

PARKER*scott* COMMERCIAL

# North Avalon DRIVE

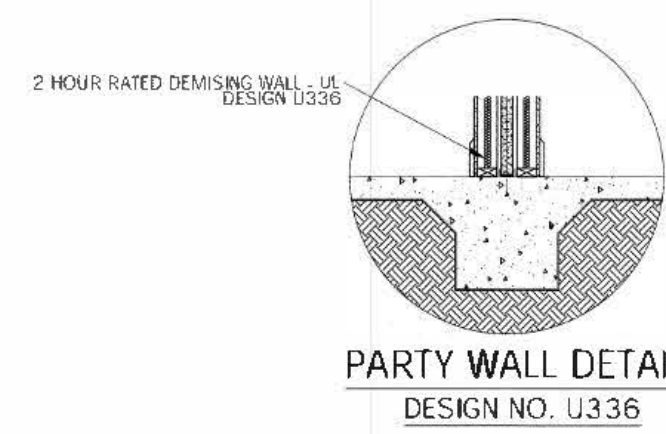




FRONT ELEVATION - 8 UNIT LAYOUT  
24' X 36' ---SCALE: 1/4" = 1'-0"  
11' X 17' ---SCALE: 1/8" = 1'-0"




RIGHT ELEVATION - 8 UNIT LAYOUT  
24' X 36' ---SCALE: 1/4" = 1'-0"  
11' X 17' ---SCALE: 1/8" = 1'-0"



PLANS ARE IN COMPLIANCE WITH  
2018 IRC & ICC 600 FOR 140  
MPH 3-SEC 60WT



- GENERAL NOTES:
- ALL CONSTRUCTION MUST COMPLY WITH THE 2018 IRC.
  - ALL ELECTRICAL INSTALLATIONS MUST COMPLY WITH THE NATIONAL ELECTRIC CODE EDITION AND STATE OF GEORGIA AMENDMENTS.
  - ALL PLUMBING INSTALLATIONS MUST COMPLY WITH THE INTERNATIONAL PLUMBING CODE EDITION AND STATE OF GEORGIA AMENDMENTS.
  - ALL HVAC INSTALLATIONS MUST COMPLY WITH THE INTERNATIONAL MECHANICAL INTERNATIONAL FUEL GAS CODE EDITIONS AND STATE OF GEORGIA AMENDMENTS.
  - CONSTRUCTION DRAWINGS ILLUSTRATE GENERIC OPTIONS AS OFFERED BY THE HOMEBUILDER.
  - REFER TO THE MOST CURRENTLY DATED SELECTION PACKAGE FOR MORE INFORMATION INCLUDING INTERIOR AND EXTERIOR COLORS, LIGHT FIXTURES, PLUMBING FIXTURES, VENEER, SECTIONS, TRIM OPTIONS, DOOR HARDWARE, ETC.
  - PROVIDE ANCHORS FOR COLUMNS AS REQUIRED. PROVIDE POST CLEATS FOR PORCH POSTS AS REQUIRED.
  - ALL OVERHANGS SHALL BE 12" UNLESS NOTED OTHERWISE.
  - WHEN TWO ROOFS INTERSECT WITH DIFFERENT ROOF PITCHES, BLOCK TOP OF STUD WALLS AS REQUIRED TO LINE UP FASCIAS AT A MINIMUM OF A 12" OVERHANG.
  - PROVIDE FOOTINGS AND SUPPORT FOR STEPS TO GRADE AS REQUIRED (IF APPLICABLE).
  - ALL WINDOW HEADER HEIGHTS SHALL BE 6'-8" ABOVE FINISHED FLOOR UNLESS NOTED OTHERWISE.
  - BRICK VENEER SHALL INCLUDE SOLDIER HEADER AND ROWLOCK SILL AT EACH OPENING.
  - ALL INSULATIONS MUST COMPLY WITH THE GEORGIA STATE ENERGY CODE AND STATE OF GEORGIA AMENDMENTS.
  - SPRAY FOAM HOUSE WILL ONLY HAVE 100 SQUARE FEET OF DECKING FOR STORAGE AND MECHANICAL.
  - THE CEILING OF THE GARAGE SHALL BE MINIMUM 5/8 INCH TYPE 2 GYPSUM BOARD WHERE THE HABITABLE SPACES ARE LOCATED ABOVE THE GARAGE. ALL PENETRATIONS SHALL BE PROTECTED BY FILING ALL OPENINGS AROUND THE PENETRATING ITEM WITH APPROVED MATERIALS TO RESIST THE FREE PASSAGE OF FLAME AND SMOKE.

