



**OAKHURST  
REALTY  
PARTNERS**

**EXCLUSIVE OFFERING**

# Reynoldstown Commons Apartments

1124 SE Wylie Street, Atlanta, GA  
32 Unit LIHTC Apartment Community

**OFFERING MEMORANDUM**

For more information contact:  
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# *Disclaimer*

Oakhurst Realty Partners has been retained as the exclusive listing broker to arrange the sale of the Subject Property. This Offering Memorandum contains selected information pertaining to the Property but does not purport to be all-inclusive or to contain all of the information that a prospective purchaser may require. All financial projections are provided for general reference purposes only and are based upon assumptions relating to the general economy, competition and other factors, which therefore, are subject to material change or variation. Prospective purchasers may not rely upon the financial projections, as they are illustrative only. An opportunity to inspect the Property will be made available to qualified prospective purchasers.

In this Offering Memorandum, certain documents, including financial information, are described in summary form and do not purport to be complete or accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to review independently all documents. This Offering Memorandum is subject to prior placement, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement or advice as to the value of the Property by Oakhurst Realty Partners. or the current Owner/Seller. Each prospective purchaser is to rely upon its own investigation, evaluation and judgment as to the advisability of purchasing the Property described herein. Owner/Seller expressly reserve the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property and/or to terminate discussions with any party at any time with or without notice. Owner/Seller shall have no legal commitment or obligation to any purchaser reviewing this Offering Memorandum or making an offer to purchase the Property unless a written agreement for the purchase of the Property has been fully executed, delivered and approved by the Owner/Seller and any conditions to the purchaser's obligations therein have been satisfied or waived. The Seller reserves the right to move forward with an acceptable offer prior to the call for offers deadline. This Offering Memorandum may be used only by parties approved by the Owner. The Property is privately offered, and by accepting this Offering Memorandum, the party in possession hereof agrees (i) to return it if requested and (ii) that this Offering Memorandum and its contents are of a confidential nature and will be held and treated in the strictest confidence. No portion of this Offering Memorandum may be copied or otherwise reproduced or disclosed to anyone without the prior written authorization of Oakhurst Realty Partners or Owner/Seller. The terms and conditions set forth above apply to this Offering Memorandum in its entirety and all documents, disks and other information provided in connection therewith.





# *Reynoldstown - Opportunity*

Located in one Atlanta's most sought after neighborhoods, Reynoldstown Commons Apartments represents a phenomenal opportunity for value add investment in a stabilized, LIHTC affordable housing asset, in the sought after Reynoldstown neighborhood of Atlanta. The property benefits from an excellent location near local, regional and national retail, the Atlanta Beltline Eastside trail, Interstate 20, Moreland Avenue and easy access to/from many neighborhoods of Atlanta. New ownership can benefit from upside of increased allowable rents to 60% AMI over the current 40%/50% AMI rents. Current ownership is applying for approval of higher rents. The property has historically enjoyed high occupancy and minimal turnover. For more details, please complete and return the confidentiality agreement.





# Property Highlights



**Two buildings on one parcel with  
32 Units, built in 2005**



**41,664 SF**



**18 one bedroom and 14 three bedroom  
units**



**.4 miles from Eastside Beltline**



**3 minute walk to Inman Park/  
Reynoldstown MARTA station**



**Gazebo, community room, laundry  
room and playground on-site**



**19 free surface parking spaces**



**Individually metered for electricity**



**Pedestrian friendly – walk score of  
77 according to walkscore.com. Short  
walk to variety of retail and restaurants**

