



APPRAISAL OF REAL PROPERTY

Apartment Building
1026 Ashby Grove SW
Atlanta, Fulton County, GA 30314

IN AN APPRAISAL REPORT

As of March 22, 2022

Prepared For:

Conventus, LLC
111 Potrero Avenue
San Francisco, CA 94103

Prepared By:

Cushman & Wakefield of Georgia, LLC
Valuation & Advisory
1180 Peachtree Street, Suite 3100
Atlanta, GA 30309
Cushman & Wakefield File ID: 22-41002-900585-001



Apartment Building
1026 Ashby Grove SW
Atlanta, Fulton County, GA 30314



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March 31, 2022

Jeffrey Dea
Vice President, Credit
Conventus, LLC
111 Potrero Avenue
San Francisco, CA 94103

Re: Appraisal Report

Apartment Building
1026 Ashby Grove SW
Atlanta, Fulton County, GA 30314

Cushman & Wakefield File ID: 22-41002-900585-001

Dear Mr. Dea:

In fulfillment of our agreement as outlined in the Letter of Engagement copied in the Addenda, we are pleased to transmit our appraisal of the above referenced property in the following Appraisal Report.

The subject property involves a garden-style apartment building containing 4,440 square feet of rentable area within 8 residential apartment units. The improvements, which are wood frame construction and 2 stories in height. There is onsite parking for 3 surface spaces, resulting in a parking ratio of 0.38 per unit. Additional street parking is available along Ashby Grove SW, St. Jose Street SW, and other residential streets in the immediate area. All of the one-bedroom units are subsidized with Section 8 housing vouchers. The property is currently 100 percent occupied at an average contract rent of \$1,044 per unit per month. As of the inspection date, the property was considered to be operating at a stabilized level.

This Appraisal Report has been prepared in accordance with our interpretation of your institution's guidelines, Title XI of the Financial Institutions Reform, Recovery, and Enforcement Act of 1989 (FIRREA), and the Uniform Standards of Professional Appraisal Practice (USPAP).

The Commercial Real Estate (CRE) market is driven by investor demand and strong liquidity. Since its onset in March 2020, the COVID-19 pandemic has had a dramatic effect on both of these factors as the market navigated actual and perceived impact. We observed asset classes experiencing various impacts, both positive and negative. We observed that asset values can fall significantly in short periods of time if either demand or liquidity, often in conjunction with many other factors, change significantly. We also observed asset values rise based on new-found demand for sector or property characteristics. As we move past the initial waves of infection, see the effects of vaccinations and approach herd immunity, we are observing stabilizing trend lines in most asset classes. The uncertainty of the early months of the pandemic have been replaced with clearer expectations and forecasts of

asset class and individual property performance. Of course, some uncertainty exists in most property types in terms of forecast demand, to varying degrees. As we have throughout the pandemic, Cushman & Wakefield is closely monitoring the latest developments resulting from the COVID-19 pandemic and recovery and its effect on the subject and its market.

Based on the agreed-to Scope of Work, and as outlined in the report, we developed the following opinion of value, inclusive of personal property:

Value Conclusion			
Appraisal Premise	Real Property Interest	Date of Value	Value Conclusion
Market Value As-Is	Fee Simple	March 22, 2022	\$1,435,000

Compiled by Cushman & Wakefield of Georgia, LLC

Extraordinary Assumptions

For a definition of Extraordinary Assumptions please see the Glossary of Terms & Definitions. The use of extraordinary assumptions, if any, might have affected the assignment results.

This appraisal does not employ any extraordinary assumptions.

Hypothetical Conditions

For a definition of Hypothetical Conditions please see the Glossary of Terms & Definitions. The use of hypothetical conditions, if any, might have affected the assignment results.

This appraisal does not employ any hypothetical conditions.

This letter is invalid as an opinion of value if detached from the report, which contains the text, exhibits, and Addenda.

Respectfully submitted,

CUSHMAN & WAKEFIELD OF GEORGIA, LLC



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Client Satisfaction Survey

WE WANT TO HEAR FROM YOU!
VALUATION & ADVISORY



V&A National Quality Control Group values your feedback!

- What are we doing right?
- Are there areas where we could improve?
- Did our report meet your requirements?

As part of our quality monitoring campaign, your comments are critical to our efforts to continuously improve our service.

We'd appreciate your help in completing a short survey pertaining to this report and the level of service you received. Rest assured, any feedback will be treated with proper discretion and confidentiality.

Simply click <https://www.surveymonkey.com/r/LQKCGLF?c=22-41002-900585-001> to respond.

Contact our National Lead for Quality Control with any questions or comments:

Rick Zbranek, MAI

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U.S. Lead, National Quality Control
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Summary of Salient Facts and Conclusions

BASIC INFORMATION

Common Property Name:	Apartment Building
Address:	1026 Ashby Grove SW Atlanta, Georgia 30314
County:	Fulton County
Property Ownership Entity:	HTW Properties DE, LLC

SITE INFORMATION

Land Area:	5,125 Square Feet	0.12 Acres
Site Shape:	Rectangular	
Site Topography:	Level	
Frontage:	Average	
Site Utility:	Average	
Flood Zone Status:		
Flood Zone:	X	
Flood Map Number:	13121C0356F	
Flood Map Date:	September 18, 2013	

BUILDING INFORMATION

Type of Property: Multi-Family
Sub Type: Garden/Low-Rise

Building Area:
Number of Units: 8 Units
Gross Building Area: 4,440 SF
Net Rentable Area: 4,440 SF
Land-to-Building Ratio: 1.15:1

Number of Buildings: One
Number of Stories: Two
Quality: Good
Year Built: 1952
Year Renovated: 2019
Condition: Good
Actual Age: 70 Years
Effective Age: 10 Years
Remaining Economic Life: 40 Years

Parking:
Number of Parking Spaces: 3
Parking Ratio (Per Unit): 0.4
Parking Type: Surface

Unit Amenities:
Washer/dryer, stainless steel appliances, quartz countertops, tiled bathroom floors

Project Amenities:
None

MUNICIPAL INFORMATION

Assessment Information:	
Assessing Authority:	Fulton County
Assessor's Parcel Identification:	14 011600080335
Current Tax Year:	2021
Taxable Assessment:	\$84,240
Current Tax Liability:	\$3,581
Taxes per Unit:	\$448
Are taxes current?	Taxes are current
Is a grievance underway?	Not to our knowledge
Subject's assessment is:	Below market levels
Zoning Information:	
Municipality Governing Zoning:	City of Atlanta
Current Zoning:	SPI-4 SA1: Ashview Heights and Atlanta University Center Special Public Interest District, Subarea 1 - Ashview Heights/Just Us Single Family and Low Density Residential
Is current use permitted?	Yes
Current Use Compliance:	Pre-existing, non-complying use

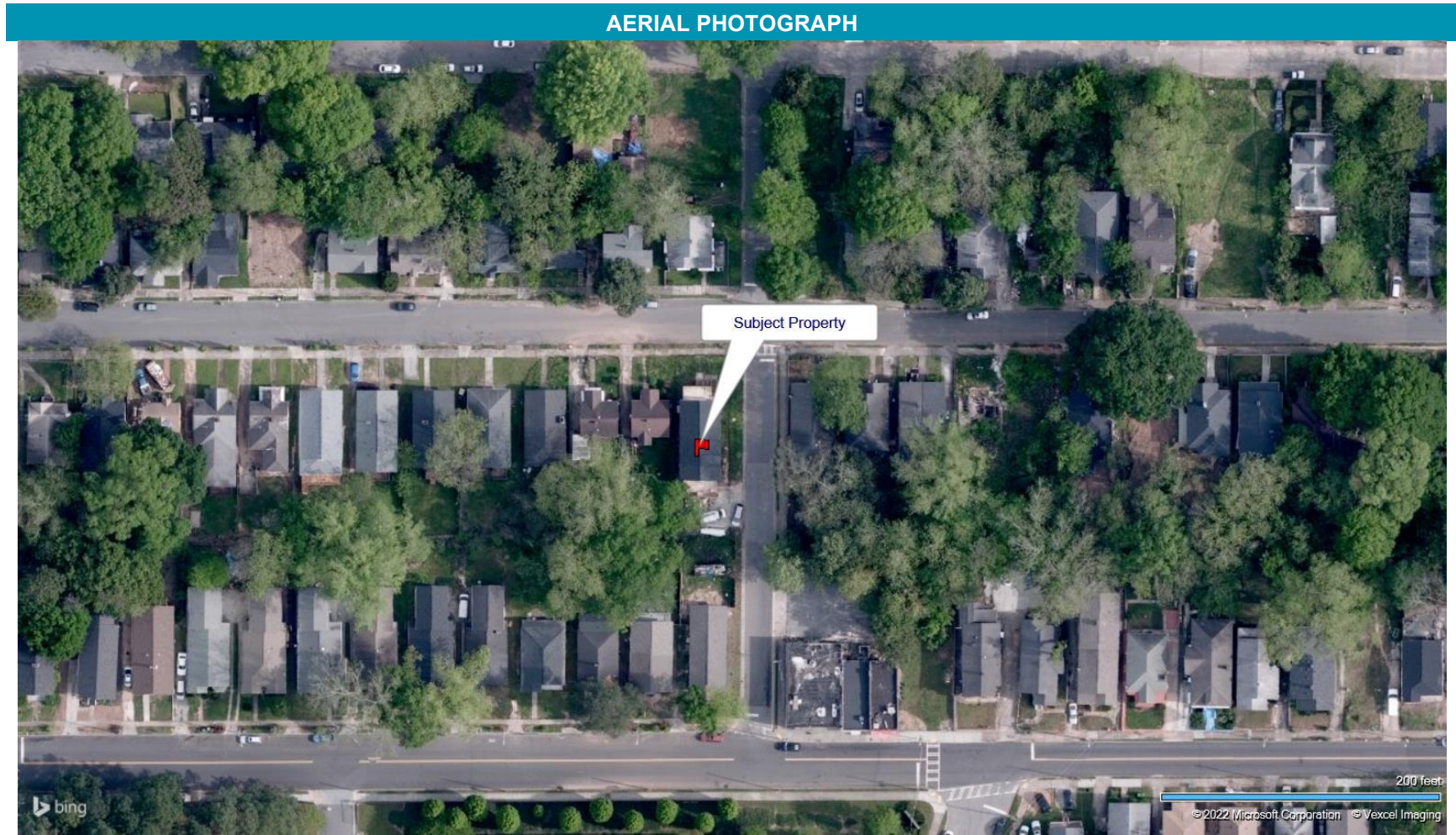
HIGHEST & BEST USE

As Though Vacant:
 An apartment or other form of multi-family building built to its maximum feasible building area, as demand warrants.

As Improved:
 An apartment building as it is currently improved.

VALUATION INDICES		Market Value
		As-Is
VALUE DATE		March 22, 2022
SALES COMPARISON APPROACH		
Indicated Value:		\$1,440,000
Per Unit:		\$180,000
INCOME CAPITALIZATION APPROACH		
Direct Capitalization		
Net Operating Income (stabilized):		\$79,048
Capitalization Rate:		5.50%
Indicated Value:		\$1,437,228
Indicated Value Rounded:		\$1,435,000
Per Unit:		\$179,375
FINAL VALUE CONCLUSION		
Real Property Interest:		Fee Simple
Concluded Value:		\$1,435,000
Per Unit:		\$179,375
Implied Capitalization Rate:		5.51%
EXPOSURE AND MARKETING TIMES		
Exposure Time:		3-6 Months
Marketing Time:		3-6 Months

Property Photographs



FRONT VIEW



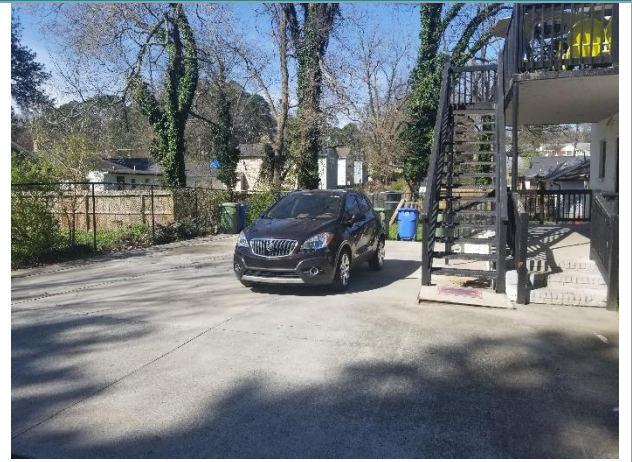
FRONT AND SIDE VIEW



REAR VIEW SHOWING ENTRANCES TO 1BR UNITS AND DECK



PARKING PAD



SIDE VIEW



FRONT PORCH



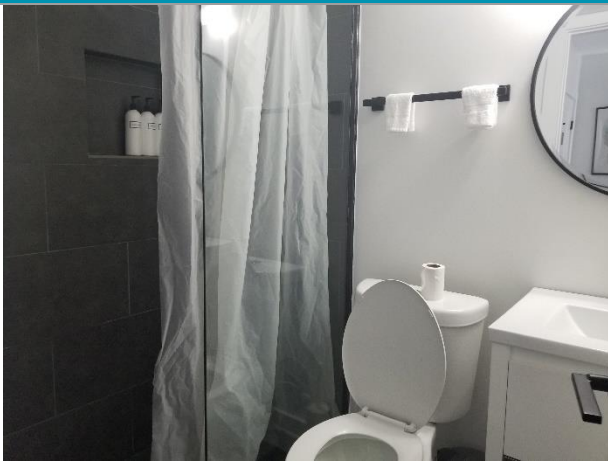
STUDIO UNIT INTERIOR VIEW



STUDIO UNIT INTERIOR VIEW



STUDIO UNIT INTERIOR VIEW



STUDIO UNIT INTERIOR VIEW



1BR UNIT INTERIOR VIEW



1BR UNIT INTERIOR VIEW



1BR UNIT INTERIOR VIEW



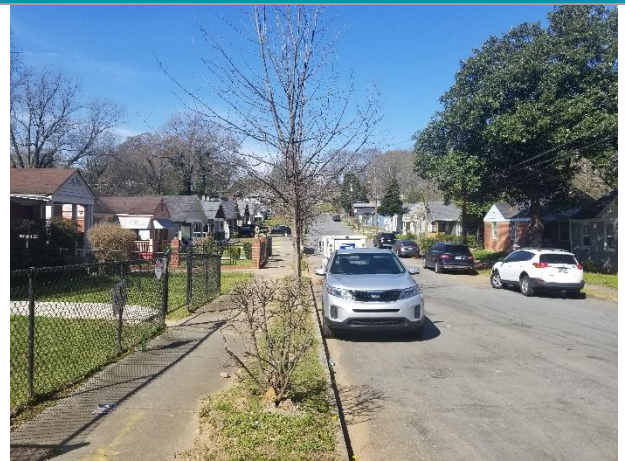
1BR UNIT INTERIOR VIEW



ASHBY GROVE SW VIEW EAST



ASHBY GROVE SW VIEW WEST



ST. JOSE STREET VIEW SOUTH



ST. JOSE STREET VIEW NORTH



Scope of Work

Overview

Scope of work is the type and extent of research and analyses involved in an assignment. To determine the appropriate scope of work for the assignment, we considered the intended use of the appraisal, the needs of the user, the relevant characteristics of the subject property, and other pertinent factors. Our concluded scope of work is summarized below, and in some instances, additional scope details are included in the appropriate sections of the report:

Research

- We inspected the property and its environs. Physical information on the subject was obtained from the property owner's representative, public records, and/or third-party sources.
- Regional economic and demographic trends, as well as the specifics of the subject's local area were investigated. Data on the local and regional property market (supply and demand trends, rent levels, etc.) was also obtained. This process was based on interviews with regional and/or local market participants, primary research, available published data, and other various resources.
- Other relevant data was collected, verified, and analyzed. Comparable property data was obtained from various sources (public records, third-party data-reporting services, etc.) and confirmed with a party to the transaction (buyer, seller, broker, owner, tenant, etc.) wherever possible. It is, however, sometimes necessary to rely on other sources deemed reliable, such as data reporting services.

Analysis

- Based upon the subject property characteristics, prevailing market dynamics, and other information, we developed an opinion of the property's Highest and Best Use.
- We analyzed the data gathered using generally accepted appraisal methodology to arrive at a probable value indication via each applicable approach to value.
- The results of each valuation approach are considered and reconciled into a reasonable value estimate.

This Appraisal Report has been prepared in accordance with our interpretation of your institution's guidelines, Title XI of the Financial Institutions Reform, Recovery, and Enforcement Act of 1989 (FIRREA), and the Uniform Standards of Professional Appraisal Practice (USPAP).

Cushman & Wakefield of Georgia, LLC has an internal Quality Control Oversight Program. This Program mandates a "second read" of all appraisals. Assignments prepared and signed solely by designated members (MAIs) are read by another MAI who is not participating in the assignment. Assignments prepared, in whole or in part, by non-designated appraisers require MAI participation, Quality Control Oversight, and signature. For this assignment, Quality Control Oversight was provided by C. Clayton Davie, MAI, MRICS.

This appraisal employs the Sales Comparison Approach and the Income Capitalization Approach. Based on our analysis and knowledge of the subject property type and relevant investor profiles, it is our opinion that these approaches would be considered applicable and/or necessary for market participants. Typical purchasers do not generally rely on the Cost Approach when purchasing a property such as the subject of this report. Therefore, we have not utilized the Cost Approach to develop an opinion of market value.

Report Option Description

USPAP identifies two written report options: Appraisal Report and Restricted Appraisal Report. This document is prepared as an Appraisal Report in accordance with USPAP guidelines. The terms “describe,” “summarize,” and “state” connote different levels of detail, with “describe” as the most comprehensive approach and “state” as the least detailed. As such, the following provides specific descriptions about the level of detail and explanation included within the report:

- Describes the real estate and/or personal property that is the subject of the appraisal, including physical, economic, and other characteristics that are relevant
- States the type and definition of value and its source
- Describes the Scope of Work used to develop the appraisal
- Describes the information analyzed, the appraisal methods used, and the reasoning supporting the analyses and opinions; explains the exclusion of any valuation approaches
- States the use of the property as of the valuation date
- Describes the rationale for the Highest and Best Use opinion

Identification of Property

Common Property Name:	Apartment Building
Address:	1026 Ashby Grove SW, Atlanta, Fulton County, GA 30314
Location:	The subject property is located at the southwestern corner of Ashby Grove SW and St. Jose Street SW in the Ashview Heights neighborhood of Atlanta. Additionally, this location is within the Central I-75 West submarket of the Atlanta apartment market as defined by Reis.
Assessor's Parcel ID:	14 011600080335
Legal Description:	The legal description, provided by the client, is presented in the Addenda of the report.
Property Overview:	The subject property involves a garden-style apartment building containing 4,440 square feet of rentable area within 8 residential apartment units. The improvements, which are wood frame construction and 2 stories in height. There is onsite parking for 3 surface spaces, resulting in a parking ratio of 0.38 per unit. Additional street parking is available along Ashby Grove SW, St. Jose Street SW, and other residential streets in the immediate area. All of the one-bedroom units are subsidized with Section 8 housing vouchers. The property is currently 100 percent occupied at an average contract rent of \$1,044 per unit per month. As of the inspection date, the property was considered to be operating at a stabilized level.

Property Ownership and Recent History

Current Ownership:	HTW Properties DE, LLC
Sale History:	To our knowledge, the property has not sold or transferred within three years of the effective date of the appraisal. There was a transfer of ownership on August 28, 2019, but this was merely a change in entity name and not an actual sale.
Current Disposition:	To the best of our knowledge, the property is not under contract of sale nor is it being marketed for sale.

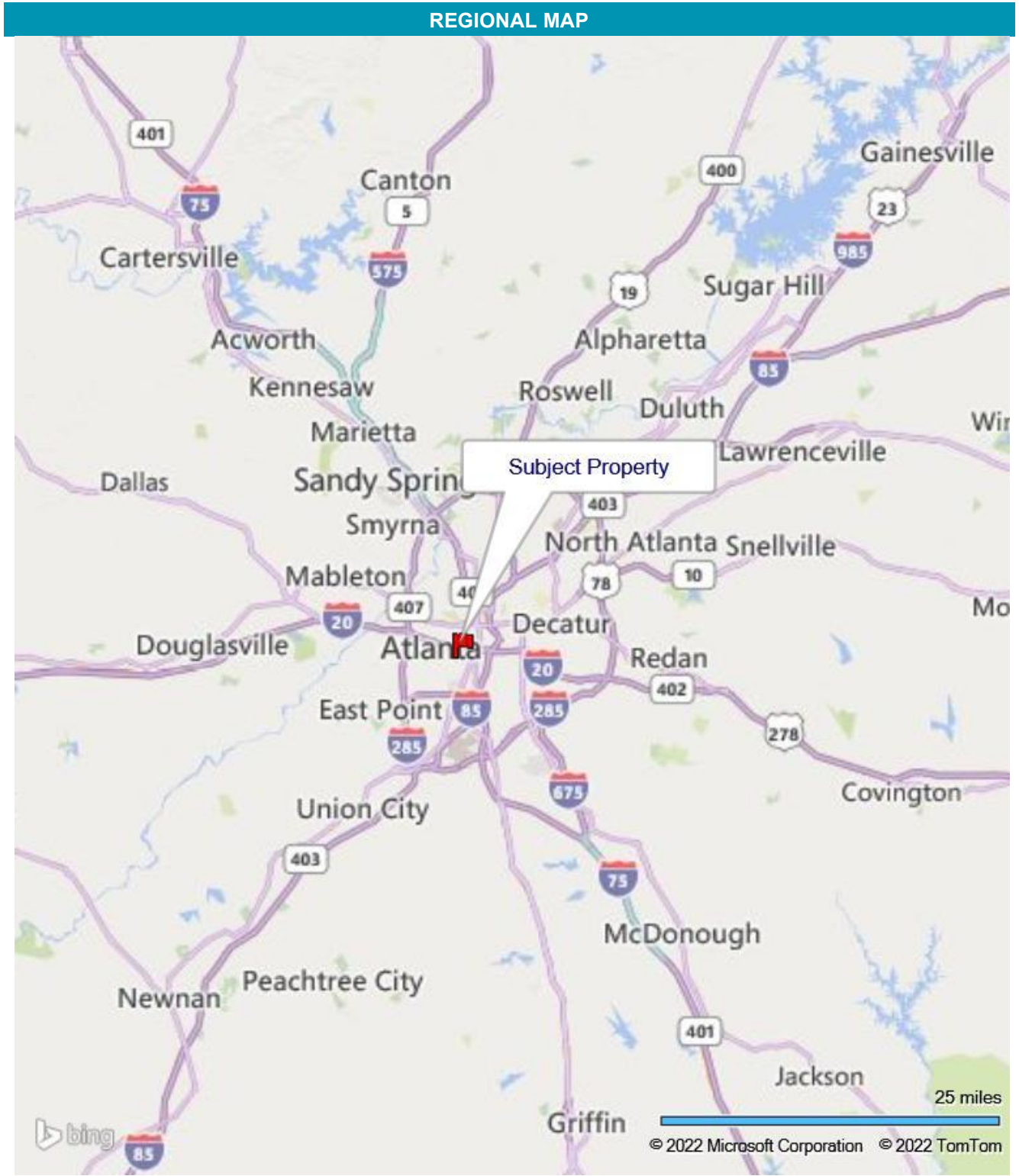
Dates of Inspection and Valuation

Effective Date(s) of Valuation:	
As Is:	March 22, 2022
Date of Report:	March 31, 2022
Date of Inspection:	March 22, 2022
Property Inspected by:	Elizabeth Beck did make a personal inspection of the subject property. C. Clayton Davie, MAI, MRICS did not make a personal inspection of the subject property.

Client, Intended Use and Users of the Appraisal

Client:	Conventus, LLC
Intended Use:	This appraisal is intended to provide an opinion of the Market Value of the Fee Simple interest in the property for the use of the client in evaluating potential financing. This report is not intended for any other use.
Intended User:	This appraisal report was prepared for the exclusive use of Conventus, LLC. Use of this report by others is not intended by the appraiser. Please see the Engagement Letter in the addenda.

Regional Analysis



Introduction

The Atlanta-Sandy Springs-Marietta Core-Based Statistical Area (Atlanta CBSA) is the ninth largest region in the United States, consisting of 29 counties in northwest Georgia. The City of Atlanta is the largest incorporated area within the CBSA encompassing most of Fulton County and a portion extending into neighboring DeKalb County.

Atlanta is the state capital and the most populous city in the state of Georgia. Atlanta’s urban core is one of the fastest growing metropolitan areas in the country. Atlanta has the country’s third largest concentration of Fortune 500 companies and 75% of Fortune 1000 companies have a presence in the metropolitan area. Atlanta’s core strengths and assets include rapid population growth, superb logistics infrastructure, business-friendly environment, world-class airport, tourism amenities and higher education infrastructure. Additionally, Atlanta’s location offers businesses direct access to over 170 U.S. cities and 80 destinations around the world. As a global logistics hub, metro Atlanta has the fifth-largest concentration of supply chain companies with over one million employed in logistics. As the 5th largest distribution center, metro Atlanta has access to 4.9 million consumers. Atlanta is one of five U.S. cities served by three major interstate highways. Over 80% of U.S commercial and consumer markets can be reached within two flight hours or two truckload delivery days. The metro area ranks sixth in ground freight movement in the U.S.

Map

The following map portrays the Atlanta CBSA within the state of Georgia.



Source: Cushman & Wakefield Valuation & Advisory

Current Trends

Prior to the onset of the COVID-19 outbreak, the Atlanta CBSA was experiencing broad-based job growth, calculating month-over-month increases. The Atlanta CBSA experienced over-the-year employment gains each month since July 2010. With companies in hiring mode, Atlanta helped the state solidify its position as the best place to do business. The growing list of relocation and expansion announcements from businesses coming to Atlanta resulted in hundreds of millions in investments and the creation of tens of thousands of new jobs. As a result, Site Selections has ranked Georgia No. 1 for business for eighth consecutive years. Of note: Georgia is the only state to win the business publication’s award for eight consecutive years. Area Development magazine also named Georgia its top state for business.

However, as the coronavirus became a major global health threat in mid-March, impacts to the local economy began to materialize. Limits to travel, public gatherings and closings of restaurants and bars to encourage social distancing led to changes in consumer and business spending. According to revised numbers by the U.S. Bureau of Labor Statistics, Atlanta shed 367,300 jobs between March and April declining 12.9% month-over-month. Employment declined 12.1% year-over-year as of April 2020 with unemployment surging 9.7 percentage points year-over-year in April to measure 12.7%. As of September 2021, total non-farm employment measured 2,797,000 jobs, increasing 4.5% year-over-year, adding 121,000 jobs. Of the jobs lost to the pandemic, over 85% have been recovered and unemployment measuring 2.5%, equating to 77,800 persons out of work in the metro.

While all sectors were impacted, the tourism industry was the hardest hit as hotels were emptied and traveling came to a near halt. The leisure and hospitality sector shed 124,700 jobs between March and April. The Atlanta Convention and Visitors Bureau (ACVB) reported that the Atlanta hotels experienced nearly 700,000 room cancellations by groups (March through May 2020), as 22 large groups had planned events in the city in 2020, dropped to 13, with four occurring before the pandemic began affecting gatherings. The sudden drop in spending from visitors during the pandemic also meant a loss of tax revenue. Hartsfield-Jackson Airport experienced a 27% decline in passengers in fiscal year 2020 compared to 2019, leading to steep decline in revenues. ACVB revenues for 2020 were projected to \$19.2 million (which includes \$5 million in reserves), down from the \$34 million originally forecast for 2020. Fortunately, the ACVB successfully welcomed back conventions in 2021, including youth sports, medical meetings and a the eight-day Winter 2021 Atlanta Market at AmericasMart in January. Momentum in the leisure and hospitality sector continues to build as the city welcomes more conventions, sporting events, concerts and festivals. Additionally development is robust as eight hotels properties opened in 2021 and the Signia by Hilton Atlanta recently broke ground with the anticipated delivery in late 2023.

Despite the economic disruption caused by the COVID-19 pandemic, companies continue to look to Atlanta and the state of Georgia to relocate and expand. According to the most recent data by the Georgia Department of Economic Development, economic investments increased 46% and job creation increased 5% during fiscal year 2021, setting a new economic development record. New investments totaled approximately \$11 billion and 33,439 jobs were created in the state through 379 projects between July 1, 2020 and June 30, 2021. Industries investing in Georgia include automotive, advanced manufacturing, software/technology, logistics and distribution and food processing. Additionally, robust gains in jobs and investments came from FinTech and digital media, evidenced by the most recent announcement by Visa – opening a new hub in Midtown Atlanta, creating 1000 jobs over the next several years.

The list of relocating and expanding companies continues as many companies continue to look at the advantages the region has to offer. Papa John's chose Atlanta to open a new global headquarters, creating 200 new jobs in the area. The new Atlanta headquarters at Three Ballpark Center, at the Battery, opened September 2021. Papa John's joins Google, FanDuel and Microsoft in choosing Atlanta for corporate headquarters. Boston Consulting Group, one of the world's leading management consulting firms and premier employers, is investing \$18 million expanding their Atlanta Business Services Center. The internationally known company's expansion in the state will result in 331 additional jobs in Fulton County. Also, the sports beverage company BANG ENERGY is investing \$145 million in opening its first southeastern manufacturing and distribution facility in Douglasville, creating 600 new jobs. Additionally, Atlanta continues to attract more and more Fortune 500 innovation centers and IT hubs, lured by the region's abundant and relatively inexpensive tech workforce as evidenced by Atlanta being named the No. 1 Hub in the U.S. by Business Facilities Magazine. Microsoft is developing a major East Coast hub in Atlanta that will feature two \$420 million data centers and top-tier, high-paying jobs. Again, Microsoft is also establishing metro Atlanta as its next U.S. data center region, with new projects in Fulton and Douglas Counties, launching the most significant investment and expansion of any company in Atlanta history. Google is slated to occupy an office at Selig Enterprises' 1105 West Peachtree Project, and Airbnb recently announced plans for a tech hub in the city as well.

The events detailed below reveal current economic conditions in the metro-Atlanta area:

- Recent economic development announcements include Intuitive, a pioneer in robotic assisted surgery and a global leader in minimally invasive care, is investing over \$500 million in its Gwinnett County campus creating approximately 1,200 jobs in Peachtree Corners. Vanderlande Industries, a global material handling and logistics company, is investing \$59 million in expanding their North American headquarters in Cobb County (the expansion is slated to create 500 new jobs in Marietta, bringing total employment to over 1,250 in Georgia).
- Shopify, which operates e-commerce platforms for independent retailers, signed a lease for a 563,000 square feet under construction distribution facility in Newnan Georgia. Shopify's lease is with the developer, CRG, at it's the Cubes at Bridgeport industrial park, and marks the first distribution hub leased by Shopify in the U.S. CRG, a division of Clayco, broke ground on what will become Shopify's building in February and expects to deliver in October. The deal comes two years after Shopify announced plans to offer fulfillment service for its merchants and customers. The Cubes at Bridgeport is just one of the speculative industrial projects CRG is embarking on in Georgia. It also plans to break ground in the next two months on a one million square foot building in Jackson, Georgia, named The Cubes at River Park.
- FanDuel Group, a division of British Flutter Entertainment PLC, is expected to open a \$15 million technology campus, employing 900 workers over the next five years. The camps will focus on product development, tech and IT operation in Atlanta. According to a press release, the firm will occupy 68,000 square feet in Midtown. FanDuel operates a mobile sports betting and fantasy sports betting platform. The company operates sports betting in ten U.S. states, including New Jersey, Pennsylvania and Colorado.
- Demand for new homes in the Atlanta metro area trended upward in 2020, becoming a bright spot for the local economy during the pandemic. Homes sales rose 3.5% to 78,033, compared to 75,350 in 2019 and the average price rose 8.6%, despite substantially fewer homes listed for sale. According to MarketNSight, a real estate research firm, the ability to work remotely has fueled an uptick in demand in the Atlanta suburbs. Cherokee, Cobb and Gwinnett counties posted increasing pending home sales between June and August. According to the Atlanta Realtors Association, the Atlanta housing market experienced a cooling in September as home sales declining 11.3% from August and the median home price decreased 0.3% to 359,000 from the previous month. Year-over-year the home sales decreased 10.1%, however, median sales price is up 15.8%. The Atlanta housing inventory measured 9,202, decreasing 27.8% year-over-year. The month's supply increased to 1.3 months.
- Mixed-use projects are on the rise in the Atlanta region. The recently approved \$5 billion plan for downtown Gulch project named the Centennial Yards, is slated to take 10 to 15 years to complete the nine million square feet of office space, 1,000 new residences, 1,500 hotel rooms and 1 million square feet of retail, as well as infrastructure enhancements and greenspace to the downtown area.

- Like most industries in the Atlanta CBSA, the film industry was halted by the COVID-19 pandemic. After months of being shut down, Georgia's film industry ramped back up. The major motion picture, television and streaming companies brought back and hired an estimated 40,000 production workers for an expected 75 production projects that will invest \$2 billion in the Georgia economy over the next year and a half. Despite the global COVID-19 pandemic, Georgia was ranked No. 1 Film Production Leader by Business Facilities Magazine. with 234 film and television productions filmed in the state during fiscal year 2020 spending \$2.2 billion. Georgia only lost two film projects to COVID-19. The state was on pace for another record-setting year before the pandemic caused a pause in production. In fiscal year 2019 (July 1, 2018 to June 30, 2019), 399 productions were filmed in the state, including 26 feature films, 31 independent firms, 214 television series, 91 commercials and 29 music videos resulting in a record \$2.9 billion investment in the state. In fiscal year 2021, 366 productions filmed in the state, represents by 21 feature films, 45 independent films, 222 television and episodic production, 57 commercials and 21 music videos spending \$4 billion, a new record.
- Atlanta is functioning as a data center hub for the southeast region of the country. Microsoft recently announced plans for a new data center region and new office space spanning 90 acres in the Atlanta area. The new data center region, East U.S. 3, is in response to growing customer demand. The data center region will deliver world-class data security and privacy as well as faster access and Microsoft's broadest range of Microsoft Azure cloud services to customers in the immediate region and will be available to customers across the U.S. and around the world. This project calls for 2,300 employees across the region to start as the company builds out the facilities in Quarry Yards and Quarry Hills.
- Switch, a Las Vegas-based tech firm, constructed a \$2.5 billion, one million square foot data center campus in metro Atlanta. The exascale technology infrastructure corporation recently signed a global logistics company as the anchor tenant at the Keep Campus. Following the signing, the first data center at this campus, "Atlanta 1" is 72% committed for client deployments- including space currently under contract in addition to future expansion options. Given this signing and the ongoing strong demand at the Keep Campus, Switch held a "virtual" groundbreaking for the construction of the second and third data center buildings at the campus. Initially planned for April 2020, Switch's formal grand opening at the Keep Campus was put on hold due to COVID-19 protocols. However, fueled by robust client demand Switch held the virtual event to celebrate the successful opening and accelerated expansion in Atlanta. When the second building comes online in 2022, it will add 50 megawatts of new capacity, with the next building expected to open the following year, adding an additional 35 megawatts of capacity.
- CyrusOne is developing a \$206 million, one million square foot data center campus on a 44-acre site in the Riverside West Business Park, in Douglas County. The campus will be developed in three phases and the company expects to expand over time. In addition to the \$206 million investment, an additional \$600 million would be invested by enterprise customers who locate servers and other equipment in the data center. Facebook invest \$750 million to build a data center on 416 acres of land it purchased in Stanton Springs (the four-county technology park owned by the Joint Development Authority of Jasper, Morgan, Newton and Walton Counties). The data center is planned in four phases, starting with two building totaling 970,000 square feet. Three additional phases will potentially follow, each at 400,000 square feet. The first phase is expected to hire 100 persons and to be operational by 2020, Facebook recently announced that it will make a \$1 billion investment in Georgia by adding three new buildings to its data center campus now under construction in Newton County. The investment is expected to create 200 jobs when the project is completed in 2023 and adds 1.5 million square feet of space.

- Tech jobs in the Atlanta CBSA grew 46.7% since 2010, 20% more than the national average. The highly skilled workforce, advanced technology infrastructure and academic institutions (Emory University, Georgia Institute of Technology and Georgia State University) are the major draw for global tech firms. Most of state’s tech sector is in the 29-county Atlanta region. Notable announcements include Deluxe establishing a new office complex along with a FinTech and Customer Innovation Center in Sandy Springs, investing \$10 million and creating 709 new jobs. Honeywell International chose Atlanta for its first North American software development center. Honeywell plans to invest \$20 million in the first-of-its-kind software development center and relocate the headquarters of its nearly \$10 billion Home and Building Technologies division from Minneapolis. The expansion is projected to create more than 730 jobs over the next five years. Additionally, Honeywell plans to lease roughly 30,000 square feet at 715 Peachtree in Midtown and increasing its footprint by 50%, hiring nearly 200 employees at this location. Honeywell joins other Fortune 500 companies bringing technology centers to Atlanta, including GE Digital, General Motors, NCR and Keysight Technologies.

Demographic Characteristics

With a median age of 37 years, Atlanta is one year younger than the national median age of 38 years. Atlanta is also more educated compared to the national average with approximately 38% of its adult population having a bachelor’s degree or better. The Atlanta region is highly competitive, with 57 colleges and universities producing a skilled talent pool ready for the workforce. Colleges and universities in the Atlanta region create 130,000 jobs across all industries in Georgia. According to the Metro Atlanta Chamber of Commerce, Atlanta is among the leaders in the nation in attracting highly educated 25- to 34-year olds which is one of the most coveted demographic cohorts in the country. Millennials make up the largest generation in the United States. Young migrants are lured by urban living and the technological boom underway in the Atlanta CBSA. *Forbes* magazine continues to rank Atlanta among the best cities for young professionals.

In terms of wealth, over 34% of Atlanta households have annual incomes of \$100,000 or more, which makes Atlanta slightly more affluent than the national average. Atlanta's most affluent areas (households with incomes of \$100,000 or greater) are located primarily in the metro areas of Duluth, Dunwoody, Buckhead, Sandy Springs, Roswell, Alpharetta, Vinings, East Cobb and Peachtree City.

The following chart compares the demographic characteristics of Atlanta with those of the United States:

Demographic Characteristics Atlanta, GA vs. United States 2021 Estimates		
Characteristic	Atlanta, GA	United States
Median Age (years)	37	38
Average Annual Household Income	\$103,422	\$94,822
Median Annual Household Income	\$72,475	\$65,693
<i>Households by Annual Income Level:</i>		
<\$25,000	15.3%	18.5%
\$25,000 to \$49,999	19.0%	20.1%
\$50,000 to \$74,999	17.3%	17.5%
\$75,000 to \$99,999	14.2%	13.4%
\$100,000 plus	34.2%	30.5%
<i>Education Breakdown:</i>		
< High School	10.8%	12.3%
High School Graduate	24.2%	27.2%
College < Bachelor Degree	27.1%	28.9%
Bachelor Degree	23.8%	19.5%
Advanced Degree	14.1%	12.1%

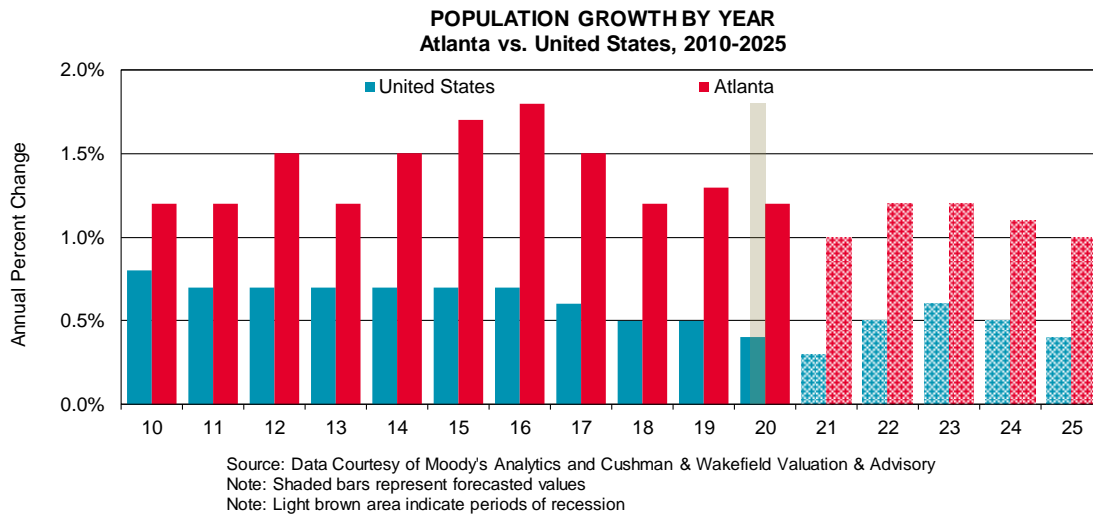
Source: © 2021 Experian Marketing Solutions, Inc. •All rights reserved•
Cushman & Wakefield Valuation & Advisory

Population

Population growth in the 29-county Atlanta CBSA outpaced the national population growth by 80 basis points, averaging 1.4% annually from 2010 through 2020. Over the decade, Atlanta's population grew at a higher rate compared to the nation due to strong performance from the following counties: Forsyth (3.4%), Cherokee (2.0%), Barrow (1.9%), Paulding (1.8%), Dawson (1.7%), Coweta (1.6%), Gwinnett (1.6%), Fulton (1.5%) and Henry (1.5%).

The Atlanta CBSA is the third largest in the southeast and the ninth most populous metropolitan area in the U.S. According to Moody's Analytics, Atlanta's net migration has averaged approximately 50,000 residents per year over the past five years, with net in-migration accounting for roughly 60% of population gains. Over the next five years, population growth is projected to slow, averaging 1.1% per year. The availability of jobs in the region continues to attract many new residents. Over the next five years, population growth is forecast to decrease to an average annual growth rate of 1.1% through 2025, still outpacing the national average growth rate of 0.5% per year.

The following chart compares population growth between Atlanta and the United States:



The following table shows Atlanta's annualized population growth:

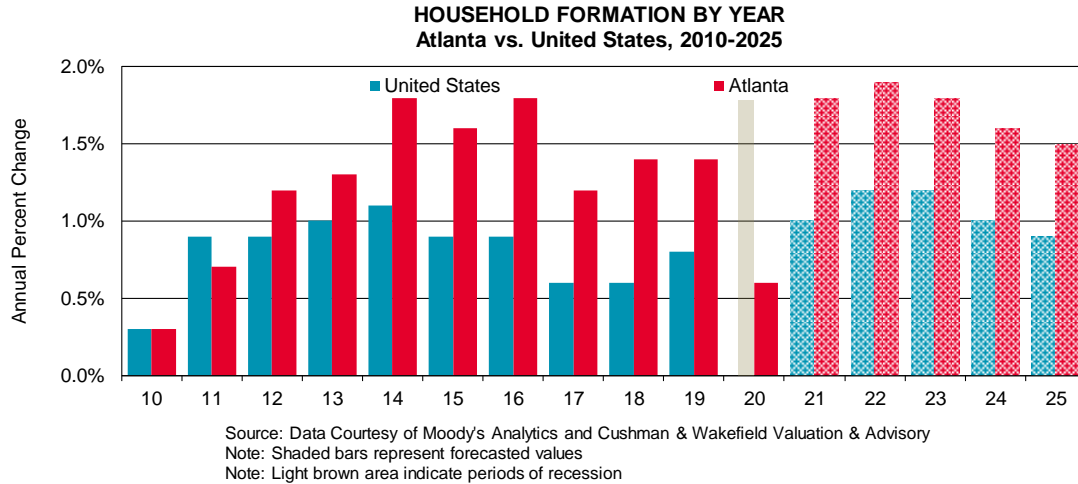
Annualized Population Growth Atlanta 2010-2025						
Population (000's)	2010	2020	Forecast 2021	Forecast 2025	Compound Annual Growth Rate 10-20	Compound Annual Growth Rate 21-25
United States	309,327.1	329,484.1	330,605.8	337,256.1	0.6%	0.5%
Atlanta	5,302.6	6,092.9	6,153.3	6,428.8	1.4%	1.1%
Fulton County, GA	925.6	1,075.1	1,086.3	1,133.3	1.5%	1.1%
Gwinnett County, GA	808.0	946.1	957.4	998.1	1.6%	1.0%
Cobb County, GA	689.5	768.1	774.0	794.0	1.1%	0.6%
DeKalb County, GA	692.4	767.3	772.8	793.8	1.0%	0.7%
Clayton County, GA	259.9	295.3	299.2	315.0	1.3%	1.3%
All Other Counties	1,927.2	2,241.0	2,263.6	2,394.6	0.0	1.4%

Source: Data Courtesy of Moody's Analytics, Cushman & Wakefield Valuation & Advisory

Households

Generally, a region's household formation trends are directly tied to its overall population growth, as an increase in the population drives demand for real estate. From 2010 through 2020, the Atlanta regional household formation growth rate surpassed the national expansion, averaging 1.3% annually, 50 basis points higher than the 0.8% annual growth rate of the national average. Through 2025, household formation is forecast to increase to an average annual growth rate of 1.7%.

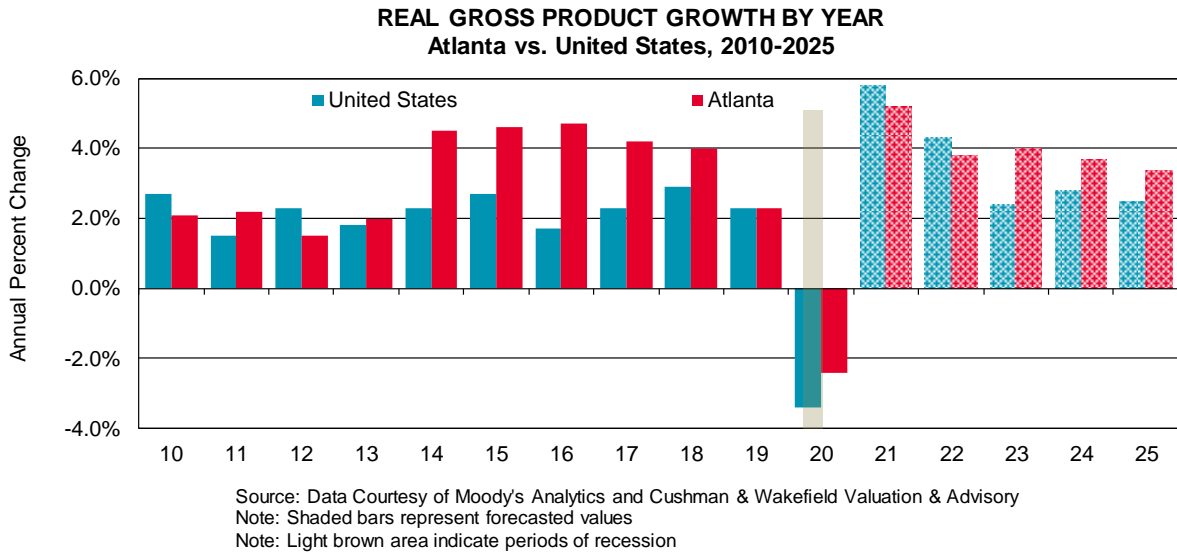
The chart below compares household formation growth between Atlanta and the United States:



Gross Metro Product

Gross Metro Product (GMP) is defined as the market value of all final goods and services produced within a metropolitan area, and when compared to the nation's Gross Domestic Product (GDP), can determine shifting economic trends in a given region. Economic growth in Atlanta has beat national economic expansion over the decade, averaging 2.7% annually from 2010 through 2020, outpacing the national average by 110 basis points. Before the pandemic set in, the Atlanta's economy was back on track, with gross metro product measuring \$422.2 billion in 2019, increasing 3.8% over 2018 when GDP measured \$406.8 billion, according to estimates by the Bureau of Economic Analysis (the most current data available). More industries are expanding and creating jobs, which is translating into solid growth for the region. Over the next five years, Atlanta GMP is forecast to increase to an average annual growth rate of 3.7% compared to the 3% annual growth rate of the national average.