Issue Date: AUGUST 25, 2021		
Rev	Date	Description
1	2021	2021
2		
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Avalon Apartments 2 BEDROOM 8 UNIT BUILDING NORTH AVOLON DRIVE CHATHAM COUNTY, GA		
Sheet Title: Front & Right Elevations		
Sheet Number: A-2		
Drawn By: JF		



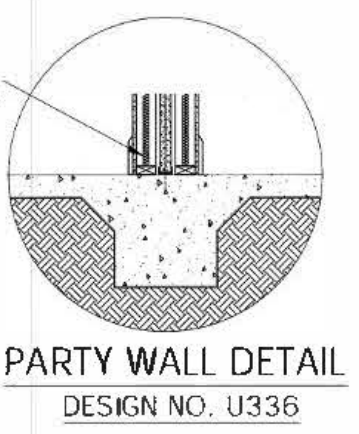



REAR ELEVATION - 8 UNIT LAYOUT  
24' X 36' ---SCALE: 1/4" = 1'-0"  
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LEFT ELEVATION - 8 UNIT LAYOUT  
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  - WHEN TWO ROOFS INTERSECT WITH DIFFERENT ROOF PITCHES, BLOCK TOP OF STUD WALLS AS REQUIRED TO LINE UP FASCIAS AT A MINIMUM OF A 12" OVERHANG.
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  - ALL WINDOW HEADER HEIGHTS SHALL BE 6'-8" ABOVE FINISHED FLOOR UNLESS NOTED OTHERWISE.
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  - SPRAY FOAM HOUSE WILL ONLY HAVE 100 SQUARE FEET OF DECKING FOR STORAGE AND MECHANICAL.
  - THE CEILING OF THE GARAGE SHALL BE MINIMUM 5/8 INCH TYPE X GYPSUM BOARD WHERE THE HABITABLE SPACES ARE LOCATED ABOVE THE GARAGE. ALL PENETRATIONS SHALL BE PROTECTED BY FILLING ALL OPENINGS AROUND THE PENETRATING ITEM WITH APPROVED MATERIALS TO RESIST THE FREE PASSAGE OF FLAME AND SMOKE.