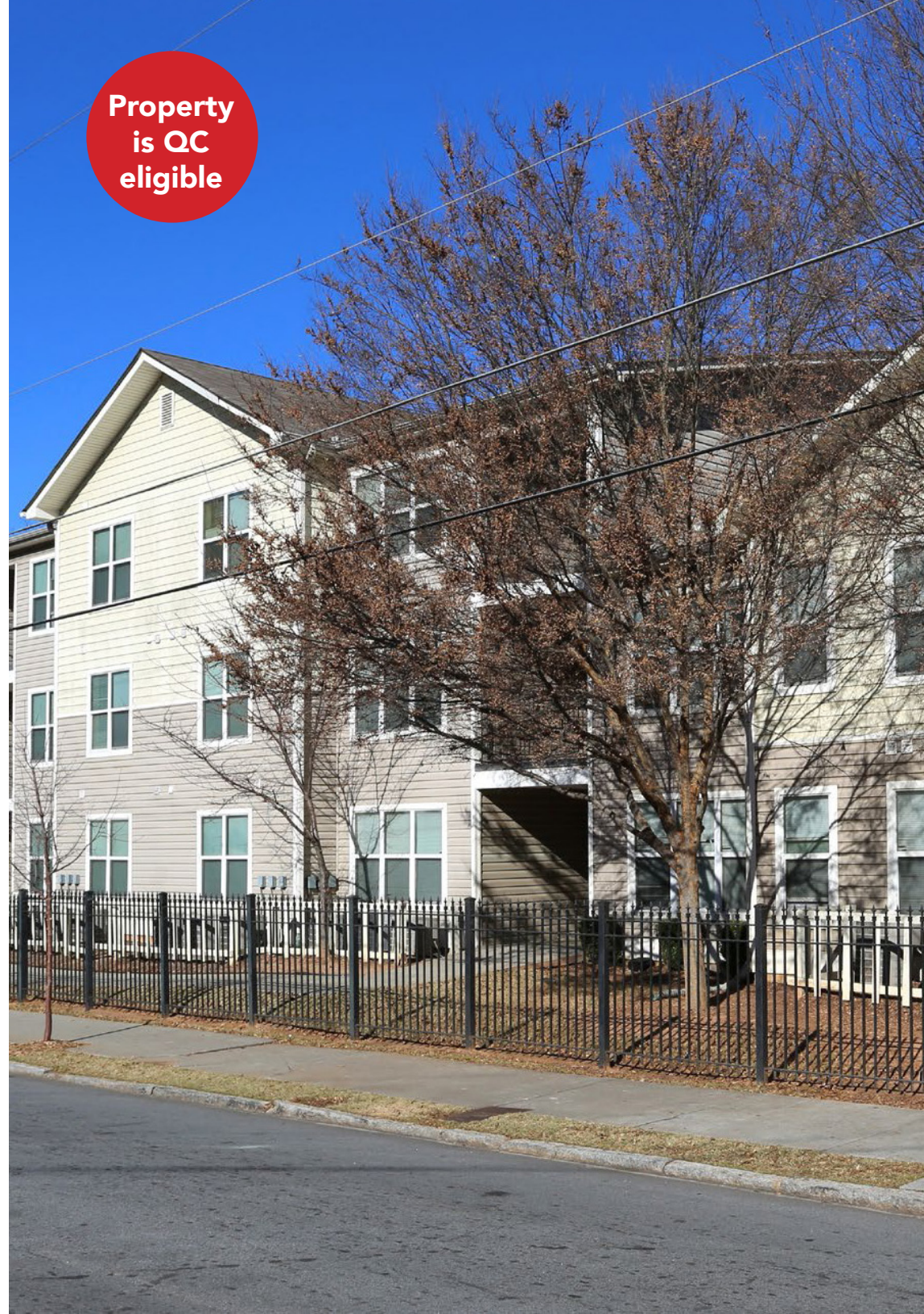


**12 miles from Atlanta Airport**



**Convenient access to I-20, Memorial  
Drive and Moreland Avenue**

**Property  
is QC  
eligible**





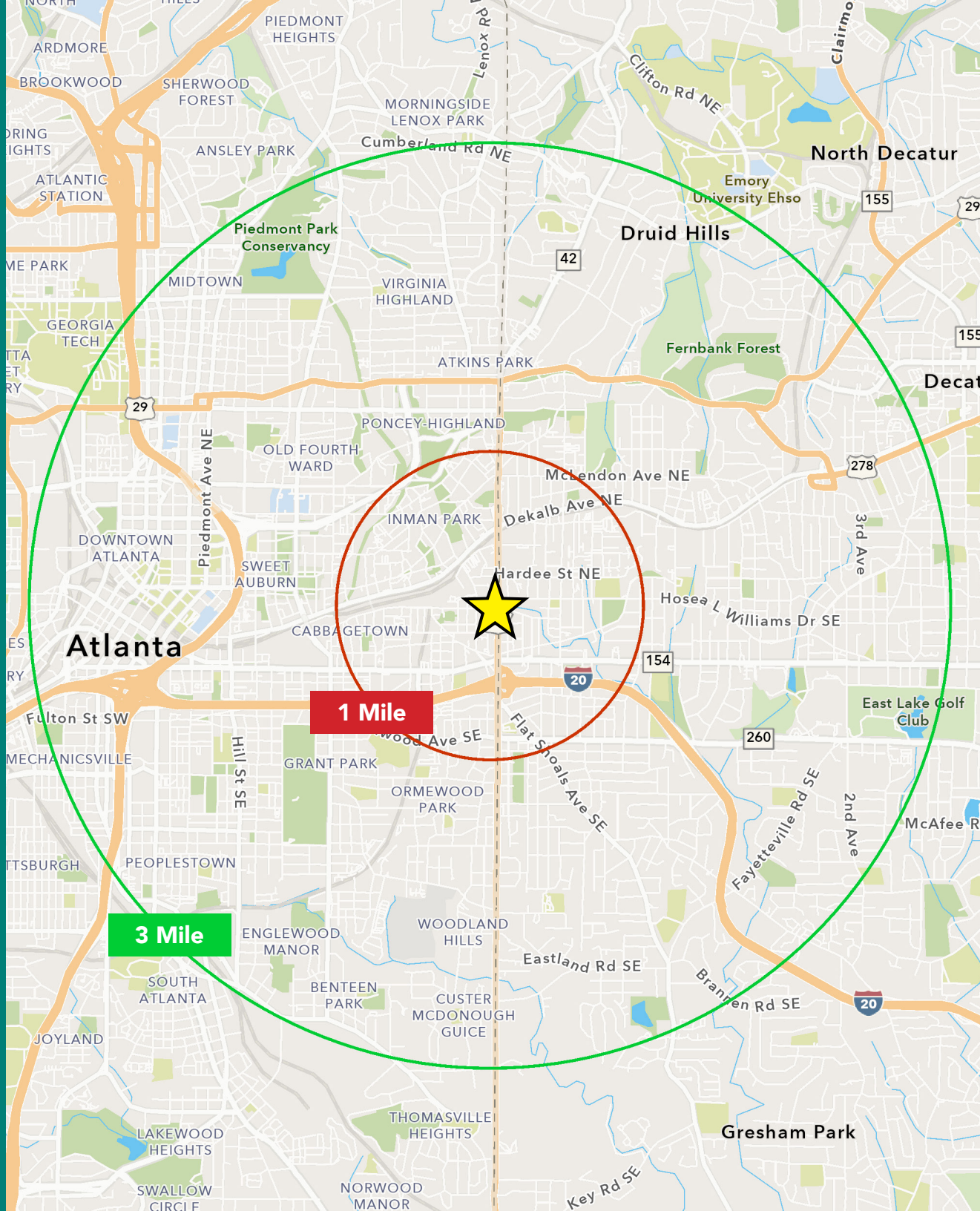
## Within 1 Mile

Population	23,359
Average HHI	\$157,963
Households	12,727
Employees	9,673
Businesses	1,170
Bachelor's Degree +	74%

## Within 3 Miles

Population	181,804
Average HHI	\$147,203
Households	87,568
Employees	308,805
Businesses	9,777
Bachelor's Degree +	70%

Source: Esri



# Atlanta at a Glance

The home of mega-corporations like Coca Cola and Delta Airlines is also the best place to start your own business, according to LinkedIn. Atlanta was recognized as the No. 1 U.S. metro area with the fastest year-over-year growth, 92%, in people founding their own companies.