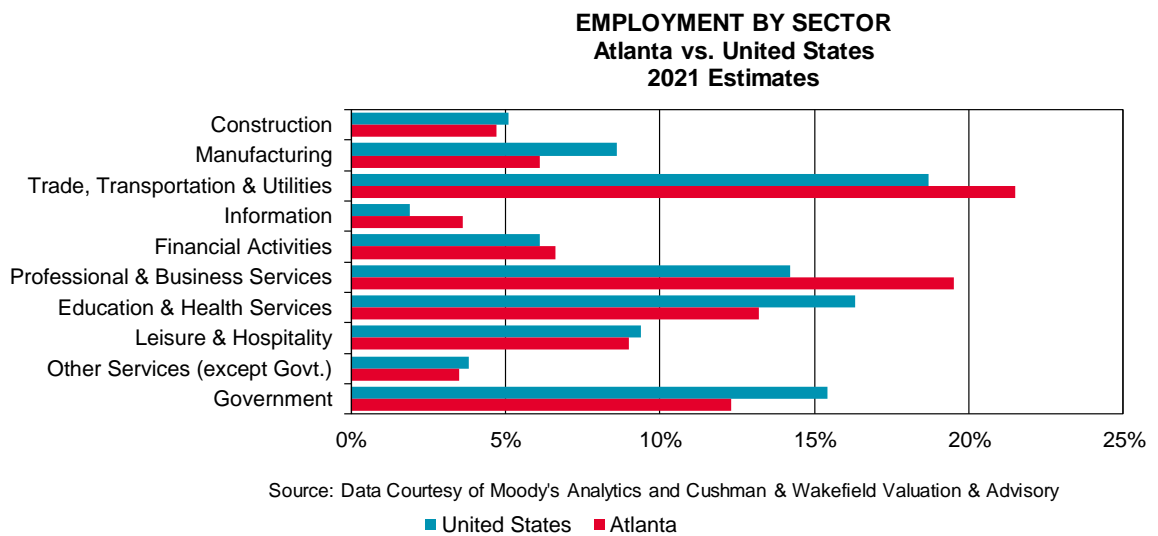
The chart below compares gross product growth by year for Atlanta and the United States:



Employment Distribution

Atlanta’s employment base is one of the most diverse in the nation, with the services and trade sectors accounting for the bulk of total employment. Particularly, Hartsfield-Jackson Atlanta International Airport is the largest employment engine in the state of Georgia (Delta Air Lines Inc. employs 34,500 persons). Although Atlanta has some critical growth engines, no one sector dominates economic growth. However, the residential real estate market has historically been a major economic driver for the local economy. Construction and businesses related to the housing market were drastically impacted by the fallout of the housing sector. As the residential housing market fell deeper into recession, the fallout impacted commercial development, manufacturing, wholesale and retail trade and professional and business services.

The following chart compares non-farm employment sectors for Atlanta and the United States:



Major Employers

According to the Metro Atlanta Chamber of Commerce, 30 Fortune 500/1000 companies generated aggregate revenues of \$438 billion in fiscal year 2019. The Atlanta metropolitan area is home to four *Global 500* corporations, sixteen *Fortune 500* corporations and thirty *Fortune 1000* corporations. Atlanta ranks third in the number of Fortune 500 companies headquartered within city boundaries, behind New York and Houston (tying with Dallas). The Home Depot (18), UPS (35), Coca Cola (93), Southern Company (146), WestRock (170), Genuine Parts (173), Delta Air Lines (178), PulteGroup (284), Newell Brands Inc. (325), Intercontinental Exchange (365), Global Payments (394), Graphic Packaging (435), Veritiv (439), NCR (446) are among those companies headquartered in metro Atlanta. Also, several major national and international companies are headquartered in Atlanta and its nearby suburbs. According to IBMs Global Business Services and Site Solutions Magazine’s “The World’s Most Competitive Cities” report, Atlanta ranks high among the most competitive cities in the world when it comes to attracting companies and international investments.

The following table lists Atlanta’s largest employers:

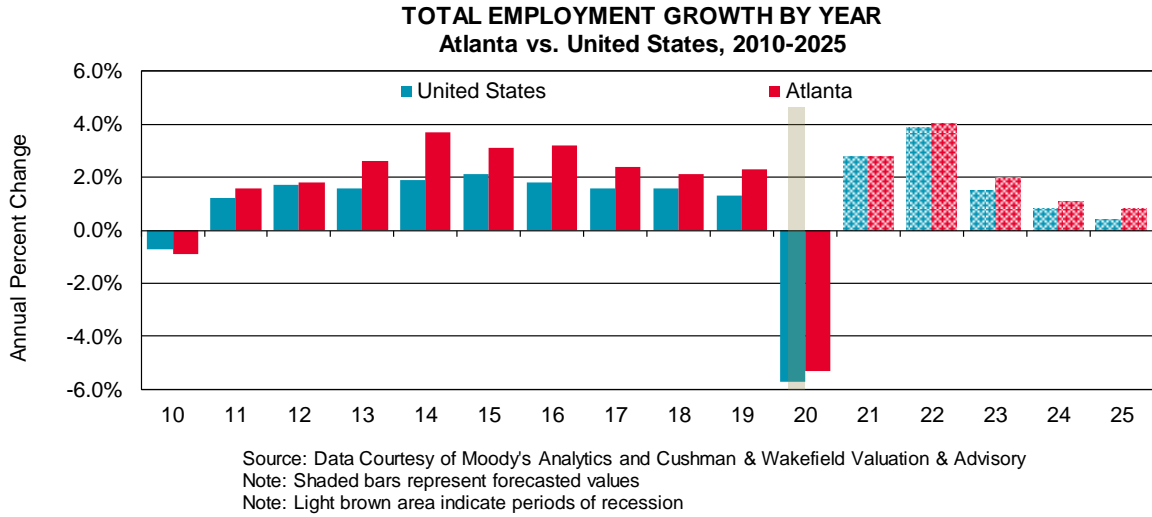
Largest Employers Atlanta-Sandy Springs-Roswell, GA		
Company	No. of Employees	Business Type
Delta Air Lines	34,500	Transportation
Emory University & Emory Healthcare	32,091	Education & Health Services
Home Depot	16,510	Retail
Northside Hospital	16,000+	Healthcare Services
Piedmont Healthcare	15,900	Healthcare Services
Publix Super Markets	15,591	Retail
WellStar Health System	15,353	Healthcare Services
The Kroger Co.	15,000+	Retail
AT&T	15,000	Communication
UPS	14,594	Distribution

Source: Metro Atlanta Chamber of Commerce;
Cushman & Wakefield Valuation & Advisory

Employment Growth

Between 2010 and 2020, the Atlanta regional employment growth averaged 1.7% annually, outpacing the national average by 80 basis points. The Atlanta CBSA recorded over-the-year job growth each month for over five consecutive years before the COVID-19 pandemic caused the current economic disruption. As previously mentioned, the Atlanta MSA shed nearly 367,300 jobs between March and April as the pandemic set in. The employment situation has since improved, reclaiming 85% of the jobs lost; and employment growth increased 4.5% year-over-year. All sectors recorded year-over-year growth in September 2021. Nevertheless, employment remains below pre-pandemic levels. Through 2025, employment growth is forecast to average 2% annually compared to the 1.7% average annual growth of the national average.

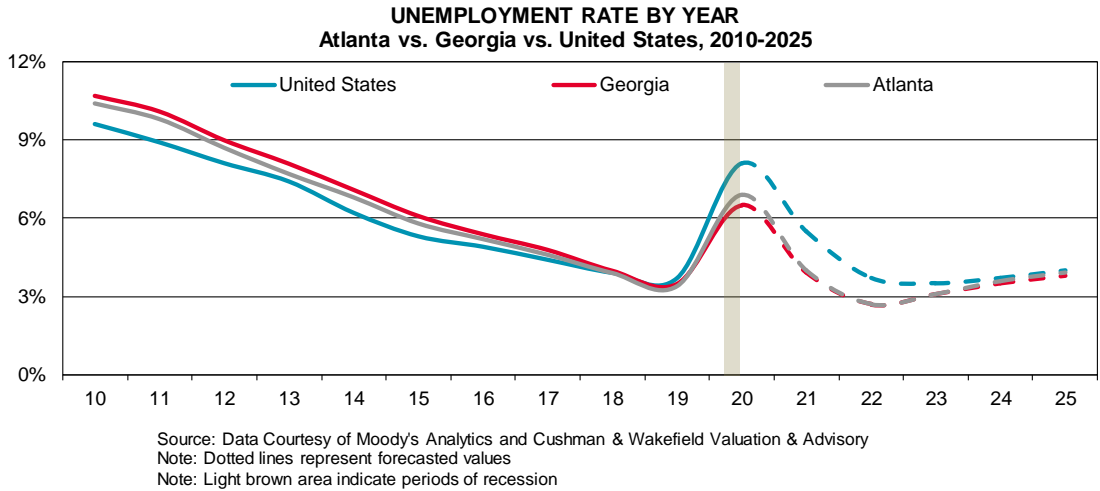
The following chart illustrates employment growth for Atlanta and the United States:



Unemployment

As of September 2021, the CBSA’s unemployment rate of 2.5%, declining 1,010 basis points from the 12.6% unemployment rate reached in April 2020. Year-over-year, the unemployment rate is down 440 basis points. At 2.5%, the unemployment rate reflects roughly 77,800 persons out of work. According to the Georgia Department of Labor GDOL, 13,394 laid-off workers in the metro Atlanta filed initial claims for unemployment insurance benefits in September 2021, decreasing nearly 88.9% year-over-year.

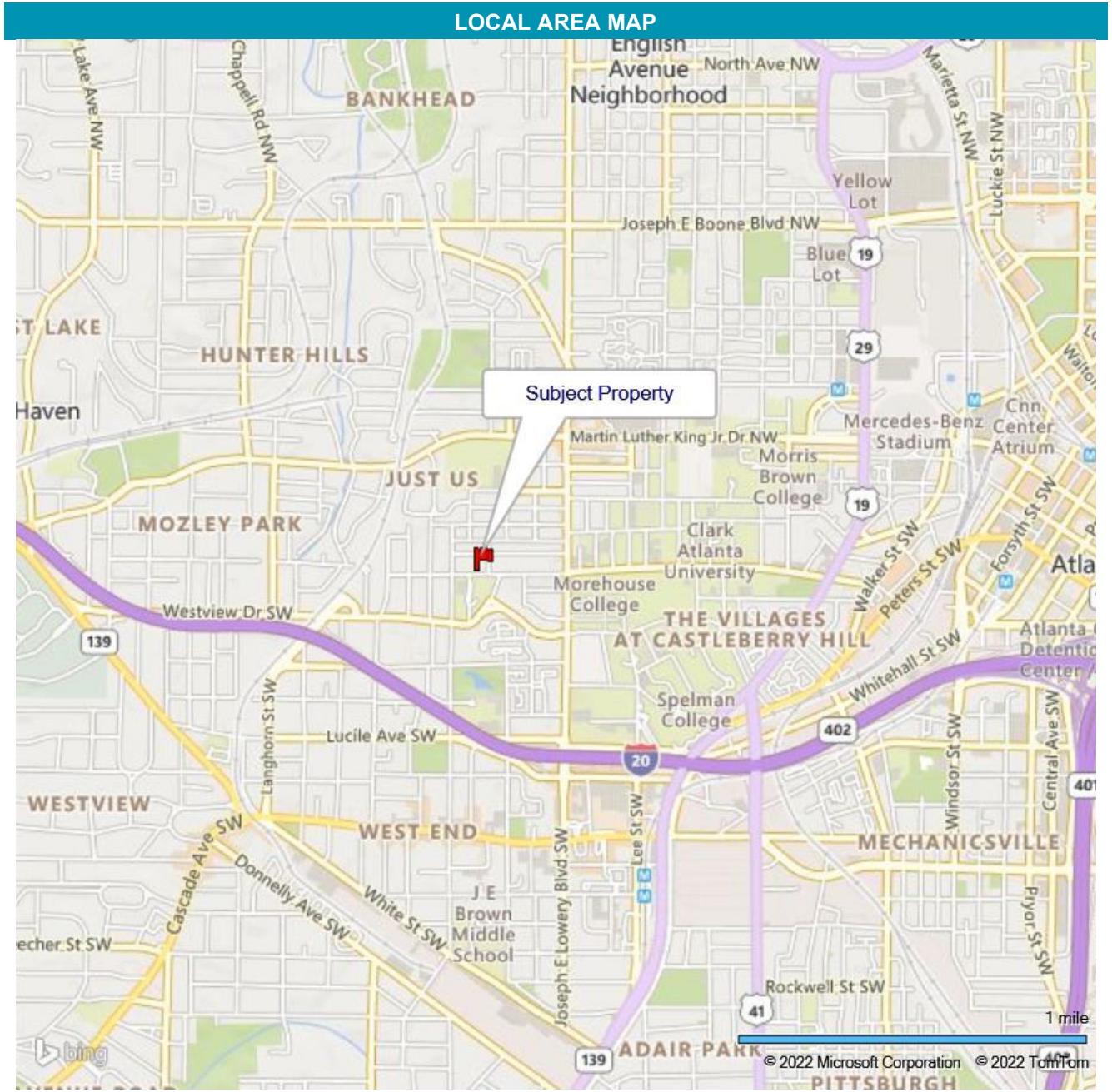
The graph below illustrates unemployment rates for Atlanta, the State of Georgia, and the United States:



Conclusion

The State of Georgia and the Atlanta CBSA confronted the effects of COVID-19 by focusing on growth opportunities within expanding industries to help ensure the state and region remain well-positioned to the weather the economic impacts. Amid the longest economic expansion in U.S. history, the Atlanta economy was among the healthiest in the nation; however, the region was exhibiting some moderation. Job gains were slowing, and net in-migration is falling short of cycle highs. Nevertheless, while the nation endures the current economic disruption, the region still has bright prospects for growth. Local economists project that the region will continue to gain jobs, as companies expand and add to their headcount. High profile corporate relocations and expansions are the main source of growth, allowing for a more resilient and diverse economy. Microsoft's new data center region and new offices spanning 90 acres of land could rival as one of its largest outside is Seattle headquarters. Amazon.com continues to expand its footprint, absorbing between seven and eight million square feet across metro Atlanta this year (according to estimates). The e-commerce giant closed four million square feet in the past several months. Viewed as the hub of the Southeast, Atlanta draws attention from national and international investors. Atlanta's ability to lure companies remains strong, as the metro area is the top contender for noteworthy projects. Over the past few years, many major employers moved to, or expanded in the metro area bringing along tens of thousands of new jobs. The well-educated workforce, diverse industrial structure, strong population growth, tremendous logistics improvements, and tax and other business incentives helps to maintain the region's premier status.

Local Area Analysis



Location Overview

The property is located in the Ashview Heights neighborhood of Atlanta in an area generally referred to as the West End. Ashview Heights is bound by Martin Luther King, Jr. Drive on the north and extends from Joseph E. Lowery Boulevard on the east to the BeltLine's Westside Trail. Other local landmarks include the Atlanta University Center, the nation's largest HBCU consortium (Morehouse College, Morehouse School of Medicine, Clark Atlanta University and Spelman College). The Central Business District is approximately 2.5 miles east of the subject property.

Neighborhood Analysis

Ashview Heights is a historic intown neighborhood that was one of the first planned developments built for Atlanta's middle-class African American community in the 1920s. The neighborhood is served by Booker T. Washington High School, which was Atlanta's first African American high school and is listed on the National Register of Historic Places. The neighborhood is predominantly developed with single-family residences and has experienced significant revitalization efforts over the past several years that have increased homeownership and reduced blight.

The predominant development in the area is Atlanta University Center. The Atlanta University Center (AUC) Consortium, which is comprised of Spelman College, Morehouse College, Morehouse School of Medicine, and Clark Atlanta University, accounts for 48% of all national HBCU investment in recent years and is the largest contiguous consortium of African-American higher education institutions in the United States. As of spring 2022, there were approximately 10,000 students enrolled throughout these schools. Most notably, Apple and The Southern Company partnered to invest \$25M each to build the "Propel Center." This modern technological space will be a new digital learning environment focused on business incubation and global innovation made accessible for the local HBCU students. The companies will help develop curricula, offer mentorship and learning support, and equip digital learning labs with Apple technology.

This major investment is another sign of Atlanta's presence on the tech talent forefront. In early 2021 Airbnb chose to establish its new technology hub in Atlanta, citing the city's commitment to diversity and inclusion and its robust and diverse technical talent pool as two key factors for its decision. The company intends to establish partnerships with HBCUs to strengthen opportunity pipelines. Also, three leading management firms, Apollo Global Management, Ares Management Corporation, and Oakstreet Capital Management, have partnered to launch a program called "AltFinance: Investing in Black Futures." This is a 10-year, \$90M initiative and each firm has agreed to contribute \$30M with the goal of increasing diversity in the private equity and venture capital backing industries. With these new programs and investments, the nation's largest employers are making measurable strides towards the diversification of the workplace in a world where attracting and retaining top talent is a priority. As these new initiatives unfold over the coming years, we should anticipate more defined talent pipelines from HBCUs to these leading technology and business services firms.

Additionally, the subject is located approximately 0.4 mile east of the BeltLine, a 22-mile trail connecting 45 neighborhoods in Atlanta. Formerly a railway corridor around the core of Atlanta, Georgia, the BeltLine is under development in stages as a multi-use trail with many spur offshoots along the main trail. Some portions are already complete (most notably the well-established Eastside Trail), while others are still in a rough state but hikeable. Using existing rail track easements, the BeltLine is designed to improve on-foot and bicycle transportation, add green space, and promote redevelopment of and investment in neglected areas of the city. In the long term, there are plans for streetcar or light-rail lines along all or part of the corridor. and is within an Atlanta BeltLine subarea known as Subarea 10. The neighborhoods within Subarea 10 include Ashview Heights Atlanta University Center, Bankhead, English Avenue, Grove Park, Harris Chiles, Hunter Hills, Just Us, Mozley Park, Vine City, Washington Park and West End. Nearby are the Ashby MARTA station, the Atlanta University Center, Booker T. Washington High School, Washington Park Tennis Center.

Demographic Profile

Understanding the demographics of a region helps to ascertain the underlying fundamentals of real estate supply and demand. The foundation of our analysis in the delineation of the subject's profile area may be summarized as follows:

- Highway accessibility, including area traffic patterns, and geographical constraints;
- The position and nature of the area's residential structure, including its location within a heavily developed apartment area, which adds competition for the subject and at the same time adds strength and composition to the appeal for tenants; and
- The project and unit amenity composition of the subject property as compared to its competition

Given all of the above, we believe that a primary market for the subject property would likely span an area encompassing about two miles. The subject's secondary market might span up to three miles from the site given its regional accessibility and location of competitive properties.

Based on these observations, we analyzed a primary demographic profile for the subject based upon a radius of approximately two miles from the property. To add perspective to this analysis, we segregated our survey into one, two, and three mile concentric circles with a comparison to the city of Atlanta, Atlanta CBSA, and state of Georgia. The report on the following page presents this data.

Population

Having established the subject's trade area, our analysis focuses on the trade area's population. Experian Marketing Solutions, Inc., provides historical, current and forecasted population estimates for the total area. Patterns of development density and migration are reflected in the current levels of population estimates.

Between 2000 and 2021, Experian Marketing Solutions, Inc., reports that the population within the primary trade area (2.0-mile radius) declined at a compound annual rate of -0.5 percent. This is characteristic of suburban areas in this market. This trend is expected to continue into the near future albeit at a slightly slower pace. Expanding to the total trade area (3.0-mile radius), population is expected to increase 0.46 percent per annum over the next five years.

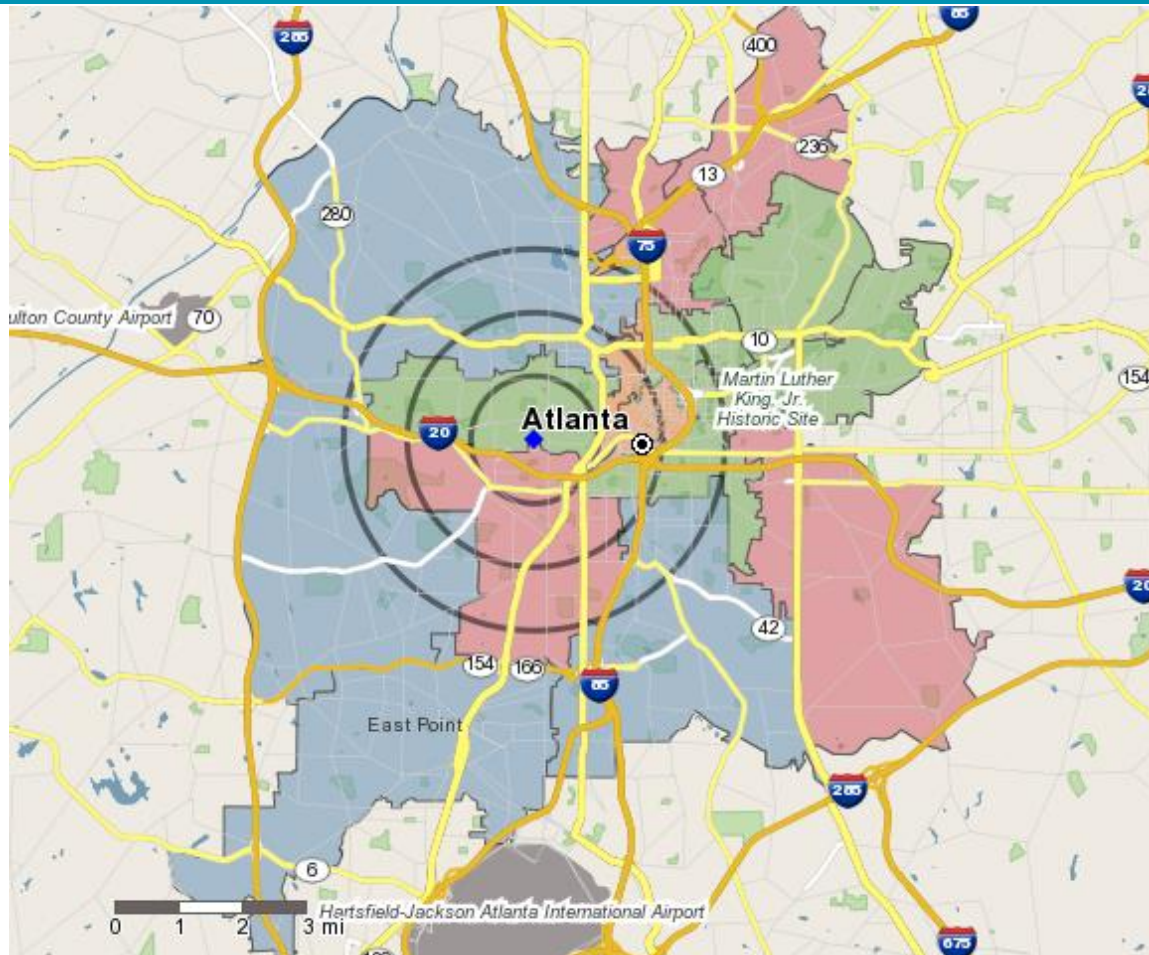
The following page contains a graphic representation of the current population distribution within the subject's region.

The graphic on the second following page illustrates projected population growth within the trade area over the next five years (2021 - 2026). The trade area is clearly characterized by various levels of growth.

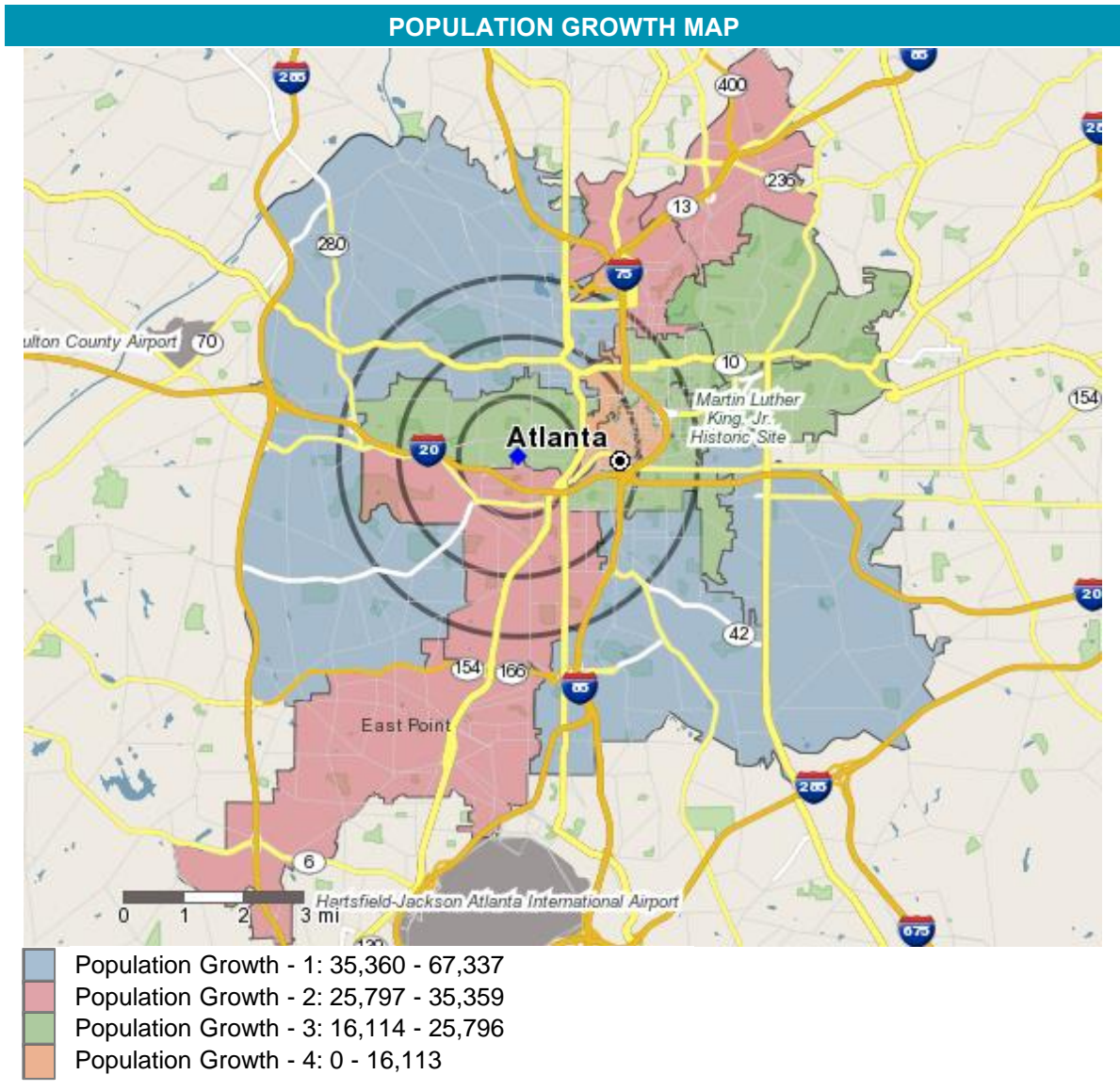
DEMOGRAPHIC SUMMARY						
	1.0-Mile Radius	2.0-Mile Radius	3.0-Mile Radius	City of Atlanta	Atlanta CBSA	State of Georgia
POPULATION STATISTICS						
2000	21,079	63,894	128,798	418,919	4,263,361	8,186,388
2021	18,992	57,458	135,382	485,672	6,067,169	10,717,533
2026	19,028	57,230	138,512	507,131	6,359,146	11,148,168
Compound Annual Change						
2000 - 2021	-0.50%	-0.50%	0.24%	0.71%	1.69%	1.29%
2021 - 2026	0.04%	-0.08%	0.46%	0.87%	0.94%	0.79%
HOUSEHOLD STATISTICS						
2000	6,954	21,883	44,457	168,954	1,559,674	3,006,316
2021	5,826	20,311	52,377	216,718	2,249,879	3,991,308
2026	5,849	20,472	54,827	230,364	2,374,643	4,178,753
Compound Annual Change						
2000 - 2021	-0.84%	-0.35%	0.78%	1.19%	1.76%	1.36%
2021 - 2026	0.08%	0.16%	0.92%	1.23%	1.09%	0.92%
AVERAGE HOUSEHOLD INCOME						
2000	\$26,447	\$29,054	\$33,289	\$61,944	\$66,853	\$56,637
2021	\$49,235	\$54,951	\$77,224	\$115,597	\$103,423	\$88,975
2026	\$58,564	\$65,998	\$93,898	\$134,907	\$109,283	\$93,339
Compound Annual Change						
2000 - 2021	3.00%	3.08%	4.09%	3.02%	2.10%	2.17%
2021 - 2026	3.53%	3.73%	3.99%	3.14%	1.11%	0.96%
OCCUPANCY						
Owner Occupied	29.51%	30.00%	33.90%	44.13%	63.63%	63.48%
Renter Occupied	70.49%	70.00%	66.10%	55.87%	36.37%	36.52%

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CURRENT POPULATION MAP



- Population - 1: 34,960 - 63,808
- Population - 2: 24,859 - 34,959
- Population - 3: 15,910 - 24,858
- Population - 4: 0 - 15,909



Households

A household consists of a person or group of people occupying a single housing unit, and is not necessarily a family unit. When an individual purchases goods and services, these purchases are a reflection of the entire household’s needs and decisions, making the household a critical unit to be considered when reviewing market data and forming conclusions about the trade area as it impacts the subject property.

Figures provided by Experian Marketing Solutions, Inc., indicate that the number of households is increasing at a faster rate than the growth of the population. Several changes in the way households are being formed have caused this acceleration, specifically:

- The population is living longer on average. This results in an increase of single- and two-person households;
- Higher divorce rates have resulted in an increase in single-person households; and
- Many individuals have postponed marriage, also resulting in more single-person households.

According to Experian Marketing Solutions, Inc., the Primary Trade Area grew at a compound annual rate of -0.35 percent between 2000 and 2021. Consistent with national trends the trade area is experiencing household changes at a rate that varies from population changes. That pace is expected to continue through 2026, and is estimated at 0.16 percent.

Correspondingly, a greater number of smaller households with fewer children generally indicates more disposable income. In 2000, there were 2.53 persons per household in the Primary Trade Area and by 2021, this number is estimated to have decreased to 2.27 persons. Through 2026, the average number of persons per household is forecasted to decline to 2.23 persons.

Average Household Income

A significant statistic driving the success of an apartment market is the income potential of the area's population. Income levels, either on a per capita, per family or household basis, indicate the economic level of the residents of the market area and form an important component of this total analysis.

Trade area income figures for the subject support the profile of a lower-income market, largely due to the presence of students whose incomes are naturally lower than those of resident workers. According to Experian Marketing Solutions, Inc., average household income within the primary trade area in 2021 was approximately \$54,951, 47.54 percent of the city of Atlanta average (\$115,597) and 53.13 percent of the CBSA average (\$103,423).

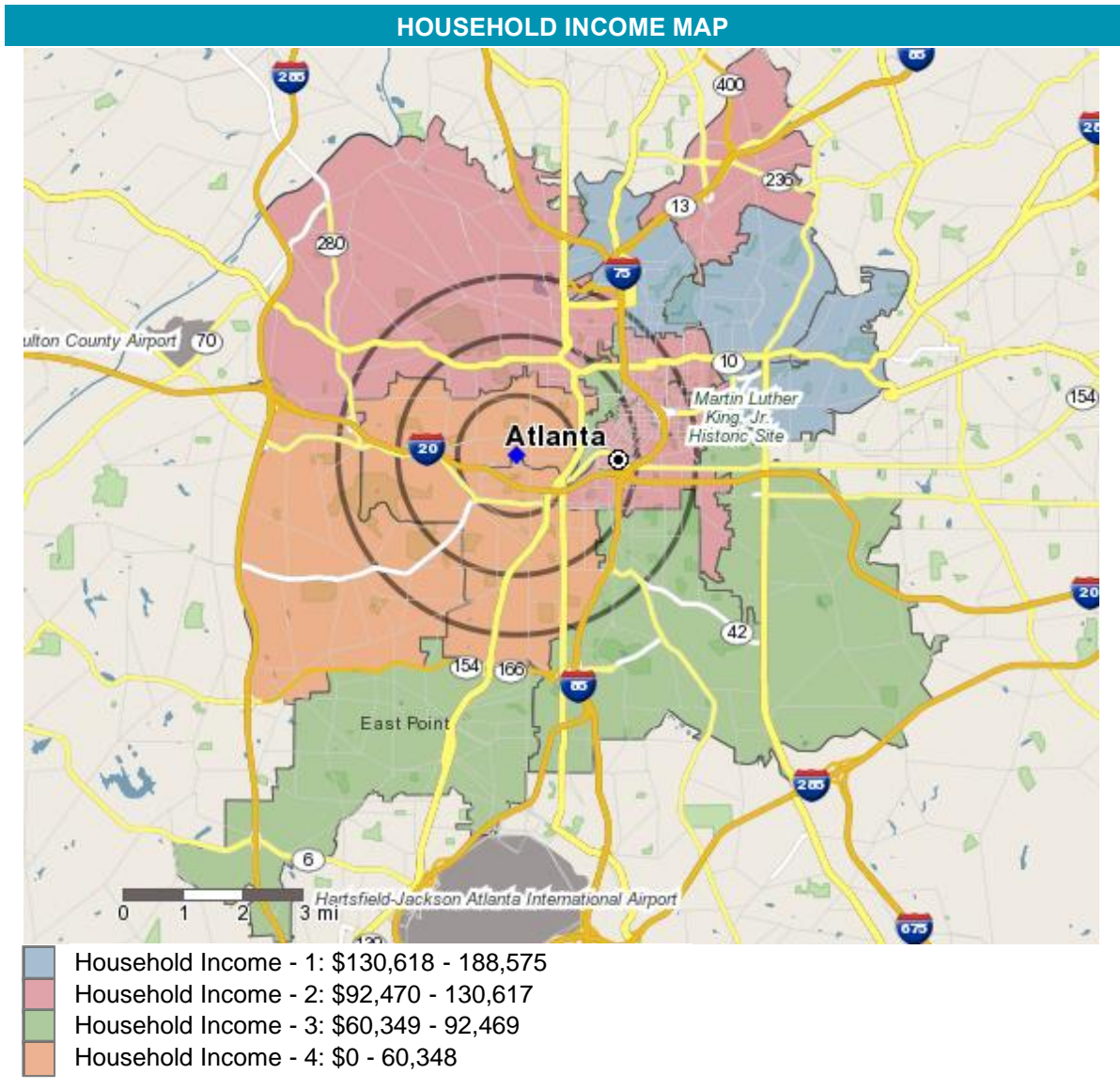
Further analysis shows a relatively broad-based distribution of income, although skewed toward the lower income brackets. This information is summarized as follows:

DISTRIBUTION OF HOUSEHOLD INCOME						
Category	1.0-Mile Radius	2.0-Mile Radius	3.0-Mile Radius	City of Atlanta	Atlanta CBSA	State of Georgia
\$150,000 or more	4.34%	5.67%	11.31%	20.86%	16.74%	12.69%
\$125,000 to \$149,999	2.08%	2.66%	4.06%	5.72%	6.79%	5.71%
\$100,000 to \$124,999	4.72%	4.73%	6.73%	8.77%	10.64%	9.34%
\$75,000 to \$99,999	7.86%	8.05%	10.27%	11.11%	14.16%	13.33%
\$50,000 to \$74,999	13.40%	12.31%	13.50%	13.74%	17.30%	18.04%
\$35,000 to \$49,999	12.03%	11.35%	11.28%	9.67%	11.38%	12.30%
\$25,000 to \$34,999	12.08%	11.22%	8.91%	7.28%	7.66%	8.84%
\$15,000 to \$24,999	16.51%	16.67%	12.08%	8.46%	7.21%	8.99%
Under \$15,000	26.99%	27.34%	21.86%	14.38%	8.11%	10.77%

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The previous chart makes it clear that the distribution of higher income level households increases as distance from the subject increases.

The following is a graphic presentation of the household income distribution throughout the trade area that clearly shows the area surrounding the subject to be characterized by lower to middle income households. Higher income areas are located in surrounding suburban communities.



Housing Occupancy

As illustrated on the Demographic Summary Table presented earlier, there are 5,825 occupied housing units in the subject’s one-mile radius, 20,311 occupied housing units in the primary trade area (2.0-mile), and 52,377 in the total three-mile trade area.

The depth of the rental housing market can be measured by these demographic statistics. The percentage of occupied housing units that are renter occupied is an indicator of demand within an area. Markets that have a high percentage of renter units are indicative of a more transient population. For reference, we note that the state of Georgia has 36.52 percent of its occupied housing stock occupied by renters, while the subject’s CBSA and city of Atlanta have 36.37 and 55.87 percent of this same stock occupied by renters. This compares to the local statistics, which reflect renter occupied ratios of 70.49 percent, 70.00 percent and 66.10 percent in the 1.0-, 2.0- and 3.0-mile trade areas, respectively.

Local Area Housing

Residential development comprises mostly older single-family detached and multi-family residences and apartment complexes within planned communities throughout the local area. Residential growth is mostly located in outlying areas of the community with greater land area available for development.

According to Experian Marketing Solutions, Inc., there are 27,757 housing units within a two-mile radius of the subject property. The median year built of the existing housing stock is 1967. The median home value within a two-mile radius of the subject property as of 2021 was \$144,913. There is a large proportion of owner-occupied housing, comprising about 30 percent of total occupied housing units within a two-mile radius of the subject. The following table reflects a housing summary including the total number of housing units, median housing value and median year built in the local area, as well as the city of Atlanta region, Atlanta CBSA and state of Georgia for comparative analysis.

HOUSING SUMMARY						
	1.0-Mile Radius	2.0-Mile Radius	3.0-Mile Radius	City of Atlanta	Atlanta CBSA	State of Georgia
HOUSING STATISTICS						
2021 Est. Total Housing Units	8,061	27,757	68,035	252,852	2,403,759	4,455,186
2021 Est. Median Housing Value	\$135,362	\$144,913	\$186,389	\$323,734	\$236,715	\$191,292
2021 Est. Median Year Built	1965	1967	1977	1982	1993	1991

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Land Use Changes

We did not observe any land use changes that would adversely affect the subject.

Public Utilities and Services

All necessary utilities, including water and sewer, are available to the market area. These utilities are provided at a quality and cost considered consistent with nearby competing areas. The local area is also adequately served by public/private schools, and police and fire protection.

Special Hazards or Adverse Influences

We observed no detrimental influences in the local market area, such as landfills, flood areas, noisy or air polluting industrial plants, or chemical factories.

Access

Local area accessibility is generally good, relying on the following transportation arteries:

Regional Access

Interstate 75/85 is known as the Downtown Connector as Interstate 85 merges with Interstate 75 in Atlanta to form a 7.5 mile stretch through the core of the city. Interstate 85, the primary route from Atlanta to Montgomery to the southwest and Charlotte to the northeast and provides access to Interstate 20, Georgia Highway 400, and bisects Interstate 285.

Interstate 75, which links Atlanta with Chattanooga to the north and Macon to the south, also provides access to Interstate 20, Interstate 575, Interstate 675, and bisects Interstate 285.

Interstate 20 is an east-west route in the southern portion of the United States and is the primary thoroughfare to Birmingham to the west and Augusta and Columbia to the east. It bisects Interstate 285 and intersects the Downtown Connector in downtown Atlanta.

Interstate 285, Atlanta's bypass, is known as The Perimeter. This 64-mile loop provides access to Interstates 75, 85, 20, 675, as well as Georgia Highway 400.

Georgia Highway 400 is accessible via Interstate 85. It is an eight-lane, limited access highway that runs generally north/south through the Atlanta communities of Sandy Springs, Dunwoody, Roswell and Alpharetta. The highway was extended southward in 1993 to link with Interstate 85 just to the north of Atlanta's Central Business District. The completion of this final stage dramatically improved access to the Central Perimeter area from Downtown, Midtown and Buckhead. More importantly, it created a more direct route to the Hartsfield-Jackson Atlanta International Airport.

Local Area / Direct Access:

The primary local roadways in the area include but not limited to: Joseph E. Lowery Boulevard, Joseph E. Boone Boulevard, Northside Drive, Westview Drive SW, and Martin Luther King Jr. Drive.

The Metropolitan Atlanta Rapid Transit Authority (MARTA) is the major provider of mass transit in the Metro Atlanta area. MARTA provides both fixed-route bus service and a heavy rail system traveling primarily throughout Fulton and DeKalb Counties, inside and outside of the Atlanta city limits. The subject is approximately 0.7 mile north of the Ashby rail station, which is along the east-west rail line.

The subject neighborhood is also served by several MARTA bus routes, described as follows:

- **Route 1 (Marietta Boulevard/Joseph E. Lowery Boulevard)** - This route operates North/South between West End Station, Ashby Station, and Moores Mill Center along Marietta Boulevard and Joseph E. Lowery Boulevard.
 - Major destinations served by this route include the Atlanta Community Food Bank, Ashby Station, Morehouse College, King Plow Arts Center, Kathryn Johnston Memorial Park and the MET Atlanta business park.

- **Route 3 (Martin Luther King Jr. Drive/Auburn Avenue)** - Running east/west between the Hamilton E. Holmes rail station and Helen Mills Senior Center, this route also connects the subject neighborhood to the Five Points rail station. Five Points is the transfer station for the north/south rail lines.
 - Points of interest along this route include Sweet Auburn Market, Mercedes-Benz Stadium, the Martin Luther King, Jr. Center, and Mozley Park.
- **Route 50 (Donald Lee Hollowell Parkway)** - This route operates east/west between the North Avenue and Bankhead rail stations to UPS Smart Hub on Fulton Industrial Boulevard along North Avenue and Donald Lee Hollowell Parkway.
 - Major destinations along this route include Georgia Institute of Technology, Dogwood Senior Center, Maddox Park, Grove Park Recreation Center, and Westside Reservoir Park.
- **Route 51 (Joseph E. Boone Boulevard)** - This route operates east/west between the H. E. Holmes rail station and North Avenue, covering Hamilton Holmes Drive, Joseph E. Boone Boulevard, Ivan Allen Jr. Boulevard and North Avenue.
 - Points of interest along this route include the World of Coca-Cola, Georgia Institute of Technology, Rodney Cook, Sr. Park, and the Georgia Aquarium.
- **Route 94 (Northside Drive)** - This route operates North/South from West End station to Howell Mill Road and the District at Howell Mill to the north. It operates along Northside Drive and also stops at the Vine City rail station. The nearest stops along this route are approximately 0.3 mile northwest at the intersection of Northside Drive and Thurmond Street and the Vine City rail station.
 - Major destinations served by this route include the Georgia Institute of Technology, Mercedes-Benz Stadium, Atlantic Station, Atlanta University Center (Clark Atlanta University, Morehouse College and Spelman College), and the Mall at West End which is slated for major redevelopment into a mixed-use project with an affordable housing component in the Phase I stage of development.

Most major employment nodes, including downtown Atlanta, Sandy Springs, and Hartsfield-Jackson International Airport, can be reached from one or a combination of these public transit options.

Local Area Analysis Conclusion

The subject is located within a neighborhood of Atlanta that is undergoing substantial revitalization efforts due to its historic characteristics, proximity to the Atlanta BeltLine and the Atlanta University Center Consortium, and ease of access to downtown and Midtown employment centers. Regarding real estate values, given the location of the subject's proximity to major demand generators, and growing investment in the area, we believe the area should experience increasing values in the foreseeable future. The near-term outlook is for continued growth spurred by BeltLine development activity and increased investment momentum in the Downtown area (e.g., Centennial Yards, The Gulch, proposed adaptive reuse).

Apartment Market Analysis

Overview

A variety of factors influence the performance of a property in the market. In this section we provide an in-depth analysis of both the market in which the subject property competes and its position within that market.

- We begin our analysis with a discussion of current market statistics such as supply, absorption, vacancy, effective rental rates and new and proposed construction.
- Next we provide analysis of competing local properties to determine the competitive inventory, occupancy rates, rent levels and concessions that might impact the market.
- We finish our analysis with an examination of the underlying demographic indices. Comparisons are made to larger study areas such as the CBSA, state and U.S. as a whole in order to place the historical and prospective performance of the subject trade area in context.

National Apartment Market Overview

Introduction & Overview

The recession that began in March 2020, triggered by the COVID-19 pandemic, was short and steep. In the second quarter of 2020, real (inflation-adjusted) gross domestic product (GDP) collapsed at a record 31.4% annual pace, only to bounce back at a record 33.4% annual rate in the third quarter. In the final quarter of 2020, the pace of recovery had slowed substantially as the pandemic worsened again, and for year-end 2020 the GDP remained 2.5% below its peak in fourth quarter of 2019. For fourth quarter 2021, economic activity increased at an annual rate of 6.9%. For the year, GDP increased 5.7%, sitting above the GDP decline of 3.4% in 2020, as the COVID-19 situation improved behind increased vaccinations, reopening of businesses and less restrictive policies across the U.S.

Driving much of this slowdown were concerns about the Delta variant, but as we head towards the end of the year, fears have eased. In fact, in early November, the U.S. ended its travel ban and open its borders. Upon the lifting of this restriction, airlines are now tasked with verifying vaccination statuses of those entering the country, a burden not previously required. This is a welcome burden, however, as industry advocates have been pushing the Biden administration to lift resections for months, arguing that the U.S. was lagging other countries that had already opened their borders. Travel is expected to boom through year-end as U.S. travel has already almost rebounded to pre-pandemic levels, and more than doubled since the same time last year.

According to the Census Bureau for Housing Data, more households are headed by renters than at any other point since 1965. House prices continue to climb forcing individuals and families, especially young adults, into the apartment market. During 2020, renters were more likely than existing homeowners to buy homes, with many shifting into homeownership through the late summer and early fall. The likelihood of homeowners to sell their homes measured at 18% and renters looking to purchase a home at 34% has held steady since the beginning of 2021. The biggest concern for the industry is supply, as completions have outpaced demand in each of the past five years and the industry is expected to see more supply over absorption through 2025, according to estimates from Reis, Inc. Despite this worry, favorable demographic trends and an improving economy continues to largely benefit the rental sector. Strong demand for the apartment market will maintain its recent gains for the foreseeable future and the apartment sector still remains as the most heavily transacted sector in the U.S. Even still, apartment property prices are rising and outpacing all other property types, except for the industrial sector, in terms of price growth during the year.

COVID-19 Impacts

The economy continues to recover from the impacts of the COVID-19 pandemic and the economic crisis that followed. While social distancing rules have been relaxed across most of the country, vaccination rates vary greatly across different regions, and the nation has not yet reached herd immunity. Additionally, the Delta variant strain has caused another recent surge that is clouding the recovery. That being said, it is important to take in mind that data lags, and we are still trying to accurately determine the pandemic's current effects on the commercial real estate market. In other sections of the report, we will discuss these effects and impacts on the immediate market and subject property in as much detail as possible. Therefore, we ask that you consider the following points:

- Early in the COVID-19 pandemic, most non-essential businesses shut down, causing significant disruption in the economy. As things are opening back up, some businesses are not returning or are returning in a different capacity.
- Certain property types have been more heavily impacted than others, with some asset classes benefiting from the COVID environment. Broadly speaking, cap rates and price growth remain relatively flat across the board, but in certain asset types and properties there is notable compression or expansion within these metrics.
- Investment activity picked up significantly in the first half of the year, with a clear flight to quality.
- The global pandemic has affected the national apartment market and landlords and renters are wondering where the rent will be coming from over the next several months. Through December 31, 92% of rental households paid either full or partial rental payments, according to the National Multifamily Housing Council (NMHC). This is a 1.8 percentage point decrease from the share who paid rent through December 31, 2020 and under the 95.9% that had paid by December 31, 2019.
- The Federal Housing Finance Agency moved to protect multifamily owners and tenants in response to the novel coronavirus. Apartment landlords with government-backed mortgages can avoid foreclosure if they do not evict tenants, and the order applies to Fannie Mae and Freddie Mac mortgage companies, which will extend mortgage forbearance to any landlord negatively affected by the coronavirus national emergency. Several states and local governments have put temporary eviction moratoriums in place during the pandemic. Additionally, the Biden administration announced a new federal moratorium on evictions on August 3 in a move to extend protections for tenants who have fallen behind on rent due to the pandemic. However, the Supreme Court rejected the moratorium placing hundreds of thousands of tenants at risk.
- The United States' coronavirus multifamily loan forbearance programs has seen the number of borrowers looking for support continue to increase. Fannie Mae and Freddie Mac have created three additional forbearance options to assist multifamily borrowers during the COVID-19 pandemic. The options include delaying the start of the repayment period following forbearance, an extension of the repayment period and an extension of the forbearance period with an optional extended repayment period.