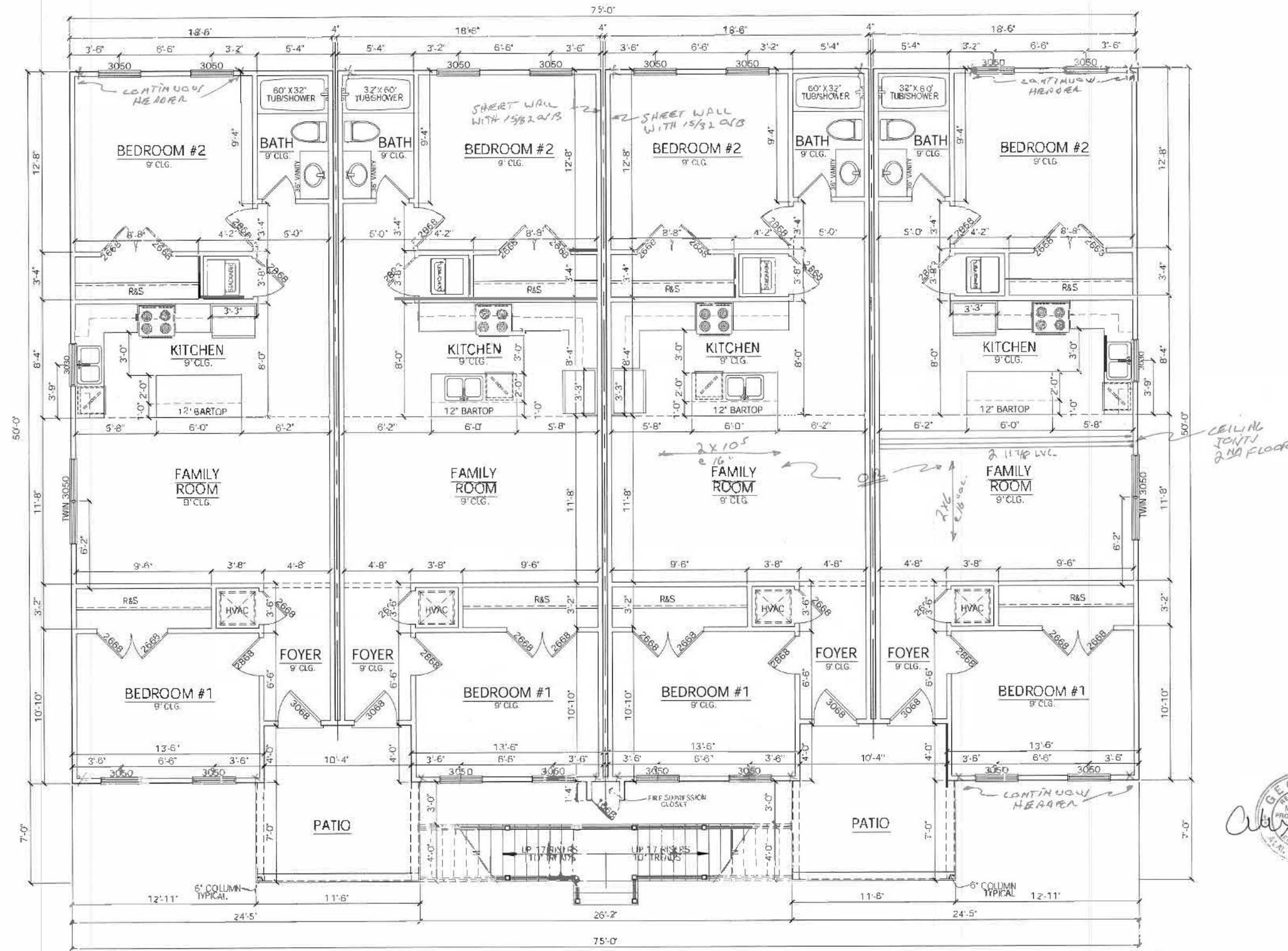


No.		Date	Description
1	etc.		xxxx
19			
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Savannah, Georgia F.DConcepts@gmail.com			
Avalon Apartments 2 BEDROOM 8 UNIT BUILDING NORTH AVALON DRIVE CHATHAM COUNTY, GA			
Sheet Title: Rear & Left Elevations			
Sheet Number: A-3			
Drawn By: JF			



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FIRST FLOOR LAYOUT -2 BEDROOM -8 UNIT

24' X 36' - SCALE: 1/4" = 1'-0"  
11' X 17' - SCALE: 1/8" = 1'-0"