Visitors can experience a diverse and thriving cultural scene at the city's many theatres, museums, galleries and concert halls. Explore the state capital's role in historic events at museums like the Atlanta History Center, National Center for Civil and Human Rights and the Martin Luther King, Jr. National Historical Park. Experience Atlanta's Centennial Olympic Park, an expansive green space with features commemorating the 1996 Summer Olympics. Tour and catch games at Truist Park, home of the 2021 World Series Champion Atlanta Braves, and Mercedes-Benz Stadium, home of Atlanta United and the Atlanta Falcons, and host of the 2019 Super Bowl.

Sources: CNBC & ExploreGeorgia.org

## MAJOR EMPLOYERS





# Atlanta Beltline - Eastside Trail

A combination of multi-use trail and linear greenspace, the Eastside Trail was the first finished section of the Atlanta BeltLine trail in the old rail corridor. The Eastside Trail, which was funded by a combination of public and private philanthropic sources, runs from the tip of Piedmont Park to Reynoldstown.



Rent a bike from Atlanta Bicycle Barn or one of the many Relay Bike Share stations.



Connect to Historic Fourth Ward Park, Historic Fourth Ward Skatepark and Piedmont Park.

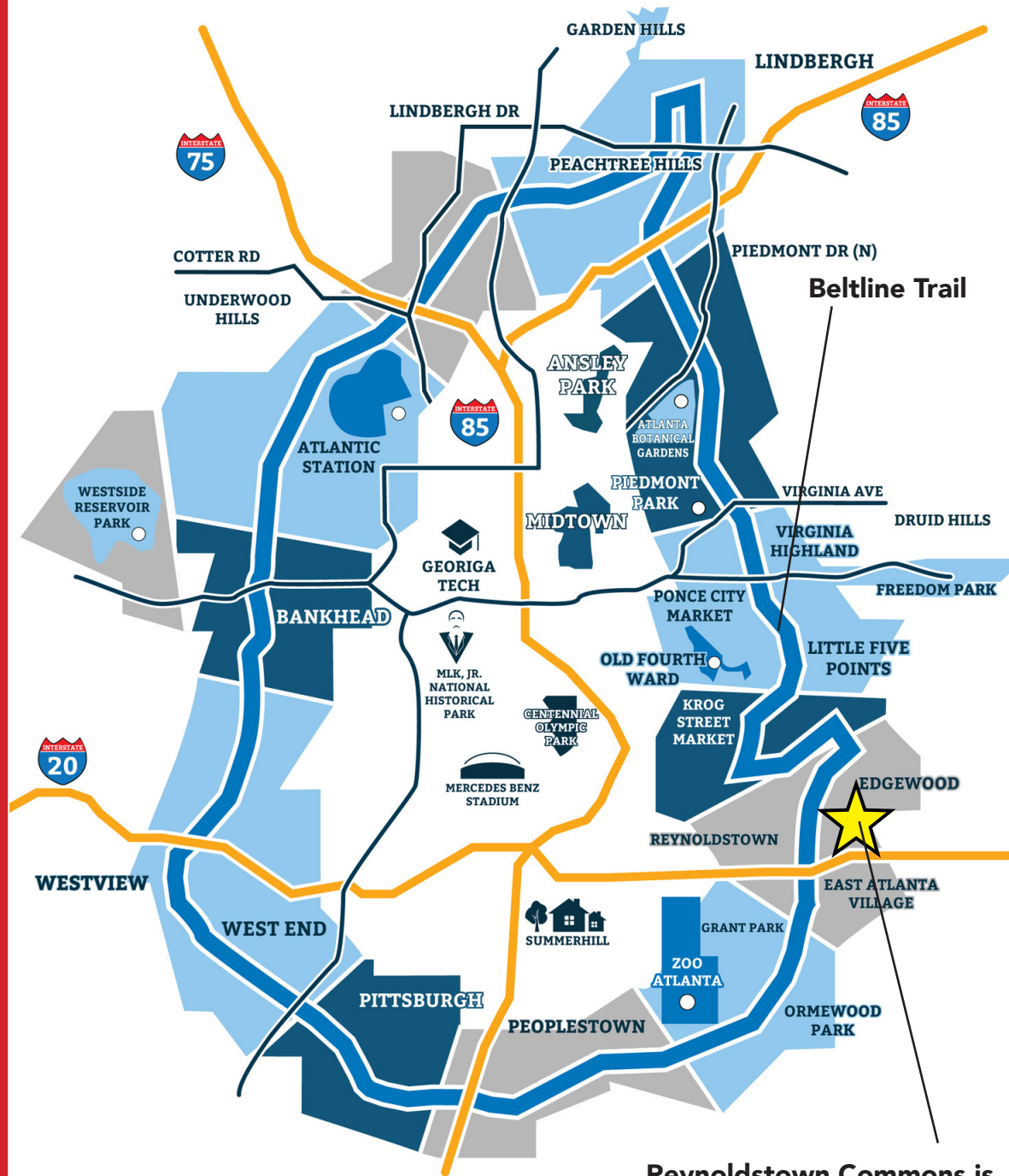


Enjoy walk-up access to Ponce City Market (with boutique shopping and dining in a historic building) and Krog Street Market (with food stalls and artisan shops).



Connect with the Freedom Parkway Trail and Stone Mountain Trail for distance jogging or biking.