National Apartment Market Statistics

Vacancy and Asking Rent

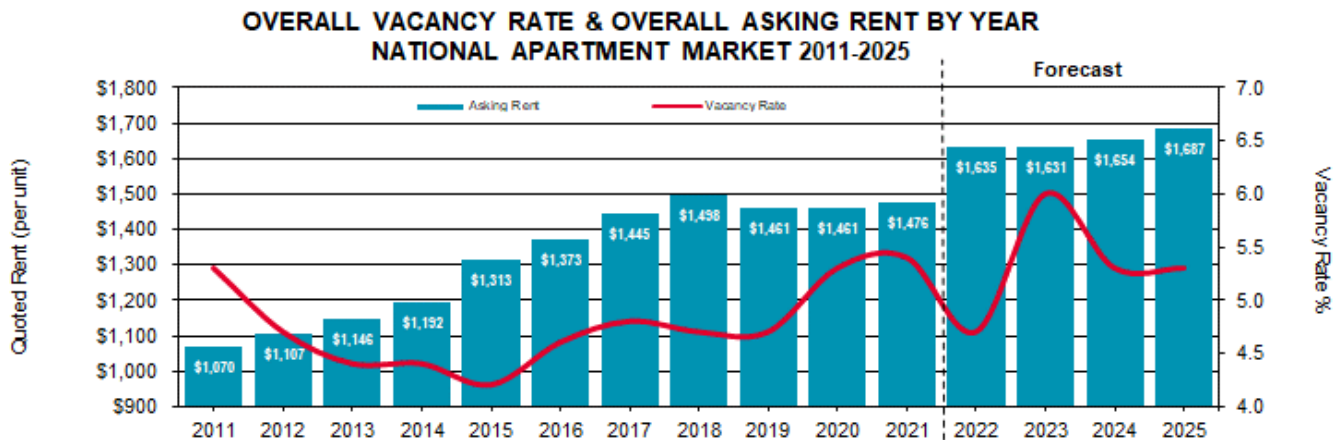
Strong absorption levels since 2010 resulted in a drop in overall vacancy rates, a trend that continued in the following years. Occupancy levels caused developers to add large quantities of supply to the market over recent years. As completions surpassed net absorption for the sixth consecutive year in 2020, the market's vacancy rate rose six basis points year-over-year, to 5.3% at year-end 2020. Many feared that rent growth would suffer as a consequence of apartment volume and increasing vacancy rates, but this has not been the case. Between 2015

and 2019, average asking rates increased by 18.7%. Additionally, the COVID-19 pandemic affected tenant demand as prospective tenants moved out of cities and postponed moving into apartments during the pandemic.

Through year-end 2021, 202,166 units were absorbed, behind the 146,301 units that were completed during the year. At the end of 2021, overall net absorption improved by 33% in a year-over-year comparison, according to data from Reis, Inc. Net absorption is projected to observe a general slowdown through 2025. The five-year average from 2016 through 2020 saw 210,410 units being absorbed annually, while the five-year annual absorption average from 2021 through 2025 is projected at 159,737 units per year.

At the end of 2021, the market’s average asking rents, at \$1,635 per unit, have increased 11.9% in a year-over-year comparison as prices climbed through the end of the year. Going forward, Reis, Inc. anticipates that the apartments market’s vacancy rate will slightly fluctuate over the next five years, due to high levels of supply. Furthermore, Reis, Inc. projects that the average asking rent to rise to \$1,898 per unit in 2025, representing an increase of 15.4% from year-end 2021.

The following graph displays historical and projected vacancy and asking rent between 2011 and 2025:



Source: © 2020 Reis, Inc.
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 Note: Data includes Classes ABC. Complexes w/40+ units (except CA & AZ 20+)

National Apartment Investment Sales Market

Overall Capitalization Rates

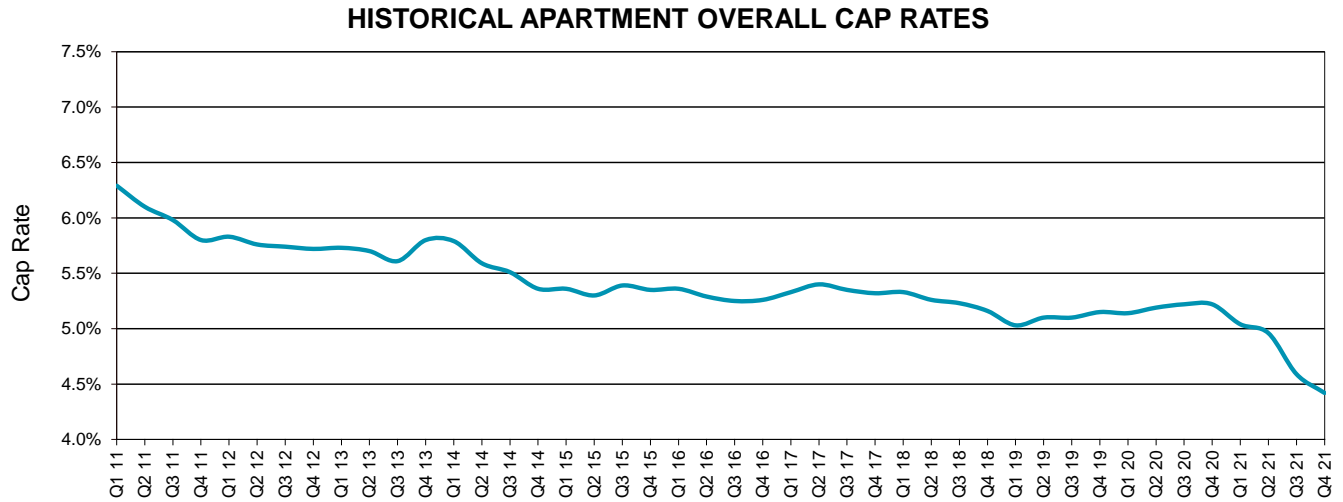
Both the PriceWaterhouse Coopers (PwC) Real Estate Investor Survey and the National Council of Real Estate Investment Fiduciaries (NCREIF) methodologies offer unique perspectives on capitalization rate trends. The PwC Real Estate Investor Survey calculates its data based on a personal survey of major institutional equity real estate market participants. In contrast, NCREIF looks at data from appraisals included in their benchmark property return index. The index contains quarterly performance data for unlevered investment-grade income-producing properties, which are owned by, or on behalf of, exempt institutions.

The PwC Real Estate Investor Survey and NCREIF data demonstrates how capitalization rates (OAR) soar during an economic downturn. The risk associated with apartment buildings in 2009 pushed the OAR to 8%, according to PwC. At the end of fourth quarter 2021, the PwC Investor Survey reported the average capitalization rate for apartment properties, at 4.4%, fell 17 basis point below the average cap rate recorded in the previous quarter, after falling eight basis points from fourth quarter 2020. 60% of the surveyed investors noted that current market

conditions favor sellers, while 40% believe market conditions favor neither buyers nor sellers. Additionally, investors believe rising home prices will keep the renters in apartments and drive market fundamentals over the near term.

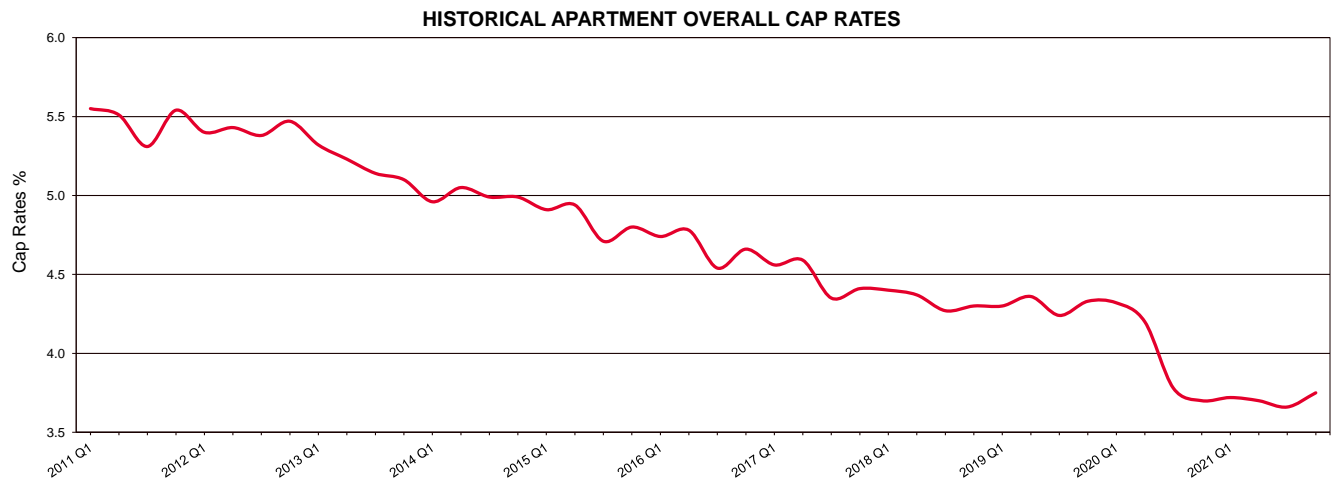
According to NCREIF, the overall capitalization rate, at 3.8% in fourth quarter 2021, dropping nine basis points from the previous quarter and falling five basis points the year prior. Despite displaying distinct rates, similar trends are usually evident in both the PwC Real Estate Investor Survey and NCREIF data. Even with the difference in the quarterly data, both surveys suggest that capitalization rates are well below what they were 10 years ago. This emphasizes investors' positive sentiment toward the apartment market.

The following graph reflects historical trends for national apartment market OARs, per PwC:



Source: PwC Real Estate Investor Survey

The following graph reflects national historical cap rate trends as reported by NCREIF:



Source: NCREIF, the numbers represent equal weighted cap rate

Sales Volume

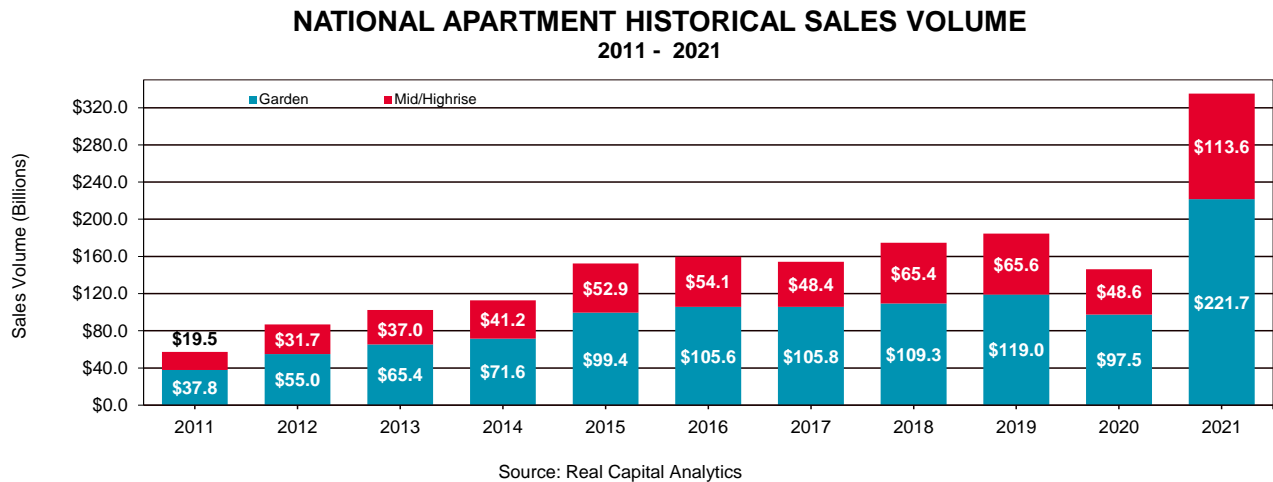
Total apartment sales volume returned to prerecession levels in 2013 and grew through 2016, when sales volume set a new high. In 2017, sales volume for the national apartment market declined on an annual basis for the first time since the economic expansion began. A total of roughly 8,000 properties transferred for \$153.9 billion,

representing a 3.5% drop on an annual basis. Investors were mindful of the recent interest rate increases and aware that further potential hikes were on the horizon.

Through year-end 2021, sales volume in the apartment sector totaled approximately \$335.3 billion, increasing by \$189.2 billion in a year-over-year sales comparison. According to Real Capital Analytics, mid/high-rise transactions rose \$65 billion from year-end 2020. Furthermore, garden-style apartment community’s transactions are up by \$124.2 billion in a year-over-year comparison.

Through fourth quarter 2021, apartment volume significantly increased by 129.5% in a year-over-year comparison as the apartment sector saw transaction volume hit record high levels for any second quarter period, according to Real Capital Analytics. Deal volume for the quarter totaled roughly \$148.9 billion and deal volume for the year totaled approximately \$335.3 billion. For the year, the non-major metros continue to outperform the major metros in transaction volume, with roughly \$210.5 billion in activity through the end of 2021. Major metro transaction volume totaled approximately \$62.6 billion over the same frame.

The following graph reflects national apartment historical sales volume for both garden and mid/high-rise properties from 2011 through fourth quarter 2021, as surveyed by RCA:

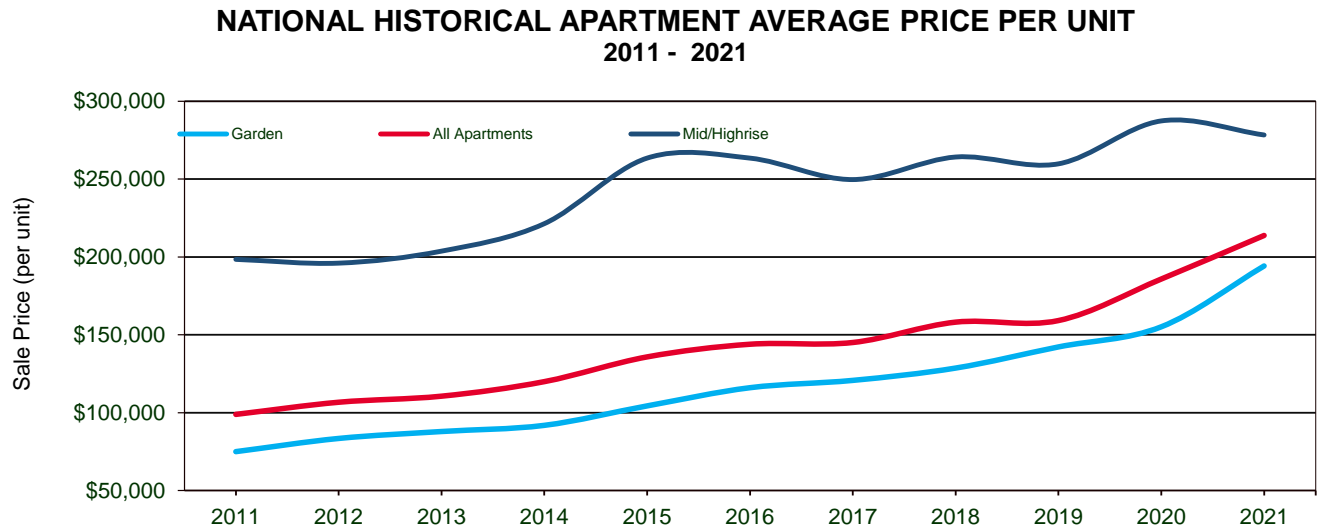


Average Sales Price per Unit

The average price per unit has steadily increased over the past few years. As the market recovered, the value of the average apartment appreciated, however a portion of apartment units that were sold following the financial crash were distressed assets, limiting price growth. Over the last five years there has been a decline in distressed assets that are available for purchase. This has led to escalating prices alongside an increasingly strong appreciation for mid- and high-rise properties in primary and secondary markets.

Through fourth quarter 2021, the price per unit for garden properties was \$194,274 and the mid/high-rise price per unit, at a weighted average of \$278,440 per unit during the same time period. At the end of 2021, the average price per unit for all apartments, at \$213,761, increased by 15.1% in a year-over-year comparison. The average price per unit in the six major metro markets sits at \$359,692 per unit while the non-major metro markets average price per unit comes in at \$214,615 per unit.

The following graph reflects the national apartment’s weighted historical averages for price per unit as surveyed by RCA:



Source: Real Capital Analytics

The Moody’s/RCA Commercial Property Index

The Moody’s/RCA Commercial Property Price Index (CPPI) is an advanced repeat-sale regression analytic used to measure price changes in U.S. commercial real estate. The analysis allows for a timely and accurate picture of U.S. commercial property price trends. The Index uses transaction data sourced from Real Capital Analytics (RCA) and a methodology developed by a team headed by MIT Professor David Geltner working in conjunction with Moody’s and RCA.

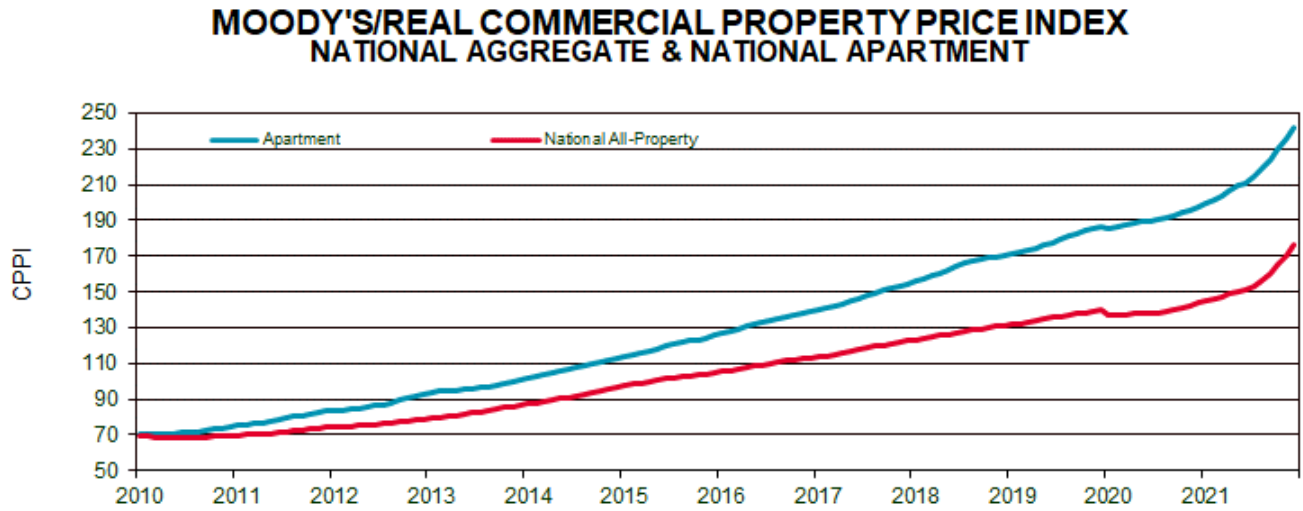
Several characteristics qualify property sales data for inclusion in the CPPI:

- The minimum value of a sale for inclusion is \$2.5 million.
- Each sale must be a valid arms-length transaction. Foreclosures and other non-market transactions are excluded.
- A minimum of 12 months between sales is necessary to control against “flips.”
- Neither of the sales in a pair can represent a material change in property use or size.

A transaction is excluded if the annualized return is less than negative 50% or greater than 50%. This restricts the inclusion of erroneous reports, major rehab projects, and partial sales or otherwise flawed data.

The national index for all properties as of December 2021 was 176.2, an increase of 22.5% from December 2020. The apartment CPPI has increased by 22.7% to 242.4 in a year-over-year comparison.

The following graph displays the Commercial Property Price Index from 2010 through December 2021:



Source: Moody's/REAL; *National Aggregate reflects data as of December 2021

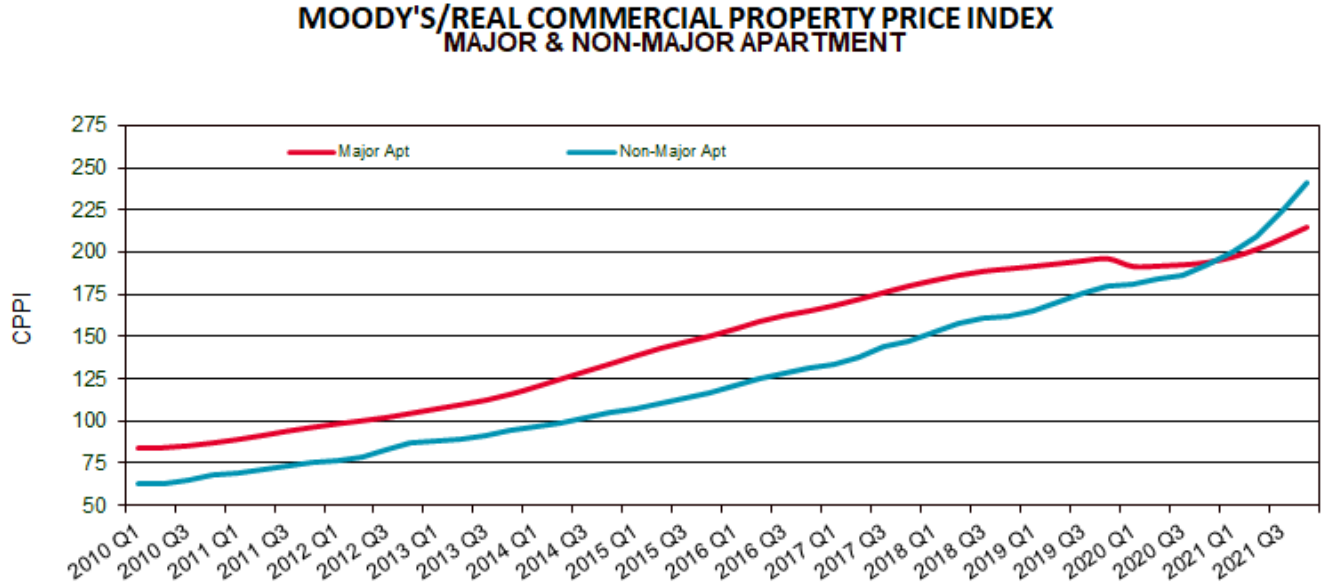
Major and Non-Major Apartment Property Index

Moody's major markets include the six metropolitan areas of: Boston; Chicago; Los Angeles; New York; San Francisco; and Washington D.C., which are often referred to as gateway markets. These markets reflect significant differences in liquidity, when compared to other markets in the United States, as they attract capital from global investors and account for more than half of the U.S. total sales volume. Therefore, apartment properties located in one of the six major markets usually have a higher CPPI value than that of non-major markets.

The CPPI value for apartment properties in major markets reached its previous cyclical peak, at 112.5, in December of 2007, and only declined 19.5% to its trough of 90.6 in December 2009. Since then, the CPPI value for major market apartment buildings has not only recovered, but significantly surpassed the value lost during the economic recession. As of second quarter 2021, the CPPI value for apartment buildings in major markets reached 197.1 representing an 89.8% increase over its previous cyclical peak.

The CPPI value for non-major apartment complexes reached its peak of 103.2 in June 2007, only to decline 37.9% to a trough of 64.1 in early 2010. Naturally, price appreciation started off slow in non-major markets as investors focused on the aforementioned gateway markets. However, apartment properties in non-major markets have surpassed their previous high value by 104.2%, with an index value at 210.9 as of second quarter 2021.

The following graph displays the Commercial Property Price Index for major and non-major markets over the last decade:



Source: Moody's/REAL; *National Aggregate reflects data from 2010 through fourth quarter 2021

National Apartment Market Summary

The national apartment market has been hurt by the ongoing COVID-19 pandemic but has shown signs of improvement during the through the first half of 2021 as the recovery from the pandemic helped drive market conditions. By the end of the year, the national apartment improved and transaction volume continued to climb, driven by activity in secondary markets. Transaction volume in the national apartment sector is up almost 130% when compared to year-end 2020. At the end of the year, Dallas continues to lead the apartment market in deal activity for the year, rising 159% in a year-over-year comparison, according to Real Capital Analytics. Given current market conditions, owners are more likely to sell than they were a year ago and the cap rates remain under 5% for the first time since the PwC Real Estate Investor Survey was published in the mid-1990s.

However, the COVID-19 pandemic does not seem to be going anywhere and the threat of additional variants is a serious concern for the national economy. Additionally, the eviction moratorium that was put in place last year by the CDC has ended. The rental protections put in place to combat the spread of COVID-19 are over, putting millions of people at risk of eviction. The uncertainty surrounding the coronavirus has caused landlords and renters financial strain throughout the pandemic and evictions are expected to rise, but states like California and Illinois have extended their state eviction moratoriums to protect tenants while they search for additional financial support. However, eviction filings sit 48% below pre-pandemic levels as of November 2021, latest data available. While landlords are pleased that the eviction moratorium is over, renters will face a tough situation as the COVID-19 pandemic continues to affect the U.S. through the near term.

Following are notes regarding the outlook for the U.S. national apartment market:

- Construction levels poses localized risk in several markets that have ramped up development. The number of new developments breaking ground and coming to market will increase in the next year and likely surpass the rate at which units can be absorbed, particularly in metros with a high concentration of new, expensive infill product.
- Home ownership levels are at lows only matched in the 1960s and it is anticipated that will be the case for the foreseeable future. Concerns could arise if the millennial generation start to trend toward houses in the suburbs rather than walkable urban areas. It is worth noting that this generation grew up in the middle of the housing bust which may have affected a general view of home ownership. The lack of inventory will continue rising home prices and cause more competition in the housing market. With elevated prices, the share of first-time buyers has decreased to 26%, falling to its lowest level since 2008.
- Mortgage rates reached historic lows in 2020-2021 and it is worth noting that renters and homeowners took advantage of the low rates. In February 2020, 40% of renters plan to purchase a home given current interest rates, according to Freddie Mac. At the beginning of 2021, the average rate for a 30-year fixed rate mortgage was 2.7% but climbed through the end of the year. Additionally, the Federal Reserve is expected to end the pandemic monetary policy and interest rates are project to increase in response.
- With the shutdowns of non-essential businesses, construction has slowed across the United States and in some metro areas construction has come to a full stop. Expect apartment deliveries to be pushed back until construction can resume. At this time, it is too difficult to speculate how long the delays will last.
- Overall, the national apartment market remains healthy, underscored by steady absorption and stabilized rent growth. Oversupply could result in slower rent growth over the next five years; however, demand will continue, and rent is expected to increase 15.4% between 2021 and 2025, according to Reis, Inc. To summarize, the apartment market should remain one of the top choices for investors.

Atlanta Apartment Market Overview

Introduction

Data for the analysis of the Atlanta Apartment market is provided by Reis, Inc., a leading provider of multifamily and commercial real estate market information since 1980. Their proprietary database includes trends, forecasts, news and analyses for approximately 200,000 multifamily and commercial properties in 232 metropolitan markets (4 property types multiplied by 58 metropolitan areas) and roughly 2,500 submarkets.

Current and historical figures are compiled by highly qualified industry analysts. Surveyors, as they are called, are responsible for gathering information on property availabilities, rents and lease terms, etc. by directly contacting owners, managers and leasing agents. Projected data is calculated using a suite of economic forecasting models developed by The Economic Research Group, a team led by Ph.D. economists.

Reis' data are released on a quarterly basis and is widely recognized as a fundamental tool for appraisers throughout the country.

Submarket Snapshot

As of year-end 2021 the Atlanta Apartment market contains 435,895 rental units in 1,971 buildings, located in nineteen submarkets. The subject's submarket represents 3.1 percent of the total inventory in the broader market.

The following table presents the geographic distribution of inventory in the area, along with other statistical information for the most recent quarter.

Geographic Distribution of Inventory						
Submarket	No. Bldgs	Inventory (Units)	% Total	Vacancy Rate (%)	Free Rent (Months)	Asking Rent (\$/Month)
Roswell/Alpharetta	94	27,100	6.2%	4.3	0.5	\$1,534
Sandy Springs/Dunwoody	104	28,689	6.6%	4.8	0.5	\$1,504
North Gwinnett	99	27,871	6.4%	4.6	0.7	\$1,445
South Gwinnett	124	29,387	6.7%	3.2	0.5	\$1,315
Clarkston/Stone Mountain	80	16,806	3.9%	3.2	0.3	\$1,098
Decatur/Avondale	112	20,588	4.7%	6.2	0.7	\$1,512
North Dekalb	187	38,940	8.9%	4.1	0.6	\$1,539
Clayton/Henry	170	31,336	7.2%	2.3	0.5	\$1,211
South Fulton	221	36,482	8.4%	4.8	0.6	\$1,166
Marietta	163	37,334	8.6%	4.3	0.7	\$1,357
Smyrna	107	27,623	6.3%	3.0	0.7	\$1,529
I-20 West	46	9,044	2.1%	3.2	0.4	\$1,178
I-20 East	57	12,557	2.9%	3.0	0.5	\$1,197
South Dekalb	21	4,845	1.1%	3.1	0.5	\$1,032
Coweta County	20	4,310	1.0%	2.4	0.5	\$1,534
Buckhead	124	31,937	7.3%	7.2	0.7	\$2,030
Midtown	139	31,390	7.2%	7.7	1.1	\$2,113
Central I-75 West	71	13,711	3.1%	9.3	0.7	\$1,765
Cherokee County	32	5,945	1.4%	4.0	0.6	\$1,418
Market Total	1,971	435,895	100.0%	4.6	0.6	\$1,486

Source:

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As of year-end 2021, the overall vacancy rate for the region was 4.6 percent, while the subject's Central I-75 West submarket has a current vacancy rate of 9.3 percent.

The average quoted rental rate for all types of space within the region is \$1,486 per month, while the subject's Central I-75 West submarket has an average asking rental rate of \$1,765 per month. Rent concessions, which are not widely prevalent within the market and range from 0.3 to 1.1 months.

Supply Analysis

Vacancy Rates

The vacancy rate for the Atlanta region currently stands at 4.6 percent for year-end 2021, which is down from year-end 2020 when vacancy was 5.6 percent. Reis projects that vacancy rates will increase over the near term from an average of 4.5 percent in 2022 to 5.0 percent in 2026.

The subject submarket is underperforming the market as a whole, with a current vacancy rate of 9.3 percent. Vacancy rates are projected to decrease over the next few years from 8.2 percent in 2022 to 6.9 percent in 2026.

The following table presents historical vacancy for the region and subject submarket.

Historical and Projected Vacancy Rates						
Year	Atlanta			Central I-75 West		
	Class A	Class B/C	Total	Class A	Class B/C	Total
2017	5.1	3.8	4.6	10.4	7.6	9.2
2018	5.5	4.1	4.9	3.9	7.0	5.2
2019	5.5	3.9	4.8	5.3	4.9	5.2
2020	6.6	4.1	5.6	10.6	5.8	8.8
2021	5.3	3.6	4.6	11.1	5.6	9.3
2022	---	---	4.5	---	---	8.2
2023	---	---	4.6	---	---	8.4
2024	---	---	4.8	---	---	7.7
2025	---	---	5.0	---	---	7.1
2026	---	---	5.0	---	---	6.9

Source: Reis, Inc.

Note: Reis does not differentiate between space that is available directly from the landlord or as a sublease. Any space that is available immediately for leasing (i.e. within 30 days) is considered vacant by Reis' standards.

As shown, Class A properties within the region are experiencing higher vacancies than the market as a whole at 5.3 percent, and Class B/C properties are experiencing lower vacancies of 3.6 percent. Within the Central I-75 West submarket, Class A properties are experiencing higher vacancies than Class B/C properties.

Construction Completions

The Atlanta Apartment market experienced a total of 43,248 units completed between 2017 and 2021 or an average of 8,650 units per year. Over the next five years, Reis projects that an additional 22,214 units will be added to the Atlanta market.

Between 2017 and 2021, the Central I-75 West submarket experienced new construction of 3,942 units, or an average of 788 units per year. This accounts for approximately 9.1 percent of the region's total completions. Over the next five years, Reis projects that an additional 574 units will be added to the Atlanta submarket.

The following table presents historical inventory for the region and subject submarket, as well as future projections.

Historical & Projected Inventory (Units)					
Year	Atlanta		Central I-75 West		
	Inventory	Completions	Inventory	Completions	% Total
2017	398,861	10,178	11,263	1,494	14.7%
2018	408,176	9,315	11,263	0	0.0%
2019	419,889	7,749	11,514	251	3.2%
2020	428,057	8,168	12,474	960	11.8%
2021	435,895	7,838	13,711	1,237	15.8%
2022	439,508	3,613	13,711	0	0.0%
2023	444,517	5,009	14,151	440	8.8%
2024	448,846	4,329	14,151	0	0.0%
2025	453,670	4,824	14,151	0	0.0%
2026	458,109	4,439	14,285	134	3.0%
2017-2021					
Total Completions		43,248		3,942	9.1%
Annual Average		8,650		788	

Source: Reis, Inc.

Rental Rates

As shown in the following chart, average asking rents for the region have been trending upward, from an average of \$1,146 per month in 2017 to an average of \$1,486 per month in 2021, indicating a compound average growth rate (CAGR) of 6.7 percent. As of year-end 2021, average asking rents increased to \$1,486 per month. Over the past few years, concessions have been declining and currently stand at 5.3 percent of face rents. Over the next five years, average asking rents are expected to increase from \$1,554 per month in 2022 to \$1,821 per month in 2026.

Average asking rental rates in the Central I-75 West submarket ranged from an average of \$1,335 per month in 2017 to an average of \$1,765 per month in 2021, demonstrating a CAGR of 7.2 percent. As of year-end 2021, average rents increased to \$1,765 per month. Over the next five years, average asking rents are projected to increase from \$1,846 per month in 2022 to \$2,213 per month in 2026. Concessions currently stand at 6.2 percent of face rents.

The following table presents historical and projected average asking rental rates for the region and submarket.

Historical and Projected Average Asking Rental Rates												
Year	Atlanta						Central I-75 West					
	Asking Rent \$/Month				% Change	Concessions % Face Rent	Asking Rent \$/Month				% Change	Concessions % Face Rent
	Class A	Class B/C	Total	Eff Rent			Class A	Class B/C	Total	Eff Rent		
2017	\$1,318	\$915	\$1,146	\$1,065	6.3	7.1	\$1,669	\$847	\$1,335	\$1,240	14.3	7.1
2018	\$1,406	\$970	\$1,223	\$1,147	7.7	6.2	\$1,684	\$882	\$1,358	\$1,261	1.8	7.1
2019	\$1,468	\$1,019	\$1,283	\$1,207	5.2	5.9	\$1,692	\$933	\$1,390	\$1,300	3.0	6.5
2020	\$1,472	\$1,016	\$1,287	\$1,211	0.3	5.9	\$1,774	\$839	\$1,431	\$1,333	2.6	6.8
2021	\$1,695	\$1,168	\$1,486	\$1,407	16.2	5.3	\$2,195	\$906	\$1,765	\$1,656	24.2	6.2
2022	---	---	\$1,554	\$1,468	4.4	5.5	---	---	\$1,846	\$1,727	4.3	6.4
2023	---	---	\$1,617	\$1,528	4.1	5.5	---	---	\$1,940	\$1,806	4.6	6.9
2024	---	---	\$1,683	\$1,594	4.3	5.3	---	---	\$2,025	\$1,884	4.3	7.0
2025	---	---	\$1,750	\$1,657	4.0	5.3	---	---	\$2,112	\$1,980	5.1	6.3
2026	---	---	\$1,821	\$1,723	4.0	5.4	---	---	\$2,213	\$2,081	5.1	6.0
CAGR	6.49%	6.29%	6.71%	7.21%			7.09%	1.70%	7.23%	7.50%		

Absorption

Over the past few years, new construction within the region has outpaced absorption levels. As shown in the following table, an annual average of 43,248 new units were completed in the Atlanta region between 2017 and 2021, while 42,091 new units were absorbed. As of year-end 2021, a total of 7,838 new units were completed, while 11,511 new units were absorbed. This resulted in a decline in vacancy from 5.6 percent in 2021 to the current vacancy rate of 4.6 percent. Over the next five years, Reis projects that construction figures will outpace absorption (new construction will total 22,214 units, and absorption will total 19,527 units).

New construction within the Central I-75 West submarket has outpaced absorption levels, resulting in increased vacancy rates. Between 2017 and 2021, a total of 3,942 new units were completed, while 3,122 new units were absorbed. Over the next five years, Reis projects that 574 units will be added to the market, while 866 will be absorbed.

The following table presents historical and projected absorption levels for the region and subject submarket.

Historical and Projected Net Absorption (units)								
Year	Atlanta				Central I-75 West			
	Class A	Class B/C	Total	Completions	Class A	Class B/C	Total	Completions
2017	6,757	321	7,078	10,178	478	426	904	1,494
2018	7,755	(189)	7,566	9,315	431	29	460	0
2019	8,951	2,365	11,316	7,749	143	94	237	251
2020	4,685	(65)	4,620	8,168	493	(40)	453	960
2021	10,456	1,055	11,511	7,838	1,057	11	1,068	1,237
2022	---	---	4,128	3,613	---	---	146	0
2023	---	---	4,182	5,009	---	---	381	440
2024	---	---	3,336	4,329	---	---	101	0
2025	---	---	3,682	4,824	---	---	81	0
2026	---	---	4,199	4,439	---	---	157	134
2017-2021								
Total Absorption	38,604	3,487	42,091	43,248	2,602	520	3,122	3,942
Annual Average	7,721	697	8,418	8,650	520	104	624	788

Source: Reis, Inc.

New Construction Activity

Within the subject's region, 18,119 units were completed over the past few years in a total of 87 projects. There are currently 9,390 units under construction within 61 projects. An additional 51,077 units are planned within 219 projects for potential delivery in the next few years, along with 251 proposed buildings which would add another 45,035 units.

The following tables present new and proposed construction activity for the region.

New Construction Activity - Complete							
Name	Location	City	Submarket	No. Units	Status	Completion	
Ashley Scholars Landing	669 Atlanta Student Movement Blvd SW	Atlanta	Central I-75 West	135	Complete	January 2020	
2050 Morningside	2050 Cheshire Bridge Rd NE	Atlanta	Midtown	240	Complete	January 2020	
Cortland Oleander	10 Executive Park West NE	Atlanta	North Dekalb	348	Complete	January 2020	
Amli Lenox	3478 Lakeside Dr NE	Atlanta	Buckhead	391	Complete	February 2020	
Grand Reserve At Canton	165 Reservoir Rd	Canton	Cherokee County	308	Complete	February 2020	
The Irby	65 Irby Ave NW	Atlanta	Buckhead	277	Complete	March 2020	
Icon Buckhead	3372 Peachtree Rd NE	Atlanta	Buckhead	361	Complete	March 2020	
Novel O4W	525 North Ave	Atlanta	South Fulton	233	Complete	March 2020	
Aspire Westside	900 Joseph E Lowery Blvd NW	Atlanta	Central I-75 West	174	Complete	April 2020	
208 12Th Street	208 12Th St NE	Atlanta	Midtown	13	Complete	April 2020	
Amli Decatur	122 W Trinity Pl	Decatur	Decatur/Avondale	330	Complete	May 2020	
J5	775 Juniper St NE	Atlanta	Midtown	150	Complete	May 2020	
The Keswick	5126 Peachtree Blvd	Atlanta	North Dekalb	200	Complete	May 2020	
The Catherine Of Roswell	11042 Alpharetta Hwy	Roswell	Roswell/Alpharetta	300	Complete	May 2020	
Gentry	3172 Roswell Rd NE	Atlanta	Buckhead	290	Complete	June 2020	
550 North Highland	550 N Highland Ave NE	Atlanta	Midtown	16	Complete	June 2020	
Halcyon Grand	6500 Halcyon Way	Alpharetta	Roswell/Alpharetta	300	Complete	June 2020	
Promenade At Newnan Crossing	1450 Newnan Crossings Blvd E	Newnan	Coweta County	298	Complete	July 2020	
Avondale Hills - Townhomes	3360 Mountain Dr	Decatur	Decatur/Avondale	77	Complete	July 2020	
Generation Apartments	369 Centennial Olympic Park Dr NW	Atlanta	Midtown	336	Complete	July 2020	
Six Atlanta	5211 Peachtree Blvd	Atlanta	North Dekalb	306	Complete	July 2020	
The Linc Brookhaven	4150 Ashford Dunwoody Rd	Brookhaven	North Dekalb	298	Complete	July 2020	
The Alastair At Aria Village	6500 Aria Blvd	Sandy Springs	Sandy Springs/Dunwoody	355	Complete	July 2020	
Skylark	1099 Blvd SE	Atlanta	South Fulton	319	Complete	July 2020	
Temple Square	1777 Temple Ave	Atlanta	South Fulton	17	Complete	July 2020	
Heights At Old Peachtree Buildings 2-5	1045 Old Peachtree Rd NW	Suwanee	South Gwinnett	217	Complete	July 2020	
Broadstone Junction	500 Thrasher St	Norcross	North Gwinnett	290	Complete	August 2020	
The Dylan At Grayson	500 Hillside Dr SW	Grayson	South Gwinnett	234	Complete	September 2020	
Havenridge	4450 Shallowford Rd	Roswell	Marietta	82	Complete	October 2020	
Parkhaus	456 Parkway Dr NE	Atlanta	Midtown	14	Complete	October 2020	
The Brunswick	141 Holcomb Bridge Rd	Norcross	North Gwinnett	193	Complete	October 2020	
The Adley At City Springs	6075 Roswell Rd	Sandy Springs	Sandy Springs/Dunwoody	291	Complete	October 2020	
Gates At King Springs	3844 King Springs Rd SE	Smyrna	Smyrna	26	Complete	October 2020	
Vue At The Quarter	2048 Bolton Rd NW	Atlanta	Central I-75 West	271	Complete	November 2020	
Star Metals Residences	1050 Howell Mill Rd NW	Atlanta	Central I-75 West	409	Complete	November 2020	
Airline O4W	20 Airline St SE	Atlanta	Midtown	29	Complete	November 2020	
Arya Peachtree	1777 Peachtree St NE	Atlanta	Buckhead	282	Complete	December 2020	
Westside Village At Moores Mill Townhomes	2260 Marietta Blvd NW	Atlanta	Central I-75 West	19	Complete	December 2020	
Hollywood And Main Ph 1	2035 Hollywood Rd NW	Atlanta	Central I-75 West	25	Complete	December 2020	
Dresden Heights Ph 2	3124 Quantum Ln	Atlanta	North Dekalb	24	Complete	December 2020	
Vesta Camp Creek	5100 Welcome All Rd	Atlanta	South Fulton	220	Complete	December 2020	
Alexan Eight West	871 3Rd St NW	Atlanta	Central I-75 West	264	Complete	January 2021	
788 West Midtown	788 W Marietta St NW	Atlanta	Central I-75 West	279	Complete	January 2021	
Osprey	980 Howell Mill Rd	Atlanta	Central I-75 West	320	Complete	January 2021	
United Lofts	1061 United Ave SE	Atlanta	South Fulton	18	Complete	January 2021	
Edison Sugarloaf	1399 Herrington Rd	Lawrenceville	South Gwinnett	330	Complete	January 2021	
Bellevue At Avondale	2740 E College Ave	Avondale Estates	Decatur/Avondale	270	Complete	February 2021	
Marketplace Vista Apartments	1486 Terrell Mill Rd	Marietta	Marietta	298	Complete	February 2021	
Kelly Street Townhomes	125 Kelly St	Norcross	North Gwinnett	47	Complete	February 2021	
The Seven At Flat Shoals	839 Flat Shoals Ave SE	Atlanta	South Dekalb	7	Complete	February 2021	

New Construction Activity - Complete (Continued)							
Name	Location	City	Submarket	No. Units	Status	Completion	
Scott Crossing	1665 Scott Blvd	Decatur	Decatur/Avondale	405	Complete	March 2021	
Broadstone Sugar Hill	5010 W Broad St NE	Sugar Hill	North Gwinnett	316	Complete	March 2021	
The Rey On Reynolds	3360 Steve Reynolds Blvd	Duluth	North Gwinnett	286	Complete	April 2021	
Northaven	608 Northolt Pkwy	Suwanee	North Gwinnett	67	Complete	April 2021	
Element Galleria	800 Galleria Pkwy	Atlanta	Smyrna	282	Complete	April 2021	
Broadstone Summerhill	100 Fulton St SE	Atlanta	South Fulton	276	Complete	April 2021	
Southlawn Lawrenceville	30 S Clayton St	Lawrenceville	South Gwinnett	430	Complete	April 2021	
Modera Prominence Ph 1	3699 Lenox Rd NE	Atlanta	Buckhead	318	Complete	May 2021	
Novel Upper Westside	2265 Marietta Blvd NW	Atlanta	Central I-75 West	345	Complete	May 2021	
The Archer In Acworth	5360 Cherokee Rd	Acworth	Cherokee County	315	Complete	May 2021	
Modera Reynoldstown	780 Memorial Dr SE	Atlanta	Midtown	320	Complete	May 2021	
Edgemoore At Milford Phase 1	1336 Milford Church Rd SW	Marietta	Smyrna	91	Complete	May 2021	
Windsor Interlock	2 Interlock Ave NW	Atlanta	Central I-75 West	349	Complete	June 2021	
Park At Main	2891 Lewis St	Kennesaw	Marietta	132	Complete	June 2021	
The Maven	4255 Suwanee Dam Rd	Suwanee	North Gwinnett	276	Complete	June 2021	
Highland Overlook By Meritage Homes	4785 Highside Way SE	Smyrna	Smyrna	68	Complete	June 2021	
565 Hank	565 Hank Aaron Dr SE	Atlanta	South Fulton	306	Complete	June 2021	
The Ellison	1650 N Roberts Rd NW	Kennesaw	Marietta	250	Complete	July 2021	
The Lofts At Centennial Yards	125 Ted Turner Dr	Atlanta	Midtown	162	Complete	July 2021	
Alta East	777 Memorial Dr Ste 7000	Atlanta	Midtown	250	Complete	July 2021	
525 Par6	525 Parkway Dr	Atlanta	South Fulton	97	Complete	July 2021	
Elan Madison Yards	220 Bill Kennedy Way SE	Atlanta	Midtown	495	Complete	August 2021	
40 West 12Th	40 12Th St NE	Atlanta	Midtown	64	Complete	August 2021	
Symphony At Suwanee Creek	1630 Peachtree Industrial Blvd	Suwanee	North Gwinnett	200	Complete	August 2021	
Dunwoody Village Townhomes	1530 Dunwoody Village Pkwy	Dunwoody	Sandy Springs/Dunwoody	79	Complete	August 2021	
Link Grant Park	730 Glenwood Ave SE	Atlanta	South Fulton	247	Complete	August 2021	
Elle At Oakhurst	804 W College Ave	Decatur	Decatur/Avondale	10	Complete	September 2021	
Vesta Adams Park	1991 Delowe Dr SW	Atlanta	South Fulton	298	Complete	September 2021	
Towns At North Decatur	2701 Orion Dr	North Decatur	Decatur/Avondale	41	Complete	October 2021	
Ascent Peachtree	161 Peachtree Center Ave NE	Atlanta	Midtown	345	Complete	October 2021	
Empire 4Forty4	444 Angier Ave NE	Atlanta	Midtown	34	Complete	November 2021	
Parkside At Suwanee Town Center	450 Buford Hwy NW	Suwanee	North Gwinnett	70	Complete	November 2021	
Pruit Walk	2885 Elmwood Dr	Smyrna	Smyrna	23	Complete	November 2021	
Moreland Walk	1155 Custer Ave SE	Atlanta	South Fulton	29	Complete	November 2021	
The Heights At Northwinds Summit	6000 Summit Pl	Alpharetta	Roswell/Alpharetta	144	Complete	December 2021	
Pratt Stacks	385 Grant Cir SE	Atlanta	South Fulton	150	Complete	December 2021	
Plateau West	436 Trabert Ave NW	Atlanta	Midtown	18	Complete	January 2022	
Total Complete				18,119			