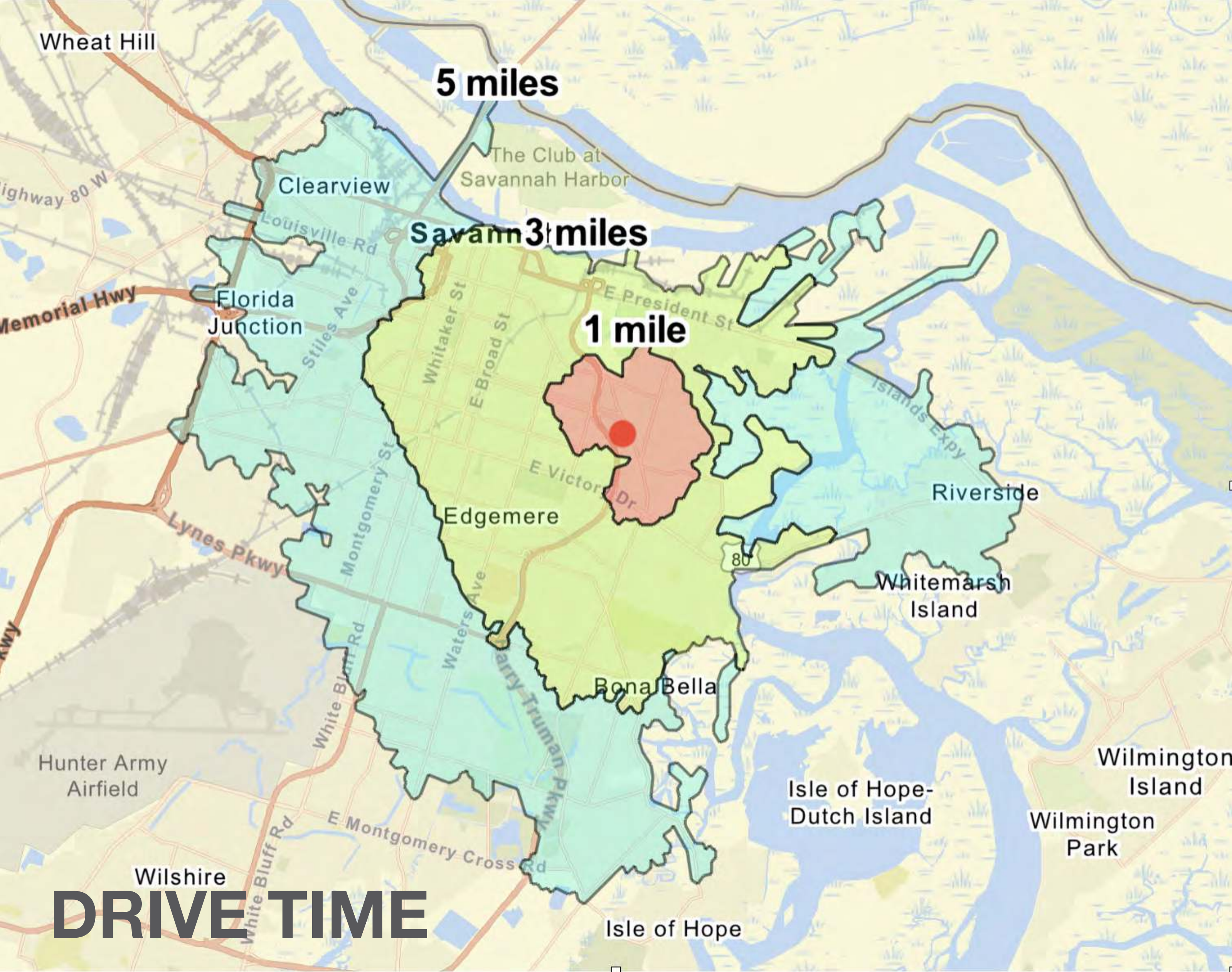
X - DENOTES LOCATION OF  
SIMPSON HTTY HOLD DOWN  
OR EQUAL

AREA CALCULATIONS PER UNIT:	
PER UNIT HEATED AREA	913 SF
PER UNIT FRONT PORCH	61 SF
TOTAL AREA PER UNIT	974 SF
8 UNIT BUILDING- TOTAL AREA	7,792 SF

Issue Date: AUGUST 25, 2021	
Revisions:	
NO.	Date
1	REV
2	
Description:	
<p>These drawings are prepared for the purpose of providing a general indication of the proposed construction. They are not to be used for construction without the approval of the architect.</p>	
<p>Project Name: Avalon Apartments</p> <p>Project Address: NORTH AVALON DRIVE, CHATTAHOOCHEE COUNTY, GA</p>	
<p>Architect: F.D. Concepts</p> <p>Residential Design</p> <p>Savannah, Georgia</p>	
<p>Sheet Title: First Floor Layout</p>	
<p>Sheet Number: A-4</p>	
<p>Drawn By: JF</p>	









# PROPERTY

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## Location

Corner of N Avalon Drive and Skidaway Road,  
Savannah GA 31404

## Property Description

Pads: Four parcels individually pinned  
One 7,200 SF building per pad  
Eight 900 SF units per building