Source: Beltline.org



Reynoldstown Commons is  
.4 miles from Eastside Trail

# *Financials & Proforma Rent Roll*

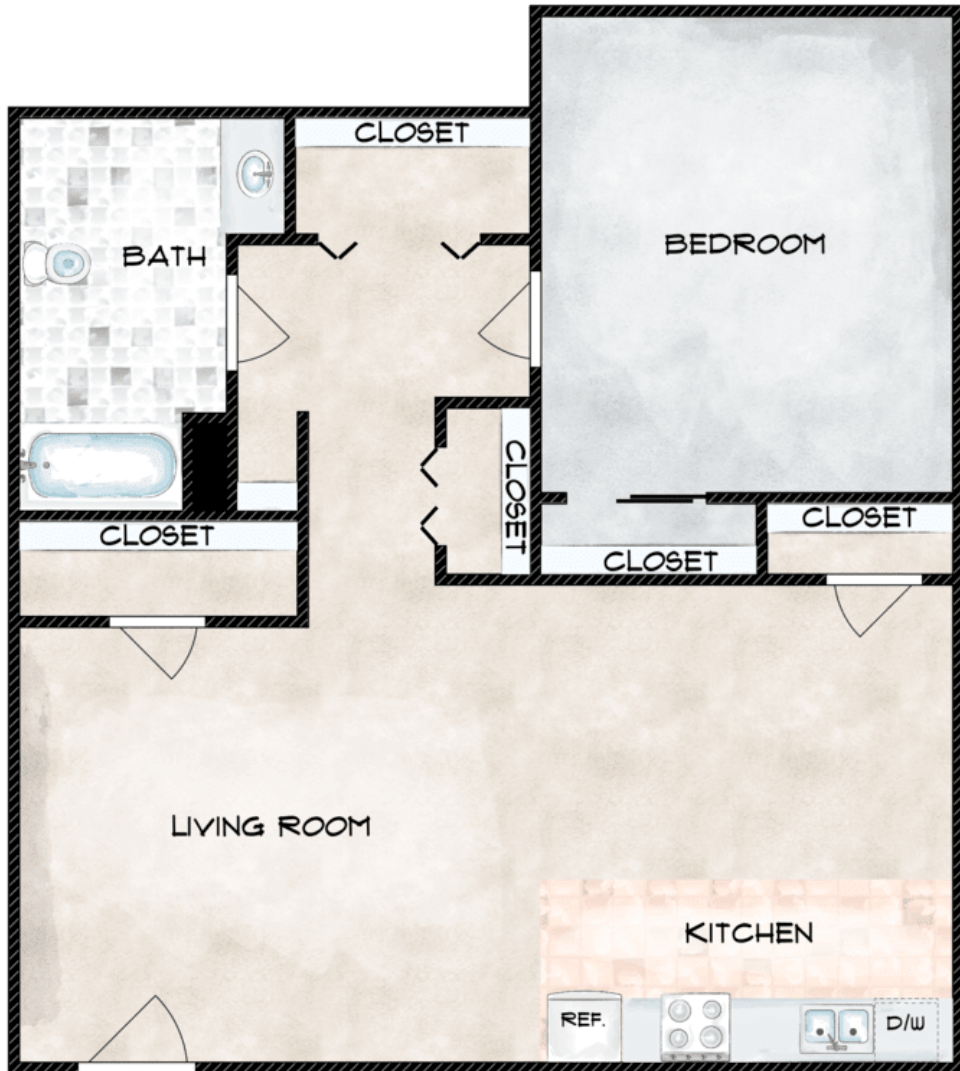


**Financial information available upon completion of a confidentiality agreement.**

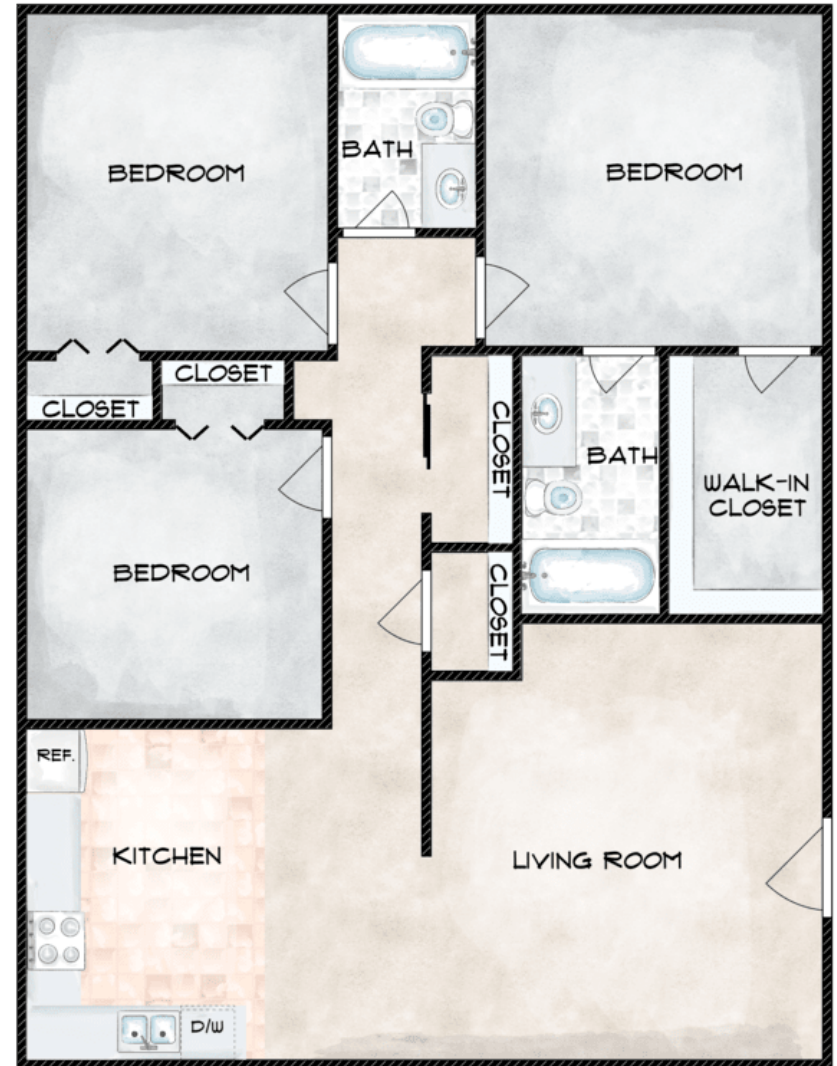