New Construction Activity - Under Construction							
Name	Location	City	Submarket	No. Units	Status	Completion	
Empire Dalston	296 Dilbeck Place	Atlanta	Buckhead	52	Under Constr.	---	---
Chelsea Westside	1339 Ellsworth Industrial Blvd NW	Atlanta	Central I-75 West	92	Under Constr.	---	---
Oliver Street Townhomes	690 Paines Ave NW	Atlanta	Central I-75 West	30	Under Constr.	---	---
Adyn Park Townhomes	9058 Main St	Woodstock	Cherokee County	29	Under Constr.	---	---
Park At Camden	3389 & 3394 Popcorn Dr	Woodstock	Cherokee County	64	Under Constr.	---	---
Station 75	1301 Academic Parkway	Locust Grove	Clayton/Henry	272	Under Constr.	---	---
The Moderns At Sugar Creek	2029 Memorial Dr SE	Atlanta	Decatur/Avondale	62	Under Constr.	---	---
Beverly Heights	2295 Wellborn Rd	Lithonia	I-20 East	120	Under Constr.	---	---
2314 And 2338 Wellborn Road	2338 Wellborn Rd	Lithonia	I-20 East	72	Under Constr.	---	---
Sweetwater Vista	Riverside Pkwy & Commerce Way	Douglasville	I-20 West	303	Under Constr.	---	---
Reserve At Wildwood	Wildwood Pkwy SE & Windy Hill Rd SE	Atlanta	Marietta	60	Under Constr.	---	---
Castleberry Park	Magnum St & Mitchell St	Atlanta	Midtown	130	Under Constr.	---	---
Emerson On Krog	49 Krog Street	Atlanta	Midtown	22	Under Constr.	---	---
Madison Yards At Reynoldstown	300 Gibson St SE	Atlanta	Midtown	26	Under Constr.	---	---
Castleberry Station	300 Fair St SW	Atlanta	Midtown	50	Under Constr.	---	---
542 Boulevard	542 Boulevard PI NE	Atlanta	Midtown	30	Under Constr.	---	---
Oak Knoll Redevelopment	1791 Piedmont Ave NE	Atlanta	Midtown	98	Under Constr.	---	---
The Bohemian	75 Blvd NE	Atlanta	Midtown	13	Under Constr.	---	---
The Indie	628 Edgewood Ave SE	Atlanta	Midtown	91	Under Constr.	---	---
The Leon Ponce	567 Ponce De Leon Ave NE	Atlanta	Midtown	72	Under Constr.	---	---
Cottages At Cassville Commons	475 Old Cassville White Rd NW	Cartersville	Non-Submarketed Areas	50	Under Constr.	---	---
The Bristol	5404 Peachtree Rd	Atlanta	North Dekalb	17	Under Constr.	---	---
Skyland Brookhaven	1857 Falling Sky Ct	Brookhaven	North Dekalb	167	Under Constr.	---	---
Evins Walk	2096 Pine Cone Ln NE	Brookhaven	North Dekalb	95	Under Constr.	---	---
The Reid Apartments	2190 Northlake Pkwy	Tucker	North Dekalb	245	Under Constr.	---	---
5200 At Town Center	3775 Medlock Bridge Rd	Norcross	North Gwinnett	70	Under Constr.	---	---
Ellington By The Providence Group	3200 Suwanee Creek Rd	Suwanee	North Gwinnett	175	Under Constr.	---	---
185 Thompson Street	185 Thompson St	Alpharetta	Roswell/Alpharetta	48	Under Constr.	---	---
The Bailey/Northwinds	2650 Northwinds Pkwy	Alpharetta	Roswell/Alpharetta	32	Under Constr.	---	---
Westshore Multifamily	Bald Ridge Marina Rd & Turner Rd	Cumming	Roswell/Alpharetta	348	Under Constr.	---	---
Mashburn Village Apartments	Veterans Memorial Blvd & Atlanta Rd	Cumming	Roswell/Alpharetta	351	Under Constr.	---	---
Reverie On Cumberland	Cumberland Pkwy SE & Paces Walk SE	Atlanta	Smyrna	300	Under Constr.	---	---
Sports Avenue Townhomes	3110 Sports Ave	Smyrna	Smyrna	108	Under Constr.	---	---
Vesta Bouldercrest	26 Bouldercrest Ln	Atlanta	South Dekalb	438	Under Constr.	---	---
Lee + White Redevelopment	1020 White St SW	Atlanta	South Fulton	250	Under Constr.	---	---
125 Milton Avenue	125 Milton Ave SE	Atlanta	South Fulton	310	Under Constr.	---	---
Walton Fayetteville	Grady Ave & Beauregard Blvd	Fayetteville	South Fulton	270	Under Constr.	---	---
The Clyde	579 King Arnold St	Hapeville	South Fulton	18	Under Constr.	---	---
Union Landing Apartments	4712 & 4754 Flat Shoals Rd	Union City	South Fulton	240	Under Constr.	---	---
Inland Pass	862 Harbins Rd	Dacula	South Gwinnett	320	Under Constr.	---	---
Old Town Lilburn Townhomes	107 Railroad Ave NW	Lilburn	South Gwinnett	53	Under Constr.	---	---
Bryson Meadows	5125 Lawrenceville Hwy NW	Lilburn	South Gwinnett	90	Under Constr.	---	---
Broadstone Upper Westside	2167 Bolton Dr NW	Atlanta	Central I-75 West	314	Under Constr.	February 2022	
South Point Apartments	200 S Point Blvd	Mcdonough	Clayton/Henry	260	Under Constr.	February 2022	
Elan Powers Ferry	1945 Powers Ferry Rd Pkwy SE	Marietta	Marietta	276	Under Constr.	February 2022	
Halstead By Ashton Woods	1330 N Druid Hills Rd NE	Atlanta	North Dekalb	51	Under Constr.	February 2022	
Edgemore At Milford Phase 2	1336 Milford Church Rd SW	Marietta	Smyrna	36	Under Constr.	March 2022	
Graydon Buckhead	2520 Peachtree Rd NE	Atlanta	Buckhead	47	Under Constr.	April 2022	
Camden Buckhead	3300 Roswell Rd NE	Atlanta	Buckhead	365	Under Constr.	April 2022	
The Reserve At Olde Towne	5000 Olde Towne Pkwy	Marietta	Marietta	43	Under Constr.	April 2022	

New Construction Activity - Under Construction (Continued)							
Name	Location	City	Submarket	No. Units	Status	Completion	
Novel Midtown Atlanta	1140 Spring St NW	Atlanta	Midtown	339	Under Constr.	May 2022	
The Cove At Covington Town Center	1000 Town Center Blvd	Covington	Non-Submarketed Areas	350	Under Constr.	June 2022	
Halcyon By Empire Communities	6325 Halcyon Garden Dr	Alpharetta	Roswell/Alpharetta	92	Under Constr.	June 2022	
Sodo	3256 Buford Hwy NE	Duluth	North Gwinnett	256	Under Constr.	July 2022	
The Heights At Exchanget	2925 Buford Dr	Buford	South Gwinnett	4	Under Constr.	July 2022	
Prichard Park	2974 Moon Station Rd NW	Kennesaw	Marietta	52	Under Constr.	August 2022	
The Roycraft	675 Drewry St NE	Atlanta	Midtown	42	Under Constr.	September 2022	
Mira At Midtown Union	1330 W Peachtree St NW	Atlanta	Midtown	355	Under Constr.	November 2022	
Peachtree At Eighth	903 Peachtree St NE	Atlanta	Midtown	427	Under Constr.	November 2022	
Easton By Pulte Homes	1527 Northside Dr NW	Atlanta	Midtown	58	Under Constr.	December 2022	
Novel West Midtown	1330 Fairmont Ave NW	Atlanta	Central I-75 West	340	Under Constr.	June 2023	
Total Under Construction				9,390			

New Construction Activity - Planned							
Name	Location	City	Submarket	No. Units	Status	Completion	
Modera Prominence Ph 2	Lenox Rd NE & Piedmont Rd NE	Atlanta	Buckhead	407	Planned	---	---
99 West Paces Ph 2	W Paces Ferry Rd NW & Paces Ferry Pl NW	Atlanta	Buckhead	186	Planned	---	---
The Dillion	2425 Peachtree Rd	Atlanta	Buckhead	144	Planned	---	---
Novel Lenox	3377 Lenox Rd NE	Atlanta	Buckhead	348	Planned	---	---
340 East Paces Ferry Road	340 E Paces Ferry Rd NE	Atlanta	Buckhead	408	Planned	---	---
Capitol City Plaza Tower Condos	3354 Peachtree Rd NE	Atlanta	Buckhead	60	Planned	---	---
Amlri Flatiron	3415 Kingsboro Rd NE	Atlanta	Buckhead	271	Planned	---	---
Three Dollar Cafe Redevelopment	3002 Peachtree Rd NE	Atlanta	Buckhead	225	Planned	---	---
99 West Paces Ph 1	99 W Paces Ferry Rd NW	Atlanta	Buckhead	314	Planned	---	---
Morris Brown College Redevelopment	Martin Luther King Jr Dr NW & Sunset Ave NW	Atlanta	Central I-75 West	239	Planned	---	---
Huff Road Residential Development	864 Huff Road Northwest	Atlanta	Central I-75 West	15	Planned	---	---
Echo Street West	Donald Lee Hollowell Pkwy NW & Northside Dr NW	Atlanta	Central I-75 West	300	Planned	---	---
1385 Collier Road	1385 Collier Rd	Atlanta	Central I-75 West	200	Planned	---	---
1101 Church Street	1101 Church St	Atlanta	Central I-75 West	8	Planned	---	---
Parkview	561 Thurmond St NW	Atlanta	Central I-75 West	62	Planned	---	---
660 11Th Street Northwest	660 11Th St NW	Atlanta	Central I-75 West	340	Planned	---	---
The Vue II At The Quarter	2078 Bolton Dr	Atlanta	Central I-75 West	150	Planned	---	---
Almond Park	2387 Summit Ave NW	Atlanta	Central I-75 West	22	Planned	---	---
The Recycled Lofts	681 Whitehall St	Atlanta	Central I-75 West	42	Planned	---	---
The Works Ph 1	1301 Chattahoochee Ave NW	Atlanta	Central I-75 West	300	Planned	---	---
1060 Jefferson Street NW	1060 Jefferson St NW	Atlanta	Central I-75 West	291	Planned	---	---
260 Hospital Road Townhomes	260 Hospital Rd	Canton	Cherokee County	50	Planned	---	---
Marietta Road Apartments	1010 Marietta Rd	Canton	Cherokee County	208	Planned	---	---
Jackie Moore Lane Multi-Residential Development	591 Jackie Moore Ln	Canton	Cherokee County	252	Planned	---	---
Great Sky Townhomes	Great Sky Pkwy & Reservoir Dr	Canton	Cherokee County	70	Planned	---	---
260 Hospital Road Apartments	260 Hospital Rd	Canton	Cherokee County	260	Planned	---	---
550 Heard Drive	550 Heard Dr	Canton	Cherokee County	160	Planned	---	---
Marietta Highway Residential Development	Univeter Rd & Marietta Hwy	Canton	Cherokee County	101	Planned	---	---
The Retreat At River Green	200 River Green Ave	Canton	Cherokee County	61	Planned	---	---
972 Sixes Road	972 Sixes Rd	Holly Springs	Cherokee County	142	Planned	---	---
Woodstock East Condos	Bentley Pkwy & Arnold Mill Rd	Woodstock	Cherokee County	165	Planned	---	---
Woodstock East Townhomes	Bentley Pkwy & Arnold Mill Rd	Woodstock	Cherokee County	66	Planned	---	---
1705 Panola Road	1705 Panola Rd	Stone Mountain	Clarkston/Stone Mountain	131	Planned	---	---
3581 Rockbridge Road	3581 Rockbridge Rd SW	Stone Mountain	Clarkston/Stone Mountain	52	Planned	---	---
Summertree	800 Alford Rd	Stone Mountain	Clarkston/Stone Mountain	92	Planned	---	---
3960 Redan Road	3960 Redan Rd	Stone Mountain	Clarkston/Stone Mountain	239	Planned	---	---
Jodeco Atlanta South	Jodeco Rd @ Interstate 75 & Chambers & Mt Olive Rd	Atlanta	Clayton/Henry	600	Planned	---	---
Airport City Apartments	Main St & Camp Creek Pkwy	College Park	Clayton/Henry	704	Planned	---	---
Panhandle Road And Matthews Trail	Panhandle Rd & Matthews Tr	Hampton	Clayton/Henry	377	Planned	---	---
896 Jonesboro Road	896 Jonesboro Rd	Mcdonough	Clayton/Henry	80	Planned	---	---
Kelly Green Acres	Bridges Rd & Willow Ln	Mcdonough	Clayton/Henry	312	Planned	---	---
156 Foster Drive	156 Foster Dr	Mcdonough	Clayton/Henry	260	Planned	---	---
Jonesboro Road Mixed Use Development Apartments	Mt Carmel Rd & Jonesboro Rd	Mcdonough	Clayton/Henry	307	Planned	---	---
Stockbridge International Business Center Apartments	380 Flippen Rd	Stockbridge	Clayton/Henry	600	Planned	---	---
Stockbridge International Business Center Townhomes	380 Flippen Rd	Stockbridge	Clayton/Henry	130	Planned	---	---
Reeves Creek	Flippen Rd & Walt Stephens Rd	Stockbridge	Clayton/Henry	800	Planned	---	---
1237 Memorial Drive	1237 Memorial Dr SE	Atlanta	Decatur/Avondale	16	Planned	---	---
Broadstone At Pullman Yards	105 Rogers St NE	Atlanta	Decatur/Avondale	354	Planned	---	---
Tama Glenwood	2201 Glenwood Ave SE	Atlanta	Decatur/Avondale	229	Planned	---	---
The Hobbs	3039 Wells St	Avondale Estates	Decatur/Avondale	33	Planned	---	---

New Construction Activity - Planned (Continued)							
Name	Location	City	Submarket	No. Units	Status	Completion	
Motto	N Arcadia Ave & E Ponce De Leon Ave	Decatur	Decatur/Avondale	290	Planned	---	---
108 Park Place	108 Park Pl	Decatur	Decatur/Avondale	36	Planned	---	---
879 And 895 Porter Road	879 & 895 Porter Rd	Decatur	Decatur/Avondale	70	Planned	---	---
East Lake Community	750 E Lake Dr	Decatur	Decatur/Avondale	57	Planned	---	---
Windyhill Road Townhomes	2067 Windy Hill Rd	Decatur	Decatur/Avondale	36	Planned	---	---
North Dekalb Mall Redevelopment Apartments	2050 Lawrenceville Hwy	Decatur	Decatur/Avondale	1,700	Planned	---	---
North Dekalb Mall Redevelopment Townhomes	2050 Lawrenceville Hwy	Decatur	Decatur/Avondale	100	Planned	---	---
Motto	141 E Ponce De Leon Ave	Decatur	Decatur/Avondale	290	Planned	---	---
Eastmore - Apts Ph 1	Johnson Rd @ Flat Shoals Rd Sw/I-20	Conyers	I-20 East	195	Planned	---	---
Crestwind Township	3271 Turner Hill Rd & Hayden Quarry Rd	Stonecrest	I-20 East	260	Planned	---	---
Vansant Road And Fairburn Road	Vansant Rd & Fairburn Rd	Douglasville	I-20 West	144	Planned	---	---
South Burnt Hickory Road And Midway Road	S Burnt Hickory Rd & Midway Rd	Douglasville	I-20 West	66	Planned	---	---
Riverside Parkway Multifamily Development	Riverside Pkwy & Summer Lake Rd	Lithia Springs	I-20 West	450	Planned	---	---
Lake Acworth Drive Townhomes	5588 Lake Acworth Dr	Acworth	Marietta	34	Planned	---	---
Kennesaw Marketplace Apartments	1810 Old 41 Hwy NW	Kennesaw	Marietta	332	Planned	---	---
Kennesaw Marketplace Townhomes	1810 Old 41 Hwy NW	Kennesaw	Marietta	63	Planned	---	---
2795 Town Center Drive	2795 Town Center Dr	Kennesaw	Marietta	375	Planned	---	---
499 Roberts Court	499 Roberts Ct	Kennesaw	Marietta	240	Planned	---	---
Chance Powers Ferry	2024-2028 Powers Ferry Rd SE	Marietta	Marietta	299	Planned	---	---
1326 Old Bells Ferry Road	1326 Old Bells Ferry Rd	Marietta	Marietta	56	Planned	---	---
185 Flat Shoals Avenue	185 Flat Shoals Ave SE	Atlanta	Midtown	8	Planned	---	---
Streetlights Residential Development	5Th St NE & Juniper St NE	Atlanta	Midtown	299	Planned	---	---
195 Chester Avenue	195 Chester Ave SE	Atlanta	Midtown	67	Planned	---	---
Accent Morningside II	1941 Cheshire Bridge Rd NE	Atlanta	Midtown	155	Planned	---	---
505 Courtland Street Northeast	505 Courtland St NE	Atlanta	Midtown	284	Planned	---	---
Modera Parkside	180 10Th St NE	Atlanta	Midtown	345	Planned	---	---
400 Bishop Street	400 Bishop St	Atlanta	Midtown	278	Planned	---	---
No 2 Opus Place	98 14Th St NE	Atlanta	Midtown	195	Planned	---	---
1382 Peachtree Street	1382 Peachtree St NE	Atlanta	Midtown	283	Planned	---	---
760 Ralph Mcgill Ph1 Apartments	760 Ralph Mcgill Blvd NE	Atlanta	Midtown	350	Planned	---	---
Spring Hill Mortuary Redevelopment	1020 Spring St NW	Atlanta	Midtown	350	Planned	---	---
Underground Atlanta Apartments	Alabama SW St & Pryor SW St	Atlanta	Midtown	820	Planned	---	---
495 North Avenue	495 North Ave	Atlanta	Midtown	44	Planned	---	---
Station 464 Ph 3	464 Boulevard NE	Atlanta	Midtown	123	Planned	---	---
501 Boulevard	501 Boulevard NE	Atlanta	Midtown	27	Planned	---	---
143 Alabama Street Redevelopment	143 Alabama St SW	Atlanta	Midtown	112	Planned	---	---
Eviva On Peachtree	811 Peachtree St	Atlanta	Midtown	392	Planned	---	---
West Midtown Center Townhomes	Northside Dr @ 17Th St	Atlanta	Midtown	80	Planned	---	---
111 Moreland Avenue	111 Moreland Ave SE	Atlanta	Midtown	19	Planned	---	---
555 Boulevard	Boulevard NE And Boulevard Pl NE	Atlanta	Midtown	110	Planned	---	---
AmlI Atlantic Station Apartments	261 Market Street	Atlanta	Midtown	360	Planned	---	---
183 Moreland Townhomes	183 Moreland Ave	Atlanta	Midtown	16	Planned	---	---
515 Whitehall Street	515 Whitehall St	Atlanta	Midtown	22	Planned	---	---
West Midtown Center Apartments	Northside Dr @ 17Th St	Atlanta	Midtown	350	Planned	---	---
Waldo'S Old Fourth Ward Townhomes	40 Blvd NE	Atlanta	Midtown	10	Planned	---	---
Lyrics Lofts	346 Peters St SW	Atlanta	Midtown	27	Planned	---	---
1072 West Peachtree Street Apartments	1072 W Peachtree St NW	Atlanta	Midtown	350	Planned	---	---
Technology Enterprise Park Expansion	North Ave NW & Northside Dr NW	Atlanta	Midtown	141	Planned	---	---
Technology Enterprise Park Phase 1B	North Ave NW & Northside Dr NW	Atlanta	Midtown	275	Planned	---	---
371 Boulevard NE	371 Boulevard NE	Atlanta	Midtown	33	Planned	---	---
Mauldin St Apartments	930 Mauldin St SE	Atlanta	Midtown	130	Planned	---	---

New Construction Activity - Planned (Continued)							
Name	Location	City	Submarket	No. Units	Status	Completion	
Home Park - 10Th Apartments	559 10Th Street	Atlanta	Midtown	34	Planned	---	---
The Ansley	1521 Peachtree St	Atlanta	Midtown	80	Planned	---	---
Auburn Apartment	145-149 Auburn Ave NE	Atlanta	Midtown	92	Planned	---	---
Forge Atlanta Apartments	359 Whitehall St	Atlanta	Midtown	1,500	Planned	---	---
1405 Spring Street	1405 Spring St NW & 18Th St NW	Atlanta	Midtown	350	Planned	---	---
Herdon Square	510 Cameron M Alexander Blvd NW	Atlanta	Midtown	700	Planned	---	---
678 Edgewood Ave	678 Edgewood Ave NE	Atlanta	Midtown	114	Planned	---	---
Meridian Dillard Farms	Carl-Bethlehem Rd & Clarence Edwards Rd	Bethlehem	Non-Submarketed Areas	275	Planned	---	---
Pine Grove Partners Townhomes	35 Lipscomb Cir	Cartersville	Non-Submarketed Areas	194	Planned	---	---
Authentic Cartersville	5000 Canton Hwy	Cartersville	Non-Submarketed Areas	240	Planned	---	---
26 Overlook Parkway	26 Overlook Way	Cartersville	Non-Submarketed Areas	210	Planned	---	---
Studio Village	Ga-142 & City Pond Rd	Covington	Non-Submarketed Areas	226	Planned	---	---
Shoppes At Martin'S Crossing Redevelopment	Hwy 278 & Henderson Dr	Covington	Non-Submarketed Areas	315	Planned	---	---
The Oaks Golf Course Redevelopment Townhomes	Brown Bridge Rd & Crowell Rd	Covington	Non-Submarketed Areas	190	Planned	---	---
Prose Fairview	3655 Fairview Rd	Covington	Non-Submarketed Areas	318	Planned	---	---
The Oaks Golf Course Redevelopment Apartments	Brown Bridge Rd & Crowell Rd	Covington	Non-Submarketed Areas	360	Planned	---	---
Westshore Townhomes	Turner Rd & Market Place Blvd	Cumming	Non-Submarketed Areas	130	Planned	---	---
Downtown Etowah	Paga Mine Rd SE & Old Alabama Rd SE	Emerson	Non-Submarketed Areas	609	Planned	---	---
The Avemore Village	55 And 63 Goldworth Rd	Villa Rica	Non-Submarketed Areas	328	Planned	---	---
Dresden Townhomes	2186 Dresden Dr NE	Atlanta	North Dekalb	12	Planned	---	---
Parkside On Dresden	1358 Dresden Dr	Atlanta	North Dekalb	176	Planned	---	---
The Gordon	3543-3553 Chamblee Dunwoody Rd	Chamblee	North Dekalb	56	Planned	---	---
Park At Fifth Street	1961 5Th St	Chamblee	North Dekalb	39	Planned	---	---
5800 Suwanee Dam Road	5800 Suwanee Dam Rd	Buford	North Gwinnett	54	Planned	---	---
Alexander At Buford	279 S Alexander St	Buford	North Gwinnett	11	Planned	---	---
Avonlea Pointe	4100 Satellite Boulevard	Duluth	North Gwinnett	292	Planned	---	---
Buford Highway Residential Development	4300 Buford Hwy	Duluth	North Gwinnett	237	Planned	---	---
6405 Sugarloaf Parkway Townhomes	6405 Sugarloaf Pkwy	Duluth	North Gwinnett	78	Planned	---	---
6405 Sugarloaf Parkway Apartments Ph 2	6405 Sugarloaf Pkwy	Duluth	North Gwinnett	273	Planned	---	---
The Encore Apartments	2705 Peachtree Industrial Blvd	Duluth	North Gwinnett	450	Planned	---	---
6405 Sugarloaf Parkway Apartments Ph 1	6405 Sugarloaf Pkwy	Duluth	North Gwinnett	312	Planned	---	---
800 Rock Springs Road	800 Rock Springs Rd	Lawrenceville	North Gwinnett	212	Planned	---	---
Peachtree Corners Lofts	4779 Peachtree Corners Cir	Norcross	North Gwinnett	56	Planned	---	---
22 Technology Parkway Apartments	22 Technology Pkwy	Norcross	North Gwinnett	382	Planned	---	---
Broadstone Peachtree Corners	5672 Peachtree Pkwy	Peachtree Corners	North Gwinnett	321	Planned	---	---
Peachtree Industrial Boulevard Townhome Community Townhomes	Peachtree Industrial Blvd & Pinecrest Dr	Sugar Hill	North Gwinnett	165	Planned	---	---
1439 Hillcrest Drive	1439 Hillcrest Dr	Sugar Hill	North Gwinnett	63	Planned	---	---
Peachtree Industrial Boulevard Townhome Community Condos	Peachtree Industrial Blvd & Pinecrest Dr	Sugar Hill	North Gwinnett	140	Planned	---	---
5290 Arbor View Way	5290 Arbor View Wy	Sugar Hill	North Gwinnett	28	Planned	---	---
Tench Road Townhomes	4000 Tench Road	Suwanee	North Gwinnett	82	Planned	---	---
The Point	4000 N Point Pkwy	Alpharetta	Roswell/Alpharetta	300	Planned	---	---
Continuum Alpharetta Townhomes Block K	5555 Windward Pkwy	Alpharetta	Roswell/Alpharetta	82	Planned	---	---
Continuum Alpharetta Apartments Block G	5555 Windward Pkwy	Alpharetta	Roswell/Alpharetta	285	Planned	---	---
360 Tech Village Apartments	Haynes Bridge Rd & Us-19 S	Alpharetta	Roswell/Alpharetta	255	Planned	---	---
One Alpharetta City	2260 Old Milton Pkwy	Alpharetta	Roswell/Alpharetta	12	Planned	---	---
Northwinds Summit Condos	4000 Summit Pl	Alpharetta	Roswell/Alpharetta	32	Planned	---	---
3000 Hembree Road	3000 Hembree Rd	Alpharetta	Roswell/Alpharetta	58	Planned	---	---
Continuum Alpharetta Apartments Block F	5555 Windward Pkwy	Alpharetta	Roswell/Alpharetta	203	Planned	---	---
Brookwood Quarters	Peachtree Pkwy At Brookwood Rd	Cumming	Roswell/Alpharetta	379	Planned	---	---
Hill Street Apartments	25 Hill St	Roswell	Roswell/Alpharetta	98	Planned	---	---
Riverwalk Ph 2	1200 Old Alabama Rd	Roswell	Roswell/Alpharetta	99	Planned	---	---

New Construction Activity - Proposed							
Name	Location	City	Submarket	No. Units	Status	Completion	
The Quality Suites Redevelopment	505 Pharr Rd NE	Atlanta	Buckhead	36	Proposed	---	---
Church At Wieuca Redevelopment	3626 Peachtree Rd NE	Atlanta	Buckhead	457	Proposed	---	---
Buckhead Place	3314 Piedmont Rd NE	Atlanta	Buckhead	290	Proposed	---	---
Lenox Park Townhomes	Lenox Park Blvd NE & Lake Blvd NE	Atlanta	Buckhead	61	Proposed	---	---
2151 Bolton Road	2151 Bolton Rd NW	Atlanta	Central I-75 West	191	Proposed	---	---
Hollywood Road Townhomes	1871 Hollywood Rd NW	Atlanta	Central I-75 West	52	Proposed	---	---
The Proctor	703 Lindsay St NW	Atlanta	Central I-75 West	128	Proposed	---	---
Grove Park Townhomes	480 South Evelyn Pl NW	Atlanta	Central I-75 West	46	Proposed	---	---
Ashley Scholars Landing Ph 2	668 Atlanta Student Movement Blvd SW	Atlanta	Central I-75 West	212	Proposed	---	---
1850 Howell Mill Road	1850 Howell Mill Rd NW	Atlanta	Central I-75 West	210	Proposed	---	---
Project Granite	1033 Jefferson St NW	Atlanta	Central I-75 West	400	Proposed	---	---
933 Watkins Street	933 Watkins St NW	Atlanta	Central I-75 West	95	Proposed	---	---
Goat Farm Arts Center Redevelopment	1200 Foster St NW	Atlanta	Central I-75 West	240	Proposed	---	---
1283 And 1295 Marietta Boulevard Northwest	1283 & 1295 Marietta Blvd NW	Atlanta	Central I-75 West	200	Proposed	---	---
Creative Spaces Container Apartments	387 Lanier St NW	Atlanta	Central I-75 West	10	Proposed	---	---
Bolton Town Center	1593 Chattahoochee Ave NW	Atlanta	Central I-75 West	660	Proposed	---	---
Parkvue	1615 Johnson Rd NW	Atlanta	Central I-75 West	494	Proposed	---	---
Huff Road Townhomes	Huff Rd NW & Booth Ave NW	Atlanta	Central I-75 West	67	Proposed	---	---
1315 Northwest Drive	1315 Northwest Dr NW	Atlanta	Central I-75 West	286	Proposed	---	---
The Mallory Apartments	251 Anderson Ave NW	Atlanta	Central I-75 West	116	Proposed	---	---
Buice Lake South Townhomes	6460 Woodstock Rd	Acworth	Cherokee County	167	Proposed	---	---
136 Prominence Point Parkway	136 Prominence Point Pkwy	Canton	Cherokee County	168	Proposed	---	---
Solis Canton At Academy And Main	115 Academy St	Canton	Cherokee County	250	Proposed	---	---
560 Old Doss Drive	560 Old Doss Dr	Canton	Cherokee County	143	Proposed	---	---
200 Oakdale Road	200 Oakdale Rd	Canton	Cherokee County	29	Proposed	---	---
Canton Multifamily Development	Canton Hwy & Reinhardt College Pkwy	Canton	Cherokee County	260	Proposed	---	---
Spaulding Farms	Upland Estates Dr & Trickum Rd	Woodstock	Cherokee County	122	Proposed	---	---
Heights At Ridgewalk	Ridgewalk Pkwy & Ga-5 N	Woodstock	Cherokee County	290	Proposed	---	---
Adyn Park Condos	9058 Main St	Woodstock	Cherokee County	12	Proposed	---	---
671 Northern Avenue	671 Northern Ave	Clarkston	Clarkston/Stone Mountain	107	Proposed	---	---
Ambling Grove	3085 Lexington Terrace	Decatur	Clarkston/Stone Mountain	120	Proposed	---	---
Spivey Lake Housing Development	Norman Rd And Viking Dr	Stone Mountain	Clarkston/Stone Mountain	52	Proposed	---	---
1347 Bermuda Road	1347 Bermuda Rd	Stone Mountain	Clarkston/Stone Mountain	26	Proposed	---	---
Speedway Commerce Center	Lower Woolsey Rd & Ga-20	Hampton	Clayton/Henry	300	Proposed	---	---
Garden Lakes	Hastings Bridge Rd & N Steele Dr	Hampton	Clayton/Henry	1,135	Proposed	---	---
1555 Chambers Road	1555 Chambers Rd	Mcdonough	Clayton/Henry	42	Proposed	---	---
Crest South Point	239 Hwy 81	Mcdonough	Clayton/Henry	378	Proposed	---	---
Mount Carmel Roud Apartments	Mount Carmel Rd & Mill Rd	Mcdonough	Clayton/Henry	104	Proposed	---	---
61 Lewis Street	61 Lewis St	Mcdonough	Clayton/Henry	26	Proposed	---	---
Reeves Creek	Grand Oaks Way & Walt Stephens Rd	Stockbridge	Clayton/Henry	130	Proposed	---	---
Liberty Communities	Springdale Rd & E Lake Pkwy	Stockbridge	Clayton/Henry	184	Proposed	---	---
The District At Newnan	57 E Broad St	Newnan	Coweta County	348	Proposed	---	---
Sprayberry Road Condos	Mcbride St & Sprayberry Rd	Newnan	Coweta County	103	Proposed	---	---
Newnan Crossing Boulevard Townhomes	Lower Fayetteville Rd & Newnan Crossing Blvd E	Newnan	Coweta County	98	Proposed	---	---
Alta Ashley Park	Bullsboro Dr & Ashley Park Dr	Newnan	Coweta County	269	Proposed	---	---
552 Boulevard Place	552 The Boulevard	Newnan	Coweta County	12	Proposed	---	---
Clifton And Hosea	8 Clifton St NE	Atlanta	Decatur/Avondale	23	Proposed	---	---
Project Tulip	285 Mayson Ave NE	Atlanta	Decatur/Avondale	725	Proposed	---	---
Greystone At Windy Hill Ph 2	2061 Windy Hill Rd	Decatur	Decatur/Avondale	20	Proposed	---	---
Columbia Drive Townhomes	1473 Columbia Dr	Decatur	Decatur/Avondale	25	Proposed	---	---

New Construction Activity - Proposed (Continued)							
Name	Location	City	Submarket	No. Units	Status	Completion	
Church Street Townhome Development	1023 Church St	Decatur	Decatur/Avondale	43	Proposed	---	---
4159 - 4213 Memorial Drive	4159-4213 Memorial Dr	Decatur	Decatur/Avondale	448	Proposed	---	---
Gran Terraza At Memorial Drive	3265 Memorial Dr	Decatur	Decatur/Avondale	44	Proposed	---	---
East Decatur Station Mixed-Use	E College Ave And Sam St	Decatur	Decatur/Avondale	329	Proposed	---	---
Greystone At Windy Hill Ph 1	2061 Windy Hill Rd	Decatur	Decatur/Avondale	16	Proposed	---	---
Eastmore - Apts Ph 2	Johnson Rd & Flat Shoals Rd SW	Conyers	I-20 East	239	Proposed	---	---
3792 Harvest Drive	3792 Harvest Dr	Decatur	I-20 East	61	Proposed	---	---
2620 Shell Bark Road	2620 Shellbark Rd	Decatur	I-20 East	38	Proposed	---	---
Covington Highway Townhomes	5810 Covington Hwy	Decatur	I-20 East	323	Proposed	---	---
Durelee Terraces	Duralee Ln & Fairburn Rd	Douglasville	I-20 West	90	Proposed	---	---
Reservoir Drive Apartments	5011 Reservoir Dr	Douglasville	I-20 West	162	Proposed	---	---
Hillcrest	Hillcrest Dr SW And S Gordon Rd SW	Mableton	I-20 West	32	Proposed	---	---
Mableton Parkway Townhomes	Glore Cir And Mableton Pkwy	Mableton	I-20 West	15	Proposed	---	---
Old Bankhead Highway Townhomes	1140 Old Bankhead Hwy SW	Mableton	I-20 West	96	Proposed	---	---
Walton Chattahoochee	Powers Ferry Rd SE And Riverbend Club Dr SE	Atlanta	Marietta	26	Proposed	---	---
Sprayberry Crossing Redevelopment Townhomes	Sandy Plains Rd & E Piedmont Rd NE	Marietta	Marietta	56	Proposed	---	---
Sprayberry Crossing Redevelopment	2692 Sandy Plains Rd	Marietta	Marietta	172	Proposed	---	---
Powder Springs Street Townhomes	Powder Springs St & Booth Rd SW	Marietta	Marietta	51	Proposed	---	---
Lower Roswell Road Townhomes	Lower Roswell Rd & Indian Hills Trail	Marietta	Marietta	63	Proposed	---	---
Village At Keheley	4371 Keheley Glen Dr	Marietta	Marietta	39	Proposed	---	---
Sandtown 2 Townhomes	1555 Roberta Dr	Marietta	Marietta	42	Proposed	---	---
Sandtown Townhomes	1501 & 1521 Sandtown Rd SW	Marietta	Marietta	33	Proposed	---	---
1520 Cunningham Road	1520 Cunningham Rd SW	Marietta	Marietta	59	Proposed	---	---
1401 And 1411 Bells Ferry Road	1411 Bells Ferry Rd	Marietta	Marietta	38	Proposed	---	---
Wylie Road Townhomes	557 Wylie Rd SE	Marietta	Marietta	150	Proposed	---	---
Nexus Gardens	S Marietta Pkwy & Powers Ferry Rd	Marietta	Marietta	319	Proposed	---	---
White Street Townhomes	271 White St NW	Marietta	Marietta	18	Proposed	---	---
Windy Hill Multifamily	2086 Cobb Pkwy SE	Smyrna	Marietta	303	Proposed	---	---
Ponce City Market Expansion	Ponce De Leon Ave NE & Glen Iris Dr NE	Atlanta	Midtown	400	Proposed	---	---
250 14Th Street	250 14Th St	Atlanta	Midtown	195	Proposed	---	---
Middle Street Partners Towers Ph 2	1049 Juniper St NE	Atlanta	Midtown	150	Proposed	---	---
Homewood Suites By Hilton Apartments	Marietta St NW @ Baker St	Atlanta	Midtown	125	Proposed	---	---
1125 Peachtree Condos	1125 Peachtree St NE	Atlanta	Midtown	56	Proposed	---	---
King Memorial Marta Station (Apartments)	240 Grant St SE	Atlanta	Midtown	297	Proposed	---	---
Teachers Village-Seniors Village Atlanta	98 Cone St	Atlanta	Midtown	229	Proposed	---	---
933 Kirkwood Avenue	933 Kirkwood Ave SE	Atlanta	Midtown	264	Proposed	---	---
Forty - One Marietta	41 Marietta St NW	Atlanta	Midtown	131	Proposed	---	---
The Peach	1655 Peachtree St	Atlanta	Midtown	107	Proposed	---	---
1944 Piedmont Circle	1944 Piedmont Cir NE	Atlanta	Midtown	392	Proposed	---	---
1230 West Peachtree Street	1230 W Peachtree St NE	Atlanta	Midtown	328	Proposed	---	---
863 Ponce De Leon Avenue	863 Ponce De Leon Ave NE	Atlanta	Midtown	45	Proposed	---	---
841 North Highland Avenue	841 North Highland Ave NE	Atlanta	Midtown	31	Proposed	---	---
The Exchange	12Th & Peachtree Walk NE	Atlanta	Midtown	300	Proposed	---	---
Yoo On Peachtree	1138 Peachtree St NE	Atlanta	Midtown	300	Proposed	---	---
1018 West Peachtree Street Apartments	1018 W Peachtree St NW	Atlanta	Midtown	385	Proposed	---	---
1136 - 1144 Crescent Avenue	1136-1144 Crescent Ave	Atlanta	Midtown	54	Proposed	---	---
Middle Street Partners Towers Ph 1	1049 Juniper St N	Atlanta	Midtown	320	Proposed	---	---
King Memorial Marta Station (Apartments)	240 Grant St SE	Atlanta	Midtown	48	Proposed	---	---
Manning Mill Road Townhomes	Manning Mill Rd NW & Manning Rd NW	Adairsville	Non-Submarketed Areas	145	Proposed	---	---
Apalachee Church Road Townhomes	Apalachee Church Rd & Atlanta Hwy	Auburn	Non-Submarketed Areas	398	Proposed	---	---
Accent Springs	Carl-Bethlehem Rd & Hwy 81	Bethlehem	Non-Submarketed Areas	438	Proposed	---	---

New Construction Activity - Proposed (Continued)							
Name	Location	City	Submarket	No. Units	Status	Completion	
979 Tom Miller Road	979 Tom Miller Rd	Bethlehem	Non-Submarketed Areas	123	Proposed	---	---
Jesse Cronin Road Mixed-Use Development	Jesse Cronin Rd & Braselton Pkwy	Braselton	Non-Submarketed Areas	360	Proposed	---	---
U.S. Highway 41 And Pettit Circle Apartments	Us-41 S & Pettit Circle NW	Cartersville	Non-Submarketed Areas	138	Proposed	---	---
The Felton Walk	E Felton Rd & N Tennessee St	Cartersville	Non-Submarketed Areas	129	Proposed	---	---
Argento Apartments	Ga-20 SE And Larry Mcdonald Memorial Hwy	Cartersville	Non-Submarketed Areas	260	Proposed	---	---
Walter Ridge	Ga-20 & Old Gilliam Springs Rd SW	Cartersville	Non-Submarketed Areas	444	Proposed	---	---
Westfield Village	3902 Salem Rd	Covington	Non-Submarketed Areas	517	Proposed	---	---
Matt Highway Townhomes	3970 Matt Hwy	Cumming	Non-Submarketed Areas	145	Proposed	---	---
Vineyard Park Apartments	Highway 75 N & Red Top Mountain Rd SE	Emerson	Non-Submarketed Areas	300	Proposed	---	---
Old Alabama Road Townhomes	Puckett Rd & Old Alabama Rd SE	Emerson	Non-Submarketed Areas	100	Proposed	---	---
Stone Tract	1308 Lec Stone Rd NW	Hoschton	Non-Submarketed Areas	470	Proposed	---	---
Cedar Shoals Mixed-Use Development	Covington Bypass Rd & Flat Shoals Rd	Porterdale	Non-Submarketed Areas	862	Proposed	---	---
1084 Piedmont Avenue	1084 Piedmont Ave	Rockmart	Non-Submarketed Areas	29	Proposed	---	---
Brighton Park At Nancy Creek	4147 Chamblee Dunwoody Rd	Atlanta	North Dekalb	73	Proposed	---	---
2490 North Druid Hills Road	2490 North Druid Hills Rd NE	Atlanta	North Dekalb	240	Proposed	---	---
Chamblee City Heights	5489 Peachtree Blvd	Atlanta	North Dekalb	241	Proposed	---	---
1234 - 1244 Park Vista Drive	1234-1244 Park Vista Dr NE	Atlanta	North Dekalb	74	Proposed	---	---
Clairmont Road Apartments	I-85 & Clairmont Rd	Atlanta	North Dekalb	264	Proposed	---	---
4256 Tilly Mill Road	4256 Tilly Mill Rd	Atlanta	North Dekalb	320	Proposed	---	---
4312 Buford Highway	4312 Buford Hwy	Atlanta	North Dekalb	34	Proposed	---	---
Perimeter Park	4251 N Peachtree Rd	Atlanta	North Dekalb	16	Proposed	---	---
Manor Chamblee	5154 & 5180 Peachtree Blvd	Atlanta	North Dekalb	382	Proposed	---	---
Avalon Townhomes	2605 Chamblee Tucker Rd	Atlanta	North Dekalb	46	Proposed	---	---
Cox Building Redevelopment	1400 Lake Hearn Dr NE	Brookhaven	North Dekalb	615	Proposed	---	---
Porter Square	3920 & 3930 Peachtree Rd NE	Brookhaven	North Dekalb	300	Proposed	---	---
Dresden Drive Townhomes	1482 Dresden Dr NE	Brookhaven	North Dekalb	12	Proposed	---	---
Druid Hills Manor Development	2601 Briarcliff Rd	Brookhaven	North Dekalb	382	Proposed	---	---
Chamblee Park	Peachtree Industrial Blvd & I-285	Chamblee	North Dekalb	787	Proposed	---	---
Downtown Chamblee Residential	2185 American Industrial Way	Chamblee	North Dekalb	320	Proposed	---	---
The Towns At Pdk	3960 Clairmont Rd	Chamblee	North Dekalb	7	Proposed	---	---
Hood Avenue And Burke Drive Apartments	Hood Ave & Burke Drive	Chamblee	North Dekalb	181	Proposed	---	---
Peachtree Industrial Boulevard Townhomes	Peachtree Industrial Blvd & Ridgeway Dr	Doraville	North Dekalb	85	Proposed	---	---
2245 Northlake Parkway	2245 Northlake Pkwy	Tucker	North Dekalb	80	Proposed	---	---
Lavista Townhomes	4700 Lavista Rd	Tucker	North Dekalb	63	Proposed	---	---
Spring Valley Townhomes	3281 Tucker Norcross Rd	Tucker	North Dekalb	80	Proposed	---	---
6600 Sugarloaf Parkway	6600 Sugarloaf Pkwy	Duluth	North Gwinnett	265	Proposed	---	---
2810 And 2824 Peachtree Industrial Boulevard	2810 And 2824 Peachtree Industrial Blvd	Duluth	North Gwinnett	70	Proposed	---	---
Satellite Boulevard Townhomes	4580 Satellite Blvd	Duluth	North Gwinnett	59	Proposed	---	---
3900 Rogers Bridge Road	3900 Rogers Bridge Rd	Duluth	North Gwinnett	51	Proposed	---	---
1700 Peachtree Industrial Boulevard	1700 Peachtree Industrial Blvd	Norcross	North Gwinnett	352	Proposed	---	---
Jay Bird Alley & Peachtree Corners	3755 Jay Bird Alley NW	Norcross	North Gwinnett	28	Proposed	---	---
Pinnacle Walk	400 Pinnacle Way	Norcross	North Gwinnett	26	Proposed	---	---
6885 Jimmy Carter Boulevard	6885 Jimmy Carter Blvd	Norcross	North Gwinnett	144	Proposed	---	---
Holcomb Bridge Road Townhomes	3926 Holcomb Bridge Rd	Peachtree Corners	North Gwinnett	17	Proposed	---	---
Roberts Properties Mixed-Use Development	4936 Peachtree Corners Cir	Peachtree Corners	North Gwinnett	169	Proposed	---	---
Solis Sugar Hill	5082 Nelson Brogdon Boulevard	Sugar Hill	North Gwinnett	300	Proposed	---	---
Pib @ Mogninis Ferry Road	Mogninis Ferry Rd & Peachtree Industrial Blvd	Suwanee	North Gwinnett	75	Proposed	---	---
Buford Highway Townhomes	Buford Hwy	Suwanee	North Gwinnett	17	Proposed	---	---
East Village Heights	2640 Holcomb Bridge Rd	Alpharetta	Roswell/Alpharetta	398	Proposed	---	---
82 And 92 Thompson Street	82 & 92 Thompson St	Alpharetta	Roswell/Alpharetta	12	Proposed	---	---
Alcovy Condos	82 & 92 Thompson St	Alpharetta	Roswell/Alpharetta	12	Proposed	---	---

Competitive Properties Overview

In order to examine the subject property in its proper context, an examination of the subject's most direct competition is necessary. Consideration is also given to the potential for new competition via proposed complexes. The competitive properties are presented on the following table.

COMPETITIVE APARTMENT PROJECTS																							
PROPERTY INFORMATION																							
No.	PROPERTY NAME ADDRESS, CITY, STATE	NO. OF UNITS	NET BLDG AREA	AVG. UNIT SIZE	YEAR BUILT	YEAR REN	NO. OF BLDGS	NO. OF STORIES	LAND AREA (ACRES)	DENSITY (UNITS/ACRE)	OCC. RATE (%)	BEDS/BATHS	UNIT SIZE (SF)			QUOTED RENT PER MONTH			QUOTED RENT \$/SF/ MONTH			RENT INCLUSIONS	CONCESSIONS
													MIN	MAX	AVG.	MIN	MAX	AVG.	MIN	MAX	AVG.		
S	Subject Property	8	4,440	555	1952	2019	1	2	0.12	68.00	100.0%												
1	581 Martin Street Southeast Atlanta, GA	6	3,600	600	2001	2020	1	2	0.15	40.00	100.0%	1BR	600	600	600	\$1,426	\$1,426	\$1,426	\$2.38	\$2.38	\$2.38	Water/sewer/trash	None
2	1170 Greenwich Street SW Atlanta, GA	7	5,885	836	1969	2021	1	2	0.19	36.84	100.0%	Studio 2BR	450 900	450 900	450 900	\$700 \$1,450	\$700 \$1,450	\$700 \$1,450	\$1.56 \$1.61	\$1.56 \$1.61	\$1.56 \$1.61	Water/sewer/trash	None
3	Quadrplex 927 Fortress Avenue Southwest Atlanta, GA	4	2,316	579	1955	2020	1	2	0.21	19.05	100.0%	1BR	579	579	579	\$850	\$950	\$919	\$1.47	\$1.64	\$1.59	None	None
4	Duplex 1340 Sharon Street Northwest Atlanta, GA	2	1,300	650	1950	2020	1	1	0.14	14.29	50.0%	1BR	650	650	650	\$1,350	\$1,350	\$1,350	\$2.08	\$2.08	\$2.08	None	None
5	1295 West 1295 Donnelly Ave SW Atlanta, GA	250	197,800	761	1964	1973	25	2	11.78	21.22	98.0%	Studio 1BR 1BR-B 2BR/1BA 2BR/1.5BA	580 675 740 875 940	580 675 740 875 940	580 675 740 875 940	\$1,055 \$1,155 \$1,230 \$1,159 \$1,295	\$1,055 \$1,155 \$1,230 \$1,159 \$1,295	\$1,055 \$1,155 \$1,230 \$1,159 \$1,295	\$1.82 \$1.71 \$1.66 \$1.32 \$1.38	\$1.82 \$1.71 \$1.66 \$1.32 \$1.38	\$1.82 \$1.71 \$1.66 \$1.32 \$1.38	None	None
6	Gardens at Washington Park 1 936 Mayson Turner Road Northwest Atlanta, GA	74	47,140	654	1965	2020	4	2	2.50	29.60	97.3%	Studio Studio 2BR 3BR	465 525 625 900	465 525 675 900	465 525 650 900	\$960 \$1,065 \$1,156 \$1,408	\$960 \$1,065 \$1,307 \$1,408	\$960 \$1,065 \$1,160 \$1,408	\$2.06 \$2.03 \$1.85 \$1.56	\$2.06 \$2.03 \$1.94 \$1.56	\$2.06 \$2.03 \$1.78 \$1.56	None	None
STATISTICS (Excluding Subject)																							
	Low:	2	1,300	579	1950	1973	1	1	0.14	14.29	50.0%												
	High:	250	197,800	836	2001	2021	25	2	11.78	40.00	100.0%												
	Average:	57	43,007	680	1967	2012	6	2	2.50	26.83	90.9%												
	Totals:	343	258,041	4,080																			

Compiled by Cushman & Wakefield of Georgia, LLC

These properties will be more fully discussed in the Income Approach section of this report. To summarize, the comparable projects were constructed between 1950 and 2001 and number of units range from 2 to 250 units. Individual unit sizes range from 579 to 836 square feet. The comparable apartment projects revealed occupancy levels ranging from 50.0 percent to 100.0 percent, with an average of 90.9 percent. The table below is a summary of rental rates by unit type:

SUMMARY OF COMPARABLE RENTAL PROPERTIES									
	UNIT SIZE (SF)			QUOTED RENT PER MONTH			QUOTED RENT \$/SF/ MONTH		
	MIN	MAX	AVG.	MIN	MAX	AVG.	MIN	MAX	AVG.
Studio Units	450	580	505	\$700	\$1,065	\$945	\$1.56	\$2.06	\$1.87
One Bedroom Units	579	740	649	\$850	\$1,426	\$1,216	\$1.47	\$2.38	\$1.88
Two Bedroom Units	625	940	841	\$1,156	\$1,450	\$1,266	\$1.32	\$1.94	\$1.52
Three Bedroom Units	900	900	900	\$1,408	\$1,408	\$1,408	\$1.56	\$1.56	\$1.56
Four Bedroom Units									

A comparison of the subject’s quoted rents to the comparables is presented in the Income Capitalization Approach. Presently, minimal rent concessions are offered at competitive projects due to the limited availability of vacant units. We spoke with property managers at larger complexes within the neighborhood, and they indicated that accelerated growth throughout the West End has kept vacancy rates incredibly low, especially for units at affordable price points such as those at the subject. None of the brokers or property managers interviewed reported concessions being offered.

Although it varies, most of the properties require tenants to pay for separately metered electric while the property owner pays for heat, hot water, cold water, sewer service and trash removal. At the subject, tenants pay electricity, water and internet. Landlord pays for sewer and trash.

Other Competition

We surveyed the local market to determine if there are other competing apartment projects not previously listed in our analysis. There are other apartment complexes located more distant from the subject property, or which have inferior or superior attributes that would preclude them from being competitive with the subject property.