Units: 32 total  
900 SF each  
2 beds /1 bath each

## Building Construction

Pad 1: 70% completed - Material for finished to convey  
Pad 2: 70% completed - Material for finishes to convey  
Pad 3: One slab poured & plumbing stubbed  
Pad 4: Pad ready



## Permits

Approved and in place – at purchase requires change of contractor on the permit

## Construction Costs Estimated

- Cost per square foot: \$125
- Estimated Cost to Construct Each Building: \$900,000

## Rents

Projected Rents: \$2 - \$2.68 sf

Annual Revenue:

100% occupancy: \$691,200 to \$925,824

90% occupancy: \$622,080 to \$833,241

PROPERTIES FOR COMPARISON - RENT PROJECTIONS											
Property	Number Units	Year Built	Vacancy %	Avg Unit Sf	Avg Asking Unit	Avg Asking SF	Avg Effective Sf	Avg Concessions Sf	% Studios	% 1 Bed	% 2 Bed
Park at Broad	70	2018	4.3	811.00	\$2,036.00	\$2.51	\$2.49	0.60		75.71	24.29
The Bowery	59	2016	3.5	838.00	\$2,420.00	\$2.89	\$2.87	0.50		57.63	42.37
Skylark Apartments	62	2020	0.4	849.00	\$2,278.00	\$2.68	\$2.67	0.30		85.48	14.52
4 W State St	33	2021	0.8	744.00	\$1,918.00	\$2.58	\$2.57	0.30	9.09	84.85	6.06

REVENUE PROJECTIONS 100% OCCUPANCY			
	UNIT	MONTHLY	ANNUAL
Low	\$1,800.00	\$57,600.00	\$691,200.00
High	\$2,411.00	\$77,152.00	\$925,824.00

# WELCOME TO THE NEIGHBORHOOD

From the meticulously preserved to the thoroughly modern, Savannah's diverse districts and communities are as distinctive as the people who call them home. Here's a guide to help you discover your new home base.

## DOWNTOWN

Artsy, eclectic and steeped in history, the Historic District strikes the perfect balance between urban living and southern charm.

## EAST & THE ISLANDS

Quintessential vast marshes and meandering rivers characterize these coastal neighborhoods along Savannah's idyllic Atlantic Ocean coast, including "Savannah's Beach", Tybee Island.

## WEST SAVANNAH

Emerging cities and towns meet peaceful countryside.