**[Click Here To Sign Agreement](#)**



# Reynoldstown Commons | Floor Plans

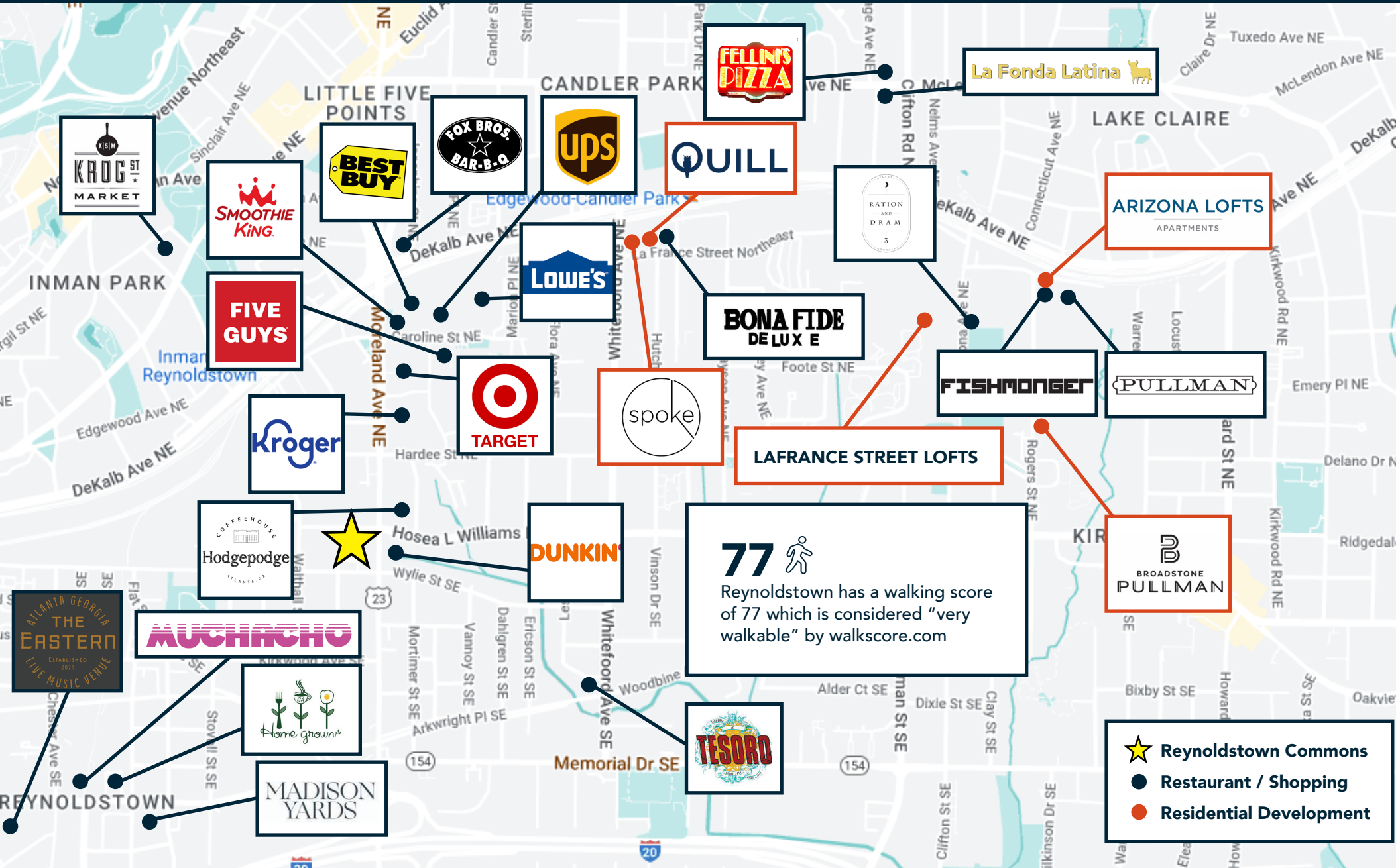


ONE BEDROOM | 649 SF



THREE BEDROOM | 1,072 SF

# Reynoldstown Commons | Local Amenities



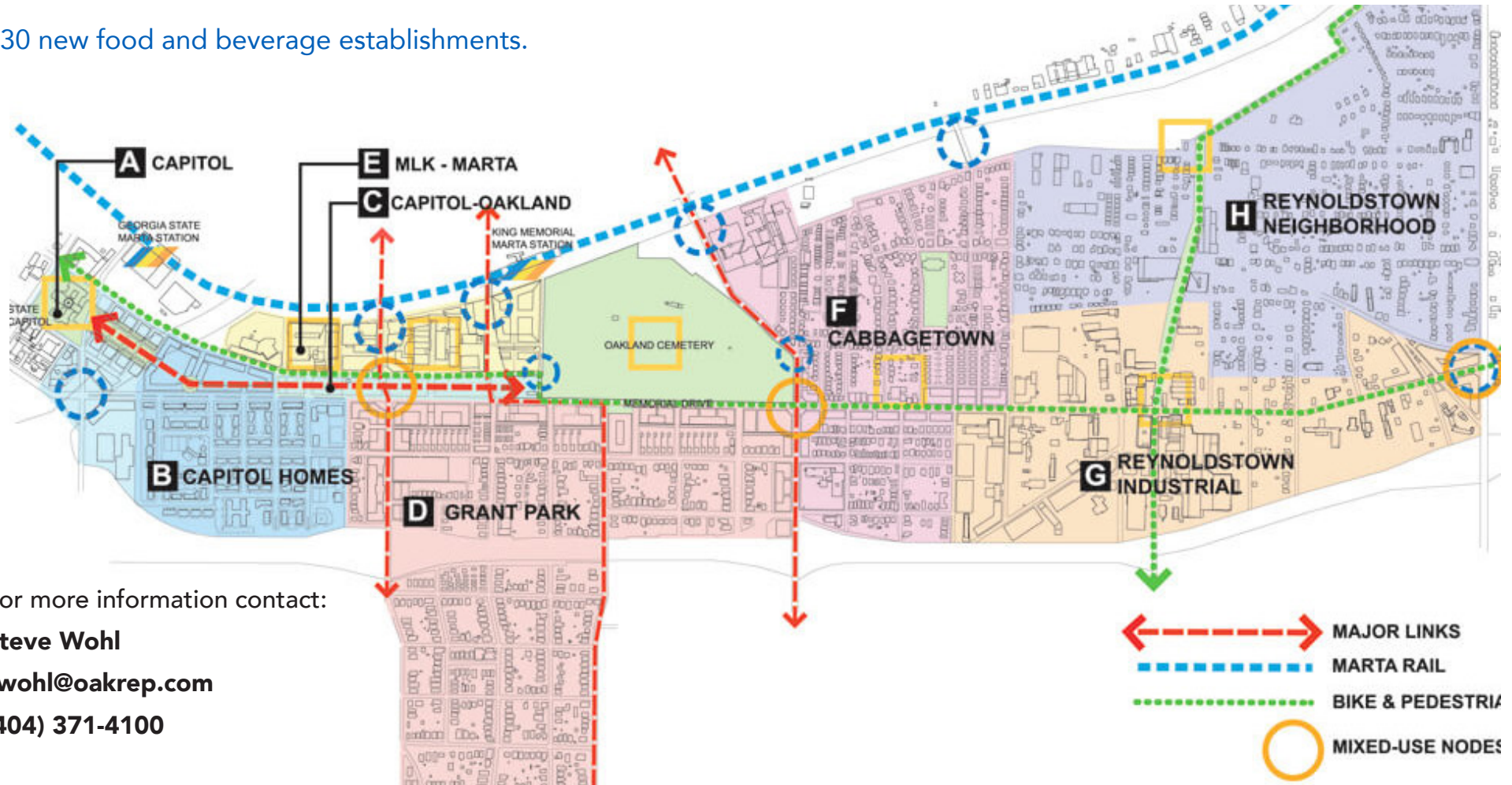


# Memorial Drive Corridor



The main connection between Atlanta and Stone Mountain, the Memorial Drive corridor has ferried travelers from the city to the suburbs for decades.

- » There has been \$1.5BN in development along Memorial Drive in recent years.
- » The beltline sees 1.7M Visitors per year.
- » The Memorial Drive Corridor has seen 2,164 multi-family units and 300 townhomes delivered in the last 5 years.
- » 30 new food and beverage establishments.







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