Proposed Competition

Our research for this assignment included investigation of potential near-term changes in the apartment market that would impact the subject property. The West End area has very limited multi-family inventory, and most new proposed competition is outside of the subject's competitive area.

Competition Summary

Overall, the properties presented represent the subject's most direct competition.

Apartment Market Analysis Summary

We analyzed the profile of the subject's region in order to make reasonable assumptions as to the continued performance of the property.

A regional and local overview was presented which highlighted important points about the study area. Demographic and economic data specific to the residential market were also presented. Demographic information relating to these sectors was presented and analyzed in order to determine patterns of change and growth as it impacts the subject property. The data quantifies the dimensions of the total trade area, while our comments provide qualitative insight into this market. A compilation of this data forms the basis for our projections and forecasts for the subject property. The following are our key conclusions.

- Vacancy levels for the Atlanta Apartment market are down over last year and are expected to increase from 4.5 percent next year to 5.0 percent in 2026. Reis forecasts that construction will outpace absorption in the near future, and that rental rates should increase over the same period. In Central I-75 West vacancy levels are expected to increase to 6.9 percent by 2026, and rental rates are forecast to increase from \$1,846 per month in 2022 to \$2,213 per month during the same period.
- The subject property most directly competes with the other garden-style/low-rise apartment complexes in the vicinity. These properties are generally well maintained and have high occupancy rates.
- As such we believe the property will serve a market encompassing a radius of 3.0-miles. Over the next five years, both the population and number of households in the subject's trade area are projected to remain fairly stable. Household income levels in the area are lower than the city, CBSA and state levels.
- The subject has very good accessibility via the regional Interstate network and local arterials that provide linkages throughout the Atlanta CBSA.
- Based on our analysis we concluded that the subject is well-positioned within its market area and the prospect for net appreciation in real estate values is expected to be good given its location in the growing West End area despite modest population projections. These modest increases are largely due to limited new construction and low inventory that market participants do not expect to increase substantially. Additionally, a significant amount of the surrounding properties that would be available for development are owned by schools within the HBCU consortium. All market participants interviewed indicated that the area has good prospects for the foreseeable future due to increased public and private investment.

Property Analysis

Site Description

GENERAL

Location: 1026 Ashby Grove SW
 Atlanta, Fulton County, GA 30314
 The subject property is located at the southwestern corner of Ashby Grove SW and St. Jose Street SW in the Ashview Heights neighborhood of Atlanta. Additionally, this location is within the Central I-75 West submarket of the Atlanta apartment market as defined by Reis.

Shape: Rectangular

Topography: Level

Land Area: 0.12 acres / 5,125 gross square feet

Access, Visibility and Frontage: The subject property has average access and average visibility. The frontage is rated as average.
 The frontage dimensions are listed below:
 Ashby Grove SW: 40 feet
 St. Jose Street SW: 129 feet

Utilities: All public utilities are available and deemed adequate.

Site Improvements: Site improvements include asphalt paved parking areas, curbing, landscaping, yard lighting and drainage.

SITE CONDITIONS

Soil Conditions: We were not given a soil report to review. However, we assume that the soil's load-bearing capacity is sufficient to support existing and/or proposed structure(s). We did not observe any evidence to the contrary during our physical inspection of the property. Drainage appears to be adequate.

Land Use Restrictions: We were not given a title report to review. We do not know of any easements, encroachments, or restrictions that would adversely affect the site's use. However, we recommend a title search to determine whether any adverse conditions exist.

Wetlands: We were not given a wetlands survey to review. If subsequent engineering data reveal the presence of regulated wetlands, it could materially affect property value. We recommend a wetlands survey by a professional engineer with expertise in this field.

Hazardous Substances: We observed no evidence of toxic or hazardous substances during our inspection of the site. However, we are not trained to perform technical environmental inspections and recommend the hiring of a professional engineer with expertise in this field.

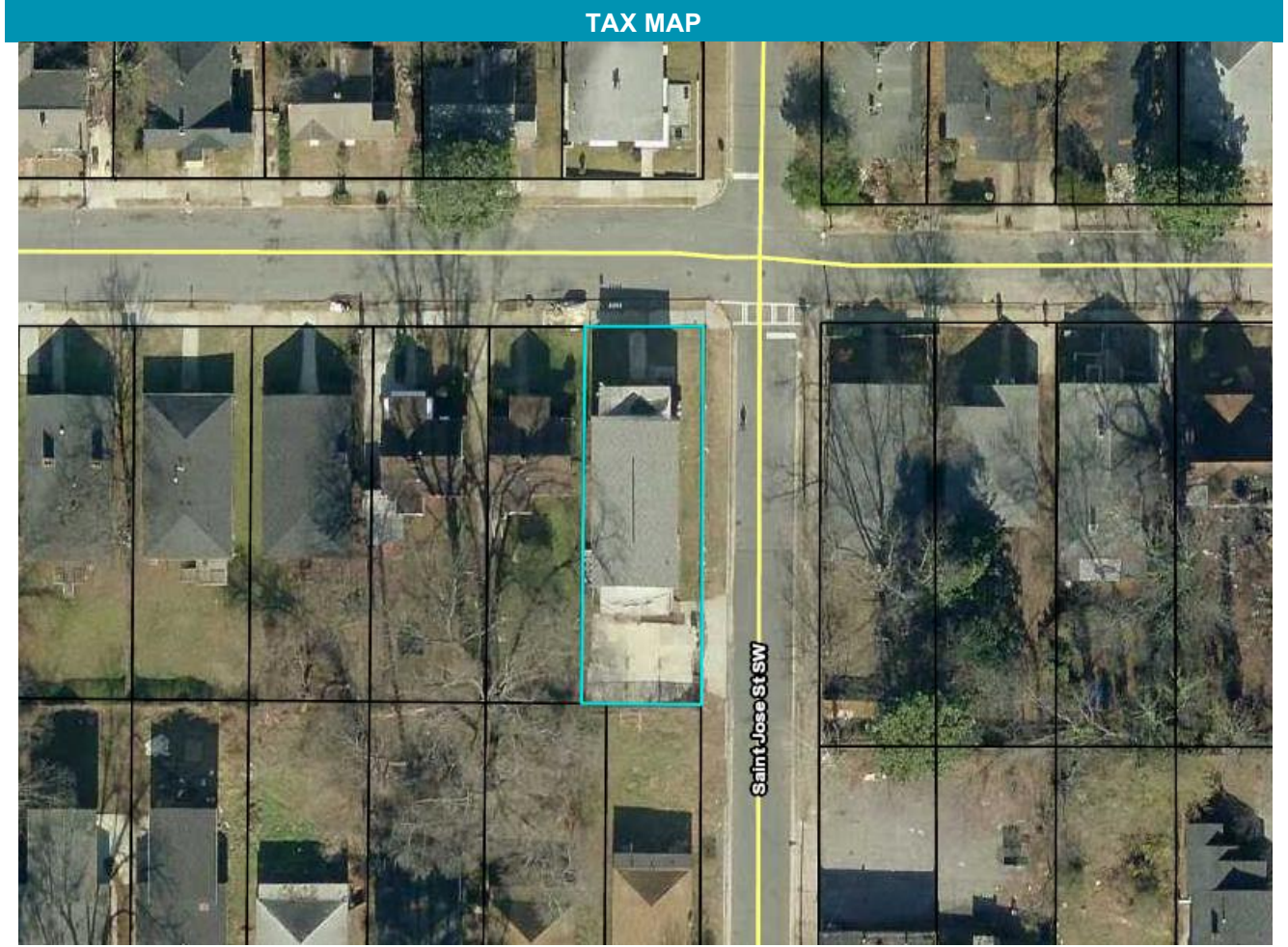
Flood Zone Description: The subject property is located in flood zone X (Areas determined to be outside the 500 year flood plain) as indicated by FEMA Map 13121C0356F, dated September 18, 2013.

The flood zone determination and other related data are provided by a third-party vendor deemed to be reliable. If further details are required, additional research is required that is beyond the scope of this analysis.

CONCLUSIONS

Overall Site Utility: The subject site is functional for its current use.

Location Rating: Average



FLOOD MAP



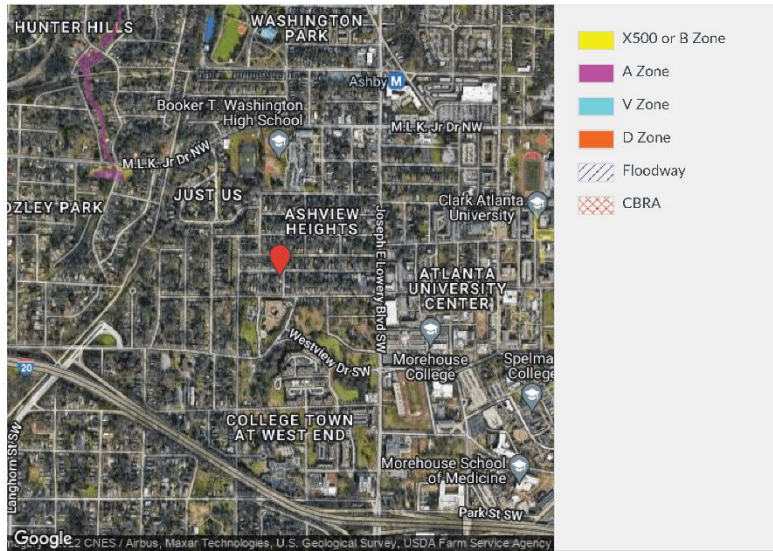
1026 ASHBY GRV SW ATLANTA, GA 30314-3155

LOCATION ACCURACY: Excellent LATITUDE: 33.749671 LONGITUDE: -84.421564 MATCH CODE: A0000 SOURCE: PxPoint CENSUS BLOCK ID: 131210039002008

Flood Zone Determination Report

Flood Zone Determination: OUT

SFHA (FLOOD ZONE)	OUT	WITHIN 250 FEET OF FLOOD ZONE	NO
FLOOD ZONE	X	COMMUNITY	135157
COMMUNITY NAME	ATLANTA, CITY OF	PANEL	0356F
PANEL DATE	September 18, 2013	COBRA	OUT
PARTICIPATION STATUS	R	ORIGIN FIRM DATE	October 14, 1971
MAP NUMBER	13121C0356F	FIPS CODE	13121



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Report generated Mar 29, 2022 by elizabeth.beck@cushwake.com

SURVEY

NOTE: PROPERTY LINES SHOWN ON THIS MAP/PLAT REPRESENT PHYSICAL FIELD CONDITIONS BY EVIDENCE OF APPARENT POSSESSION (IRON PINS FOUND, OLD & ESTABLISHED FENCE LINES, OLD WALL LINES, SHRUB & HEDGE LINE, HOUSE LOCATIONS, ETC.) THEY MAY DIFFER AND BE IN CONTENTION FROM EVIDENCE FOUND AT THE APPLICABLE COUNTY COURTHOUSE. THEY MAY ALSO DIFFER FROM OTHER SURVEYOR OPINIONS AND/OR NEIGHBORS SURVEYS/PLATS. A FULL LAND TITLE REPORT OPINION ON ALL PROPERTIES, INCLUDING ADJACENT AND CONTIGUOUS PROPERTIES MAY BE NEEDED TO RESOLVE ALL POSSIBLE PROPERTY LINE DISPUTES OR DISCREPANCIES.

THIS MAP/PLAT WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT AND BURDEN THIS PROPERTY. THIS MAP/PLAT IS SUBJECT TO REVISIONS AND UPDATE UPON RECEIPT OF SAID TITLE COMMITMENT.

FLOOD HAZARD STATEMENT

I HAVE THIS DATE, EXAMINED THE "FLOOD HAZARD MAP" AND FOUND IN MY OPINION REFERENCED PARCEL IS/IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS.

PARCEL: 14-0116-0008-033-5 EFFECTIVE DATE: 09/18/2013
 ZONE: "X"

PROPERTY ADDRESS: 1028 Ashby Grove, SW Atlanta, GA 30311

LAND AREA: 2165 SF OF 0.118 AC

ALTA/NSPS LAND TITLE SURVEY PREPARED FOR: 5 ARCH FUNDING CORP. (SADA/ATIMA) CS National LLC Chicago Title Insurance Company HTW Properties DE LC

Neighborhood: Ashview Heights

LOCATION: IN ATLANTA DRAWN DATE: 8-25-2019 BY: SURVEY SYSTEMS ATLANTA

FULTON COUNTY, GEORGIA FIELD DATE: 8-04-2019 NS

REFERENCE: CADASTRAL 6000789 ALL MATTERS OF TITLE SURVEY SYSTEMS ATLANTA

REFERENCE: DEED BOOK 13466, PAGE 128 HAS EASEMENT COA #LP000867, info@surveyatlanta.com

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 30,000+ FEET, AN ANGLE AN ERROR OF OR SECOND PER ANGLE POINT AND HAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 144,665 FEET. AN ELECTRONIC TOTAL STATION WAS USED IN THE PREPARATION OF THIS PLAT. NO STATE PLANE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 190-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 19-8-47.

To: 5 ARCH FUNDING CORP. (SADA/ATIMA) CS National LLC Chicago Title Insurance Company HTW Properties DE LC

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2018 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items NONE of Table A thereof.

The field work was completed on 8-04-2019.

Date of Plat or Map: 8-08-2019.

Surveyor's signature: *Charles W. Loveless*
 CHARLES W. LOVELESS

ASHBY GROVE ~ 50' R/W

33' to 80' to C

N89° 54' 21"E
40.00'

NO° 54' 29"E 128.15'

ST JOSE STREET ~ 50' R/W

39' to 80' to C

S89° 40' 27"W
39.44'

Exhibit "A"
Legal Description

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE CITY OF ATLANTA, IN LAND LOT 118 OF THE 14TH DISTRICT OF FULTON COUNTY, GEORGIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF ASHBY GROVE AVENUE AND ST. JOSE STREET, AND THENCE RUNNING SOUTH ALONG THE WEST SIDE OF ST. JOSE STREET 129 FEET; THENCE WEST 40 FEET; THENCE NORTH 129 FEET TO ASHBY GROVE AVENUE; THENCE EAST ALONG THE SOUTH SIDE OF ASHBY GROVE AVENUE 40 FEET TO THE BEGINNING POINT; BEING ALL OF LOT 78 AND A STRIP 7 FEET WIDE AND 129 FEET LONG FROM THE EAST SIDE OF LOT 77 OF THE SUBDIVISION OF THE J. JACOBS AND J. FAEMAN AS SHOWN ON PLAT BY W. J. NALLEY, C.E. JULY 18, 1929, AND BEING A PART OF THE REALTY CONVEYED BY DEEDBOOK, INC. TO L.L. SETTLEBACK BY DEED DATED DECEMBER 1, 1934, RECORDED IN DEED BOOK 1346, PAGE 619, FULTON COUNTY RECORDS AND BEING 1028 ASHBY GROVE AVENUE, S.W., ATLANTA, GEORGIA.

Parcel ID: 14-0116-0008-033-5

N/P
BURNING
LETRAVS

*** LEGEND ***

NOTE: ALL ITEMS IN THIS LEGEND MAY NOT APPEAR ON THIS PLAT.

AKA ALSO KNOWN AS N NEIGHBOR'S

APD AS PER DEED N/F NOW OR FORMERLY

APP AS PER PLAT NAIL NAIL FOUND

BSL BUILDING (SETBACK) LINE P PLAT (BOOK/PAGE)

CP COMPUTED POINT POB POINT OF BEGINNING

CTR CRIMP TOP PIPE FOUND POC POINT OF COMMENCEMENT

D DEED (BOOK/PAGE) R RADIUS LENGTH

DW DRIVEWAY R/W RIGHT-OF-WAY

EP EDGE OF PAVEMENT RFB REINFORCING BAR FOUND (1/2" UNO)

FKE FINISH FLOOR ELEVATION RBS 1/2" REINFORCING BAR SET

FKA FORMERLY KNOWN AS SW SIDEWALK

IPF IRON PIN FOUND SSE SANITARY SEWER EASEMENT

L ARC LENGTH SSCO SANITARY SEWER CLEANOUT

LL LAND LOT -X- FENCE LINE

LLL LAND LOT LINE

VICINITY MAP ~ NOT TO SCALE:

Improvements Description

The subject property, Apartment Building, is a garden apartment building containing 4,440 square feet of rentable area within 8 residential apartment units. The improvements, which are wood frame construction, contain 1 residential building, that is 2 stories in height. The subject property is improved with a 8-unit apartment complex. The subject’s unit mix is presented in the following table:

UNIT MIX						
Unit Description						
No.	Plan	BR	BA	Total Units	Average Unit Size (SF)	Total (SF)
1	Studio	0	1.0	4	390	1,560
2	1BR	1	1.0	4	720	2,880
MINIMUM					390	1,560
MAXIMUM					720	2,880
TOTAL/AVG.				8	555	4,440

The following description of improvements is based on our physical inspection of the improvements and our discussions with the subject property owner’s representative.

GENERAL DESCRIPTION

Property Type:	Multi-Family (Garden/Low-Rise)
Year Built:	1952
Year Renovated:	2019
Number of Units:	8
Number of Buildings:	1
Number of Stories:	2
Land To Building Ratio:	1.15 to 1
Gross Building Area:	4,440 square feet
Net Rentable Area:	4,440 square feet

CONSTRUCTION DETAIL

Basic Construction:	Wood frame
Foundation:	Reinforced concrete slab
Framing:	Wood post and beam
Floors:	Concrete slab
Exterior Walls:	Stucco
Roof Type:	Gabled

Roof Cover:	Shingle
Windows:	Thermal windows in aluminum frames
Pedestrian Doors:	Metal

MECHANICAL DETAIL

Heat Source:	Electric
Heating System:	Forced Air
Cooling:	HVAC
Cooling Equipment:	The cooling equipment is ground mounted.
Plumbing:	The plumbing system is assumed to be adequate for the existing use and in compliance with local law and building codes.
Electrical Service:	The electrical system is assumed to be adequate for the existing use and in compliance with local law and building codes.
Electrical Metering:	Each unit is separately metered.
Emergency Power:	None
Fire Protection:	N/A
Security:	Exterior monitors

INTERIOR DETAIL

Layout:	The subject property is a 8-unit apartment building with four one-bedroom units and four studio units with two of each unit type on each floor.
Tenant Build-Out:	The building is improved with typical apartment build-out that meets market standards for comparable space.
Floor Covering:	Hardwood
Walls:	Drywall
Ceilings:	Drywall
Lighting:	Fluorescent
Restrooms:	Apartment units are equipped with one full bathroom. The bathrooms consist of a shower/tub kit with wall-mounted showerhead, toilet, sink, vinyl and ceramic tile floor covering.

AMENITIES

Project Amenities:	None
Unit Amenities:	Washer/dryer, stainless steel appliances, quartz countertops, tiled bathroom floors

OTHER IMPROVEMENTS

Parking:	The property contains approximately 3 surface parking spaces, reflecting an overall parking ratio of 0.38 spaces per unit. These parking spaces are paved and striped, and adequately support the existing tenants. Additionally, parking is available along Ashby Grove SW, St. Jose Street SW, and other residential streets in the neighborhood.
On-site Landscaping:	The site has minimal but attractive landscaping.
Other:	Site improvements include asphalt paved parking areas, curbing, landscaping, yard lighting and drainage.
Personal Property:	Personal property was excluded from our valuation.

ANALYSIS AND CONCLUSIONS

Condition:	Good
Quality:	Good
Actual Age:	70 year(s)
Effective Age:	10 years - The subject's improvements (both short and long-lived items) are of good quality and in good condition. Thus, the effective age is estimated to be below the actual age.
Expected Economic Life:	50 years – To estimate life expectancy, we relied upon Marshall Valuation Service estimates for similar product.
Remaining Economic Life:	40 years
Property Rating:	After considering all of the physical characteristics of the subject, we have concluded that this property has an overall rating that is good, when measured against other properties in this marketplace.
Roof & Mechanical Inspections:	We did not inspect the roof nor did we make a detailed inspection of the mechanical systems. The appraisers are not qualified to render an opinion regarding the adequacy or condition of these components. The client is urged to retain an expert in this field if detailed information is needed.
Curable Physical Deterioration:	We have not been provided with a capital expenditure plan or an engineering report that would identify specific costs required to repair deficiencies at the subject property. During our inspection, we did not notice any apparent physical deterioration that would require immediate repair.
Functional Obsolescence:	There is no apparent functional obsolescence present at the subject property.
Summary:	After considering all of the physical characteristics of the subject, we have concluded that this property has an overall rating that is good, when measured against other properties in this marketplace.

Real Property Taxes and Assessments

Current Property Taxes

The subject property is located in the taxing jurisdiction of Fulton County, and the assessor's parcel identification is 14 011600080335. According to the local tax collector's office, taxes are current.

The assessment and taxes for the property are presented in the following table:

PROPERTY ASSESSMENT INFORMATION	
Assessor's Parcel Number:	14 011600080335
Assessing Authority:	Fulton County
Current Tax Year:	2021
Assessment Ratio (% of market Value):	40%
Are Taxes Current?	Taxes are current
Is There a Grievance Underway?	Not to our knowledge
The Subject's Assessment and Taxes Are:	Below market levels
ASSESSMENT INFORMATION	
Assessed Value	Totals
Land:	\$57,500
Improvements:	\$153,100
Total:	\$210,600
Taxable Assessment:	\$84,240
Assessor's Implied Market Value:	\$210,600
TAX LIABILITY	
Total Tax Rate:	4.251%
Total Property Taxes:	\$3,581
Number of Units:	8
Property Taxes per Unit:	\$448
<i>Compiled by Cushman & Wakefield of Georgia, LLC</i>	

Total taxes for the property are \$3,581, or \$448 per unit.

Zoning

General Information

The property is zoned SPI-4 SA1: Ashview Heights and Atlanta University Center Special Public Interest District, Subarea 1 - Ashview Heights/Just Us Single Family and Low Density Residential by the City of Atlanta. A summary of the subject’s zoning is presented in the following table:

ZONING	
Municipality Governing Zoning:	City of Atlanta
Current Zoning:	SPI-4 SA1: Ashview Heights and Atlanta University Center Special Public Interest District, Subarea 1 - Ashview Heights/Just Us Single Family and Low Density Residential
Current Use:	Garden/Low-Rise
Is Current Use Permitted?	Yes
Change in Zone Likely:	No
Permitted Uses:	Permitted uses within this district include single family homes, municipal uses and parks.
Comments:	The subject is also located within the Westside Inclusionary Zoning District, which In November of 2017, the Atlanta City Council adopted four ordinances to establish the Inclusionary Zoning program in the BeltLine Overlay District and in the Westside neighborhoods near the Mercedes-Benz stadium. The key goals of the IZ program were to promote affordable housing for Atlantans who live and work in the City of Atlanta. Participation in the IZ program for developments in the BeltLine Overlay District and in the Westside neighborhoods is mandatory and not voluntary on the part of developers; however developers have the option to opt-out of the program by paying an in-lieu fee.

Compiled by Cushman & Wakefield of Georgia, LLC

Zoning Compliance

Property value is affected by whether or not an existing or proposed improvement complies with zoning regulations, as discussed below.

Complying Uses

An existing or proposed use that complies with zoning regulations implies that there is no legal risk and that the existing improvements could be replaced “as-of-right.”

Pre-Existing, Non-Complying Uses

In many areas, existing buildings pre-date the current zoning regulations. When this is the case, it is possible for an existing building that represents a non-complying use to still be considered a legal use of the property. Whether or not the rights of continued use of the building exist depends on local laws. Local laws will also determine if the existing building may be replicated in the event of loss or damage.

Non-Complying Uses

A proposed non-complying use to an existing building might remain legal via variance or special use permit. When appraising a property that has such a non-complying use, it is important to understand the local laws governing this use.

Other Restrictions

We know of no deed restrictions, private or public, that further limit the subject property's use. The research required to determine whether or not such restrictions exist is beyond the scope of this appraisal assignment. Deed restrictions are a legal matter and only a title examination by an attorney or title company can usually uncover such restrictive covenants. We recommend a title examination to determine if any such restrictions exist.

Zoning Conclusions

We analyzed the zoning requirements in relation to the subject property and considered the compliance of the existing or proposed use. We are not experts in the interpretation of complex zoning ordinances but based on our review of public information, the subject property appears to be a pre-existing, non-complying use. There are no orders to remove the existing improvements and the current use is permitted as it existed prior to the establishment of the city of Atlanta's zoning ordinance.

Detailed zoning studies are typically performed by a zoning or land use expert, including attorneys, land use planners, or architects. The depth of our study correlates directly with the scope of this assignment, and it considers all pertinent issues that have been discovered through our due diligence.

We note that this appraisal is not intended to be a detailed determination of compliance, as that determination is beyond the scope of this real estate appraisal assignment.

Valuation

Highest and Best Use

Highest and Best Use Definition

The Dictionary of Real Estate Appraisal, Sixth Edition (2015), a publication of the Appraisal Institute, defines the highest and best use as:

The reasonably probable use of property that results in the highest value. The four criteria that the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum productivity.

To determine the highest and best use we typically evaluate the subject site under two scenarios: as though vacant land and as presently improved. In both cases, the property's highest and best use must meet the four criteria described above.

Highest and Best Use of Site as though Vacant

Legally Permissible

The zoning regulations in effect at the time of the appraisal determine the legal permissibility of a potential use of the subject site. As described in the Zoning section, the subject site is zoned SPI-4 SA1: Ashview Heights and Atlanta University Center Special Public Interest District, Subarea 1 - Ashview Heights/Just Us Single Family and Low Density Residential by the City of Atlanta. Permitted uses within this district include single family homes, municipal uses and parks. We are not aware of any further legal restrictions that limit the potential uses of the subject. Rezoning of the site to multi-family is not likely due to the character of the area.

Physically Possible

The physical possibility of a use is dictated by the size, shape, topography, availability of utilities, and any other physical aspects of the site. The subject site contains 0.12 acres, or 5,125 square feet. The site is rectangular and level. It has average frontage, average access, and average visibility. The overall utility of the site is considered to be average. All public utilities are available to the site including public water and sewer, gas, electric and telephone. Overall, the site is considered adequate to accommodate most permitted development possibilities.

Financially Feasible and Maximally Productive

In order to be seriously considered, a use must have the potential to provide a sufficient return to attract investment capital over alternative forms of investment. A positive net income or acceptable rate of return would indicate that a use is financially feasible. Financially feasible uses are those uses that can generate a profit over and above the cost of acquiring the site, and constructing the improvements. Of the uses that are permitted, possible, and financially feasible, the one that will result in the maximum value for the property is considered the highest and best use.

Conclusion

We considered the legal issues related to zoning and legal restrictions. We also analyzed the physical characteristics of the site to determine what legal uses would be possible and considered the financial feasibility of these uses to determine the use that is maximally productive. Considering the subject site's physical characteristics and location, as well as the state of the local market, it is our opinion that the Highest and Best Use of the subject site as though vacant is for single-family residential development. However, it should be noted that low-density

multi-family uses may be possible given the city of Atlanta's substantial push toward more inclusionary zoning that increases access to dignified housing in areas with few rental options. Further, based on our conversations with market participants with extensive experience marketing single- and small multi-family properties in the neighborhood, the typical buyer would not view the subject's pre-existing, non-complying use to be a deterrent given the high demand for both rental housing and owner-occupied housing.

Highest and Best Use of Property as Improved

The Dictionary of Real Estate Appraisal defines highest and best use of the property as improved as:

The use that should be made of a property as it exists. An existing improvement should be renovated or retained as is so long as it continues to contribute to the total market value of the property, or until the return from a new improvement would more than offset the cost of demolishing the existing building and constructing a new one.

In analyzing the Highest and Best Use of a property as improved, it is recognized that the improvements should continue to be used until it is financially advantageous to alter physical elements of the structure or to demolish it and build a new one.

Legally Permissible

As described in the Zoning Analysis section of this report, the subject site is zoned SPI-4 SA1: Ashview Heights and Atlanta University Center Special Public Interest District, Subarea 1 - Ashview Heights/Just Us Single Family and Low Density Residential. The site is improved with a multi-family use containing 4,440 square feet of gross building area within 8 units. In the Zoning section of this appraisal, we determined that the existing improvements represent a pre-existing, non-complying use. We also determined that the existing use is a permitted use in this zone.

Physically Possible

The subject improvements were constructed in 1952, renovated in 2019, and they are in good condition. We know of no current or pending municipal actions or covenants that would require a change to the current improvements.

Financially Feasible and Maximally Productive

In the Reconciliation section, we estimate a market value for the subject property, as improved, of \$1,435,000. In our opinion, the improvements contribute significantly to the value of the site. It is likely that no alternative use would result in a higher value.

Conclusion

It is our opinion that the existing improvements add value to the site as though vacant, dictating a continuation of its current use. In addition, the leases encumbering the subject property support a continuation of the current use. It is our opinion that the Highest and Best Use of the subject property as improved is an apartment building as it is currently improved.

Most Likely Buyer

The subject is currently leased to 8 tenants. Its size, type, and configuration make it ideally suited for multiple-tenant occupancy. An examination of recent rental activity in the area suggests that there is demand for similar space in such properties by tenants within the market, and recent comparable sales indicate such properties are typically purchased by real estate investors. As a result, we conclude that the most likely purchaser of the subject is an investor, who would typically rely on the income approach to value the property.

Valuation Process

Methodology

There are three generally accepted approaches to developing an opinion of value: Cost, Sales Comparison and Income Capitalization. We considered each in this appraisal to develop an opinion of the market value of the subject property. In appraisal practice, an approach to value is included or eliminated based on its applicability to the property type being valued and the quality of information available. The reliability of each approach depends on the availability and comparability of market data as well as the motivation and thinking of purchasers.

The valuation process is concluded by analyzing each approach to value used in the appraisal. When more than one approach is used, each approach is judged based on its applicability, reliability, and the quantity and quality of its data. A final value opinion is chosen that either corresponds to one of the approaches to value, or is a correlation of all the approaches used in the appraisal.

We considered each approach in developing our opinion of the market value of the subject property. We discuss each approach below and conclude with a summary of their applicability to the subject property.

Cost Approach

The Cost Approach is based on the proposition that an informed purchaser would pay no more for the subject than the cost to produce a substitute property with equivalent utility. This approach is particularly applicable when the property being appraised involves relatively new improvements which represent the Highest and Best Use of the land; or when relatively unique or specialized improvements are located on the site for which there are few improved sales or leases of comparable properties.

In the Cost Approach, the appraiser forms an opinion of the cost of all improvements, depreciating them to reflect any value loss from physical, functional and external causes. Land value, entrepreneurial profit and depreciated improvement costs are then added, resulting in an opinion of value for the subject property.

Sales Comparison Approach

In the Sales Comparison Approach, sales of comparable properties are adjusted for differences to estimate a value for the subject property. A unit of comparison such as price per square foot of building area or effective gross income multiplier is typically used to value the property. When developing an opinion of land value the analysis is based on recent sales of sites of comparable zoning and utility, and the typical units of comparison are price per square foot of land, price per acre, price per unit, or price per square foot of potential building area. In each case, adjustments are applied to the unit of comparison from an analysis of comparable sales, and the adjusted unit of comparison is then used to derive an opinion of value for the subject property.

Income Capitalization Approach

In the Income Capitalization Approach the income-producing capacity of a property is estimated by using contract rents on existing leases and by estimating market rent from rental activity at competing properties for the vacant space. Deductions are then made for vacancy and collection loss and operating expenses. The resulting net operating income is divided by an overall capitalization rate to derive an opinion of value for the subject property. The capitalization rate represents the relationship between net operating income and value. This method is referred to as Direct Capitalization. Related to the Direct Capitalization Method is the Yield Capitalization Method. In this method periodic cash flows (which consist of net operating income less capital costs) and a reversionary value are developed and discounted to a present value using an internal rate of return that is determined by analyzing current investor yield requirements for similar investments.

Summary

This appraisal employs the Sales Comparison Approach and the Income Capitalization Approach. Based on our analysis and knowledge of the subject property type and relevant investor profiles, it is our opinion that these approaches would be considered applicable and/or necessary for market participants. Typical purchasers do not generally rely on the Cost Approach when purchasing a property such as the subject of this report. Therefore, we have not utilized the Cost Approach to develop an opinion of market value.

Sales Comparison Approach

Methodology

Using the Sales Comparison Approach, we developed an opinion of value by comparing the subject property to similar, recently sold properties in the surrounding or competing area. This approach relies on the principle of substitution, which holds that when a property is replaceable in the market, its value tends to be set at the cost of acquiring an equally desirable substitute property, assuming that no costly delay is encountered in making the substitution.

By analyzing sales that qualify as arm's-length transactions between willing and knowledgeable buyers and sellers, we can identify value and price trends. The basic steps of this approach are:

- Research recent, relevant property sales and current offerings in the competitive area;
- Select and analyze properties that are similar to the subject property, analyzing changes in economic conditions that may have occurred between the sale date and the date of value, and other physical, functional, or locational factors;
- Identify sales that include favorable financing and calculate the cash equivalent price;
- Reduce the sale prices to a common unit of comparison such as price per unit or effective gross income multiplier;
- Make appropriate comparative adjustments to the prices of the comparable properties to relate them to the subject property; and
- Interpret the adjusted sales data and draw a logical value conclusion.

The most widely used and market-oriented units of comparison for properties such as the subject is sales price per unit. All comparable sales were analyzed on this basis. The following contain a summary of the improved properties that we compared to the subject property, a map showing their locations, and the adjustment process.

Comparable improved sale data sheets are presented in the Addenda of this report.

SUMMARY OF IMPROVED SALES																	
PROPERTY INFORMATION								TRANSACTION INFORMATION									
No.	Property Name Address, City, State	Land (SF)	Year Built	No. of Units	Average Unit Size	Quality	Cond.	Grantor	Grantee	Value Interest	Sale Date	Sale Price	\$/Unit	NOI/Unit	OAR	Occup.	Comments
S	Subject Property	5,125	1952	8	555	Good	Good							\$9,881		100%	
1	Four Duplexes 88 Lucy Street Southeast Atlanta, GA	13,068	2007	8	929	Average	Good	TLS Partners, LLC	Rafiki, LLC	Fee Simple	Jul-21	\$1,900,000	\$237,500	\$13,087	5.51%	100%	This is the sale of four duplexes located at 88 and 94 Todd Street SE and 426 and 430 Todd Street SE. 88 Lucy and 430 Todd were built in 2007 and 94 Lucy and 426 Todd were built in 2013. They are two-story, wood frame duplexes with 8 carport spaces. It is located within the Sweet Auburn neighborhood of downtown Atlanta.
2	79 Jackson 79 Jackson Street Southeast Atlanta, GA	7,405	1964	8	735	Good	Good	Turn 7, LLC	Greenberg Knapp Properties, LLC	Fee Simple	Dec-21	\$1,420,750	\$177,594	\$9,981	5.62%	100%	This is the pending sale of an 8-unit, two-story brick apartment building in the Sweet Auburn/Old Fourth Ward neighborhood of Atlanta. Electricity is separately metered, radiant/baseboard heating, window unit A/C. The site has four on-site parking spots with non-dedicated street parking available. The property is under contract for \$1,600,000 or \$200,000 per unit with a capitalization rate of 4.99%.
3	581 Martin Street Southeast Atlanta, GA	6,534	2001	6	600	Good	Good	581 Martin Street, LLC	Not Disclosed	Fee Simple	Mar-22	\$1,295,000	\$215,833	\$11,871	5.50%	100%	This is a six-unit, two-story apartment building with all one-bedroom units. Five of the six units have been extensively renovated with one unit that has non-upgraded but good interior finish (the tenant has lived in this unit for 12 years). According to the listing broker, four of the five renovated units are subsidized by Atlanta Housing and all units were rented at \$1,426. The property was on the market for about 8 months due to appraisal problems but ultimately closed at \$5,000 below asking at a +/-5.5% cap. Property taxes were expected to increase to approximately \$13,000, which is reflected in the cap rate.
4	1170 Greenwich Street SW Atlanta, GA	8,276	1969	7	841	Good	Good	Not Disclosed	Not Applicable	Fee Simple	Listing	\$1,590,000	\$227,143	\$12,377	5.45%	100%	This is a 7-unit apartment building with six 2/1 units and one studio unit. Units have been renovated with addition of washer/dryers, large eat-in kitchens, all-wood kitchen cabinets, granite countertops, stainless steel appliances and LVT flooring throughout, new HVAC system, all new plumbing/newly done sewer connections. Each unit is metered separately for gas and electricity. The property was originally listed at \$1,650,000 and is currently listed at \$1,595,000. According to the listing broker, there has been substantial interest with multiple offers ranging from \$1.4M to \$1.52M have been made; the property nearly went under contract at \$1.52M. It has been on the market for approximately 1.5 months. The property previously sold in early 2021 for \$875,000 as a six-unit, unrenovated building with a three-bedroom unit that was divided into a sixth 2BR unit and a studio.
STATISTICS																	
Low		6,534	1964	6	600						Jul-21	\$1,295,000	\$177,594	\$9,981	5.45%	100%	
High		13,068	2007	8	929						Mar-22	\$1,900,000	\$237,500	\$13,087	5.62%	100%	
Average		8,821	1985	7	776						Nov-21	\$1,551,438	\$214,517	\$11,829	5.52%	100%	

Compiled by Cushman & Wakefield of Georgia, LLC

IMPROVED SALE ADJUSTMENT GRID																	
ECONOMIC ADJUSTMENTS (CUMULATIVE)							PROPERTY CHARACTERISTIC ADJUSTMENTS (ADDITIVE)										
No.	\$/Unit & Date	Property Rights Conveyed	Conditions of Sale	Financing	Market ⁽¹⁾ Conditions	Per Unit Subtotal	Location	No. of Units (Size)	Age, Quality & Condition	Unit Mix	Amenities	Avg. Unit Size	Utility	Economics	Other	Adj. \$/Unit	Overall
1	\$237,500 7/21	Fee Simple 0.0%	Arm's-Length 0.0%	None 0.0%	Similar 0.0%	\$237,500 0.0%	Similar 0.0%	Similar 0.0%	Similar 0.0%	Similar 0.0%	Similar 0.0%	Similar 0.0%	Similar 0.0%	Superior -25.0%	Similar 0.0%	\$178,125 -25.0%	Superior
2	\$177,594 12/21	Fee Simple 0.0%	Arm's-Length 0.0%	None 0.0%	Similar 0.0%	\$177,594 0.0%	Similar 0.0%	Similar 0.0%	Similar 0.0%	Similar 0.0%	Similar 0.0%	Similar 0.0%	Similar 0.0%	Similar 0.0%	Similar 0.0%	\$177,594 0.0%	Similar
3	\$215,833 3/22	Fee Simple 0.0%	Arm's-Length 0.0%	None 0.0%	Similar 0.0%	\$215,833 0.0%	Similar 0.0%	Similar 0.0%	Similar 0.0%	Similar 0.0%	Similar 0.0%	Similar 0.0%	Similar 0.0%	Superior -15.0%	Similar 0.0%	\$183,458 -15.0%	Superior
4	\$227,143 Listing	Fee Simple 0.0%	Arm's-Length 0.0%	None 0.0%	Similar 0.0%	\$227,143 0.0%	Similar 0.0%	Similar 0.0%	Similar 0.0%	Similar 0.0%	Similar 0.0%	Similar 0.0%	Similar 0.0%	Superior -20.0%	Similar 0.0%	\$181,714 -20.0%	Superior
STATISTICS																	
	\$177,594														- Low	\$177,594	
	\$237,500														- High	\$183,458	
	\$214,517														- Average	\$180,223	

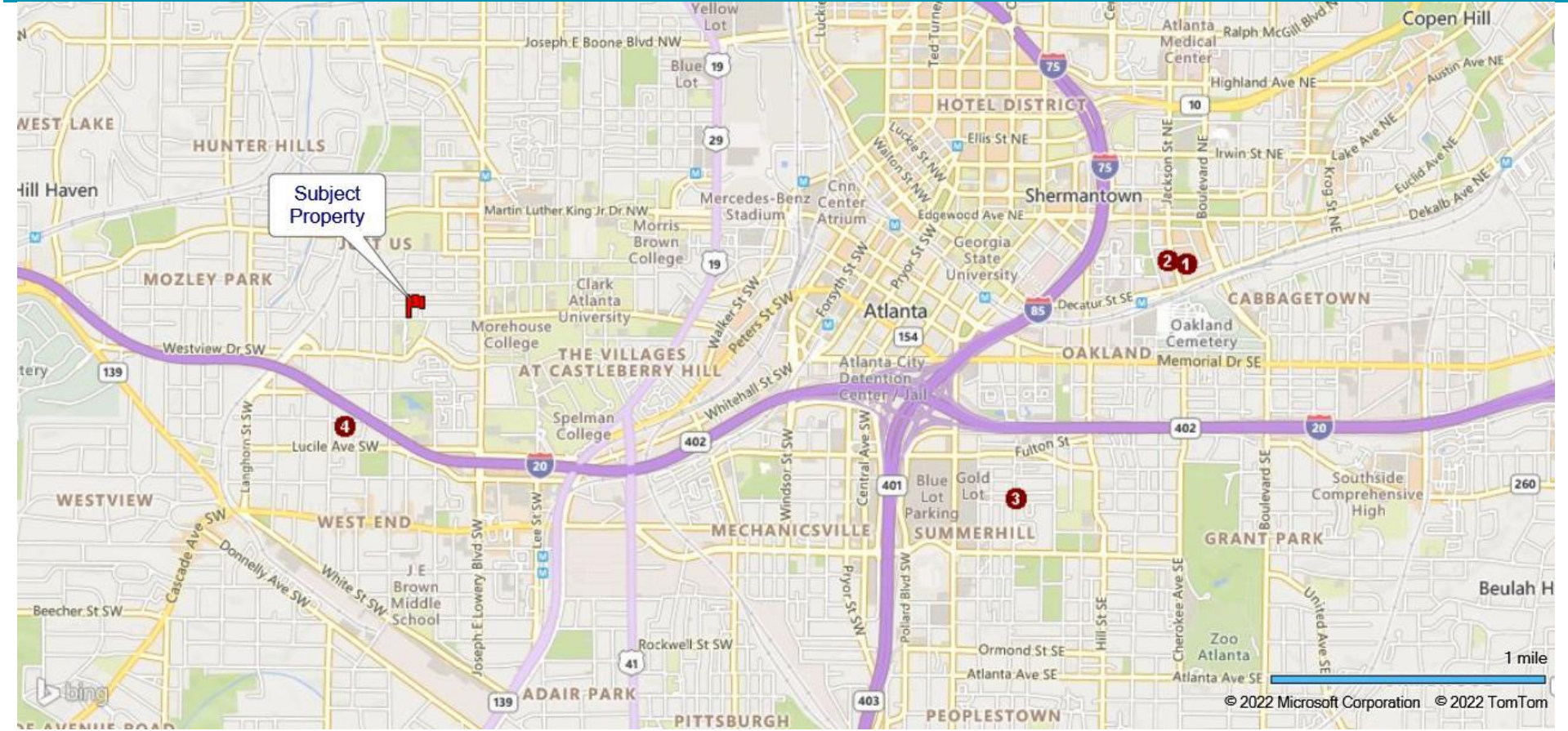
Compiled by Cushman & Wakefield of Georgia, LLC

⁽¹⁾ **Market Conditions Adjustment**

Compound annual change in market conditions: 0.00%

Date of Value (for adjustment calculations): 3/22/22

IMPROVED SALE LOCATION MAP



Percentage Adjustment Method

Adjustment Process

The sales that we used were the best available comparables to the subject property. The major points of comparison for this type of analysis include the property rights conveyed, the financial terms incorporated into the transaction, the conditions or motivations surrounding the sale, changes in market conditions since the sale, the location of the real estate, its physical traits and the economic characteristics of the property.

The first adjustment made to the market data takes into account differences between the subject property and the comparable property sales with regard to the legal interest transferred. Advantageous financing terms or atypical conditions of sale are then adjusted to reflect a normal market transaction. Next, changes in market conditions must be accounted for, thereby creating a time adjusted price. Lastly, adjustments for location, physical traits and the economic characteristics of the market data are made in order to generate the final adjusted unit rate for the subject property.

We made a downward adjustment to those comparables considered superior to the subject and an upward adjustment to those comparables considered inferior. Where expenditures upon sale exist, we included them in the sales price.

Property Rights Conveyed

The property rights conveyed in a transaction typically have an impact on the price that is paid. Acquiring the fee simple interest implies that the buyer is acquiring the full bundle of rights. Acquiring a leased fee interest typically means that the property being acquired is encumbered by at least one lease, which is a binding agreement transferring rights of use and occupancy to the tenant. A leasehold interest involves the acquisition of a lease, which conveys the rights to use and occupy the property to the buyer for a finite period of time. At the end of the lease term, there is typically no reversionary value to the leasehold interest. Since we are valuing the fee simple interest as reflected by each of the comparables, an adjustment for property rights is not required.

Conditions of Sale

Adjustments for conditions of sale usually reflect the motivations of the buyer and the seller. In many situations the conditions of sale may significantly affect transaction prices. However, all sales used in this analysis are considered to be "arm's-length" market transactions between both knowledgeable buyers and sellers on the open market. Therefore, no adjustments are required.

Financial Terms

The financial terms of a transaction can have an impact on the sale price of a property. A buyer who purchases an asset with favorable financing might pay a higher price, as the reduced cost of debt creates a favorable debt coverage ratio. A transaction involving above-market debt will typically involve a lower purchase price tied to the lower equity returns after debt service. We analyzed all of the transactions to account for atypical financing terms. To the best of our knowledge, all of the sales used in this analysis were accomplished with cash or market-oriented financing. Therefore, no adjustments are required.

Market Conditions

The sales that are included in this analysis occurred between July 2021 and March 2022. The market for properties like the subject has remained stable over this time period, and no adjustment was applied.

Location

An adjustment for location is required when the location characteristics of a comparable property differ from those of the subject property. We made downward adjustments to those comparables considered superior in location when compared to the subject. Conversely, upward adjustments were made to those comparables considered inferior. Overall, the subject's location is considered average within its market. Each comparable is adjusted accordingly, if applicable.

Physical Traits

Each property has various physical traits that determine its appeal. These traits include size, age, condition, quality, parking ratio and utility. Each comparable is adjusted accordingly, if applicable.

- Size has an impact on unit sale prices. Smaller properties tend to sell for more per unit than larger properties. The subject contains 8 units, while the comparables contain between 6 and 8 units, and no adjustments were necessary for this factor.
- The subject was built in 1952 and renovated/restored in 2019. It is currently a good quality property that is in good condition. Unit finishes include washer/dryer, stainless steel appliances, quartz countertops, tiled bathroom floors. The sales utilized were built between 1964 and 2007, and all are in similar condition compared to the subject with comparable interior finish. No adjustments were warranted for these factors.
- In terms of property amenities offered, the subject is a property type that typically offers few or no amenities. The sales utilized were all similar in this regard, warranting no adjustment for this factor.
- The subject has an average unit size of 555 square feet, while the comparables have average unit sizes that range from 600 to 929. The sales were adjusted for average unit size where materially different than the subject.

Utility

The subject is a two stories, walk-up apartment. The comparables are all similar in terms of property type, and are two stories in height. Therefore, no adjustments were warranted.

Economic Characteristics

This adjustment is used to reflect differences in occupancy levels, operating expense ratios and other items not covered under prior adjustments that would have an economic impact on the transaction. Adjustments for each comparable sale's NOI per unit at the time of sale compared to the subject's NOI per unit were applied.

Other

This category accounts for any other adjustments not previously discussed. All of the one-bedroom units are occupied by tenants using Section 8 housing vouchers. Based on our conversations with market participants and brokers of similar properties that accept housing vouchers, this does not adversely impact cash flows or pricing. Based on our analysis of these sales, none require any additional adjustment.

Summary of Percentage Adjustment Method

We used the Sales Comparison Approach to estimate the Market Value As-Is of the subject property. Prior to adjustments the comparable improved sales reflect unit prices ranging from \$177,594 to \$237,500 per unit with an average pre adjusted price of \$214,517 per unit. After adjustments the comparable improved sales reflect unit prices ranging from \$177,594 to \$183,458 per unit with an average adjusted price of \$180,223 per unit.

Therefore, we conclude that the indicated value by the Percentage Adjustment Method is:

PERCENT ADJUSTMENT METHOD SUMMARY	
Market Value As-Is	Per Unit
Indicated Value per Unit	\$180,000
Num of Units	x 8
Indicated Value	\$1,440,000
Rounded to Nearest \$5,000	\$1,440,000
Per Unit	\$180,000

Compiled by Cushman & Wakefield of Georgia, LLC

Income Capitalization Approach

Methodology

The Income Capitalization Approach is based on the principle that the value of a property is indicated by the net return to the property, or what is also known as the present worth of future benefits. The future benefits of income-producing multifamily properties is net income before debt service and depreciation, derived by a projection of income and expense, along with any expected reversionary proceeds from a sale.