## MIDTOWN

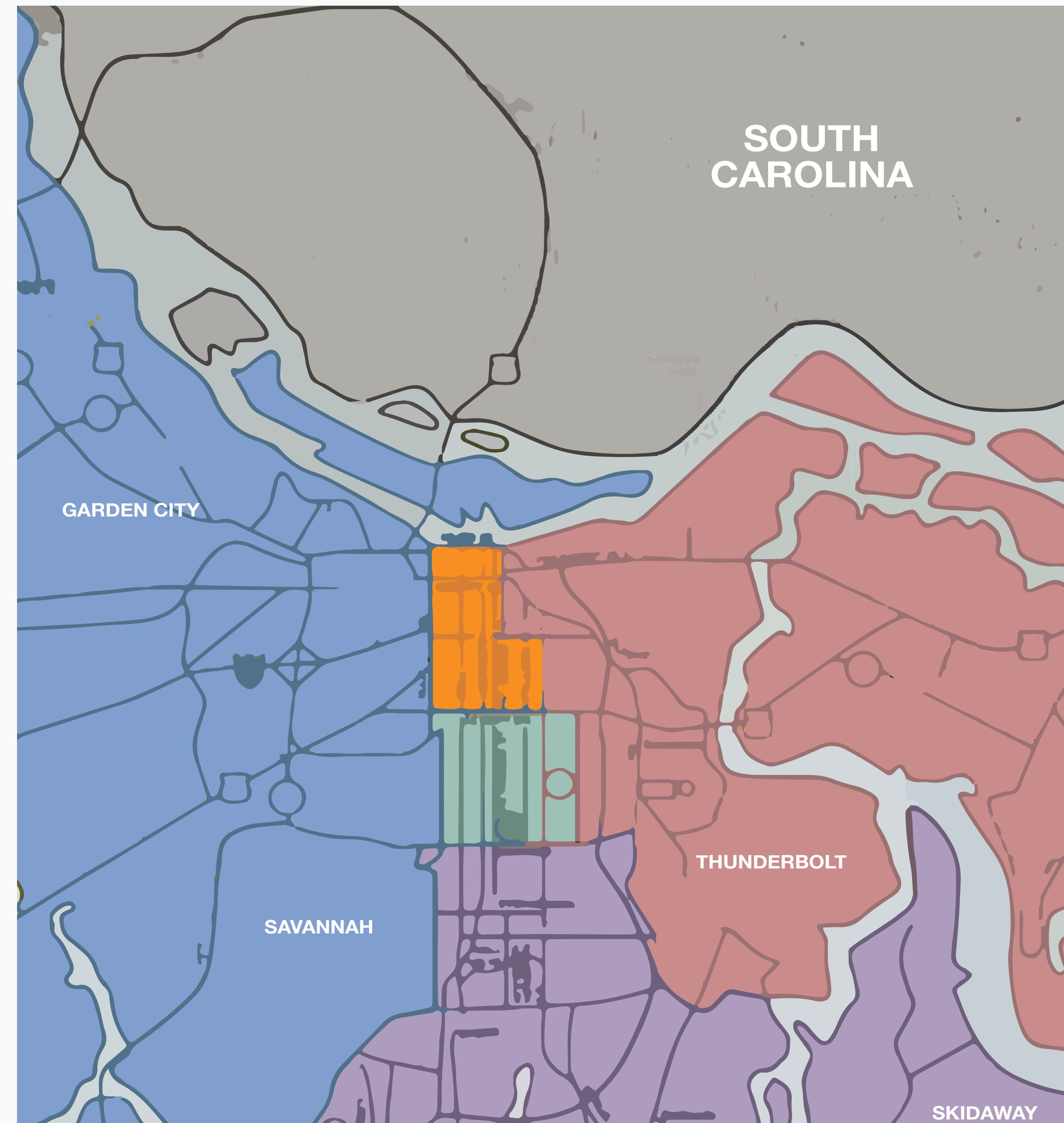
Separated from downtown by palm-adorned Victory Drive, this peaceful part of town attracts families and young professionals with its early 20th century craftsmanship, and oak-lined avenues.

## THE SOUTHSIDE

From mid-century ranches to luxury waterfront mansions, enclaves in Savannah's southern regions draw connoisseurs of the good life.

## NEIGHBORING COUNTY

Noteworthy for their friendly, agrarian communities, the pastoral farms, pine woods and marshlands just beyond Chatham County make for a bucolic atmosphere.





# BY THE NUMBERS

## POPULATION

Savannah:

147,780

Savannah MSA:

395, 983

## AVERAGE TEMPERATURE

Spring	65.26
Summer	81.40
Fall	67.87
Winter	51.13

## CLIMATE

216

days of summer per year

## PRECIPITATION

48"

average rain per year

## COST OF LIVING

The number below reflect the cost of living - the amount of money needed to sustain a certain level of living, including basic expenses such as housing, food, taxes, and healthcare - in US cities.

<b>Savannah</b>	<b>97.3</b>
Charlotte, NC	97.9
Dallas, TX	98.5
Jacksonville, FL	99.0
Chicago, IL	100.1
Atlanta, GA	100.3
Charleston, SC	101.7
Austin, TX	106.6
Miami, FL	110.1
New York, NY	128.0
San Fransisco, CA	178.6

## SAVANNAH MSA HOUSEHOLD INCOME

\$82,125

## AVERAGE ONE-WAY COMMUTE (IN MINUTES)

<b>Savannah</b>	<b>20.7</b>
Charleston, SC	22.9
Austin, TX	24.6
Jacksonville, FL	24.9
Charlotte, NC	25.6
Atlanta, GA	27.5
San Fransisco, CA	33.3
New York, NY	41.4

