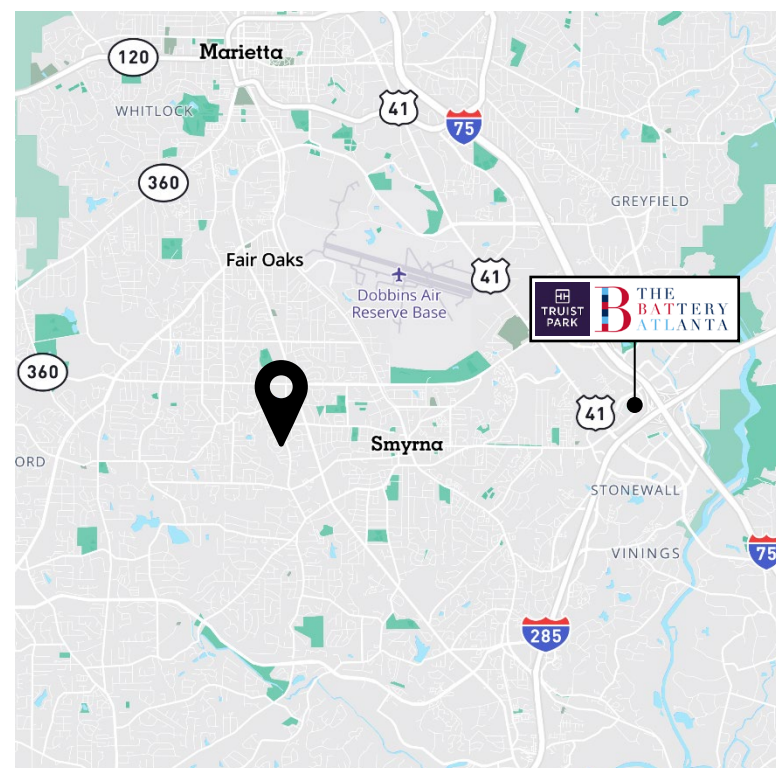


AVISON
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For Sale – Portfolio of 6 Townhouses

Smyrna, GA

Oaks Pkwy and Poplar Point



Get more information:

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Parcels Overview

For Sale – Portfolio of 6 Townhouses

Oaks Pkwy and Poplar Point
Smyrna, GA 30082



Current Rent Roll

For Sale – Portfolio of 6 Townhouses

Oaks Pkwy and Poplar Point
Smyrna, GA 30082

Address	SF	BD/BA	City	State	ZIP	Tax	Rent	Insurance	Notes
1007 Oaks Pkwy SE	1,288	2/2.5	Smyrna	GA	30082	\$2912.36	\$1500	\$1009	
1009 Oaks Pkwy SE	1,452	2/2.5	Smyrna	GA	30082	\$3029.63	\$1500	\$1121	
1023 Oaks Pkwy SE	1,552	3/2.5	Smyrna	GA	30082	\$3208.93	\$1250	\$1033	
1264 Poplar Point SE	1,280	2/2.5	Smyrna	GA	30082	\$3065.34	\$1339	\$1044	
1228 Poplar Point SE	1,292	2/2.5	Smyrna	GA	30082	\$3068.91	\$1050	\$953	
1395 Poplar Point SE	1,452	2/2.5	Smyrna	GA	30082	\$3171.20	\$1700	\$1092	Vacant