The two most common methods of converting net income into value are direct capitalization and discounted cash flow analysis. In direct capitalization, net operating income is divided by an overall rate extracted from the market to indicate a value. In the discounted cash flow method, anticipated future net income streams and a reversionary value are discounted to provide an opinion of net present value at a chosen yield rate (internal rate of return or discount rate). In this section of the report, we have utilized the Direct Capitalization method to value the subject property and considered the implied historical, first year, stabilized year and deflated stabilized direct capitalization rates.

We have forecast future apartment revenue for the subject property based on in-place rents, market rents plus a loss/gain to lease factor plus income from vacant units projected to be leased at market rent. In addition, we provide an analysis of the subject’s historical performance, the performance of comparable properties, and industry averages, in order to forecast all other revenues and expenses for the subject property through a 10-year holding period.

The Direct Capitalization Method is the only Income Approach method used in the analysis. Direct Capitalization is the primary income capitalization technique used by market participants in evaluating properties with similar economic characteristics as the subject property.

Apartment Unit Rental Income Analysis

Earlier in the report we discussed the competitive market for apartment properties in the local area. Before we analyze the competitive properties, we will discuss certain aspects of the subject property, namely its occupancy, in-place rents and the quoted rent levels of its various unit types. All of the one-bedroom units are occupied by tenants using Section 8 housing vouchers. Based on our conversations with market participants and brokers of similar properties that accept housing vouchers, this does not adversely impact cash flows or pricing.

Occupancy

The subject property contains 8 apartment units, of which 100.0 percent are occupied. The occupancy statistics, based on the rent roll dated January 1, 2010, as well as the in-place rents for each unit type, are presented in the following table:

UNIT MIX													
Unit Description									Quoted Rents		In-Place Rents		
No.	Plan	BR	BA	Total Units	Average Unit Size (SF)	Total (SF)	Occupied Units	Unit Occupancy	Average Monthly Rent	Average Monthly Rent PSF	Average Monthly Rent	Average Monthly Rent PSF	
1	Studio	0	1.0	4	390	1,560	4	100.0%	\$900	\$2.31	\$900	\$2.31	
2	1BR	1	1.0	4	720	2,880	4	100.0%	\$1,300	\$1.81	\$1,188	\$1.65	
MINIMUM					390	1,560			\$900	\$1.81	\$900	\$1.65	
MAXIMUM					720	2,880			\$1,300	\$2.31	\$1,188	\$2.31	
TOTAL/AVG.				8	555	4,440	8	100.0%	\$1,100	\$2.06	\$1,044	\$1.98	





Based on rent roll dated: January 1, 2010

The subject property offers units ranging in size from 390 to 720 square feet, with an average size of 555 square feet. Quoted rents range from \$900 to \$1,300 per month. Ownership is not currently offering rental concessions. Effective rents after accounting for concessions range from \$1.81 to \$2.31 per square foot per month.



In order to ascertain if the subject's quoted rents are market oriented, we will analyze rent levels at competing apartment properties.

Establishing Market Rental Rates

In an effort to estimate the current market rent achievable for the subject's units, we surveyed several competitive apartment complexes. The competitive properties are presented on the following table.

COMPETITIVE APARTMENT PROJECTS												
PROPERTY INFORMATION												
No.	Name/Address	Property Description	Beds/Baths	Unit Size(SF)			Quoted Rent per Month			Quoted Rent \$/SF/Month Avg.	Rent Inclusions	Concessions
				Min	Max	Avg.	Min	Max	Avg.			
1	581 Martin Street Southeast, Atlanta, GA, Atlanta, GA	 <p>No. of Units: 6 Avg Unit Size: 600 Year Built/Renovated: 2001/2020 No. of Stories: 2 Occupancy Rate: 100.0% No. of Buildings: 1 Net Building Area: 3,600 Density (Units/Acre): 40.00 Management Company N/A</p>	1BR	600	600	600	\$1,426	\$1,426	\$1,426	\$2.38	Water/sewer/trash	None
		<p>Unit Amenities: Granite countertops, custom white shaker cabinets, stainless steel appliances, hardwood floors, washer/dryers, covered back deck/porch Building Amenities: Close to Beltline Comments: This is a six-unit, two-story apartment building with all one-bedroom units. Five of the six units have been extensively renovated with one unit that has non-upgraded but good interior finish (the tenant has lived in this unit for 12 years). According to the listing broker, four of the five renovated units are subsidized by Atlanta Housing and all units were rented at \$1,426.</p>										
2	1170 Greenwich Street SW, Atlanta, GA, Atlanta, GA	 <p>No. of Units: 7 Avg Unit Size: 836 Year Built/Renovated: 1969/2021 No. of Stories: 2 Occupancy Rate: 100.0% No. of Buildings: 1 Net Building Area: 5,885 Density (Units/Acre): 36.84 Management Company N/A</p>	Studio 2BR	450 900	450 900	450 900	\$700 \$1,450	\$700 \$1,450	\$700 \$1,450	\$1.56 \$1.61	Water/sewer/trash	None
		<p>Unit Amenities: Washer/dryers, large eat-in kitchens, all-wood kitchen cabinets, granite countertops, stainless steel appliances and LVT flooring Building Amenities: Close to Beltline Comments: This is a 7-unit apartment building with six 2/1 units and one studio unit. Units have been renovated with addition of washer/dryers, large eat-in kitchens, all-wood kitchen cabinets, granite countertops, stainless steel appliances and LVT flooring throughout, new HVAC system, all new plumbing/newly done sewer connections. Each unit is metered separately for gas and electricity. The property was originally listed at \$1,650,000 and is currently listed at \$1,595,000. According to the listing broker, there has been substantial interest with multiple offers ranging from \$1.4M to \$1.52M have been made; the property nearly went under contract at \$1.52M. It has been on the market for approximately 1.5 months. In-place rents are \$600 for the studio unit and \$1,325 to \$1,350 for 2BR units, but vacancies for 2BR units would be quoted at \$1,425 and the studio would be quoted at \$700. All units are subsidized.</p>										
3	Quadraplex, 927 Fortress Avenue Southwest, Atlanta, GA	 <p>No. of Units: 4 Avg Unit Size: 579 Year Built/Renovated: 1955/2020 No. of Stories: 2 Occupancy Rate: 100.0% No. of Buildings: 1 Net Building Area: 2,316 Density (Units/Acre): 19.05 Management Company N/A</p>	1BR	579	579	579	\$850	\$950	\$919	\$1.59	None	None
		<p>Unit Amenities: Dishwasher, washer/dryer, stainless steel appliances Building Amenities: Off street parking Comments: This is a quadraplex in the Mechanicsville neighborhood of Atlanta. It has dedicated off-street parking for each unit. All units at 1BR/1BA, 579 SF. All units have been updated with LVT flooring throughout, stainless steel appliances, and carpeted bedrooms.</p>										
4	Duplex, 1340 Sharon Street Northwest, Atlanta, GA	 <p>No. of Units: 2 Avg Unit Size: 650 Year Built/Renovated: 1950/2020 No. of Stories: 1 Occupancy Rate: 50.0% No. of Buildings: 1 Net Building Area: 1,300 Density (Units/Acre): 14.29 Management Company N/A</p>	1BR	650	650	650	\$1,350	\$1,350	\$1,350	\$2.08	None	None
		<p>Unit Amenities: Washer & dryer, stainless steel appliances, porch Building Amenities: Off-street parking Comments: This is a one-bedroom unit in a renovated duplex in the Hunter Hills neighborhood of west Atlanta. Washer/dryer are included in the unit along with stainless steel kitchen appliances and it is walkable to the Beltline.</p>										

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COMPETITIVE APARTMENT PROJECTS (CONTD...)												
PROPERTY INFORMATION												
No.	Name/Address	Property Description	Beds/Baths	Unit Size(SF)			Quoted Rent per Month			Quoted Rent \$/SF/Month Avg.	Rent Inclusions	Concessions
				Min	Max	Avg.	Min	Max	Avg.			
5	1295 West, 1295 Donnelly Ave SW, Atlanta, GA											
		No. of Units: 250 Avg Unit Size: 761 Year Built/Renovated: 1964/1973 No. of Stories: 2 Occupancy Rate: 98.0% No. of Buildings: 25 Net Building Area: 197,800 Density (Units/Acre): 21.22 Management Company First Communities	Studio 1BR 1BR-B 2BR/1BA 2BR/1.5BA	580 675 740 875 940	580 675 740 875 940	580 675 740 875 940	\$1,055 \$1,155 \$1,230 \$1,159 \$1,295	\$1,055 \$1,155 \$1,230 \$1,159 \$1,295	\$1,055 \$1,155 \$1,230 \$1,159 \$1,295	\$1.82 \$1.71 \$1.66 \$1.32 \$1.38	None	None
	Unit Amenities: Building Amenities: Comments:	Hardwood floors, stainless steel appliances, walk-in closets, vaulted ceilings Laundry facilities, property manager and maintenance on site, along public transportation, courtyard, pet friendly The property is located in the Atlanta neighborhood just to the west of Downtown. The area is commonly referred to as the "West End". It is approximately 3 miles southwest of the Atlanta CBD. There is great access to the neighborhood. I-20 stretches east-west through the neighborhood. There are several primary traffic arteries including Martin Luther King Jr. Drive, Cascade Road, Lee Street and others. The development has 500 parking spaces.										
6	Gardens at Washington Park 1, 936 Mayson Turner Road Northwest, Atl											
		No. of Units: 74 Avg Unit Size: 654 Year Built/Renovated: 1965/2020 No. of Stories: 2 Occupancy Rate: 97.3% No. of Buildings: 4 Net Building Area: 47,140 Density (Units/Acre): 29.60 Management Company Balfour Residential	Studio Studio 2BR 3BR	465 525 625 900	465 525 675 900	465 525 650 900	\$960 \$1,065 \$1,156 \$1,408	\$960 \$1,065 \$1,307 \$1,408	\$960 \$1,065 \$1,160 \$1,408	\$2.06 \$2.03 \$1.78 \$1.56	None	None
	Unit Amenities: Building Amenities: Comments:	Upgraded interior in select units Off-street parking, close to public transit, onsite laundry This is a 74-unit garden style apartment complex that was recently renovated. Select units have upgraded interiors but most are in classic condition. Occupancy has hovered between 96% and 98% over the past year.										
STATISTICS (Excluding Subject)				450	580	505	\$700	\$1,065	\$945	\$1.87		
				579	740	649	\$850	\$1,426	\$1,216	\$1.88		
				625	940	841	\$1,156	\$1,450	\$1,266	\$1.52		
				900	900	900	\$1,408	\$1,408	\$1,408	\$1.56		

Compiled by Cushman & Wakefield of Georgia, LLC

Including the subject property, the competitive market contains 343 units. The comparable projects were constructed between 1950 and 2001 and range in size from 2 to 250 units. The comparables exhibit occupancy levels ranging from 50.0 percent to 100.0 percent, with an unweighted average of 90.9 percent.

Subject Competitive Position

In terms of physical attributes, the subject’s units feature Washer/dryer, stainless steel appliances, quartz countertops, tiled bathroom floors Property amenities include on-site parking. In terms of competitive position, the subject is similar or superior to the comparable properties. Excluding adjustments for unit size, market rent for the subject’s units should fall towards the upper end of the comparable range due to its good quality renovation and interior finish.

Analysis by Unit Type

In order to estimate the market rents for the various floor plans, the subject unit types have been compared with similar units in the comparable projects. The following is a discussion of each unit type.

Analysis of Studio Units

The quoted rents for studio units in the marketplace are depicted in the following table:

COMPETITIVE RENTAL SUMMARY													
Studio Units													
Name	Beds/ Baths	Min Unit Size	Max Unit Size	Avg. Unit Size	Quoted Rents						Effective Rents		
					Min Quoted Rent (Month)	Max Quoted Rent (Month)	Avg. Quoted Rent (Month)	Min Quoted Rent Per SF/Month	Max Quoted Rent Per SF/Month	Avg. Quoted Rent Per SF/Month	Avg. Effective Rent (month)	Avg. Effective Rent Per SF/Month	
1170 Greenwich Street SW	STUDIO	450	450	450	\$700	\$700	\$700	\$1.56	\$1.56	\$1.56	\$700	\$1.56	
1295 West	STUDIO	580	580	580	\$1,055	\$1,055	\$1,055	\$1.82	\$1.82	\$1.82	\$1,055	\$1.82	
Gardens at Washington Park 1	STUDIO	465	465	465	\$960	\$960	\$960	\$2.06	\$2.06	\$2.06	\$960	\$2.06	
Gardens at Washington Park 1	STUDIO	525	525	525	\$1,065	\$1,065	\$1,065	\$2.03	\$2.03	\$2.03	\$1,065	\$2.03	
Low		450	450	450	\$700	\$700	\$700	\$1.56	\$1.56	\$1.56	\$700	\$1.56	
High		580	580	580	\$1,065	\$1,065	\$1,065	\$2.06	\$2.06	\$2.06	\$1,065	\$2.06	
Average		505	505	505	\$945	\$945	\$945	\$1.87	\$1.87	\$1.87	\$945	\$1.87	

The comparable studio units range in size from 450 to 580 square feet. Quoted asking rents range from \$700 to \$1,065 per month. Concessions are not typical at this time. Effective rents range from \$1.56 to \$2.06 per square foot per month, with an average of \$1.87 per square foot per month. Although these rates are lower than the subject, this is due to their larger sizes compared to the subject’s studio floor plans. Studio units are incredibly rare in the subject’s market and there is increasing demand for studio/micro-units in this market from students and young professionals. Based on our conversations with market participants, the in-place studio unit rent rates at the subject are market-based.

Analysis of One Bedroom Units

The quoted rents for one bedroom units in the marketplace are depicted in the following table:

COMPETITIVE RENTAL SUMMARY													
One Bedroom Units													
Name	Beds/ Baths	Min Unit Size	Max Unit Size	Avg. Unit Size	Quoted Rents						Effective Rents		
					Min Quoted Rent (Month)	Max Quoted Rent (Month)	Avg. Quoted Rent (Month)	Min Quoted Rent Per SF/Month	Max Quoted Rent Per SF/Month	Avg. Quoted Rent Per SF/Month	Avg. Effective Rent (month)	Avg. Effective Rent Per SF/Month	
581 Martin Street Southeast	1BR	600	600	600	\$1,426	\$1,426	\$1,426	\$2.38	\$2.38	\$2.38	\$1,426	\$2.38	
Quadraplex	1BR	579	579	579	\$850	\$950	\$919	\$1.47	\$1.64	\$1.59	\$919	\$1.59	
Duplex	1BR	650	650	650	\$1,350	\$1,350	\$1,350	\$2.08	\$2.08	\$2.08	\$1,350	\$2.08	
1295 West	1BR	675	675	675	\$1,155	\$1,155	\$1,155	\$1.71	\$1.71	\$1.71	\$1,155	\$1.71	
1295 West	1BR-B	740	740	740	\$1,230	\$1,230	\$1,230	\$1.66	\$1.66	\$1.66	\$1,230	\$1.66	
Low		579	579	579	\$850	\$950	\$919	\$1.47	\$1.64	\$1.59	\$919	\$1.59	
High		740	740	740	\$1,426	\$1,426	\$1,426	\$2.38	\$2.38	\$2.38	\$1,426	\$2.38	
Average		649	649	649	\$1,202	\$1,222	\$1,216	\$1.86	\$1.89	\$1.88	\$1,216	\$1.88	

The comparable one bedroom units range in size from 579 to 740 square feet. Quoted asking rents range from \$919 to \$1,426 per month. Concessions are not typical at this time. Effective rents range from \$1.59 to \$2.38 per square foot per month, with an average of \$1.88 per square foot per month.

Market Rent Conclusion

After analyzing the quoted rents and concessions at the subject property and comparables, and after detailed review of the actual rents and recent leasing at the subject property, we are able to estimate an effective market rent for each unit type. We estimated an effective market rent for each of the subject’s unit types as follows:

Market Rent Estimate						
Unit Description		In-Place Rents		C&W Projection		Rent Comparison
Plan	Average Unit Size (SF)	Average Monthly Rent	Average Monthly Rent PSF	Monthly Market Rent	Monthly Market Rent PSF	Actual Rent as Percent of Market Rent
Studio	390	\$900	\$2.31	\$900	\$2.31	0.00% at market
1BR	720	\$1,188	\$1.65	\$1,300	\$1.81	8.62% below market
TOTAL/AVG.	555	\$1,044	\$1.98	\$1,100	\$1.98	5.09% below market

The potential gross rental revenue for the entire property at market rent levels is projected to be \$105,600, which equates to an average monthly rent of \$1,100 per unit or \$1.98 per square foot per month. As exhibited, the average actual rents in-place at the subject property are currently 5.1 percent below market.

Potential Gross Income Estimate

Our potential gross income estimate is based on in-place rents and potential rent for all units at market. Our gross potential income conclusion is summarized below:

Potential Gross Income Estimate							
Unit Description		In-Place Rents		Rent from Vacant Units			C&W Potential Gross Income
Plan	Average Unit Size (SF)	Average Monthly Rent	Total Annual Income	Vacant Units	Average Monthly Income	Annual Income	Potential Gross Income
Studio	390	\$900	\$43,200	0	\$0	\$0	\$43,200
1BR	720	\$1,188	\$57,024	0	\$0	\$0	\$57,024
TOTAL/AVG.	555	\$1,044	\$100,224	0	\$0	\$0	\$100,224

UNIT MIX										
Unit Description									Quoted Rents	
No.	Plan	BR	BA	Total Units	Average Unit Size (SF)	Total (SF)	Occupied Units	Unit Occupancy	Average Monthly Rent	Average Monthly Rent PSF
1	Studio	0	1.0	4	390	1,560	4	100.0%	\$900	\$2.31
2	1BR	1	1.0	4	720	2,880	4	100.0%	\$1,300	\$1.81
MINIMUM					390	1,560			\$900	\$1.81
MAXIMUM					720	2,880			\$1,300	\$2.31
TOTAL/AVG.				8	555	4,440	8	100.0%	\$1,100	\$2.06

Based on rent roll dated: January 1, 2010

Comparison of Actual Rents to Market

We determined a specific market rent for each unit type within the subject property. On the following chart we compare the actual rent of each unit type to the estimated effective market rent for each unit type. This comparison allows us to identify the relative levels of the contract rent versus the market. The results of this comparison will impact our selection of the investment rates used in evaluating this property.

Market Rent Estimate						
Unit Description		In-Place Rents		C&W Projection		Rent Comparison
Plan	Average Unit Size (SF)	Average Monthly Rent	Average Monthly Rent PSF	Monthly Market Rent	Monthly Market Rent PSF	Actual Rent as Percent of Market Rent
Studio	390	\$900	\$2.31	\$900	\$2.31	0.00% at market
1BR	720	\$1,188	\$1.65	\$1,300	\$1.81	8.62% below market
TOTAL/AVG.	555	\$1,044	\$1.98	\$1,100	\$1.98	5.09% below market

As exhibited, the average actual rents in place at the subject property are currently 5.09 percent below market.

Concessions

Rental concessions are defined as a discount or other benefit offered by a landlord to induce a prospective tenant to enter into a lease. Rental concessions are typically features of slow rental markets and tend to disappear as the market tightens. As indicated in the analysis of quoted rents and concessions for the subject and comparable properties above, where concessions exist it is necessary to deduct the concessions from the full market rents to arrive at an effective market rent.

Concessions are minimal within this market at this time. Therefore, concessions have not been modeled in our analysis.

Forecast Rental Revenue – Apartment Units

The following table summarizes the potential gross income anticipated in year one for the apartment units at the subject property.

FORECAST RENTAL REVENUE - APARTMENT UNITS	
Rental Revenue and Adjustments	Annual Rent
Occupied Units (Actual)	\$100,224
Plus: Lag Adjustment	0.0% <u>\$0</u>
Year One Forecast - Occupied Space	\$100,224
Plus: Vacant Units (at Market)	<u>\$0</u>
Potential Gross Rental Revenue	\$100,224

Compiled by Cushman & Wakefield of Georgia, LLC

Revenue & Expense Analysis

We developed an opinion of the property's annual income and operating expenses after reviewing both its historical performance and the operating performance of similar buildings. We analyzed each item of expense and developed an opinion regarding what an informed investor would consider typical.

An operating history for the property, annualized year-to-date statement, budget comparison and our opinion of future income and expenses are presented on the following chart, followed by an analysis of subject property's revenue and expenses.

Cushman & Wakefield, Inc. recognizes the standards defined by the CRE Finance Council as the definitive standards by which operating expense data should be analyzed. All operating statements provided by ownership have been recast to reflect these categories, which are provided in the Glossary section of this Appraisal Report. In forecasting expenses, we relied on the owner's historical statements and budgets and analyzed expense levels at competing properties. Our expense forecast is presented in the following table, followed by a discussion of each expense line item.

REVENUE AND EXPENSE ANALYSIS		SUBJECT PROPERTY				
	2020 Actual		2021 Actual		Cushman & Wakefield Forecast Stabilized ⁽¹⁾	
REVENUE	Total	Per Unit	Total	Per Unit	Total	Per Unit
Base Rental Revenue						
Actual Rent From Occupied Units	\$98,400	\$12,300	\$98,400	\$12,300	\$100,224	\$12,528
Potential Rent From Vacant Units	\$0	\$0	\$0	\$0	\$0	\$0
Lease Gain/Loss (Lag Adjustment)	\$0	\$0	\$0	\$0	\$0	\$0
Total Potential Gross Rental Revenue	\$98,400	\$12,300	\$98,400	\$12,300	\$100,224	\$12,528
Adjusted Rental Revenue	\$98,400	\$12,300	\$98,400	\$12,300	\$100,224	\$12,528
POTENTIAL GROSS REVENUE	\$98,400	\$12,300	\$98,400	\$12,300	\$100,224	\$12,528
Vacancy (Total Income)	\$0	\$0	\$0	\$0	(\$2,506)	(\$313)
Collection Loss (Total Income)	\$0	\$0	\$0	\$0	(\$1,002)	(\$125)
Total Vacancy and Collection Loss	\$0	\$0	\$0	\$0	(\$3,508)	(\$438)
EFFECTIVE GROSS REVENUE	\$98,400	\$12,300	\$98,400	\$12,300	\$96,716	\$12,090
OPERATING EXPENSES						
Property Insurance	\$4,818	\$602	\$4,818	\$602	\$4,800	\$600
Repairs & Maintenance	\$1,400	\$175	\$1,620	\$203	\$2,000	\$250
Management Fees	\$7,872	\$984	\$7,872	\$984	\$3,869	\$484
Replacement Reserves	\$0	\$0	\$0	\$0	\$2,000	\$250
Total Operating Expenses	\$14,090	\$1,761	\$14,310	\$1,789	\$12,669	\$1,584
Real Estate Taxes	\$4,533	\$567	\$4,533	\$567	\$5,000	\$625
TOTAL EXPENSES	\$18,623	\$2,328	\$18,843	\$2,355	\$17,669	\$2,209
NET OPERATING INCOME	\$79,777	\$9,972	\$79,557	\$9,945	\$79,048	\$9,881

(1) Stabilized Year Begins: 3/22/2022

Compiled by Cushman & Wakefield of Georgia, LLC

Discussion of Revenue Items

We analyzed each revenue item in making our forecast, with our conclusions summarized on the previous table. In most cases, our forecast is well supported by the historical or budget information. However, in some cases, further clarification is provided as follows:

Total Potential Gross Rental Revenue

Years	Per Unit	Totals
2020 Actual	\$12,300	\$98,400
2021 Actual	\$12,300	\$98,400
Cushman & Wakefield - Stabilized Year 1	\$12,528	\$100,224

Our forecast for Total Potential Gross Rental Revenue is 1.9 percent greater than the 2021 Actual.

Vacancy and Collection Loss

Vacancy and collection loss is a function of the interrelationship between absorption, lease expiration, renewal probability, estimated downtime between leases, and a collection loss factor based on the relative stability and credit of the subject’s tenant base. The following table compares the subject’s current and historical occupancy rates to the subject’s broader market, the submarket and directly competing properties.

VACANCY ANALYSIS		
Vacancy Statistics	Rate	Building Class and Market
Current Vacancy at Subject Property	0.0%	(Based on leases in place as of appraisal date)
Regional Vacancy Statistics	3.6%	Class B/C Multi-Family - Atlanta (Reis 4Q21)
Local Vacancy Statistics	5.6%	Class B/C Multi-Family - Central I-75 West (Reis 4Q21)
Competitive Property Vacancy Statistics	9.1%	Class A Multi-Family - Competitive Set

Compiled by Cushman & Wakefield of Georgia, LLC

Based on the historical occupancy of the subject, the current vacancy in the market, and our perception of future market vacancy, we projected a global stabilized vacancy rate of 2.50 percent. We deducted a collection loss of 1.00 percent. After accounting for all factors, the total vacancy and collection loss is calculated as 3.50 percent. For the subject property vacancy and collection loss are applied against all income sources. In the forecast year, vacancy and collection loss is projected to be \$3,508.

Discussion of Expenses

We analyzed each expense item in making our forecast, with our conclusions summarized on the previous table. In most cases, our forecast is well supported by the historical or budget information. However, in some cases, further clarification is provided in the following tables:

Property Insurance

Property insurance expenses include coverage for general liability and loss or damage to the property caused by fire, lightning, vandalism malicious mischief, additional perils fire, extended coverage and owner’s liability coverage. Insurance costs are modeled in-line with other comparable properties.

Years	Per Unit	Totals
2020 Actual	\$602	\$4,818
2021 Actual	\$602	\$4,818
Expense Comparable Low	\$167	-
Expense Comparable High	\$671	-
Expense Comparable Average	\$457	-
Cushman & Wakefield - Stabilized Year 1	\$600	\$4,800

Our forecast for Property Insurance is 0.4 percent less than the 2021 Actual.

Repairs & Maintenance

This expense category includes all expenses incurred for general repairs and maintenance, including HVAC, electrical, plumbing, safety systems, roads and grounds, and pest control/exterminating. This expense category also typically includes all outside maintenance service contracts and the cost of maintenance and repairs supplies. The subject's expense is detailed in the following table.

Years	Per Unit	Totals
2020 Actual	\$175	\$1,400
2021 Actual	\$203	\$1,620
Expense Comparable Low	\$291	-
Expense Comparable High	\$1,404	-
Expense Comparable Average	\$895	-
Cushman & Wakefield - Stabilized Year 1	\$250	\$2,000

Our forecast for Repairs & Maintenance is 23.5 percent greater than the 2021 Actual.

Management Fees

Management expenses typically include the costs paid for professional management services. Management services may be contracted for or provided by the property owner.

Years	Per Unit	Totals
2020 Actual	\$984	\$7,872
2021 Actual	\$984	\$7,872
Expense Comparable Low	\$0	-
Expense Comparable High	\$962	-
Expense Comparable Average	\$272	-
Cushman & Wakefield - Stabilized Year 1	\$484	\$3,869

Our forecast for Management Fees is 50.9 percent less than the 2021 Actual.

Replacement Reserves

This is an allowance that provides for the periodic replacement of building components that wear out more rapidly than the building itself and must be replaced during the building's economic life.

Years	Per Unit	Totals
2020 Actual	\$0	\$0
2021 Actual	\$0	\$0
Expense Comparable Low	\$0	-
Expense Comparable High	\$0	-
Expense Comparable Average	\$0	-
Cushman & Wakefield - Stabilized Year 1	\$250	\$2,000

Our forecast for Replacement Reserves is 0.0 percent less than the 2021 Actual.

Real Estate Taxes

A complete discussion of taxes for the subject property is included in the Real Property Taxes and Assessments section of this report. The subject's expense is detailed in the following table.

Years	Per Unit	Totals
2020 Actual	\$567	\$4,533
2021 Actual	\$567	\$4,533
Expense Comparable Low	\$714	-
Expense Comparable High	\$2,412	-
Expense Comparable Average	\$1,449	-
Cushman & Wakefield - Stabilized Year 1	\$625	\$5,000

Our forecast for Real Estate Taxes is 10.3 percent greater than the 2021 Actual.

Operating Expense Conclusion

We thoroughly analyzed the subject's expense history and expense comparables to make our projections. We forecast total operating expenses for the subject property excluding real estate taxes to be \$1,584 per unit. The operating expense excluding real estate taxes projected for the subject property reflect an operating expense ratio at stabilization of 13.10 percent of effective gross income. The operating expense comparisons presented in the operating expense analysis table in the following section support our opinion of operating expenses for the subject property.

Years	Per Unit	Totals
2020 Actual	\$1,761	\$14,090
2021 Actual	\$1,789	\$14,310
Expense Comparable Low	\$1,158	-
Expense Comparable High	\$4,620	-
Expense Comparable Average	\$2,695	-
Cushman & Wakefield - Stabilized Year 1	\$1,584	\$12,669

The operating expenses projected for the subject property reflect an operating expense ratio at stabilization of 13.10 percent of effective gross income. This ratio is supported by expense comparables of competitive properties. Another important ratio is the management fee, as percent of effective gross income. Our forecast management fee is 4.00 percent, which is within the range of comparable properties.

In addition, many investors analyze the ratio of vacancy and collection loss against adjusted rental revenue, and also against total income. The subject's forecast ratios are presented in the following table:

REVENUE AND EXPENSE METRICS			
	2020 Actual	2021 Actual	Cushman & Wakefield Forecast Stabilized ⁽¹⁾
	\$ Per Unit	\$ Per Unit	\$ Per Unit
Effective Gross Income (EGI*)	\$12,300	\$12,300	\$12,090
Total Expenses	\$2,328	\$2,355	\$2,209
Net Operating Income (NOI*)	\$9,972	\$9,945	\$9,881
	Ratio	Ratio	Ratio
OER* (Total Expense Excluding Real Estate Taxes as % of EGI)	14.32%	14.54%	13.10%
Mgt. Fee (% of EGI)	8.00%	8.00%	4.00%
Concessions (% of Total Revenue)	0.00%	0.00%	0.00%
V&C* (% of Total Revenue)	0.00%	0.00%	3.50%
V&C+Concessions (% of Total Revenue)	0.00%	0.00%	3.50%

(1) Stabilized Year Begins: 3/22/2022

Compiled by Cushman & Wakefield of Georgia, LLC

*EGI = Effective Gross Income
Expense Ratio

OER = Operating
Expense Ratio

Operating Expense Comparables

The following table illustrates detailed expense levels for the buildings that have varying degrees of similarity with the subject property in terms of age, size, tenancy and quality. In our judgment, a reconciled expense figure of \$1,584 per unit (excluding real estate taxes) is reasonable for the subject property considering its age, size and budgeted expense figures.

	SUBJECT PROPERTY		COMPARABLES REVENUE AND EXPENSE ANALYSIS			
Property City	Atlanta	Atlanta	Atlanta	Atlanta	Atlanta	Atlanta
Property State	Georgia	GA	GA	GA	GA	GA
Year Built	1952	2000s	1960s	1960s	1920s	1920s
Year Renovated	2019	2020s	2020s	2020s	2010s	2010s
Property Type	Multi-Family	Multi-Family	Multi-Family	Multi-Family	Multi-Family	Multi-Family
Number of Stories	2	Low-rise	Low-rise	Low-rise	Low-rise	Low-rise
Property Class	D	D	C	C	C	C
Occupancy	100%	80%>	80%>	80%>	80%>	80%>
Rentable Square Feet	4,440	0-50,000	0-50,000	0-50,000	0-50,000	0-50,000
Year of Record		2021	2021	2021	2020	2020
Actual/Budget/Annualized		Actual	Actual	Trailing	Actual	Actual

	Cushman & Wakefield Forecast Stabilized (1)		Comp1		Comp2		Comp3		Comp 4		Min	Min	Max	Max	Average	Average
	Per Unit	% EGI	Per Unit	% EGI	Per Unit	% EGI	Per Unit	% EGI	Per Unit	% EGI	Per Unit	PSF	Per Unit	PSF	Per Unit	PSF
EFFECTIVE GROSS REVENUE	\$12,090	100.00%	\$17,112	100.00%	\$14,743	100.00%	\$15,960	100.00%	\$17,359	100.00%	\$14,743	\$17.53	\$17,359	\$28.52	\$16,294	\$21.33
OPERATING EXPENSES																
Property Insurance	\$600	4.96%	\$417	2.43%	\$571	3.88%	\$671	4.20%	\$167	0.96%	\$167	\$0.17	\$671	\$0.91	\$457	\$0.61
Repairs & Maintenance	\$250	2.07%	\$291	1.70%	\$694	4.71%	\$1,404	8.80%	\$1,192	6.87%	\$291	\$0.48	\$1,404	\$1.91	\$895	\$1.11
Management Fees	\$484	4.00%	\$0	0.00%	\$0	0.00%	\$125	0.78%	\$962	5.54%	\$0	\$0.00	\$962	\$0.97	\$272	\$0.29
Total Operating Expenses	\$1,584	13.10%	\$1,158	6.76%	\$1,651	11.20%	\$4,620	28.95%	\$3,350	19.30%	\$1,158	\$1.92	\$4,620	\$6.29	\$2,695	\$3.39
Real Estate Taxes	\$625	5.17%	\$1,311	7.66%	\$714	4.84%	\$1,359	8.52%	\$2,412	13.90%	\$714	\$0.85	\$2,412	\$2.44	\$1,449	\$1.83
TOTAL EXPENSES	\$2,209	18.27%	\$2,468	14.42%	\$2,366	16.05%	\$5,979	37.46%	\$5,763	33.20%	\$2,366	\$2.82	\$5,979	\$8.14	\$4,144	\$5.22
NET OPERATING INCOME	\$9,881		\$14,644		\$12,377		\$9,981		\$11,597		\$9,981	\$11.71	\$14,644	\$24.42	\$12,150	\$16.11

(1) Fiscal Year Beginning 1/01/2022

Fiscal Year Ending: 12/31/2022

Compiled by Cushman & Wakefield of Georgia, LLC

The four expense comparables reflect operating expenses (excluding real estate taxes) ranging from \$1,158 to \$4,620 with an average of \$2,695 per unit.

Based on our analysis of the expense levels at comparable properties, we concluded that there is adequate support for our operating expense conclusions.

Income and Expense Pro Forma

The following chart summarizes our opinion of income and expenses for year one, which is the first stabilized year in this analysis.

SUMMARY OF REVENUE AND EXPENSES				
Stabilized Year For Direct Capitalization:		Year One		
REVENUE	Adjustments	Annual	\$/Per Unit	% of EGI
Base Rental Revenue				
Actual Rent From Occupied Units		\$100,224	\$12,528	
Potential Rent From Vacant Units		\$0	\$0	
Lease Gain/Loss (Lag Adjustment)	0.00%	\$0	\$0	
Total Base Rental Revenue		\$100,224	\$12,528	
POTENTIAL GROSS REVENUE				
		\$100,224	\$12,528	
Vacancy (Total Income)	2.50%	(\$2,506)	(\$313)	
Collection Loss (Total Income)	1.00%	(\$1,002)	(\$125)	
EFFECTIVE GROSS REVENUE		\$96,716	\$12,090	100.00%
OPERATING EXPENSES				
Property Insurance		\$4,800	\$600	4.96%
Repairs & Maintenance		\$2,000	\$250	2.07%
Management Fees		\$3,869	\$484	4.00%
Total Operating Expenses		\$12,669	\$1,584	13.10%
Real Estate Taxes		\$5,000	\$625	5.17%
TOTAL EXPENSES		\$17,669	\$2,209	18.27%
NET OPERATING INCOME		\$79,048	\$9,881	81.73%

Compiled by Cushman & Wakefield of Georgia, LLC

Investment Considerations

Before determining the appropriate risk rate(s) to apply to the subject, a review of recent market conditions, particularly in the financial markets, is warranted. The following subsection provides review of these trends, ending with a summary of the investment considerations impacting the subject property. The trends are based upon the appraiser's market research, discussions with participants in the market, and the relative position of the subject property within its market.

The Commercial Real Estate (CRE) market is driven by investor demand and strong liquidity. Since its onset in March 2020, the COVID-19 pandemic has had a dramatic effect on both of these factors as the market navigated actual and perceived impact. We observed asset classes experiencing various impacts, both positive and negative. We observed that asset values can fall significantly in short periods of time if either demand or liquidity, often in conjunction with many other factors, change significantly. We also observed asset values rise based on new-found demand for sector or property characteristics. Either through empirical data or COVID fatigue, society and the market are perceiving that we are near the end of the pandemic. Restrictions continue to be lifted and activities, such as travel and dining, are returning to pre-pandemic levels. We are observing stabilizing trend lines in most asset classes as we see the effects of vaccinations and approach herd immunity. In spite of the threat of new variants, the uncertainty of the early months of the pandemic has been replaced with clearer expectations and forecasts of asset class and individual property performance. Of course, some uncertainty exists in most property types in terms of forecast demand, to varying degrees. As we have throughout the pandemic, Cushman & Wakefield is closely monitoring the latest developments resulting from the COVID-19 pandemic and recovery and its effect on the subject and its market.

Overview

The recession that began in March 2020, triggered by the COVID-19 pandemic, was short and steep. In 2021 the economy continued to recover, however, midway through the year, fears of inflation and the Delta variant resulted in continued economic uncertainty. At 5.7%, economic expansion saw its largest annual increase since 1984. While this figure is impressive, it is also indicative of the damage caused by the coronavirus the prior year. In the aftermath of the dramatic shifts in 2020 and 2021, Moody's expects the economy to moderate in 2022. That said, we are not too far past the Omicron wave, and the new BA.2 variant, coupled with geopolitical tensions and the first interest rate hike since 2018, are casting a shadow on any perceived or predicted economic moderation.

In the meantime, lingering effects from the pandemic continue to affect global supply chains, business travel, and labor markets. The Omicron variant played a central role in this disruption, and, in response, Moody's revised its first quarter forecast down from 5% to 2.1%. Economists, however, anticipate a quick and sharp rebound in the second quarter if the Omicron wave passes, which is expected to happen quicker for the Delta variant/wave. As we move through the year, the pandemic is expected to slowly recede, and become endemic. However, there will likely be future waves of the virus, but each subsequent wave should be less disruptive to both the healthcare system and the greater economy as vaccinations and booster shots continue to be administered and the population becomes closer to, or achieves, herd immunity.

While seemingly persistent waves of COVID may be sounding a few alarms, they are not making their way into the commercial real estate investment market. Transaction volume totaled \$808.7 billion in 2021, an 80% change year-over-year with prices up 22.9% compared to 2020. Looking back to the start of the pandemic, now seven quarters ago, volume was down 87%. At that time, volume was low because of the uncertainty around financing. Conversely, volume is now high due to the optimism surrounding new patterns of growth. Commercial real estate investors appear to be unconcerned with inflation and the forthcoming interest rate hikes and are laser-focused on the income potential from commercial property, which continues to push cap rates lower.

Further considerations include:

- U.S. Consumer Confidence ebbed moderately in January 2022, falling to 113.8 from 115.2 in December 2021. Regardless of this drop, the index remains high despite surging prices for many goods and services.
- Retail sales rose 0.3% in February 2022, below the 0.4% estimate, as inflation hindered consumer spending. On a positive note, retail sales are up 17.6% on a year-over-year basis and consumers still have high savings rates from spending less during the pandemic.
- The Consumer Price Index rose 7.9% through February 2022, reaching a 40-year high. On a month-over-month basis the CPI rose 0.8% largely due to the escalating crisis in Ukraine among other price pressures, notably gasoline, that became more entrenched.
- The stock market turned in a solid performance in 2021 with the S&P 500 gaining 26.9% for the year, the Dow Jones Industrial Average gaining 18.7%, and the Nasdaq Composite gaining 21.4%. At the beginning of 2022, however, stocks have been somewhat volatile as financial investors show concern over the upcoming Federal Reserve rate hikes.
- On March 16, 2022, the Federal Reserve announced that it will raise interest rates by a quarter percentage point and penciled in six more increases before year's end. Officials signaled that interest rates will close out the year at around 2%, while median projections show the rate raising to around 2.75% by the end of 2023, which would be the highest rate since 2008.

That being said, it is important to take in mind that data lags, and industry participants are still trying to accurately determine the pandemic's current effects on the commercial real estate market. In other sections of the report, we will discuss these effects and impacts on the immediate market and subject property in as much detail as possible. Therefore, we ask that you consider the following points:

- Early in the COVID-19 pandemic, most non-essential businesses shut down, causing significant disruption in the economy. As businesses continue to adjust to the realities and complexities of the pandemic, some are not returning, or are returning in a different capacity.
- Certain property types have been more heavily impacted than others, with some asset classes benefiting from the COVID environment. Broadly speaking, cap rates compressed, and price growth improved significantly in 2021, however, this is not true for every property or asset class.
- Investment activity picked up significantly throughout 2021 and has now reached pre-pandemic levels. We anticipate this growth to continue throughout 2022.
- Inflation is expected to continue to rise through the end of the year and will begin tapering back in 2023, however, it has not yet manifested into actual deal metrics. Market experts agree that we are in a sellers' market and expect to remain in one for the foreseeable future, as there remains ample money sitting on the sidelines waiting to be deployed.

While all pandemics come to an end, it is important to remember that pandemics transition into endemics. That is, the once-novel coronavirus, COVID-19, will remain circulating and mutating from year to year, remaining a threat to vulnerable population groups. In the meantime, businesses will continue to operate more and more as they did pre-pandemic, and the economy will continue to grow. Putting this all to the test, however, will be the Omicron or any forthcoming variants, such as BA.2, and the global response to any of their negative effects.

Economic Conditions & Current Trends

In 2020, the U.S. economy shrank for the first time since 2009 and simultaneously experienced its worst year of economic growth since 1946 when the nation transitioned into its post-World War period. In 2021, the economy came back strong, despite severe obstacles such as the Delta and Omicron variants and high inflation. Although the economy is not expected to grow as strongly in 2022, inflation is expected to moderate to a reasonable level. Still, exactly how well the economy will perform depends largely on the path the pandemic takes and policymakers' response to it. Many policies and federal programs that helped boost the economy last year, such as increased unemployment benefits, will now start to taper off. Further, while subsequent waves of the virus are expected to be less severe, and we are better prepared to handle them, previous waves have exhausted doctors, nurses, and other front-line staff, resulting in staffing shortages across the country.

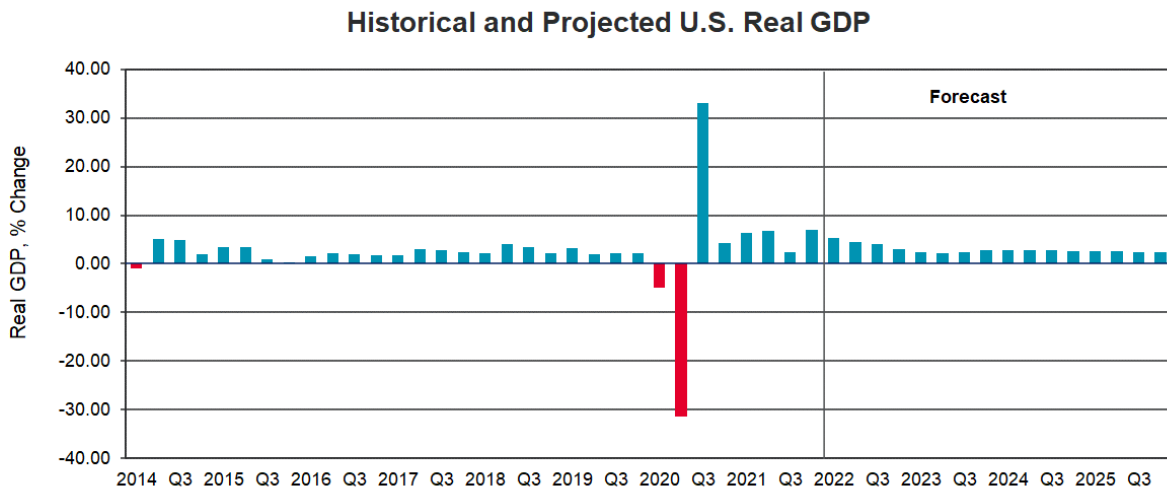
In addition to a healthy gross domestic product (GDP) of 5.7% for 2021, there was a monthly average growth of 550,000 jobs, which pushed the unemployment rate down to just above 4%. The stock market also hit record highs. This can all be traced back, in large part, to the support provided by the federal government with its American Rescue Plan. The massive, nearly \$2 trillion relief package, which was signed into law last spring, helped bolster state and local governments as well as assist financially distressed lower-and middle-income households. Growth would have been even stronger if it were not for the Delta wave of the pandemic, which hit hard in the summer of 2021 and severely impacted supply chains and resulted in gas price spikes. At the end of 2020, consumer price inflation was forecast at 2.5%, an already substantial acceleration, but consistent with the Federal Reserve's target. Instead, CPI hit a near 40-year high at 7% for 2021. Inflation is expected to slow to less than 3% by the end of 2022, due in large part to the Federal Reserve's plan to raise interest rates in the coming months.

On a global scale, growth appears to have peaked at 5.5% with Moody's Analytics projecting it to slow to 4.2% in 2022, and 3.6% in 2023. Similar to the U.S., after a robust economic rebound in 2021, the global economy will begin the tenuous process of dialing back many of its support measures, such as fiscal stimuli and ultra-accommodative monetary policies. Emerging markets, excluding China, are expected to remain vulnerable to capital outflows amid weaker relative growth and external monetary tightening; however, supply chain bottlenecks and semi-conductor chip shortages are expected to persist but not worsen.

- In March 2020, the Coronavirus Aid Relief and Economic Security, or CARES Act, was passed by Congress and signed by President Trump. The bill was intended to provide emergency assistance and health care for individuals, families and businesses affected by the COVID-19 pandemic. Totalling \$2 trillion, the bill was unprecedented in size and scope, dwarfing the \$831 billion stimulus act passed in 2009, and amounting to 10% of total 2019 U.S. GDP.
- On December 27, 2020, President Trump signed The Consolidated Appropriations Act of 2021 into law. One of the largest spending bills ever enacted, the \$2.3 trillion spending bill combined \$900 billion in stimulus relief with a \$1.4 trillion omnibus spending bill for the 2021 federal fiscal year.
- On March 11, 2021, President Biden signed the American Rescue Plan Act of 2021 (ARP) into law. The bill was a \$1.9 trillion economic stimulus designed to speed up the recovery from the health effects of the pandemic and the ongoing recession.
- The three major vaccines (Pfizer, Moderna and Johnson & Johnson) were all granted emergency use authorization in late 2020 and early 2021. In August 2021, the FDA approved the first COVID-19 vaccine which was known as the Pfizer-BioNTech COVID-19 Vaccine but is now being marketed as Comirnaty. A third vaccine shot, a booster shot, was approved in fall 2021, and a fourth one may be forthcoming this year.

- As of early 2022, President Biden’s two other proposed parts to his Build Back Better Plan, the American Jobs Plan and the American Families Plan, appear to have come to a halt due to a Congressional stalemate. President Biden’s administration has instead turned its focus on passing the climate change portion of the Plan. This piece would provide about \$320 billion in tax credits for producers and investors in wind, solar and nuclear power, and would extend tax credits for those who purchased electric vehicles. Further, it intends to lower energy costs for homeowners, at up to 30%, for those who installed solar panels, geothermal pumps, and small wind turbines.
- On March 16, 2022, the Federal Open Market Committee (FOMC) voted to raise the federal funds rate by 25 basis points. Updated projections from the FOMC suggest that six additional rate hikes, each at about 25 basis points are expected by year end, with three more expected to occur in 2023.
- On February 24, 2022, Russia launched a full-scale invasion of Ukraine. Since then, the global oil market has been thrown into turmoil and has experienced unprecedented volatility. The Russo-Ukraine War will have further impacts on the global supply chain in the coming year, particularly with wheat exports as both Russia and Ukraine export about 30% of the global wheat supply.

The following graph displays historical and projected U.S. real GDP percentage change (annualized on a quarterly basis) from first quarter 2014 through fourth quarter 2025:



Source: Historical Data Courtesy of the Bureau of Economic Analysis, Forecast Data Courtesy of Moody's Analytics

Further points regarding current economic conditions are as follows:

- Through fourth quarter 2021, GDP increased 6.9% according to the Bureau of Economic Analysis’ advanced estimate. The U.S. economy has grown over the last six quarters behind increased vaccinations and eased restrictions in public settings across the nation. Furthermore, GDP is expected to continue increasing as the nation recovers from the fiscal strain brought on by the pandemic.
- Commercial and multifamily mortgage loan originations increased 119% in third quarter 2021 (latest data available) when compared to the third quarter of 2020, according to the Mortgage Bankers Association’s Quarterly Survey of Commercial/Multifamily Mortgage Bankers. In line with seasonality trends, loan originations between July and September 2021 were 19% higher than second quarter 2021.