## COMPARABLE HOME PRICES

Single Family Home  
(Average of Middle Price Tier)

<b>Savannah</b>	<b>\$252,000</b>
Gainesville, FL	\$282,000
Orlando, FL	\$357,000
Charlotte, NC	\$402,000
Nashville, TN	\$442,000
Ralegih, NC	\$444,000
Atlanta, GA	\$495,000

## TOP EMPLOYMENT INDUSTRIES

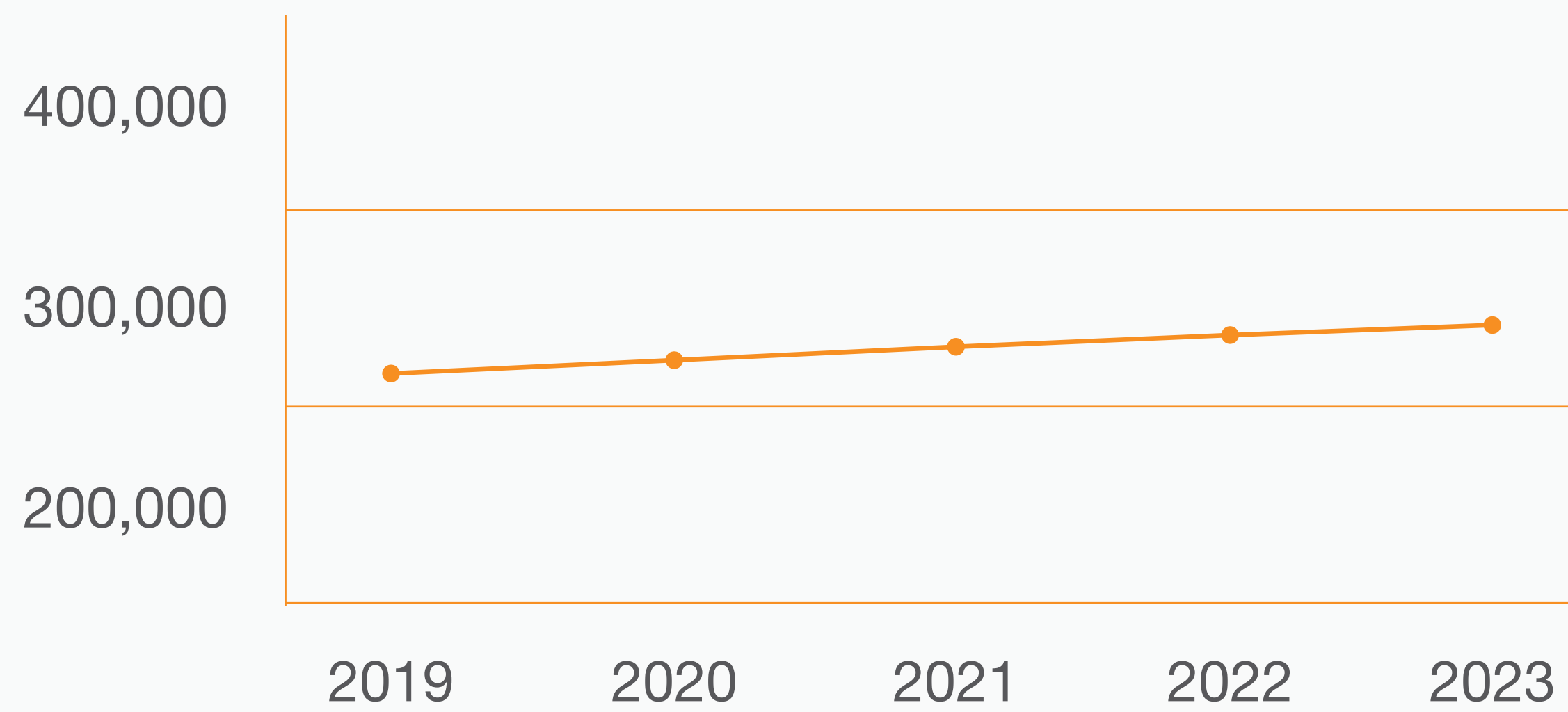
1. Professional and Business Services
2. Education and Health Services
3. Leisure and Hospitality
4. Retail Trade
5. Government - State and Local
6. Manufacturing
7. Transportation and Utilities
8. Construction, Mining, and Lodging
9. Other Services

