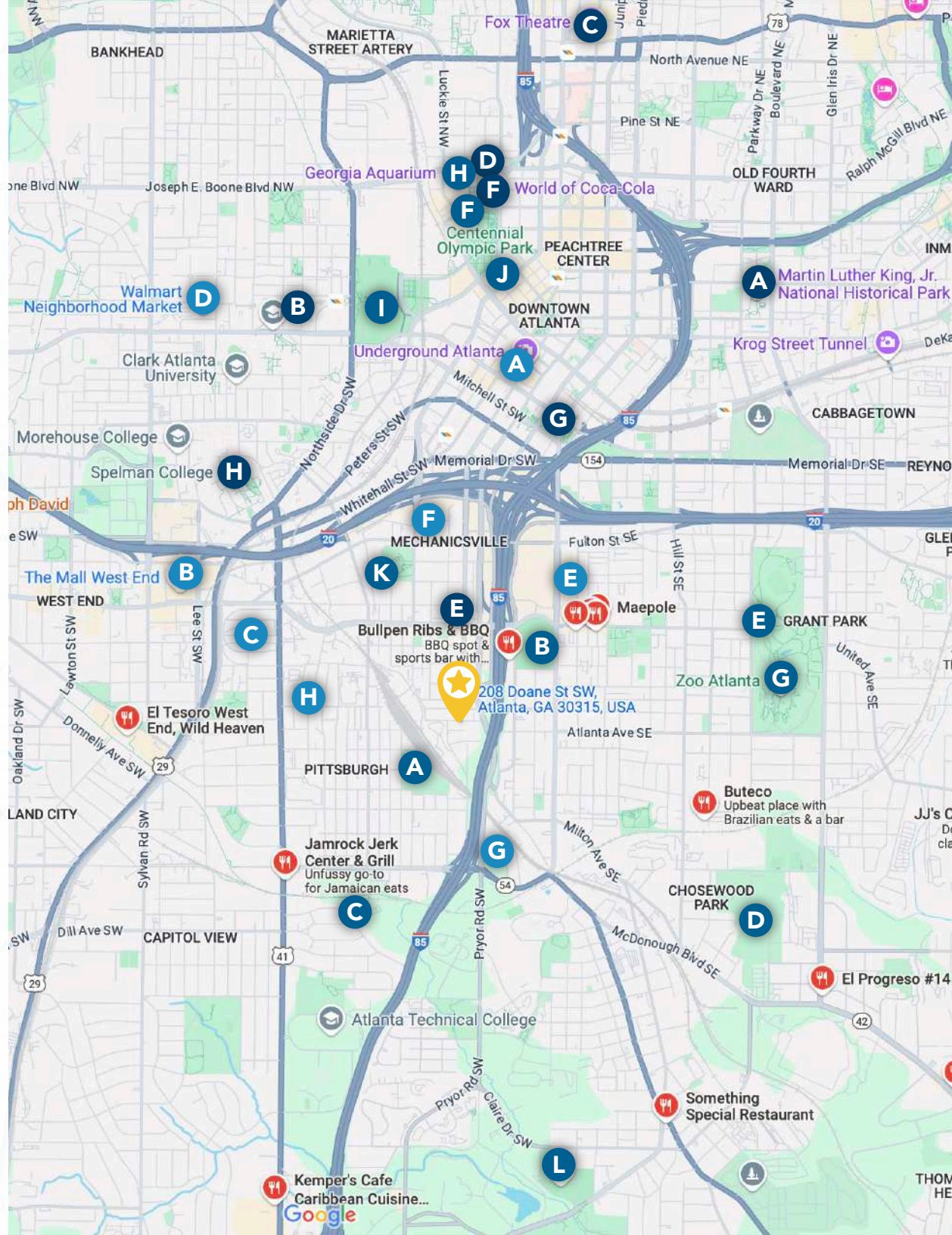
- A** MLK JR. NATIONAL HISTORIC PARK
- B** HISTORIC HERNDON HOME MUSEUM
- C** FOX THEATRE
- D** NATIONAL CENTER FOR HUMAN RIGHTS
- E** BELIEVE MUSIC HALL
- F** WORLD OF COCA-COLA
- G** GEORGIA CAPITOL MUSEUM
- H** SPELMAN COLLEGE MUSEUM OF FINE ART

## TO DO

- |                                  |                                |
|----------------------------------|--------------------------------|
| <b>A</b> PITTMAN PARK            | <b>H</b> GEORGIA AQUARIUM      |
| <b>B</b> CENTER PARC STADIUM     | <b>I</b> MERCEDES BENZ STADIUM |
| <b>C</b> ATLANTA BELTLINE        | <b>J</b> SKYVIEW ATLANTA       |
| <b>D</b> CHOSEWOOD PARK          | <b>K</b> ROSA L. BURNEY PARK   |
| <b>E</b> GRANT PARK              | <b>L</b> LAKEWOOD STADIUM      |
| <b>F</b> CENTENNIAL OLYMPIC PARK |                                |
| <b>G</b> ATLANTA ZOO             |                                |

## SHOPPING

- |  |                                   |
|--|-----------------------------------|
| <b>A</b> METRO MALL                        | <b>F</b> KINGS LIQUOR             |
| <b>B</b> THE MALL WEST END                 | <b>G</b> FLY SEAFOOD              |
| <b>C</b> THE METROPOLITAN MALL             | <b>H</b> PITTSBURGH MARKET & DELI |
| <b>D</b> WALMART NEIGHBORHOOD MARKET       |                                   |
| <b>E</b> PUBLIX SUPER MARKET AT SUMMERHILL |                                   |





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## MEET THE TEAM



**ANNE STEIB**  
AL&I Marketing



**PHILLIP RYZKOV**  
Landlord/Tenant Representation



**BROOKE SEALS**  
Research and Communications