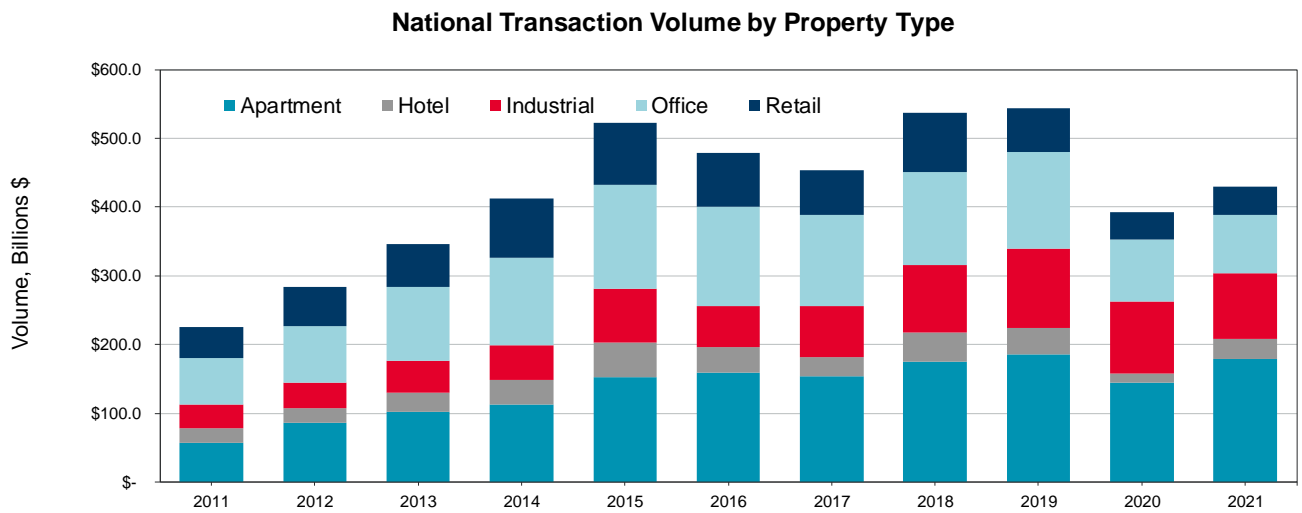
- Commercial mortgage-backed securities (CMBS) have been spurred by measured investment sales activity and stable credit spreads. Commercial Mortgage Alert data indicates that U.S. CMBS issuance through December 2021 was 104.1% higher when compared to CMBS issuance during the same period in 2020. At the end of 2021, Commercial Mortgage Alert data indicates that U.S. CMBS issuance sat at approximately \$110.6 billion.

U.S. Real Estate Market Implications

As of the end of 2021, investment sales activity not only recovered but saw new heights of activity. Overall deal volume grew at triple-digit rates in second quarter, driven largely by the market lows experienced a year ago, and deal volume totaled almost \$808.7 billion by year-end 2021. According to Real Capital Analytics (RCA), fourth quarter 2021 volume totaled \$313.2 billion, up 103.8% year-over-year. Looking at individual property types, year-over-year transaction volume was up 57% for the office sector, 88% for retail, 56% for industrial, 238% for hotel and 128% for the apartment market.

Digging a bit deeper, portfolio and single asset deals were up 100% and 83%, respectively, year-over-year. Individual assets are where the market is rebounding. In the fourth quarter of 2021, there were \$215 billion in individual asset sales, while portfolio deals totaled \$110.7 billion. Overall, these unusually high numbers drove property prices to a new record, rising by 22.9% in 2021.

The following graph compares national transaction volume by property type from 2011 through 2021:



Source: Real Capital Analytics

According to the PricewaterhouseCoopers (PwC) Real Estate Investor Survey, average cap rates for all property types increased in five survey markets, decreased in 20, and held steady in ten through first quarter 2022 (in a quarterly comparison). When compared to the previous year, 91% of the market averages are lower today than they were a year ago, with 24 markets posting double-digit decreases. Additionally, for all markets, the average cap rate change is a four basis-point decline over last quarter.

The following chart displays an overall cap rate analysis of six distinct property classes during fourth quarter 2021, and compares them to the same time last year:

Overall Cap Rate Analysis			
First Quarter 2022			
Asset Class	Q1 2022	Q1 2021	Basis Point Change
CBD Office	5.64%	5.70%	-6
Suburban Office	6.13%	6.02%	11
National Warehouse	4.22%	4.80%	-58
National Apartment	4.40%	5.04%	-64
National Regional Mall	7.23%	7.35%	-12
National Net Lease	5.95%	6.16%	-21
National Full-Service Lodging	7.35%	8.05%	-70

Source: PwC Real Estate Investor Survey and Cushman & Wakefield Valuation & Advisory

Notable points for the U.S. real estate market include:

- Annual price growth in the six major metro areas as defined by RCA (Boston, Chicago, Los Angeles, New York, San Francisco, and Washington DC), rose 16.8% in a year-over-year comparison through the end of fourth quarter 2021, according to RCA, while annual price growth in the non-major metros rose by 24.3% over the same time frame.
- Approximately 25% of participants in the PwC Real Estate Investor Survey believe that current market conditions favor buyers in the national net lease market, and investor demand has increased in the industrial net lease sector especially. Additionally, investors believe inflation will disrupt economic growth over the next four to six months. Inflation, combined with a lack of for-sale net lease assets, is expected to keep deal activity low through the near term.
- The national full-service lodging market recorded the largest yearly cap rate shift, falling 70 basis points to 7.4%.
- At 7.5%, the Chicago office market average cap rate fell by 16 basis points from the previous year and is still the highest in the country, while the Manhattan office market, at 5.1%, holds the lowest cap rate, falling five basis points from first quarter 2021.
- Over the next six months, surveyed investors foresee overall cap rates holding steady in 32 of 33 markets, but expect cap rates to increase in only the Chicago office market.

Conclusion

Despite the many obstacles that arose, it took about 20 months for economy to fully recover from the pandemic's first blow. Although inflation concerns are high, the Federal Reserve is responding by raising interest rates in the coming year, occurring at the May, July, September, and December meetings of the Federal Open Market Committee. Lingering supply chain headaches and concerns persist about Omicron and any subsequent variants, such as BA.2, but we are in a much better position to handle these crises than we were 24 months ago.

Below are notes regarding the outlook for the U.S. national real estate market for early 2022 and beyond:

- Since last year, investment activity is up, and cap rates are down, overall. That said, some property types are still faring better, with industrial and multifamily leading the pack.
- Oil and gas prices are volatile, causing concerns across the globe as tensions mount due to the crisis in Ukraine. The U.S. and Canada have banned Russian oil imports, although other countries in Western Europe have not enacted such measures yet as they are more highly dependent on Russia's oil and gas imports.

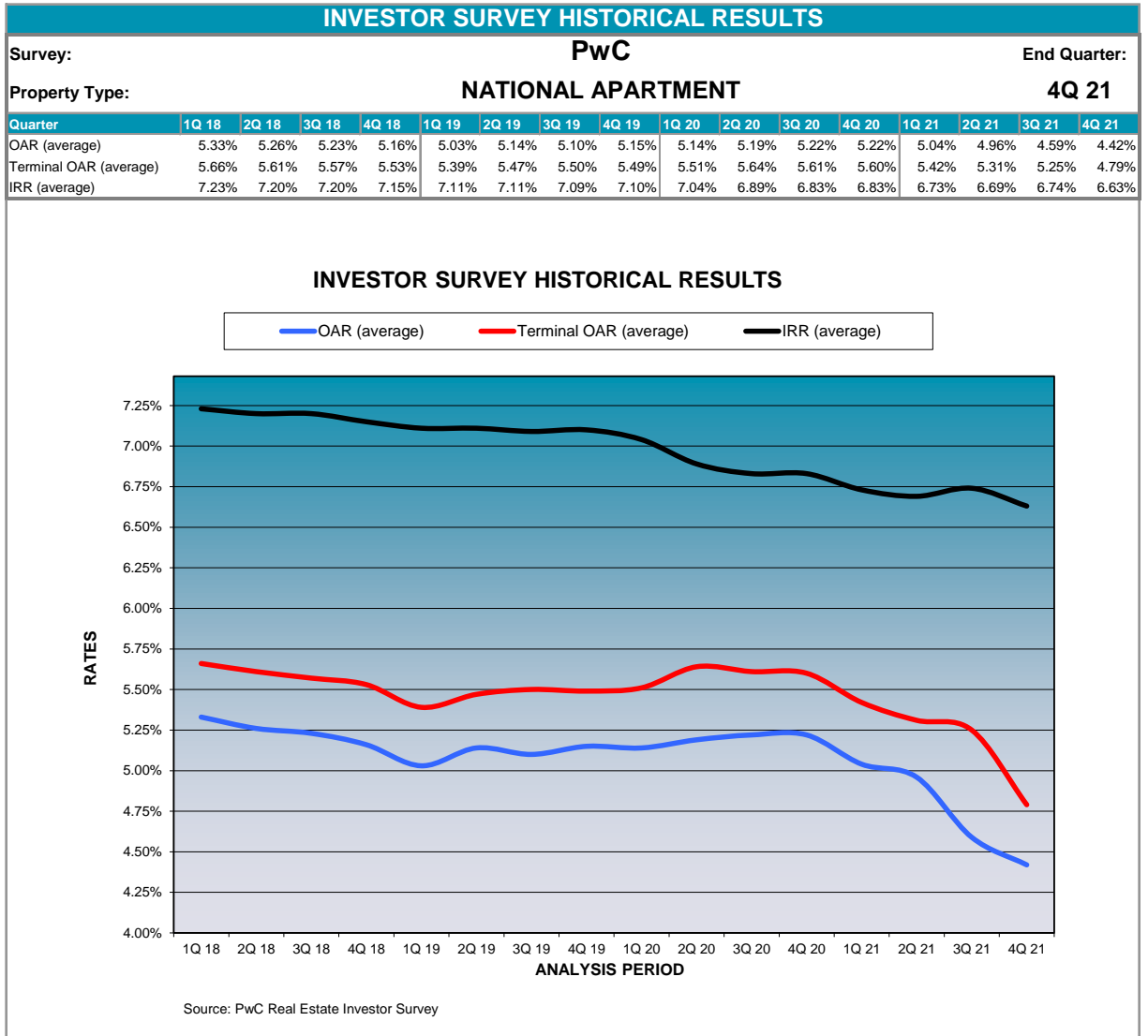
- Moody’s anticipates the unemployment rate may reach as low as 3.5% in 2022, and as we return to full employment, job gains should moderate to about 330,000 per month.

In addition to the above, factors listed in the following table have been considered in the valuation of the subject property and have an impact on the selection of all investor rates.

INVESTMENT CONSIDERATIONS	
NOI Growth:	The subject's NOI is expected to grow 0 percent per annum from the first stabilized year of the analysis through the holding period. This rate of growth is considered acceptable.
Real Estate Market Trends:	Real estate market trends have a significant bearing on the value of real property. The real estate market in which the subject property is located is currently stable.
Property Rating:	After considering all of the physical characteristics of the subject, we have concluded that this property has an overall rating that is good, when measured against other properties in this marketplace.
Location Rating:	After considering all of the locational aspects of the subject, including regional and local accessibility as well as overall visibility, we have concluded that the location of this property is average.
Overall Investment Appeal:	There are many factors that are considered prior to investing in this type of property. After considering all of these factors, we conclude that this property has good overall investment appeal.

Investor Survey Trends

Historic trends in real estate investment help us understand the current and future direction of the market. Investors' return requirements are a benchmark by which real estate assets are bought and sold. The following graph shows the historic trends for the subject's asset class spanning a period of four years as reported in the PwC Real Estate Investor Survey published by PricewaterhouseCoopers.



Capitalization Rate Analysis

On the following pages we discuss the process of how we determine an appropriate overall capitalization rate to apply to the subject's forecast net income.

Capitalization Rate from Comparable Sales

CAPITALIZATION RATE SUMMARY			
No.	Name and Location	Sale Date	Capitalization Rate
1	Four Duplexes 88 Lucy Street Southeast Atlanta, GA	7/2021	5.51%
2	79 Jackson 79 Jackson Street Southeast Atlanta, GA	12/2021	5.62%
3	581 Martin Street Southeast Atlanta, GA	3/2022	5.50%
4	1170 Greenwich Street SW Atlanta, GA	Listing	5.45%

STATISTICS		
Sample Size	3	4
Low	7/2021	5.45%
High	3/2022	5.62%
Median	12/2021	5.51%
Average	11/2021	5.52%

Compiled by Cushman & Wakefield of Georgia, LLC

Capitalization Rate from Investor Surveys

We considered data extracted from the Investor Survey for institutional grade assets. Earlier in the report, we presented historical capitalization rates for the prior four-year period. The most recent information from this survey is listed in the following table:

CAPITALIZATION RATES			
Survey	Date	Range	Average
PwC Institutional	Fourth Quarter 2021	3.00% - 7.00%	4.42%
PwC Noninstitutional	Fourth Quarter 2021		5.72%

PwC Institutional - Refers to National Apartment market regardless of class or occupancy

PwC Noninstitutional - Reflects the average rate for this property type, adjusted by the average premium

Market Participants Survey

C&W Investor Survey – We interviewed regional and local investors of comparable properties, as well as other market participants including investment sales brokers and comparable property owners, for their opinion on overall capitalization rates. The respondent’s opinions are reflected as follows:

- Local investor - 5.00% to 6.00%
- Regional sales broker - 5.25% to 5.75%

Capitalization Rate Conclusion

We considered all aspects of the subject property that would influence the overall rate. We also considered OARs indicated by sales of comparable properties, national investor surveys, and the opinions of brokers, owners, and prospective purchasers. The indications from these various sources are:

CAPITALIZATION RATE SUMMARY		
Data Source	Range	Average
Comparable Sales	5.45% - 5.62%	5.52%
PwC Institutional	3.00% - 7.00%	4.42%
PwC Noninstitutional		5.72%
Market Participants	5.25% - 5.75%	5.50%
Overall Rate Conclusion		5.50%

Compiled by Cushman & Wakefield of Georgia, LLC

We believe that data derived from our discussions with market participants most clearly reflects current market parameters. Given the property attributes and prevailing market return rates, we conclude that a 5.50 percent OAR is applicable to the subject NOI forecast. The rate selected is near the midpoint of the investor survey and the recent sales comparables identified.

Direct Capitalization Method Conclusion

In the Direct Capitalization Method, we developed an opinion of market value by dividing year one net operating income by our selected overall capitalization rate. Our conclusion using the Direct Capitalization Method is as follows:

DIRECT CAPITALIZATION METHOD		
Market Value As-Is		
NET OPERATING INCOME	\$79,048	\$9,881
Sensitivity Analysis (0.25% OAR Spread)	Value	\$/Per Unit
Based on Low-Range of 5.25%	\$1,505,667	\$188,208
Based on Most Probable Range of 5.50%	\$1,437,228	\$179,653
Based on High-Range of 5.75%	\$1,374,739	\$171,842
Indicated Value	\$1,437,228	\$179,653
Rounded to nearest \$5,000	\$1,435,000	\$179,375

Compiled by Cushman & Wakefield of Georgia, LLC

Reconciliation and Final Value Opinion

Valuation Methodology Review and Reconciliation

This appraisal employs the Sales Comparison Approach and the Income Capitalization Approach. Based on our analysis and knowledge of the subject property type and relevant investor profiles, it is our opinion that these approaches would be considered applicable and/or necessary for market participants. Typical purchasers do not generally rely on the Cost Approach when purchasing a property such as the subject of this report. Therefore, we have not utilized the Cost Approach to develop an opinion of market value.

The approaches indicated the following:

FINAL VALUE RECONCILIATION		
	Market Value	
	As-Is	Per Unit
Date of Value	March 22, 2022	
Sales Comparison Approach		
Percentage Adjustment Method	\$1,440,000	\$180,000
Conclusion	\$1,440,000	\$180,000
Income Capitalization Approach		
Direct Capitalization	\$1,435,000	\$179,375
Conclusion	\$1,435,000	\$179,375
Final Value Conclusion	\$1,435,000	\$179,375

Compiled by Cushman & Wakefield of Georgia, LLC

We gave most weight to the Sales Comparison and Income Capitalization Approaches because this mirrors the methodologies used by purchasers of this property type (i.e., an income-producing property).

Value Conclusion			
Appraisal Premise	Real Property Interest	Date of Value	Value Conclusion
Market Value As-Is	Fee Simple	March 22, 2022	\$1,435,000

Compiled by Cushman & Wakefield of Georgia, LLC

The implied “going in” capitalization rate is 5.51 percent. The overall capitalization rates derived from the improved property sales are between 5.45 percent and 5.62 percent, averaging 5.52 percent. The implied going-in cap rate is in line with going-in capitalization rates indicated by the sales and the most recent Investor Surveys.

Extraordinary Assumptions

For a definition of Extraordinary Assumptions please see the Glossary of Terms & Definitions. The use of extraordinary assumptions, if any, might have affected the assignment results.

This appraisal does not employ any extraordinary assumptions.

Hypothetical Conditions

For a definition of Hypothetical Conditions please see the Glossary of Terms & Definitions. The use of hypothetical conditions, if any, might have affected the assignment results.

This appraisal does not employ any hypothetical conditions.

Exposure Time and Marketing Time

Based on our review of national investor surveys, discussions with market participants and information gathered during the sales verification process, a reasonable exposure time for the subject property at the value concluded within this report would have been approximately three-six (3-6) months. This assumes an active and professional marketing plan would have been employed by the current owner.

We believe, based on the assumptions employed in our analysis, as well as our selection of investment parameters for the subject, that our value conclusion represents a price achievable within three-six (3-6) months.

Assumptions and Limiting Conditions

"Report" means the appraisal or consulting report and conclusions stated therein, to which these Assumptions and Limiting Conditions are annexed.

"Property" means the subject of the Report.

"Cushman & Wakefield" means Cushman & Wakefield, Inc. or its subsidiary that issued the Report.

"Appraiser(s)" means the employee(s) of Cushman & Wakefield who prepared and signed the Report.

The Report has been made subject to the following assumptions and limiting conditions:

- No opinion is intended to be expressed and no responsibility is assumed for the legal description or for any matters that are legal in nature or require legal expertise or specialized knowledge beyond that of a real estate appraiser. Title to the Property is assumed to be good and marketable and the Property is assumed to be free and clear of all liens unless otherwise stated. No survey of the Property was undertaken.
- The information contained in the Report or upon which the Report is based has been gathered from sources the Appraiser assumes to be reliable and accurate. The owner of the Property may have provided some of such information. Neither the Appraiser nor Cushman & Wakefield shall be responsible for the accuracy or completeness of such information, including the correctness of estimates, opinions, dimensions, sketches, exhibits and factual matters. Any authorized user of the Report is obligated to bring to the attention of Cushman & Wakefield any inaccuracies or errors that it believes are contained in the Report.
- The opinions are only as of the date stated in the Report. Changes since that date in external and market factors or in the Property itself can significantly affect the conclusions in the Report.
- The Report is to be used in whole and not in part. No part of the Report shall be used in conjunction with any other analyses. Publication of the Report or any portion thereof without the prior written consent of Cushman & Wakefield is prohibited. Reference to the Appraisal Institute or to the MAI designation is prohibited. Except as may be otherwise stated in the letter of engagement, the Report may not be used by any person(s) other than the party(ies) to whom it is addressed or for purposes other than that for which it was prepared. No part of the Report shall be conveyed to the public through advertising, or used in any sales, promotion, offering or SEC material without Cushman & Wakefield's prior written consent. Any authorized user(s) of this Report who provides a copy to, or permits reliance thereon by, any person or entity not authorized by Cushman & Wakefield in writing to use or rely thereon, hereby agrees to indemnify and hold Cushman & Wakefield, its affiliates and their respective shareholders, directors, officers and employees, harmless from and against all damages, expenses, claims and costs, including attorneys' fees, incurred in investigating and defending any claim arising from or in any way connected to the use of, or reliance upon, the Report by any such unauthorized person(s) or entity(ies).
- Except as may be otherwise stated in the letter of engagement, the Appraiser shall not be required to give testimony in any court or administrative proceeding relating to the Property or the Appraisal.
- The Report assumes (a) responsible ownership and competent management of the Property; (b) there are no hidden or unapparent conditions of the Property, subsoil or structures that render the Property more or less valuable (no responsibility is assumed for such conditions or for arranging for engineering studies that may be required to discover them); (c) full compliance with all applicable federal, state and local zoning and environmental regulations and laws, unless noncompliance is stated, defined and considered in the Report; and (d) all required licenses, certificates of occupancy and other governmental consents have been or can be obtained and renewed for any use on which the value opinion contained in the Report is based.
- The physical condition of the improvements considered by the Report is based on visual inspection by the Appraiser or other person identified in the Report. Cushman & Wakefield assumes no responsibility for the soundness of structural components or for the condition of mechanical equipment, plumbing or electrical components.
- The forecasted potential gross income referred to in the Report may be based on lease summaries provided by the owner or third parties. The Report assumes no responsibility for the authenticity or completeness of lease information provided by others. Cushman & Wakefield recommends that legal advice be obtained regarding the interpretation of lease provisions and the contractual rights of parties.

- The forecasts of income and expenses are not predictions of the future. Rather, they are the Appraiser's best opinions of current market thinking on future income and expenses. The Appraiser and Cushman & Wakefield make no warranty or representation that these forecasts will materialize. The real estate market is constantly fluctuating and changing. It is not the Appraiser's task to predict or in any way warrant the conditions of a future real estate market; the Appraiser can only reflect what the investment community, as of the date of the Report, envisages for the future in terms of rental rates, expenses, and supply and demand.
- Unless otherwise stated in the Report, the existence of potentially hazardous or toxic materials that may have been used in the construction or maintenance of the improvements or may be located at or about the Property was not considered in arriving at the opinion of value. These materials (such as formaldehyde foam insulation, asbestos insulation and other potentially hazardous materials) may adversely affect the value of the Property. The Appraisers are not qualified to detect such substances. Cushman & Wakefield recommends that an environmental expert be employed to determine the impact of these matters on the opinion of value.
- Unless otherwise stated in the Report, compliance with the requirements of the Americans with Disabilities Act of 1990 (ADA) has not been considered in arriving at the opinion of value. Failure to comply with the requirements of the ADA may adversely affect the value of the Property. Cushman & Wakefield recommends that an expert in this field be employed to determine the compliance of the Property with the requirements of the ADA and the impact of these matters on the opinion of value.
- If the Report is submitted to a lender or investor with the prior approval of Cushman & Wakefield, such party should consider this Report as only one factor, together with its independent investment considerations and underwriting criteria, in its overall investment decision. Such lender or investor is specifically cautioned to understand all Extraordinary Assumptions and Hypothetical Conditions and the Assumptions and Limiting Conditions incorporated in this Report.
- In the event of a claim against Cushman & Wakefield or its affiliates or their respective officers or employees or the Appraisers in connection with or in any way relating to this Report or this engagement, the maximum damages recoverable shall be the amount of the monies actually collected by Cushman & Wakefield or its affiliates for this Report and under no circumstances shall any claim for consequential damages be made.
- If the Report is referred to or included in any offering material or prospectus, the Report shall be deemed referred to or included for informational purposes only and Cushman & Wakefield, its employees and the Appraiser have no liability to such recipients. Cushman & Wakefield disclaims any and all liability to any party other than the party that retained Cushman & Wakefield to prepare the Report.
- Unless otherwise noted, we were not given a soil report to review. However, we assume that the soil's load-bearing capacity is sufficient to support existing and/or proposed structure(s). We did not observe any evidence to the contrary during our physical inspection of the property. Drainage appears to be adequate.
- Unless otherwise noted, we were not given a title report to review. We do not know of any easements, encroachments, or restrictions that would adversely affect the site's use. However, we recommend a title search to determine whether any adverse conditions exist.
- Unless otherwise noted, we were not given a wetlands survey to review. If subsequent engineering data reveal the presence of regulated wetlands, it could materially affect property value. We recommend a wetlands survey by a professional engineer with expertise in this field.
- Unless otherwise noted, we observed no evidence of toxic or hazardous substances during our inspection of the site. However, we are not trained to perform technical environmental inspections and recommend the hiring of a professional engineer with expertise in this field.
- Unless otherwise noted, we did not inspect the roof nor did we make a detailed inspection of the mechanical systems. The appraisers are not qualified to render an opinion regarding the adequacy or condition of these components. The client is urged to retain an expert in this field if detailed information is needed.
- By use of this Report each party that uses this Report agrees to be bound by all of the Assumptions and Limiting Conditions, Hypothetical Conditions and Extraordinary Assumptions stated herein.

Certification

We certify that, to the best of our knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are our personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- We have no present or prospective interest in the property that is the subject of this report, and no personal interest with respect to the parties involved.
- We have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- Our engagement in this assignment was not contingent upon developing or reporting predetermined results.
- Our compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics & Standards of Professional Practice of the Appraisal Institute, which include the Uniform Standards of Professional Appraisal Practice.
- The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- C&W has undertaken to complete this report without regard to race, color, religion, national origin, sex, marital status, or any other prohibited basis, and it is not intended to contain references that could be regarded as discriminatory.
- Elizabeth Beck did make a personal inspection of the property that is the subject of this report. C. Clayton Davie, MAI, MRICS did not make a personal inspection of the property that is the subject of this report.
- Elizabeth Beck has not provided prior services, as an appraiser or in any other capacity, within the three-year period immediately preceding acceptance of this assignment.
- C. Clayton Davie, MAI, MRICS has not provided prior services, as an appraiser or in any other capacity, within the three-year period immediately preceding acceptance of this assignment.
- No one provided significant real property appraisal assistance to the persons signing this report.
- As of the date of this report, C. Clayton Davie, MAI, MRICS has completed the continuing education program for Designated Members of the Appraisal Institute.
- As of the date of this report, Elizabeth Beck has completed all the Standards and Ethics Education Requirements for Candidates/Practicing Affiliates of the Appraisal Institute.
- This assignment was made subject to regulations of the State of Georgia Real Estate Appraisers Board. The analysis, opinions and conclusions were developed, and this report has been prepared, in conformity with the Georgia Real Estate Appraiser Classification and Regulation Act and the Rules and Regulations of the Georgia Real Estate Appraisers Board. The undersigned state certified appraiser has met the requirements of the board that allow this report to be regarded as a certified appraisal.



Elizabeth Beck
Director
Georgia Certified General Appraiser
License No. 362439
Elizabeth.Beck@cushwake.com
(404) 853-5238 Office Direct

C. Clayton Davie, MAI, MRICS
Executive Managing Director
Georgia Certified General Appraiser
License No. 6657
clayton.davie@cushwake.com
(404) 853-5232 Office Direct

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Addendum A:	Glossary of Terms & Definitions
Addendum B:	Engagement Letter
Addendum C:	Legal Description
Addendum D:	Comparable Improved Sale Data Sheets
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Addendum A:

Glossary of Terms & Definitions

The following definitions of pertinent terms are taken from *The Dictionary of Real Estate Appraisal*, Sixth Edition (2015), published by the Appraisal Institute, Chicago, IL, as well as other sources.

As Is Market Value

The estimate of the market value of real property in its current physical condition, use, and zoning as of the appraisal date. (Proposed Interagency Appraisal and Evaluation Guidelines, OCC-4810-33-P 20%)

Band of Investment

A technique in which the capitalization rates attributable to components of a capital investment are weighted and combined to derive a weighted-average rate attributable to the total investment.

Cash Equivalency

An analytical process in which the sale price of a transaction with nonmarket financing or financing with unusual conditions or incentives is converted into a price expressed in terms of cash.

Depreciation

1. In appraising, a loss in property value from any cause; the difference between the cost of an improvement on the effective date of the appraisal and the market value of the improvement on the same date. 2. In accounting, an allowance made against the loss in value of an asset for a defined purpose and computed using a specified method.

Disposition Value

The most probable price that a specified interest in real property is likely to bring under all of the following conditions:

- Consummation of a sale will occur within a limited future marketing period specified by the client.
- The actual market conditions currently prevailing are those to which the appraised property interest is subject.
- The buyer and seller is each acting prudently and knowledgeably.
- The seller is under compulsion to sell.
- The buyer is typically motivated.
- Both parties are acting in what they consider their best interest.
- An adequate marketing effort will be made in the limited time allowed for the completion of a sale.
- Payment will be made in cash in U.S. dollars or in terms of financial arrangements comparable thereto.
- The price represents the normal consideration for the property sold, unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

Note that this definition differs from the definition of market value. The most notable difference relates to the motivation of the seller. In the case of Disposition value, the seller would be acting under compulsion within a limited future marketing period.

Ellwood Formula

A yield capitalization method that provides a formulaic solution for developing a capitalization rate for various combinations of equity yields and mortgage terms. The formula is applicable only to properties with stable or stabilized income streams and properties with income streams expected to change according to the J- or K-factor pattern. The formula is

$$RO = [YE - M (YE + P / S^{n-1} - RM) - \Delta O / S^{n-1}] / [1 + \Delta I / J]$$

where

RO = Overall Capitalization Rate

YE = Equity Yield Rate

M = Loan-to-Value Ratio

P = Percentage of Loan Paid Off

$1/S^{n-1}$ = Sinking Fund Factor at the Equity Yield Rate

RM = Mortgage Capitalization Rate

ΔO = Change in Total Property Value

ΔI = Total Ratio Change in Income

J = J Factor

Also called mortgage-equity formula.

Exposure Time

1. The time a property remains on the market. 2. The estimated length of time the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal; a retrospective estimate based on an analysis of past events assuming a competitive and open market. See also marketing time.

Extraordinary Assumption

An assignment-specific assumption, as of the effective date regarding uncertain information used in an analysis, which, if found to be false, could alter the appraiser's opinions or conclusions.

Comment: Uncertain information might include physical, legal, or economic characteristics of the subject property; or conditions external to the property, such as market conditions or trends; or the integrity of data used in an analysis.

Fee Simple Estate

Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat.

Highest and Best Use

The reasonably probable use of property that results in the highest value. The four criteria that the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum productivity.

Highest and Best Use of Property as Improved

The use that should be made of a property as it exists. An existing improvement should be renovated or retained as is so long as it continues to contribute to the total market value of the property, or until the return from a new improvement would more than offset the cost of demolishing the existing building and constructing a new one.

Hypothetical Conditions

A condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results, but is used for the purpose of analysis.

Comment: Hypothetical conditions are contrary to known facts about physical, legal, or economic characteristics of the subject property; or about conditions external to the property, such as market conditions or trends; or about the integrity of data used in an analysis.

Insurable Replacement Cost/Insurable Value

A type of value for insurance purposes.

Intended Use

The use or uses of an appraiser's reported appraisal, appraisal review, or appraisal consulting assignment opinions and conclusions, as identified by the appraiser based on communication with the client at the time of the assignment.

Intended User

The client and any other party as identified, by name or type, as users of the appraisal, appraisal review, or appraisal consulting report by the appraiser on the basis of communication with the client at the time of the assignment.

Leased Fee Interest

A freehold (ownership interest) where the possessory interest has been granted to another party by creation of a contractual landlord-tenant relationship (i.e., a lease).

Leasehold Interest

The tenant's possessory interest created by a lease. See also negative leasehold; positive leasehold.

Liquidation Value

The most probable price that a specified interest in real property is likely to bring under all of the following conditions:

- Consummation of a sale will occur within a severely limited future marketing period specified by the client.
- The actual market conditions currently prevailing are those to which the appraised property interest is subject.
- The buyer is acting prudently and knowledgeably.
- The seller is under extreme compulsion to sell.
- The buyer is typically motivated.
- The buyer is acting in what he or she considers his or her best interest.
- A limited marketing effort and time will be allowed for the completion of a sale.
- Payment will be made in cash in U.S. dollars or in terms of financial arrangements comparable thereto.
- The price represents the normal consideration for the property sold, unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

Note that this definition differs from the definition of market value. The most notable difference relates to the motivation of the seller. Under market value, the seller would be acting in his or her own best interests. The seller would be acting prudently and knowledgeably, assuming the price is not affected by undue stimulus or atypical motivation. In the case of liquidation value, the seller would be acting under extreme compulsion within a severely limited future marketing period.

Market Rent

The most probable rent that a property should bring in a competitive and open market reflecting all conditions and restrictions of the lease agreement, including permitted uses, use restrictions, expense obligations, term, concessions, renewal and purchase options, and tenant improvements (TIs).

Market Value

As defined in the Agencies' appraisal regulations, the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus.

Implicit in this definition are the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

- Buyer and seller are typically motivated;
- Both parties are well informed or well advised, and acting in what they consider their own best interests;
- A reasonable time is allowed for exposure in the open market;
- Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
- The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.¹

Marketing Time

An opinion of the amount of time it might take to sell a real or personal property interest at the concluded market value level during the period immediately after the effective date of an appraisal. Marketing time differs from exposure time, which is always presumed to precede the effective date of an appraisal. (Advisory Opinion 7 of the Appraisal Standards Board of The Appraisal Foundation and Statement on Appraisal Standards No. 6, "Reasonable Exposure Time in Real Property and Personal Property Market Value Opinions" address the determination of reasonable exposure and marketing time.) See also exposure time.

Mortgage-Equity Analysis

Capitalization and investment analysis procedures that recognize how mortgage terms and equity requirements affect the value of income-producing property.

Prospective Opinion of Value

A value opinion effective as of a specified future date. The term does not define a type of value. Instead, it identifies a value opinion as being effective at some specific future date. An opinion of value as of a prospective date is frequently sought in connection with projects that are proposed, under construction, or under conversion to a new use, or those that have not yet achieved sellout or a stabilized level of long-term occupancy.

Prospective Value upon Reaching Stabilized Occupancy

The value of a property as of a point in time when all improvements have been physically constructed and the property has been leased to its optimum level of long-term occupancy. At such point, all capital outlays for tenant improvements, leasing commissions, marketing costs and other carrying charges are assumed to have been incurred.

¹ "Interagency Appraisal and Evaluation Guidelines." Federal Register 75:237 (December 10, 2010) p. 77472.

Special, Unusual, or Extraordinary Assumptions

Before completing the acquisition of a property, a prudent purchaser in the market typically exercises due diligence by making customary enquiries about the property. It is normal for a Valuer to make assumptions as to the most likely outcome of this due diligence process and to rely on actual information regarding such matters as provided by the client. Special, unusual, or extraordinary assumptions may be any additional assumptions relating to matters covered in the due diligence process, or may relate to other issues, such as the identity of the purchaser, the physical state of the property, the presence of environmental pollutants (e.g., ground water contamination), or the ability to redevelop the property.

Addendum B: Engagement Letter

Eric Garfield, MAI, CCIM, CRE
Executive Managing Director



March 14, 2022

Mr. Jeffrey Dea
CONVENTUS LLC
111 Potrero Avenue
San Francisco, CA 94103

Re: **Appraisal Report**
1026 Ashby Grove SW.,
Atlanta, GA 30312

Dear Mr. Dea:

Thank you for requesting our proposal for appraisal services. This proposal letter will become, upon your acceptance, our letter of engagement to provide the services outlined herein.

TERMS OF ENGAGEMENT

I. PROBLEM IDENTIFICATION

The Parties to This Agreement: Cushman & Wakefield Western, Inc. ("C&W") and CONVENTUS LLC (the "Client").

Intended Users: The appraisal will be prepared for the Client and is intended only for the use specified below. The Client agrees that there are no other Intended Users. Should the Client opt to share C&W's appraisal with others, such is at the risk of the Client.

Intended Use: For possible financing considerations.

Type of Opinion and Rights Appraised: 1) Market Value of the Fee Simple Interest in the Real Property, as-is.

Date of Value: Date of inspection

Subject of the Assignment and Relevant Characteristics: The subject property consists of an 8-unit apartment building, further defined by APN 14-0116-0008-033-5

Assignment Conditions: We do not anticipate the use of any hypothetical conditions.

II. ANTICIPATED SCOPE OF WORK

USPAP Compliance: C&W will develop an appraisal in accordance with USPAP and the Code of Ethics and Certification Standards of the Appraisal Institute.

General Scope of Work:

- Property Inspection to the extent necessary to adequately identify the real estate

- Research relevant market data, in terms of quantity, quality, and geographic comparability, to the extent necessary to produce credible appraisal results
- Consider and develop those approaches relevant and applicable to the appraisal problem. Based on our discussions with the Client, we anticipate developing one or both of the following valuation approaches:
 - Income Capitalization Approach
 - Sales Comparison Approach

III. REPORTING AND DISCLOSURE

Scope of Work Disclosure: The actual Scope of Work will be reported within the report.

Reporting Option: The appraisal will be communicated in an Appraisal Report.

IV. FEE, EXPENSES AND OTHER TERMS OF ENGAGEMENT

Fee: \$3,000. All invoices are due upon receipt. The Client shall be responsible for C&W's fees and expenses hereunder. Acknowledgement of this obligation is made by the countersignature to this agreement by an authorized representative of the Client.

Additional Expenses: Fee quoted is inclusive of expenses related to the preparation of the report.

Retainer: A retainer is not required for this assignment in order to commence work. Payment is due in full prior to issuance of a finalized (signed) copy.

Report Copies: The final report will be delivered in electronic format. Up to three hard copies will be provided upon request.

Start Date: The appraisal process will initiate upon receipt of signed agreement and the receipt of the property- specific data.

Acceptance Date: This proposal is subject to withdrawal if the engagement letter is not executed by the Client within four (4) business days.

Final Report Delivery: Within three (3) weeks, assuming prompt receipt of necessary property information. Payment of the fee shall be due and payable upon delivery of the report.

Changes to Agreement: The identity of the Client, Intended User(s) identified herein, or Intended Use identified herein; the date of value; type of value or interest appraised; or property appraised cannot be changed without a new agreement.

Prior Services Disclosure: USPAP requires disclosure of prior services performed by the individual appraiser within the three years prior to this assignment. The undersigned appraiser(s) has/have not provided prior services within the designated time frame.

- Future Marketing Disclosure:** Unless otherwise directed, at the conclusion of this engagement, we may disclose that we have appraised the subject property in future marketing documents and materials.
- Conflicts of Interest:** C&W adheres to a strict internal conflict of interest policy. If we discover in the preparation of our appraisal a conflict with this assignment, we reserve the right to withdraw from the assignment without penalty.
- Cancellation of Engagement:** Client may cancel this agreement at any time prior to C&W's delivery of the appraisal report upon written notification to C&W. Client shall pay C&W for work completed on the assignment prior to C&W's receipt of written cancellation notice, unless otherwise agreed upon by C&W and Client in writing.
- Withdrawal of Appraiser Prior to Completion of Assignment:** C&W may withdraw without penalty or liability from the assignment(s) contemplated under this agreement before completion or reporting of the appraisal in the event that C&W determines, at C&W's sole discretion, that insufficient information was provided to C&W prior to the engagement, that Client or other parties have not or cannot provide C&W with documentation or information necessary to C&W's analysis or reporting, that conditions of the subject property render the original scope of work inappropriate, or that the Client has not complied with its payment obligations under this agreement. C&W shall notify the Client of such withdrawal in writing.
- Further Conditions of Engagement:** The Conditions of Engagement attached hereto are incorporated herein and are part of this letter of engagement.

Mr. Jeffrey Dea
Conventus LLC
March 14, 2022
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Thank you for calling on us to render these services and we look forward to working with you.

Sincerely,
CUSHMAN & WAKEFIELD WESTERN, INC.



Eric Garfield, MAI, CCIM, CRE
Executive Managing Director

cc: Elizabeth Beck
Tiffany Galvan

AGREED:

CLIENT: Conventus LLC

By:

Jeffrey Dea
Jeffrey Dea (Mar 14, 2022 11:31 PDT)

Date: Mar 14, 2022

Mr. Jeffrey Dea

Title: Vice President, Credit

E-mail Address: jdea@cvlending.com

Phone Number: (415) 923-8069

Information Needed to Complete the Assignment

We understand that you will provide the following information for our review, if available.

Physical Information

- Plot plan/survey and legal description
- Building plans/leasing plan/stacking plan
- Property Conditions Assessment Report
- Original construction and site acquisition costs
- Cost of any major expansions, modifications or repairs incurred over the past three years/capital expense budget
- On Site Contact—name and phone number—for property inspection

Financial Information

- Income & Expense Statements for three previous years plus year-to-date
- Pro forma operating budgets
- Most recent real estate tax bill or statement
- Argus diskette or other financial modeling file
- Sales history of the subject property over the past three years at a minimum

Supporting Documentation

- Leases and/or detailed Lease Abstracts
- Detailed Rent Roll including:
 - Commencement and Expiration Dates and options to renew
 - Leased Area
 - Base Rent and contractual increases (CPI, fixed steps, etc.)
 - Expense Recapture or Pass-through provisions including applicable base year amounts
 - Overage or Percentage Rent breakpoints and percentages, as applicable
 - Tenant Improvement (TI) costs
 - Concessions (free rent, other)
- Summary of recently negotiated unexecuted leases or letters of intent
- Delinquency report identifying tenants in arrears or in default

Other Documentation

- Copy of your guidelines or instructions to appraisers/consultants
- Supplemental Standards, if applicable (applies only to government agencies, government sponsored entities, other entities that establish public policy)
- Additional Information to be considered in the appraisal

Note: Please advise if, to your knowledge, C&W is representing the Client or the subject property in any other capacity (i.e., leasing, sale, financing, property management, etc.)

CONDITIONS OF ENGAGEMENT

- 1) Each Intended User identified herein should consider the appraisal as only one factor together with its independent investment considerations and underwriting criteria in its overall investment decision. The appraisal cannot be used by any party or for any purpose other than the Intended User(s) identified herein for the Intended Use described herein.
- 2) Unless identified expressly in this agreement, there are no third-party beneficiaries of agreement pertaining to the appraisal, and no other person or entity shall have any right, benefit or interest under such agreement. The identification of a party as an intended user of the appraisal does not mean that the party is a third-party beneficiary of the agreement.
- 3) The appraisal report will be subject to our standard Assumptions and Limiting Conditions, which will be incorporated into the appraisal. All users of the appraisal report are specifically cautioned to understand the standard Assumptions and Limiting Conditions as well as any Extraordinary Assumptions and Hypothetical Conditions which may be employed by the appraiser and incorporated into the appraisal.
- 4) C&W shall have the right to utilize its affiliates in the performance of its services, provided that they comply with the obligations of C&W pursuant to this engagement.
- 5) The appraisal report or our name may not be used in any offering memoranda or other investment material without the prior written consent of C&W, which may be given at the sole discretion of C&W. Any such consent, if given, shall be conditioned upon our receipt of an indemnification agreement from a party satisfactory to us and in a form satisfactory to us. Furthermore, Client agrees to pay the fees of C&W's legal counsel for the review of the material which is the subject of the requested consent. C&W disclaims any and all liability with regard to the appraisal prepared pursuant to the engagement to any party other than the Intended User(s). Under no circumstances will C&W consent to the quote, reference or inclusion of the appraisal in connection with crowd funding activities. Further, crowd funding investors are specifically excluded from any class of Intended Users.
- 6) In the event the Client provides a copy of the appraisal to, or permits reliance thereon by, any party not identified herein as an Intended User, Client hereby agrees to indemnify and hold C&W, its affiliates and the respective shareholders, directors, officers and employees, harmless from and against all damages, expenses, claims and costs, including attorneys' fees, incurred in investigating and defending any claim arising from or in any way connected to the use of, or reliance upon, the appraisal by any such party.
- 7) The balance of the fee for the appraisal will be due upon delivery of a report. Payment of the fee is not contingent on the appraised value, a loan closing, or any other prearranged condition. Additional fees will be charged on an hourly basis for any work, which exceeds the scope of this proposal, including performing additional valuation scenarios, additional research and conference calls or meetings with any party, which exceed the time allotted by C&W for an assignment of this nature. If we are requested to stop working on this assignment, for any reason, prior to our completion of the appraisal, C&W will be entitled to bill the Client for the time expended to date at C&W's hourly rates for the personnel involved.
- 8) If C&W or any of its affiliates or any of their respective employees receives a subpoena or other judicial command to produce documents or to provide testimony involving this assignment in connection with a lawsuit or proceeding, C&W will use reasonable efforts to notify the Client of our receipt of same. However, if C&W or any of its affiliates are not a party to these proceedings, Client agrees to compensate C&W or its affiliate for the professional time and reimburse C&W or its affiliate for the actual expense that it incurs in responding to any such subpoena or judicial command, including attorneys' fees, if any, as they are incurred. C&W or its affiliate will be compensated at the then prevailing hourly rates of the personnel responding to the subpoena or command for testimony.
- 9) By signing this agreement Client expressly agrees that its sole and exclusive remedy for any and all losses or damages relating to this agreement or the appraisal shall be limited to the amount of the appraisal fee paid by the Client. In the event that the Client, or any other party entitled to do so, makes a claim against C&W or any of its affiliates or any of their respective officers or employees in connection with or in any way relating to this engagement or the appraisal, the maximum damages recoverable from C&W or any of its affiliates or their respective officers or employees shall be the amount of the monies actually collected by C&W or any of its affiliates for this assignment and under no circumstances shall any claim for consequential, indirect, special, punitive or liquidated damages be made.
- 10) C&W disclaims any and all liability to any party with regard to the appraisal report other than an Intended User identified herein.
- 11) The fees and expenses shall be due C&W as agreed in this letter. If it becomes necessary to place collection of the fees and expenses due C&W in the hands of a collection agent and/or an attorney (whether or not a legal action is filed) Client agrees to pay all fees and expenses including attorneys' fees incurred by C&W in connection with the collection or attempted collection thereof.
- 12) Unless the time period is shorter under applicable law, any legal action or claim relating to the appraisal or this agreement shall be filed in court (or in the applicable arbitration tribunal, if the parties to the dispute have executed an arbitration agreement) within two (2) years from the date of delivery to Client of the appraisal report to which the claims or causes of action relate or, in the case of acts or conduct after

delivery of the report, two (2) years from the date of the alleged acts or conduct. The time period stated in this section shall not be extended by any delay in the discovery or accrual of the underlying claims, causes of action or damages. The time period stated in this section shall apply to all non-criminal claims or causes of action of any type.

- 13) Notwithstanding that C&W may comment on, analyze or assume certain conditions in the appraisal, C&W shall have no monetary liability or responsibility for alleged claims or damages pertaining to: (a) title defects, liens or encumbrances affecting the property; (b) the property's compliance with local, state or federal zoning, planning, building, disability access and environmental laws, regulations and standards; (c) building permits and planning approvals for improvements on the property; (d) structural or mechanical soundness or safety; (e) contamination, mold, pollution, storage tanks, animal infestations and other hazardous conditions affecting the property; and (f) other conditions and matters for which licensed real estate appraisers are not customarily deemed to have professional expertise.
- 14) Legal claims or causes of action relating to the appraisal or this agreement are not assignable, except: (i) as the result of a merger, consolidation, sale or purchase of a legal entity, (ii) with regard to the collection of a bona fide existing debt for services but then only to the extent of the total compensation for the appraisal plus reasonable interest, or (iii) in the case of an appraisal performed in connection with the origination of a mortgage loan, as part of the transfer or sale of the mortgage before an event of default on the mortgage or note or its legal equivalent.
- 15) Each party represents and warrants to the other that it, and all persons and entities owning (directly or indirectly) an ownership interest in it: (a) are not, and will not become, a person or entity with whom a party is prohibited from doing business under regulations of the Office of Foreign Asset Control ("OFAC") of the Department of the Treasury (including, but not limited to, those named on OFAC's Specially Designated and Blocked Persons list) or under any statute, executive order or other governmental action; and (b) are not knowingly engaged in, and will not knowingly engage in, any dealings or transactions or be otherwise associated with such persons or entities described in clause (a) above.
- 16) Each party represents and warrants to the other that it (and any party acting on its behalf) has not, in order to enter into this agreement, offered, promised, authorized or made any payments or transfers of anything of value which have the purpose or effect of public or commercial bribery, kickbacks or other unlawful or improper means of doing business ("Prohibited Activity") and will not engage in Prohibited Activity during the term of this agreement. In the event of any violation of this section, the non-offending party shall be entitled to immediately terminate this agreement and take such other actions as are permitted or required to be taken under law or in equity.






3_14_22_Conventus_1026 Ashby Grove SW Atlanta_LOE

Final Audit Report

2022-03-14

Created:	2022-03-14
By:	Reema Ganoom (Reema@cvlending.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAT4o98LGm5t3SfmpZ9OngRk8tjWwWmXE3

"3_14_22_Conventus_1026 Ashby Grove SW Atlanta_LOE" History

-  Document created by Reema Ganoom (Reema@cvlending.com)
2022-03-14 - 6:18:43 PM GMT
-  Document emailed to Jeffrey Dea (jdea@cvlending.com) for signature
2022-03-14 - 6:19:21 PM GMT
-  Email viewed by Jeffrey Dea (jdea@cvlending.com)
2022-03-14 - 6:30:51 PM GMT
-  Document e-signed by Jeffrey Dea (jdea@cvlending.com)
Signature Date: 2022-03-14 - 6:31:16 PM GMT - Time Source: server
-  Agreement completed.
2022-03-14 - 6:31:16 PM GMT

Addendum C: Legal Description

Exhibit "A"
Legal Description

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE CITY OF ATLANTA, IN LAND LOT 116 OF THE 14TH DISTRICT OF FULTON COUNTY, GEORGIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF ASHBY GROVE AVENUE AND ST. JOSE STREET, AND THENCE RUNNING SOUTH ALONG THE WEST SIDE OF ST. JOSE STREET 129 FEET; THENCE WEST 40 FEET; THENCE NORTH 129 FEET TO ASHBY GROVE AVENUE; THENCE EAST ALONG THE SOUTH SIDE OF ASHBY GROVE AVENUE 40 FEET TO THE BEGINNING POINT, BEING ALL OF LOT 78 AND A STRIP 7 FEET WIDE AND 129 FEET LONG FROM THE EAST SIDE OF LOT 77 OF THE SUBDIVISION OF THE J. JACOBS AND J. FAEMAN AS SHOWN ON PLAT BY W. J. NALLEY, C.E. JULY 10, 1929; AND BEING A PART OF THE REALTY CONVEYED BY DETTLEBACK, INC. TO L.L. DETTLEBACK BY DEED DATED DECEMBER 1, 1930, RECORDED IN DEED BOOK 1349, PAGE 619, FULTON COUNTY RECORDS AND BEING 1026 ASHBY GROVE AVENUE, S.W., ATLANTA, GEORGIA.