Sources: Advisorsmith Cost of Living Index,Savannah 2022 Economic Trends, Savannah Area Chamber of Commerce, Savannah Economic Development Authority, Georgia Southern University Center for Business Analytics and Economic Research, bestplaces.net, zillow.com, and public sources including U.S. Census Bureau Quick Facts, Georgia Department of Labor, Georgia Department of Revenue, Savannah Airport Commission and Chatham Area Transit



# DEMOGRAPHICS

Visit Savannah represents over *800 individual local businesses* within the greater Savannah area.



- The current metro area population of Savannah in 2023 is 339,000, a 1.5% increase from 2022.
- The metro area population of Savannah in 2022 was 334,000, a 1.52% increase from 2021.
- The metro area population of Savannah in 2021 was 329,000, a 1.54% increase from 2020.
- The metro area population of Savannah in 2020 was 324,000, a 1.57% increase from 2019.



# DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
Total Population	12.103	63,932	111,426
Median Age	29.6	35.4	35.9
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
Total Households	4.704	25,927	43,798
# of person per HH	1.9	2.3	2.3
Average HH income	\$59,320	\$58,015	\$59,967
OTHERS	1 MILE	3 MILE	5 MILE
Daytime Demo's - Total Businesses	1,897	4,443	8,073
Labor Force - Age 16+	10,705	53,440	92,445

2010-2022 Census



THE MEDIAN AGE  
IN SAVANNAH IS

31

HOME TO THE  
FASTEST GROWING  
**PORT**  
IN THE COUNTRY

THE AVERAGE  
GROWTH RATE IS  
**1.5%**  
PER YEAR

14.8

MILLION ESTIMATED  
VISITORS FOR  
THE YEAR

GENERATED  
**\$3.1**  
BILLION IN VISITOR  
SPENDING



#1

CITY FOR CREATIVE  
PROFESSIONALS  
-*SMARTASSET*

#1

HOTEL IN THE U.S  
PERRY LANE

14.8M

ANNUAL VISITORS TO SAVANNAH -  
GENERATING \$3 BILLION IN  
VISITOR SPENDING

#4

SOUTH'S BEST CITIES  
-*SOUTHERN LIVING*

\$4.9B

ECONOMIC IMPAT FROM FORT STEWART  
AND HUNTR ARMY AIRFIELD

#2

BEST RELAXING GETAWAY  
IN THE U.S  
-*US NEWS & WORLD  
REPORT*

#2

BEST CITY IN THE U.S  
-*TRAVEL & LEISURE*

72K+

STUDENTS PERSUING HIGHER  
EDUCATION AT 17 COLLEGES AND  
UNIVERSITIES IN THE SAVANNAH AREA





# VISITOR SPENDING

(IN BILLIONS)

2008	\$1.94	2015	\$2.7
2009	\$1.63	2016	\$2.8
2010	\$1.7	2017	\$2.91
2011	\$1.94	2018	\$3
2012	\$2.1	2019	\$3.1
2013	\$2.3	2020	\$2.75
2014	\$2.5	2021	\$3.1





## PARKER DENMARK

COMMERCIAL SALES  
LEASING/MANAGEMENT

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CELL: 912-658-8362

EMAIL: [parker@parkerscottproperties.com](mailto:parker@parkerscottproperties.com)

OFFICE ADDRESS:  
49 Park of Commerce Way, Suite 204, Savannah, GA 31405



## MICHELLE PARKER-SCOTT

COMMERCIAL SALES  
LEASING/MANAGEMENT

OFFICE: 912-897-6320

CELL: 912-604-1197

EMAIL: [mps@parkerscottproperties.com](mailto:mps@parkerscottproperties.com)

OFFICE ADDRESS:  
49 Park of Commerce Way, Suite 204, Savannah, GA 31405

WEBSITE: [ParkerScottProperties.com](http://ParkerScottProperties.com)