Parcel ID: 14-0116-0008-033-5

Addendum D: Comparable Improved Sale Data Sheets

IMPROVED SALE COMPARABLE 1



Property Name: Four Duplexes
Address: 88 Lucy Street Southeast
 426 Todd Street Southeast
City, State, Zip: Atlanta GA 30312
MSA: Atlanta
Jurisdiction: Fulton
Submarket:
Property Type: Multi-Family
Property Subtype: N/A
Classification: N/A
ID: 661903
Tax Number(s): N/A

PROPERTY INFORMATION

Site Area (Acres):	0.30	Number of Units:	8
Site Area (Sq.Ft.):	13,068	Average Unit Size:	929
Gross Bldg Area:	7,428	Number of Buildings:	4
Net Bldg Area:	7,428	Number of Stories:	2
Year Built:	2007	Class:	D
Last Renovation:	2013	Number of Parking Spaces:	N/A
Quality:	Average	Parking Ratio:	0.00:1,000
Condition:	Good	Resident Type:	Market Rate
Density (Units/Acre):	26.67	Retail Space:	N/A

COMMON AMENITIES

Common Amenities: Off-street gated parking

UNIT AMENITIES

Unit Amenities: Washer/Dryer, stainless steel appliances, wood cabinets, hardwood floors, outdoor patio/deck

SALE INFORMATION

Status:	Recorded Sale	OAR:	5.51%
Deed Reference:	64168/57	Cap Rate Type:	Pro Forma
Sale Date:	7/2021	NOI:	\$104,693
Sale Price:	\$1,900,000	NOI per Sq.Ft.:	\$14.09
Price per Unit:	\$237,500	NOI per Unit:	\$13,087
Value Interest:	Fee Simple	Occupancy:	100.00%
Grantor:	TLS Partners, LLC	Expense Ratio:	34.60%
Grantee:	Rafiki, LLC	EGIM:	N/A
Financing:	N/A		
Condition of Sale:	Arm's Length		

VERIFICATION COMMENTS

Appraisal/review of contract

COMMENTS

This is the sale of four duplexes located at 88 and 94 Todd Street SE and 426 and 430 Todd Street SE. 88 Lucy and 430 Todd were built in 2007 and 94 Lucy and 426 Todd were built in 2013. They are two-story, wood frame duplexes with 8 carport spaces. It is located within the Sweet Auburn neighborhood of downtown Atlanta.

IMPROVED SALE COMPARABLE 2



Property Name: 79 Jackson
 Address: 79 Jackson Street Southeast
 City, State, Zip: Atlanta GA 30312
 MSA: Atlanta
 Jurisdiction: Fulton
 Submarket:
 Property Type: Multi-Family
 Property Subtype: N/A
 Classification: N/A
 ID: 615491
 Tax Number(s): N/A

PROPERTY INFORMATION

Site Area (Acres):	0.17	Number of Units:	8
Site Area (Sq.Ft.):	7,405	Average Unit Size:	735
Gross Bldg Area:	5,878	Number of Buildings:	1
Net Bldg Area:	5,878	Number of Stories:	2
Year Built:	1964	Class:	C
Last Renovation:	2020	Number of Parking Spaces:	15
Quality:	Good	Parking Ratio:	1.88:1,000
Condition:	Good	Resident Type:	Market Rate
Density (Units/Acre):	47.06	Retail Space:	N/A

COMMON AMENITIES

Common Amenities: Fenced in lot, surface parking

UNIT AMENITIES

Unit Amenities: 6 units have W/D, other 2 can be added, kitchen appliances, tub/shower, carpet and wood floors,

SALE INFORMATION

Status:	Recorded Sale	OAR:	5.62%
Deed Reference:	65022/8	Cap Rate Type:	Pro Forma
Sale Date:	12/2021	NOI:	\$79,847
Sale Price:	\$1,420,750	NOI per Sq.Ft.:	\$13.58
Price per Unit:	\$177,594	NOI per Unit:	\$9,981
Value Interest:	Fee Simple	Occupancy:	100.00%
Grantor:	Turn 7, LLC	Expense Ratio:	37.50%
Grantee:	Greenberg Knapp Properties, LLC	EGIM:	N/A
Financing:	N/A		
Condition of Sale:	Arm's Length		

VERIFICATION COMMENTS

Bull Realty

COMMENTS

This is the pending sale of an 8-unit, two-story brick apartment building in the Sweet Auburn/Old Fourth Ward neighborhood of Atlanta. Electricity is separately metered, radiant/baseboard heating, window unit A/C. The site has four on-site parking spots with non-dedicated street parking available. The property is under contract for \$1,600,000 or \$200,000 per unit with a capitalization rate of 4.99%.

IMPROVED SALE COMPARABLE 3



Property Name: N/A
Address: 581 Martin Street Southeast
City, State, Zip: Atlanta GA 30312
MSA: Atlanta
Jurisdiction: Fulton
Submarket:
Property Type: Multi-Family
Property Subtype: N/A
Classification: N/A
ID: 661668
Tax Number(s): N/A

PROPERTY INFORMATION

Site Area (Acres):	0.15	Number of Units:	6
Site Area (Sq.Ft.):	6,534	Average Unit Size:	600
Gross Bldg Area:	3,600	Number of Buildings:	1
Net Bldg Area:	3,600	Number of Stories:	2
Year Built:	2001	Class:	D
Last Renovation:	2020	Number of Parking Spaces:	N/A
Quality:	Good	Parking Ratio:	0.00:1,000
Condition:	Good	Resident Type:	Market Rate & Subsidized
Density (Units/Acre):	40.00	Retail Space:	0

COMMON AMENITIES

Common Amenities: Close to Beltline

UNIT AMENITIES

Unit Amenities: Granite countertops, custom white shaker cabinets, stainless steel appliances, hardwood floors, washer/dryers, covered back deck/porch

SALE INFORMATION

Status:	Closed Sale	OAR:	5.50%
Sale Date:	3/2022	Cap Rate Type:	Pro Forma
Sale Price:	\$1,295,000	NOI:	\$71,225
Price per Unit:	\$215,833	NOI per Sq.Ft.:	\$19.78
Value Interest:	Fee Simple	NOI per Unit:	\$11,871
Grantor:	581 Martin Street, LLC	Occupancy:	100.00%
Grantee:	Not Disclosed	Expense Ratio:	N/A
Financing:	N/A	EGIM:	N/A
Condition of Sale:	Arm's Length		

VERIFICATION COMMENTS

Verified with listing broker Andy Griffith / Engel & Völkers Atlanta

COMMENTS

This is a six-unit, two-story apartment building with all one-bedroom units. Five of the six units have been extensively renovated with one unit that has non-upgraded but good interior finish (the tenant has lived in this unit for 12 years). According to the listing broker, four of the five renovated units are subsidized by Atlanta Housing and all units were rented at \$1,426. The property was on the market for about 8 months due to appraisal problems but ultimately closed at \$5,000 below asking at a +/-5.5% cap. Property taxes were expected to increase to approximately \$13,000, which is reflected in the cap rate.

IMPROVED SALE COMPARABLE 4



Property Name: N/A
Address: 1170 Greenwich Street SW
City, State, Zip: Atlanta GA 30310-1772
MSA: Atlanta
Jurisdiction: Fulton
Submarket:
Property Type: Multi-Family
Property Subtype: Garden/ Low-Rise
Classification: N/A
ID: 661669
Tax Number(s): 14-0117-004-005-6 and 14-0117-0004-004-9

PROPERTY INFORMATION

Site Area (Acres):	0.19	Number of Units:	7
Site Area (Sq.Ft.):	8,276	Average Unit Size:	841
Gross Bldg Area:	5,885	Number of Buildings:	1
Net Bldg Area:	5,885	Number of Stories:	2
Year Built:	1969	Class:	C
Last Renovation:	2021	Number of Parking Spaces:	11
Quality:	Good	Parking Ratio:	1.57:1,000
Condition:	Good	Resident Type:	Subsidized
Density (Units/Acre):	36.84	Retail Space	N/A

COMMON AMENITIES

Common Amenities: Dedicated parking

UNIT AMENITIES

Unit Amenities: Washer/dryers, large eat-in kitchens, all-wood kitchen cabinets, granite countertops, stainless steel appliances and LVT flooring

SALE INFORMATION

Status:	Offering	OAR:	5.45%
Sale Listing Date:	3/2022	Cap Rate Type:	Pro Forma
Sale Price:	\$1,590,000	NOI:	\$86,640
Price per Unit	\$227,143	NOI per Sq.Ft.:	\$14.72
Value Interest:	Fee Simple	NOI per Unit:	\$12,377
Grantor:	Not Disclosed	Occupancy:	100.00%
Grantee:	Not Applicable	Expense Ratio:	N/A
Financing:	N/A	EGIM:	N/A
Condition of Sale:	Arm's Length		

VERIFICATION COMMENTS

Listing broker Andy Griffith with Engel & Völkers Atlanta

COMMENTS

This is a 7-unit apartment building with six 2/1 units and one studio unit. Units have been renovated with addition of washer/dryers, large eat-in kitchens, all-wood kitchen cabinets, granite countertops, stainless steel appliances and LVT flooring throughout, new HVAC system, all new plumbing/newly done sewer connections. Each unit is metered separately for gas and electricity. The property was originally listed at \$1,650,000 and is currently listed at \$1,595,000. According to the listing broker, there has been substantial interest with multiple offers ranging from \$1.4M to \$1.52M have been made; the property nearly went under contract at \$1.52M. It has been on the market for approximately 1.5 months. The property previously sold in early 2021 for \$875,000 as a six-unit, unrenovated building with a three-bedroom unit that was divided into a sixth 2BR unit and a studio.

Addendum E: Rent Comparable Data Sheets

RENTAL SURVEY 1



Property Name:
Address: 581 Martin Street Southeast
City, State, Zip: Atlanta, GA 30312
Submarket:
Property Subtype: N/A
Survey Date: 3/28/2022
ID: 661666

PROPERTY INFORMATION

Number of Units:	6	Density (Units/Acre):	40.00	Occupancy Rate:	100.0%	Year Built:	2001
Net Building Area:	3,600	Number of Buildings:	1	Class:	D	Year Renovated:	2020
Average Unit Size:	600	Number of Stories:	2	Quality:	Good	Condition:	Good
Site Area (Acres):	0.15	Parking Type:	Street	Construction:	Wood frame		

PROJECT AMENITIES

Close to Beltline

UNIT AMENITIES

Granite countertops, custom white shaker cabinets, stainless steel appliances, hardwood floors, washer/dryers, covered back deck/porch

QUOTED MONTHLY RENT & CONCESSIONS

UNIT TYPE	BEDROOMS	BATHROOMS	AVG. SIZE (Sq. Ft.)	AVG. QUOTED RENT PER MONTH	AVG. QUOTED RENT \$/Sq.Ft./MONTH	AVG. QUOTED RENT \$/Sq.Ft./YEAR
1BR	1.0	1.0	600	\$1,426.00	\$2.38	\$28.52
--	--	--	600	\$1,426.00	\$2.38	\$28.52

COMMENTS

Rent Inclusions: Water/sewer/trash

Concessions: None

Management: N/A

Verification: Verified with listing broker Andy Griffith / Engel & Völkers Atlanta

Comments: This is a six-unit, two-story apartment building with all one-bedroom units. Five of the six units have been extensively renovated with one unit that has non-upgraded but good interior finish (the tenant has lived in this unit for 12 years). According to the listing broker, four of the five renovated units are subsidized by Atlanta Housing and all units were rented at \$1,426.

RENTAL SURVEY 2



Property Name:
Address: 1170 Greenwich Street SW
City, State, Zip: Atlanta, GA 30310-1772
Submarket:
Property Subtype: Garden/ Low-Rise
Survey Date: 3/28/2022
ID: 661674

PROPERTY INFORMATION

Number of Units:	7	Density (Units/Acre):	36.84	Occupancy Rate:	100.0%	Year Built:	1969
Net Building Area:	5,885	Number of Buildings:	1	Class:	C	Year Renovated:	2021
Average Unit Size:	836	Number of Stories:	2	Quality:	Good	Condition:	Good
Site Area (Acres):	0.19	Parking Type:	Street	Construction:	Brick		

PROJECT AMENITIES

Close to Beltline

UNIT AMENITIES

Washer/dryers, large eat-in kitchens, all-wood kitchen cabinets, granite countertops, stainless steel appliances and LVT flooring

QUOTED MONTHLY RENT & CONCESSIONS

UNIT TYPE	BEDROOMS	BATHROOMS	AVG. SIZE (Sq. Ft.)	AVG. QUOTED RENT PER MONTH	AVG. QUOTED RENT \$/Sq.Ft./MONTH	AVG. QUOTED RENT \$/Sq.Ft./YEAR
Studio	0.0	1.0	450	\$700.00	\$1.56	\$18.67
2BR	2.0	1.0	900	\$1,450.00	\$1.61	\$19.33
--	--	--	836	\$1,342.86	\$1.60	\$19.24

COMMENTS

Rent Inclusions: Water/sewer/trash

Concessions: None

Management: N/A

Verification: Listing broker Andy Griffith with Engel & Völkers Atlanta

Comments: This is a 7-unit apartment building with six 2/1 units and one studio unit. Units have been renovated with addition of washer/dryers, large eat-in kitchens, all-wood kitchen cabinets, granite countertops, stainless steel appliances and LVT flooring throughout, new HVAC system, all new plumbing/newly done sewer connections. Each unit is metered separately for gas and electricity. The property was originally listed at \$1,650,000 and is currently listed at \$1,595,000. According to the listing broker, there has been substantial interest with multiple offers ranging from \$1.4M to \$1.52M have been made; the property nearly went under contract at \$1.52M. It has been on the market for approximately 1.5 months. In-place rents are \$600 for the studio unit and \$1,325 to \$1,350 for 2BR units, but vacancies for 2BR units would be quoted at \$1,425 and the studio would be quoted at \$700. All units are subsidized.

RENTAL SURVEY 3

Property Name: Quadraplex
 Address: 927 Fortress Avenue Southwest
 City, State, Zip: Atlanta, GA 30315
 Submarket:
 Property Subtype: N/A
 Survey Date: 3/28/2022
 ID: 661684



PROPERTY INFORMATION

Number of Units:	4	Density (Units/Acre):	19.05	Occupancy Rate:	100.0%	Year Built:	1955
Net Building Area:	2,316	Number of Buildings:	1	Class:	D	Year Renovated:	2020
Average Unit Size:	579	Number of Stories:	2	Quality:	Average	Condition:	Good
Site Area (Acres):	0.21	Parking Type:	Off street	Construction:	Wood frame		

PROJECT AMENITIES

Off street parking

UNIT AMENITIES

Dishwasher, washer/dryer, stainless steel appliances

QUOTED MONTHLY RENT & CONCESSIONS

UNIT TYPE	BEDROOMS	BATHROOMS	AVG. SIZE (Sq. Ft.)	AVG. QUOTED RENT PER MONTH	AVG. QUOTED RENT \$/Sq.Ft./MONTH	AVG. QUOTED RENT \$/Sq.Ft./YEAR
1BR	1.0	1.0	579	\$919.00	\$1.59	\$19.05
--	--	--	579	\$919.00	\$1.59	\$19.05

COMMENTS

Rent Inclusions: None

Concessions: None

Management: N/A

Verification: GAMLS

Comments: This is a quadraplex in the Mechanicsville neighborhood of Atlanta. It has dedicated off-street parking for each unit. All units at 1BR/1BA, 579 SF. All units have been updated with LVT flooring throughout, stainless steel appliances, and carpeted bedrooms.

RENTAL SURVEY 4



Property Name: Duplex
Address: 1340 Sharon Street Northwest
City, State, Zip: Atlanta, GA 30314
Submarket:
Property Subtype: N/A
Survey Date: 3/28/2022
ID: 661717

PROPERTY INFORMATION

Number of Units:	2	Density (Units/Acre):	14.29	Occupancy Rate:	50.0%	Year Built:	1950
Net Building Area:	1,300	Number of Buildings:	1	Class:	D	Year Renovated:	2020
Average Unit Size:	650	Number of Stories:	1	Quality:	Average	Condition:	Good
Site Area (Acres):	0.14	Parking Type:	Off street	Construction:	Wood frame		

PROJECT AMENITIES

Off-street parking

UNIT AMENITIES

Washer & dryer, stainless steel appliances, porch

QUOTED MONTHLY RENT & CONCESSIONS

UNIT TYPE	BEDROOMS	BATHROOMS	AVG. SIZE (Sq. Ft.)	AVG. QUOTED RENT PER MONTH	AVG. QUOTED RENT \$/Sq.Ft./MONTH	AVG. QUOTED RENT \$/Sq.Ft./YEAR
1BR	1.0	1.0	650	\$1,350.00	\$2.08	\$24.92
--	--	--	650	\$1,350.00	\$2.08	\$24.92

COMMENTS

Rent Inclusions: None

Concessions: None

Management: N/A

Verification: GAML5

Comments: This is a one-bedroom unit in a renovated duplex in the Hunter Hills neighborhood of west Atlanta. Washer/dryer are included in the unit along with stainless steel kitchen appliances and it is walkable to the Beltline.

RENTAL SURVEY 5

Property Name: 1295 West
 Address: 1295 Donnelly Ave SW
 City, State, Zip: Atlanta, GA 30310-5217
 Submarket:
 Property Subtype: Garden/ Low-Rise
 Survey Date: 3/29/2022
 ID: 661834



PROPERTY INFORMATION

Number of Units:	250	Density (Units/Acre):	N/A	Occupancy Rate:	98.0%	Year Built:	1964
Net Building Area:	197,800	Number of Buildings:	25	Class:	C	Year Renovated:	1973
Average Unit Size:	761	Number of Stories:	2	Quality:	Average	Condition:	Poor
Site Area (Acres):	11.78	Parking Type:	Surface	Construction:	N/A		

PROJECT AMENITIES

Laundry facilities, property manager and maintenance on site, along public transportation, courtyard, pet friendly

UNIT AMENITIES

Hardwood floors, stainless steel appliances, walk-in closets, vaulted ceilings

QUOTED MONTHLY RENT & CONCESSIONS

UNIT TYPE	BEDROOMS	BATHROOMS	AVG. SIZE (Sq. Ft.)	AVG. QUOTED RENT PER MONTH	AVG. QUOTED RENT \$/Sq.Ft./MONTH	AVG. QUOTED RENT \$/Sq.Ft./YEAR
Studio	0.0	1.0	580	\$1,055.00	\$1.82	\$21.83
1BR	1.0	1.0	675	\$1,155.00	\$1.71	\$20.53
1BR-B	1.0	1.0	740	\$1,230.00	\$1.66	\$19.95
2BR/1BA	2.0	1.0	875	\$1,159.00	\$1.32	\$15.89
2BR/1.5BA	2.0	1.5	940	\$1,295.00	\$1.38	\$16.53
--	--	--	761	\$1,207.54	\$1.61	\$19.28

COMMENTS

Rent Inclusions: None

Concessions: None

Management: First Communities

Verification: Property management

Comments: The property is located in the Atlanta neighborhood just to the west of Downtown. The area is commonly referred to as the "West End". It is approximately 3 miles southwest of the Atlanta CBD. There is great access to the neighborhood. I-20 stretches east-west through the neighborhood. There are several primary traffic arteries including Martin Luther King Jr. Drive, Cascade Road, Lee Street and others. The development has 500 parking spaces.

RENTAL SURVEY 6

Property Name: Gardens at Washington Park 1
 Address: 936 Mayson Turner Road Northwest
 City, State, Zip: Atlanta, GA 30314
 Submarket:
 Property Subtype: Garden/ Low-Rise
 Survey Date: 3/29/2022
 ID: 661843



PROPERTY INFORMATION

Number of Units:	74	Density (Units/Acre):	29.60	Occupancy Rate:	97.3%	Year Built:	1965
Net Building Area:	47,140	Number of Buildings:	4	Class:	C	Year Renovated:	2020
Average Unit Size:	654	Number of Stories:	2	Quality:	Average	Condition:	Good
Site Area (Acres):	2.50	Parking Type:	Surface	Construction:	Brick		

PROJECT AMENITIES

Off-street parking, close to public transit, onsite laundry

UNIT AMENITIES

Upgraded interior in select units

QUOTED MONTHLY RENT & CONCESSIONS

UNIT TYPE	BEDROOMS	BATHROOMS	AVG. SIZE (Sq. Ft.)	AVG. QUOTED RENT PER MONTH	AVG. QUOTED RENT \$/Sq.Ft./MONTH	AVG. QUOTED RENT \$/Sq.Ft./YEAR
Studio	0.0	1.0	465	\$960.00	\$2.06	\$24.77
Studio	0.0	1.0	525	\$1,065.00	\$2.03	\$24.34
2BR	2.0	1.0	650	\$1,160.00	\$1.78	\$21.42
3BR	3.0	2.0	900	\$1,408.00	\$1.56	\$18.77
--	--	--	654	\$1,168.70	\$1.80	\$21.65

COMMENTS

Rent Inclusions: None

Concessions: None

Management: Balfour Residential

Verification: Yardi

Comments: This is a 74-unit garden style apartment complex that was recently renovated. Select units have upgraded interiors but most are in classic condition. Occupancy has hovered between 96% and 98% over the past year.

Addendum F: Property Information

NOTE: PROPERTY LINES SHOWN ON THIS MAP/PLAT REPRESENT PHYSICAL FIELD CONDITIONS BY EVIDENCE OF APPARENT POSSESSION (IRON PINS FOUND, OLD & ESTABLISHED FENCE LINES, OLD WALL LINES, SHRUB & HEDGE LINE, HOUSE LOCATIONS, ETC.) THEY MAY DIFFER AND BE IN CONTENTION FROM EVIDENCE FOUND AT THE APPLICABLE COUNTY COURTHOUSE. THEY MAY ALSO DIFFER FROM OTHER SURVEYOR OPINIONS AND/OR NEIGHBORS SURVEYS/PLATS. A FULL LAND TITLE REPORT OPINION ON ALL PROPERTIES, INCLUDING ADJACENT AND CONTIGUOUS PROPERTIES MAY BE NEEDED TO RESOLVE ALL POSSIBLE PROPERTY LINE DISPUTES OR DISCREPANCIES.

THIS MAP/PLAT WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT AND BURDEN THIS PROPERTY. THIS MAP/PLAT IS SUBJECT TO REVISIONS AND UPDATE UPON RECEIPT OF SAID TITLE COMMITMENT.

FLOOD HAZARD STATEMENT

I HAVE THIS DATE EXAMINED THE "FLOOD HAZARD MAP" AND FOUND IN MY OPINION REFERENCED PARCEL IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS.

PANEL 13121C0356F

EFFEKTIVE DATE: 09/18/2013

ZONE "X"

PROPERTY ADDRESS:
1026 Ashby Grove SW
Atlanta, GA 30314

LAND AREA:
5125 SF
0.118 AC

ALTA/NSPS LAND TITLE SURVEY PREPARED FOR:
5 ARCH FUNDING CORP. ISAOA/ATIMA
OS National LLC
Chicago Title Insurance Company
HTW Properties DE LLC

Neighborhood: Ashview Heights
LAND LOT 116 14th DISTRICT

FULTON COUNTY, GEORGIA

FIELD DATE: 8-04-2019 **NS**

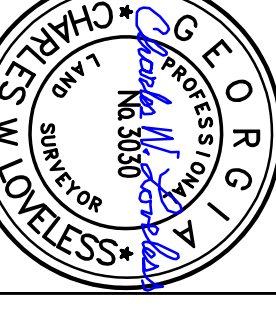
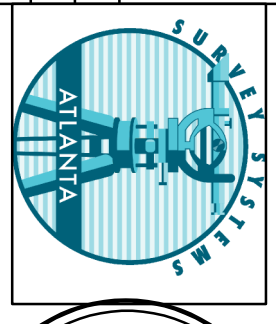
LOCATED IN ATLANTA

REFERENCE: CADASTRAL p000759 **ALL MATTERS OF TITLE ARE EXCEPTED.**

REFERENCE: DEED BOOK 59648, PAGE 128

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 30,000+ FEET. AN ANGULAR ERROR OF 05 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALIBRATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 14,465 FEET. AN ELECTRONIC TOTAL STATION WAS USED IN THE PREPARATION OF THIS PLAT.

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.



SURVEY SYSTEMS ATLANTA
2156 W Park Ct, Ste D, Stone Mtn, GA 30087
COA #SF000867, info@surveysystemsatlanta.com
Cell 678-591-6064 ~ Office 404-760-0010



Exhibit "A"
Legal Description

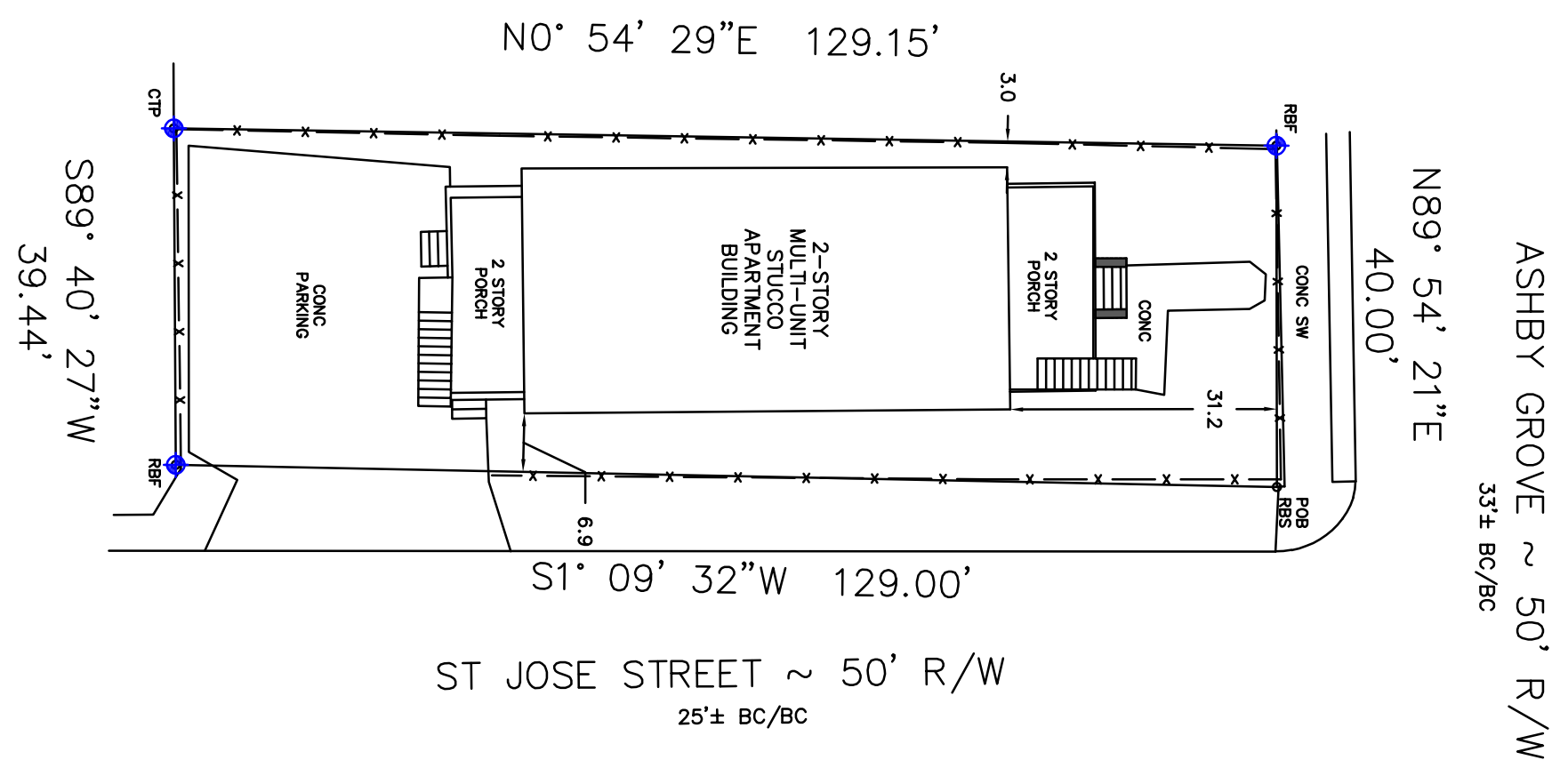
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE CITY OF ATLANTA, IN LAND LOT 116 OF THE 14TH DISTRICT OF FULTON COUNTY, GEORGIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF ASHBY GROVE AVENUE AND ST. JOSE STREET, AND THENCE RUNNING SOUTH ALONG THE WEST SIDE OF ST. JOSE STREET 129 FEET, THENCE WEST 40 FEET, THENCE NORTH 129 FEET TO ASHBY GROVE AVENUE; THENCE EAST ALONG THE SOUTH SIDE OF ASHBY GROVE AVENUE 40 FEET TO THE BEGINNING POINT, BEING ALL OF LOT 78 AND A STRIP 7 FEET WIDE AND 129 FEET LONG FROM THE EAST SIDE OF LOT 77 OF THE SUBDIVISION OF THE J. JACOBS AND J. FAEMAN AS SHOWN ON PLAT BY W. J. NALLEY, C.E. JULY 10, 1929; AND BEING A PART OF THE REALTY CONVEYED BY DETTLEBACK, INC. TO L.L. DETTLEBACK BY DEED DATED DECEMBER 1, 1930, RECORDED IN DEED BOOK 1349, PAGE 619, FULTON COUNTY RECORDS AND BEING 1025 ASHBY GROVE AVENUE, S.W., ATLANTA, GEORGIA.

Parcel ID: 14-0116-00008-033-5

N/E
BURKS
LETRAVS

- * LEGEND ***
- NOTE: ALL ITEMS IN THIS LEGEND MAY NOT APPEAR ON THIS PLAT.
- AKA ALSO KNOWN AS
- APP AS PER DEED
- APP AS PER PLAT
- BSL BUILDING (SETBACK) LINE
- CP COMPUTED POINT
- CTP CRIMP TOP PIPE FOUND
- D DEED (BOOK/PAGE)
- DW DRIVEWAY
- EP EDGE OF PAVEMENT
- FEE FINISH FLOOR ELEVATION
- FKA FORMERLY KNOWN AS
- IPF IRON PIN FOUND
- L ARC LENGTH
- LL LAND LOT
- LLL LAND LOT LINE
- N NEIGHBORS
- N/F NOW OR FORMERLY
- NAIL NAIL FOUND
- P PLAT (BOOK/PAGE)
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- R RADIUS LENGTH
- R/W RIGHT-OF-WAY
- RBF REINFORCING BAR FOUND (1/2" UNO)
- RBS 1/2" REINFORCING BAR SET
- SW SIDEWALK
- SSE SANITARY SEWER EASEMENT
- SSCO SANITARY SEWER CLEANOUT
- X- FENCE LINE



Surveyor's signature
Charles W. Loveless
CHARLES W. LOVELESS

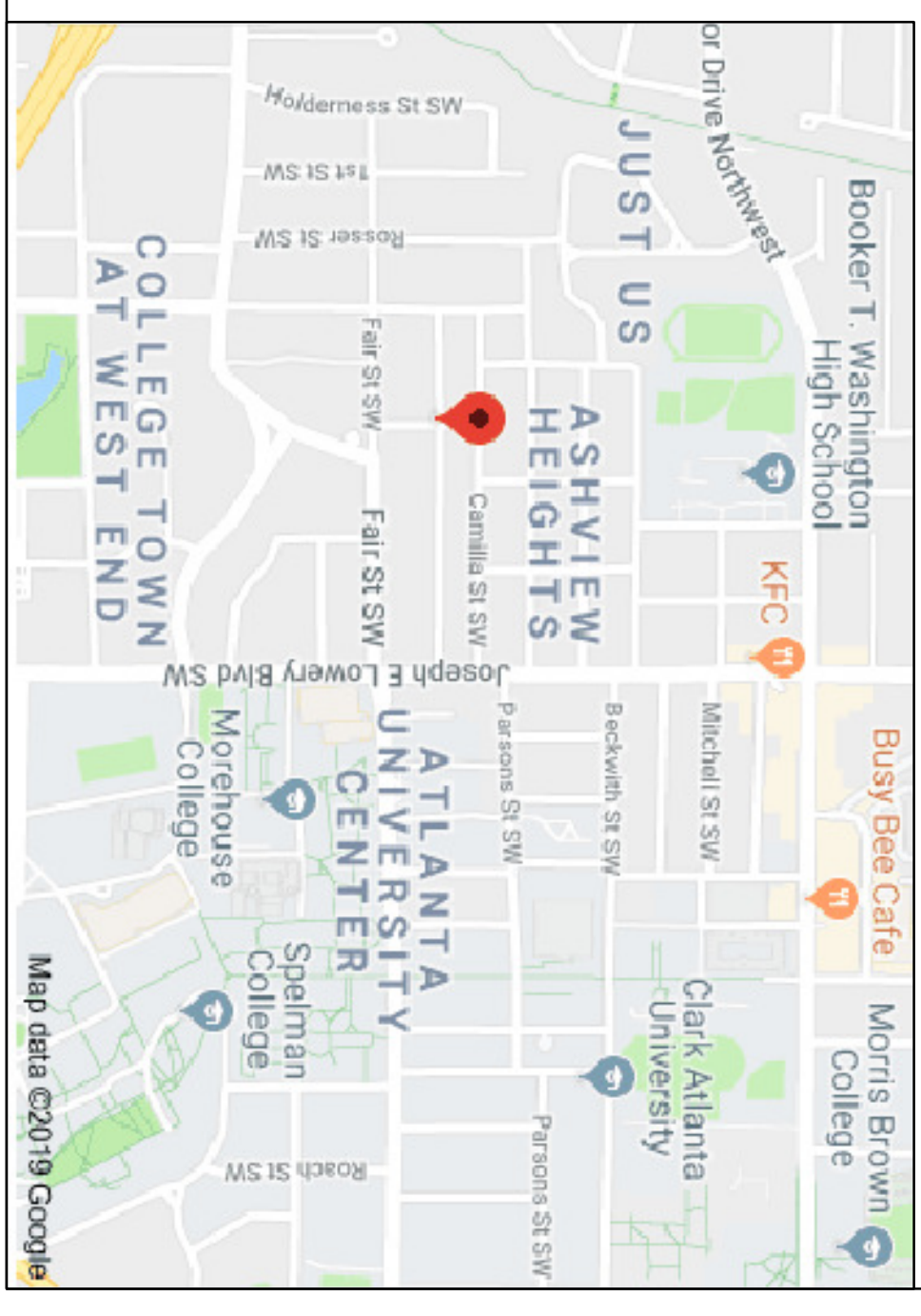
To:
5 ARCH FUNDING CORP. ISAOA/ATIMA
OS National LLC
Chicago Title Insurance Company
HTW Properties DE LLC

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items NONE of Table A thereof.

The field work was completed on 8-04-2019.

Date of Plat or Map: 8-05-2019.

VICINITY MAP ~ NOT TO SCALE:





Arthur E. Ferdinand
Tax Commissioner
Fulton County, Georgia

TAX BILL

141 Pryor Street
Atlanta, Georgia 30303
(404) 613-6100

Property Owner HTW PROPERTIES DE LLC	Parcel Identification 14 -0116-0008-033-5	Description Real Estate	User ID IWR
---	--	----------------------------	----------------

Tax District: 05AZ - ATLANTA

<u>Property Address</u> 1026 ASHBY GROVE SOUTHWEST	<u>Account Number</u> 1254949	<u>Current Fair Market Value</u> 210,600	<u>Current Assessed Value</u> 84,240
---	----------------------------------	---	---

City Exemption:

County Exemption:
City Sales Tax Credit: \$0.00
County Sales Tax Credit: \$14.99

Tax Year	Cycle	Principal Amount	Interest	Penalties/Fees	Paid	Total	Due Date
2021	Atlanta	2,777.39	0.00	0.00	2,777.39	0.00	10/31/2021
	County	803.65	0.00	0.00	803.65	0.00	11/15/2021
2020	Atlanta	2,608.91	0.00	0.00	2,608.91	0.00	10/31/2020
	County	842.06	0.00	0.00	842.06	0.00	11/15/2020
2019	Atlanta	2,155.51	0.00	0.00	2,155.51	0.00	9/30/2019
	County	704.28	0.00	0.00	704.28	0.00	10/15/2019
2018	Atlanta	2,155.51	53.41	0.00	2,208.92	0.00	10/31/2018
	County	725.93	13.61	0.00	739.54	0.00	10/31/2018
2017	Atlanta	2,346.93	256.35	352.04	2,955.32	0.00	12/31/2017
	County	766.21	57.46	76.62	900.29	0.00	1/15/2018
2016	Atlanta	FIFA TRANSFERRED/SOLD	88.05	115.81	2,410.23	0.00	10/31/2016
	County	FIFA TRANSFERRED/SOLD	15.99	5.50	745.67	0.00	11/15/2016
2015	Atlanta	FIFA TRANSFERRED/SOLD	88.28	226.21	2,521.55	0.00	9/30/2015
	County	FIFA TRANSFERRED/SOLD	21.93	5.50	758.37	0.00	10/15/2015

Grand Total Due: \$0.00

Mailing Address:
HTW PROPERTIES DE LLC
3411 PIERCE DR
ATLANTA GA 30314

Property owners with current legal matters, such as bankruptcy or foreclosure, must contact the Tax Commissioner's office at (404) 613-6100 for the official balance due on their parcel(s).

[Sign up For E-Billing](#)

Addendum G: Qualifications of the Appraiser



Elizabeth Beck, Associate Appraiser

Valuation & Advisory
Associate Appraiser
Cushman & Wakefield of Georgia, Inc.

Professional Expertise

Elizabeth Beck is currently an Associate Appraiser in Valuation & Advisory at Cushman & Wakefield's Atlanta office. In this role, she collaborates with a team of appraisers and researchers dedicated to delivering appraisals of properties ranging from convenience stores to lifestyle centers with 100 or more tenants, as well as in-depth market studies and customized research as a consultant.

Before joining Cushman & Wakefield, she worked for more than five years at Philip R. Beck & Company, a small, independent appraisal firm based in metro Atlanta with 35+ years of combined experience appraising commercial and residential properties throughout the south. She has extensive experience in data gathering, research, valuation analysis, and all aspects of the appraisal process. Projects completed included shopping centers, special-use properties exceeding 100,000 SF, convenience stores, car washes, schools, poultry farms, portfolios of 100+ properties for the IRS, and proposed commercial construction.

Memberships, Licenses, Professional Affiliations and Education

- Georgia State Certified General Real Estate Appraiser #362439
- Bachelor of Arts, English, University of Georgia, Cum Laude/Dean's List
- Bachelor of Arts, Comparative Literature, University of Georgia, Cum Laude/Dean's List

STATE OF GEORGIA REAL ESTATE APPRAISERS BOARD

ELIZABETH BECK
362439

IS AUTHORIZED TO TRANSACT BUSINESS IN GEORGIA AS A
CERTIFIED GENERAL REAL PROPERTY APPRAISER

THE PRIVILEGE AND RESPONSIBILITIES OF THIS APPRAISER CLASSIFICATION SHALL CONTINUE IN EFFECT AS LONG AS THE APPRAISER PAYS REQUIRED APPRAISER FEES AND COMPLIES WITH ALL OTHER REQUIREMENTS OF THE OFFICIAL CODE OF GEORGIA ANNOTATED, CHAPTER 43-39-A. THE APPRAISER IS SOLELY RESPONSIBLE FOR THE PAYMENT OF ALL FEES ON A TIMELY BASIS.

D. SCOTT MURPHY
Chairperson

JEFF A. LAWSON
Vice Chairperson

JEANMARIE HOLMES
KEITH STONE
WILLIAM A. MURRAY

1552722777602447

ELIZABETH BECK

362439
Status ACTIVE

END OF RENEWAL
02/28/2023

CERTIFIED GENERAL REAL PROPERTY
APPRAISER

THIS LICENSE EXPIRES IF YOU FAIL TO PAY
RENEWAL FEES OR IF YOU FAIL TO COMPLETE ANY
REQUIRED EDUCATION IN A TIMELY MANNER.

State of Georgia
Real Estate Commission
Suite 1000 - International Tower
229 Peachtree Street, N.E.
Atlanta, GA 30303-1605



LYNN DEMPSEY
Real Estate Commissioner

1552722777602447

ELIZABETH BECK

362439
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229 Peachtree Street, N.E.
Atlanta, GA 30303-1605



LYNN DEMPSEY
Real Estate Commissioner

1552722777602447

BECK, ELIZABETH
APT 1157
1925 MONROE DRIVE NE
ATLANTA, GA30324



C. Clayton Davie, MAI, MRICS Executive Managing Director
Valuation & Advisory
Cushman & Wakefield of Georgia, LLC

Professional Expertise

Mr. Davie joined Valuation & Advisory at Cushman & Wakefield of Florida, Inc., in June of 1995. In April of 1998, Mr. Davie joined the Atlanta office of Cushman and Wakefield of Georgia, LLC

Appraisal and consulting assignments have included all major property types throughout the Southeast of the United States. Mr. Davie is qualified as an expert witness in superior courts throughout Georgia and has also been retained for bankruptcy litigation cases. Experience includes CBD office and suburban office buildings, neighborhood retail, regional and community shopping centers, leasehold valuations, apartments, going concern valuations, eminent domain, planned unit developments, residential condominium projects, manufacturing facilities, industrial flex properties and bulk warehouse distribution facilities.

Memberships, Licenses, Professional Affiliations and Education

- Designated Member, Appraisal Institute (MAI # 11604). As of the current date, Clayton Davie, MAI has completed the requirements of the continuing education program of the Appraisal Institute.
- Member, Royal Institution of Chartered Surveyors (MRICS Designation No. 1247092)
- Certified General Real Estate Appraiser in the following states:
 - Alabama – G00535
 - Florida – RZ0002083
 - Georgia – CG006657
 - Louisiana – G4801
 - Mississippi – GA-1388
 - North Carolina – A4656
 - South Carolina – CG4500
 - Tennessee – 2673
- Bachelor of Science – Business Administration, Florida State University

Other Accomplishments and Awards

- Recipient of the Atlanta – Top Valuation & Advisory Services Professional Award (1999-2006)
- In March 2005 he was the recipient of Cushman & Wakefield’s Valuation Service Excellence Award – Atlanta “for outstanding achievement in the pursuit of business performance excellence and client satisfaction.”

State of Alabama



This is to certify that

C. Clayton Davie

*having given satisfactory evidence of the necessary
qualifications required by the laws of the State of Alabama
is licensed to transact business in Alabama as a*

Certified General Real Property Appraiser

*With all rights, privileges and obligations
appurtenant thereto.*

LICENSE NUMBER: **G00535**
EXPIRATION DATE: **09/30/2023**

Executive Director

ALABAMA REAL ESTATE APPRAISERS BOARD



Ron DeSantis, Governor

Halsey Beshears, Secretary



**STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION**

FLORIDA REAL ESTATE APPRAISAL BD

THE CERTIFIED GENERAL APPRAISER HEREIN IS CERTIFIED UNDER THE
PROVISIONS OF CHAPTER 475, FLORIDA STATUTES

DAVIE, C CLAYTON

55 IVAN ALLEN JR BLVD
SUITE 700
ATLANTA GA 30308

LICENSE NUMBER: RZ2083

EXPIRATION DATE: NOVEMBER 30, 2022

Always verify licenses online at MyFloridaLicense.com



Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.

STATE OF GEORGIA REAL ESTATE APPRAISERS BOARD

C (CHARLES) CLAYTON DAVIE

6657

IS AUTHORIZED TO TRANSACT BUSINESS IN GEORGIA AS A
CERTIFIED GENERAL REAL PROPERTY APPRAISER

THE PRIVILEGE AND RESPONSIBILITIES OF THIS APPRAISER CLASSIFICATION SHALL CONTINUE IN EFFECT AS LONG AS THE APPRAISER PAYS REQUIRED APPRAISER FEES AND COMPLIES WITH ALL OTHER REQUIREMENTS OF THE OFFICIAL CODE OF GEORGIA ANNOTATED, CHAPTER 43-39-A. THE APPRAISER IS SOLELY RESPONSIBLE FOR THE PAYMENT OF ALL FEES ON A TIMELY BASIS.

D. SCOTT MURPHY
Chairperson

JEANMARIE HOLMES
KEITH STONE
WILLIAM A. MURRAY

JEFF A. LAWSON
Vice Chairperson

1237167371676506

C (CHARLES) CLAYTON DAVIE

6657
Status ACTIVE

END OF RENEWAL
06/30/2022

CERTIFIED GENERAL REAL PROPERTY
APPRAISER

THIS LICENSE EXPIRES IF YOU FAIL TO PAY
RENEWAL FEES OR IF YOU FAIL TO COMPLETE ANY
REQUIRED EDUCATION IN A TIMELY MANNER.

State of Georgia
Real Estate Commission
Suite 1000 - International Tower
229 Peachtree Street, N.E.
Atlanta, GA 30303-1605



LYNN DEMPSEY
Real Estate Commissioner

1237167371676506

C (CHARLES) CLAYTON DAVIE

6657
Status ACTIVE

END OF RENEWAL
06/30/2022

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APPRAISER

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State of Georgia
Real Estate Commission
Suite 1000 - International Tower
229 Peachtree Street, N.E.
Atlanta, GA 30303-1605



LYNN DEMPSEY
Real Estate Commissioner

1237167371676506

DAVIE, C (CHARLES) CLAYTON
CUSHMAN WAKEFIELD OF GA LLC
1180 PEACHTREE STREET
ATLANTA, GA 30309

LOUISIANA

4801
APR-CGA



MISSISSIPPI

State of Mississippi MISSISSIPPI REAL ESTATE APPRAISER LICENSING AND CERTIFICATION BOARD	
LICENSE # : GA-1388	STATUS: ACTIVE
CHARLES CLAYTON DAVIE	
HAS BEEN GRANTED A LICENSE AS A STATE CERTIFIED GENERAL APPRAISER	
Effective Date: 07/14/2021	Expiration Date: 07/31/2023
SIGNATURE OF LICENSEE Robert E. Praytor, Administrator	



**NORTH CAROLINA
APPRAISAL BOARD**

APPRAISER QUALIFICATION CARD

REGISTRATION / LICENSE / CERTIFICATE HOLDER

21 **C CLAYTON DAVIE** 22

A4656	G	Y
APPRAISER NUMBER	TYPE	NATIONAL REGISTRY

C. Clayton Davie
Appraiser's Signature

Donald M. Kelly
Executive Director

EXPIRES JUNE 30, 2022

SOUTH CAROLINA

South Carolina Department of Labor, Licensing and Regulation
Real Estate Appraisers Board



**CERTIFIES THAT:
C CLAYTON DAVIE
IS AUTHORIZED TO PRACTICE
Certified General Appraiser**



**LICENSE NO.
AB .4500 CG**

EXPIRATION DATE: 06/30/2022

To verify current license status, go to <http://verify.llronline.com/LicLookup/LookupMain.aspx>

TENNESSEE



STATE OF TENNESSEE
DEPARTMENT OF
COMMERCE AND INSURANCE



CHARLES CLAYTON DAVIE

ID NUMBER: 2673
LIC STATUS: ACTIVE
EXPIRATION DATE: March 31, 2024

34489

TENNESSEE REAL ESTATE APPRAISER COMMISSION
CERTIFIED GENERAL REAL ESTATE APPRAISER
THIS IS TO CERTIFY THAT ALL REQUIREMENTS
OF THE STATE OF TENNESSEE HAVE BEEN MET

ATTN:CUSHMAN & WAKEFIELD OF GA
CHARLES CLAYTON DAVIE
427 Greystone Trace
ELLIJAY GA 30536

State of Tennessee

12896067

TENNESSEE REAL ESTATE APPRAISER COMMISSION
CERTIFIED GENERAL REAL ESTATE APPRAISER
CHARLES CLAYTON DAVIE

This is to certify that all requirements of the State of Tennessee have been met.



ID NUMBER: 2673
LIC STATUS: ACTIVE
EXPIRATION DATE: March 31, 2024

IN-1313
DEPARTMENT OF
COMMERCE AND INSURANCE