Proforma

For Sale – Portfolio of 6 Townhouses

Oaks Pkwy and Poplar Point
Smyrna, GA 30082

Address	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
1007 Oaks Pkwy SE										
Rental Rate/Mo	\$1,950.00	\$2,047.50	\$2,149.88	\$2,257.37	\$2,370.24	\$2,488.75	\$2,613.19	\$2,743.85	\$2,881.04	\$3,025.09
Taxes/Mo	\$242.70	\$247.55	\$252.50	\$257.55	\$262.70	\$267.96	\$273.32	\$278.78	\$284.36	\$290.05
Insurance/Mo	\$84.08	\$85.76	\$87.48	\$89.23	\$91.01	\$92.83	\$94.69	\$96.58	\$98.51	\$100.48
1009 Oaks Pkwy SE										
Rental Rate	\$1,950.00	\$2,047.50	\$2,149.88	\$2,257.37	\$2,370.24	\$2,488.75	\$2,613.19	\$2,743.85	\$2,881.04	\$3,025.09
Taxes	\$252.47	\$257.52	\$262.67	\$267.92	\$273.28	\$278.75	\$284.32	\$290.01	\$295.81	\$301.73
Insurance	\$93.42	\$95.29	\$97.20	\$99.14	\$101.12	\$103.15	\$105.21	\$107.31	\$109.46	\$111.65
1023 Oaks Pkwy SE										
Rental Rate	\$1,950.00	\$2,047.50	\$2,149.88	\$2,257.37	\$2,370.24	\$2,488.75	\$2,613.19	\$2,743.85	\$2,881.04	\$3,025.09
Taxes	\$267.41	\$272.76	\$278.21	\$283.78	\$289.45	\$295.24	\$301.15	\$307.17	\$313.31	\$319.58
Insurance	\$86.08	\$87.80	\$89.56	\$91.35	\$93.18	\$95.04	\$96.94	\$98.88	\$100.86	\$102.88
1228 Poplar Point SE										
Rental Rate	\$1,950.00	\$2,047.50	\$2,149.88	\$2,257.37	\$2,370.24	\$2,488.75	\$2,613.19	\$2,743.85	\$2,881.04	\$3,025.09
Taxes	\$255.74	\$260.85	\$266.07	\$271.39	\$276.82	\$282.36	\$288.00	\$293.76	\$299.64	\$305.63
Insurance	\$79.42	\$81.01	\$82.63	\$84.28	\$85.97	\$87.69	\$89.44	\$91.23	\$93.05	\$94.92
1264 Poplar Point SE										
Rental Rate	\$1,950.00	\$2,047.50	\$2,149.88	\$2,257.37	\$2,370.24	\$2,488.75	\$2,613.19	\$2,743.85	\$2,881.04	\$3,025.09
Taxes	\$255.45	\$260.56	\$265.77	\$271.09	\$276.51	\$282.04	\$287.68	\$293.43	\$299.30	\$305.29
Insurance	\$87.00	\$88.74	\$90.51	\$92.32	\$94.17	\$96.05	\$97.97	\$99.93	\$101.93	\$103.97
1395 Poplar Point SE										
Rental Rate	\$1,700.00	\$1,785.00	\$1,874.25	\$1,967.96	\$2,066.36	\$2,169.68	\$2,278.16	\$2,392.07	\$2,511.67	\$2,637.26
Taxes	\$264.27	\$269.56	\$274.95	\$280.45	\$286.06	\$291.78	\$297.61	\$303.56	\$309.63	\$315.83
Insurance	\$91.00	\$92.82	\$94.68	\$96.57	\$98.50	\$100.47	\$102.48	\$104.53	\$106.62	\$108.75
Summary Totals:										
Metric	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Total Rental Income	\$137,400.00	\$144,270.00	\$151,483.80	\$159,057.72	\$167,010.72	\$175,361.16	\$184,129.32	\$193,335.84	\$203,002.44	\$213,152.52
Total Taxes	\$18,456.48	\$18,825.60	\$19,202.04	\$19,586.16	\$19,977.84	\$20,377.56	\$20,784.96	\$21,200.52	\$21,624.60	\$22,057.32
Total Insurance	\$6,252.00	\$6,377.04	\$6,504.72	\$6,634.68	\$6,767.40	\$6,902.76	\$7,040.76	\$7,181.52	\$7,325.16	\$7,471.80
Total Expenses	\$24,708.48	\$25,202.64	\$25,706.76	\$26,220.84	\$26,745.24	\$27,280.32	\$27,825.72	\$28,382.04	\$28,949.76	\$29,529.12
NOI	\$112,691.52	\$119,067.36	\$125,777.04	\$132,836.88	\$140,265.48	\$148,080.84	\$156,303.60	\$164,953.80	\$174,052.68	\$183,623.40

ASSUMPTIONS

Annual Rent Escalation	5% Annually "1395 Poplar Point SE"
Vacancy Assumption	leased in Year 1
Time Horizon	10 years
Expense Growth	2% Annually

Smyrna overview

ECONOMIC MOMENTUM & BUSINESS CLIMATE

Smyrna, GA continues to ride a wave of economic expansion, bolstered by its strategic location within the Atlanta MSA and adjacency to the Cumberland/Galleria and The Battery Atlanta submarkets. The city benefits from consistent population growth, strong consumer spending, and a business-friendly environment. Economic development initiatives, including redevelopment incentives and targeted infrastructure investments, are helping attract a mix of professional services, healthcare, logistics, and tech companies. Smyrna's pro-growth posture makes it a natural extension of Atlanta's commercial footprint.

QUALITY OF LIFE & AFFORDABILITY

Blending suburban charm with urban access, Smyrna offers a high quality of life supported by walkable neighborhoods, active parks, and a revitalized downtown. With a median home value near \$390,000—lower than many intown neighborhoods—Smyrna provides relative affordability along with excellent schools, recreational facilities, and strong civic engagement. Its proximity to Atlanta allows residents to enjoy both the calm of suburban living and the excitement of the city.

INFRASTRUCTURE & CONNECTIVITY

Smyrna is exceptionally well-connected, located just inside I-285 with direct access to I-75, providing quick routes to downtown Atlanta, Hartsfield-Jackson International Airport, and surrounding job centers. The city is investing heavily in road, trail, and streetscape enhancements, including expansions to the popular Silver Comet Trail and upgrades to key corridors like Spring Road and Windy Hill Road. These improvements support smoother logistics, safer commuting, and greater accessibility.

RETAIL, DINING & AMENITIES

Smyrna offers one of the most robust amenity bases in suburban Atlanta. Residents and employees have access to a wide range of retail, dining, and entertainment options including:

Retail Anchors: Costco, Target, Walmart, Macy's, Dick's, Ross, T.J. Maxx, Ulta, Hobby Lobby, Best Buy

Dining & Entertainment: The Cheesecake Factory, Maggiano's, Pappadeaux, Carrabba's, Yard House, iFLY, Main Event, AMC Theatres, Topgolf, and Truist Park (home of the Braves)

Fitness & Health: LA Fitness, Windy Hill Athletic Club, Wellstar Health System

Hospitality: Embassy Suites, Sheraton, Aloft, Tru, Courtyard by Marriott, DoubleTree, and Omni Hotel at The Battery

AREA

AMENITIES



30+ Restaurants and Dining Options



Cumberland Mall & 7+ Shopping Centers



10+ Hotel Accommodations



Truist Park & The Battery



Cobb Energy Performing Arts Center



Legacy Golf Links & Fox Creek Golf Club



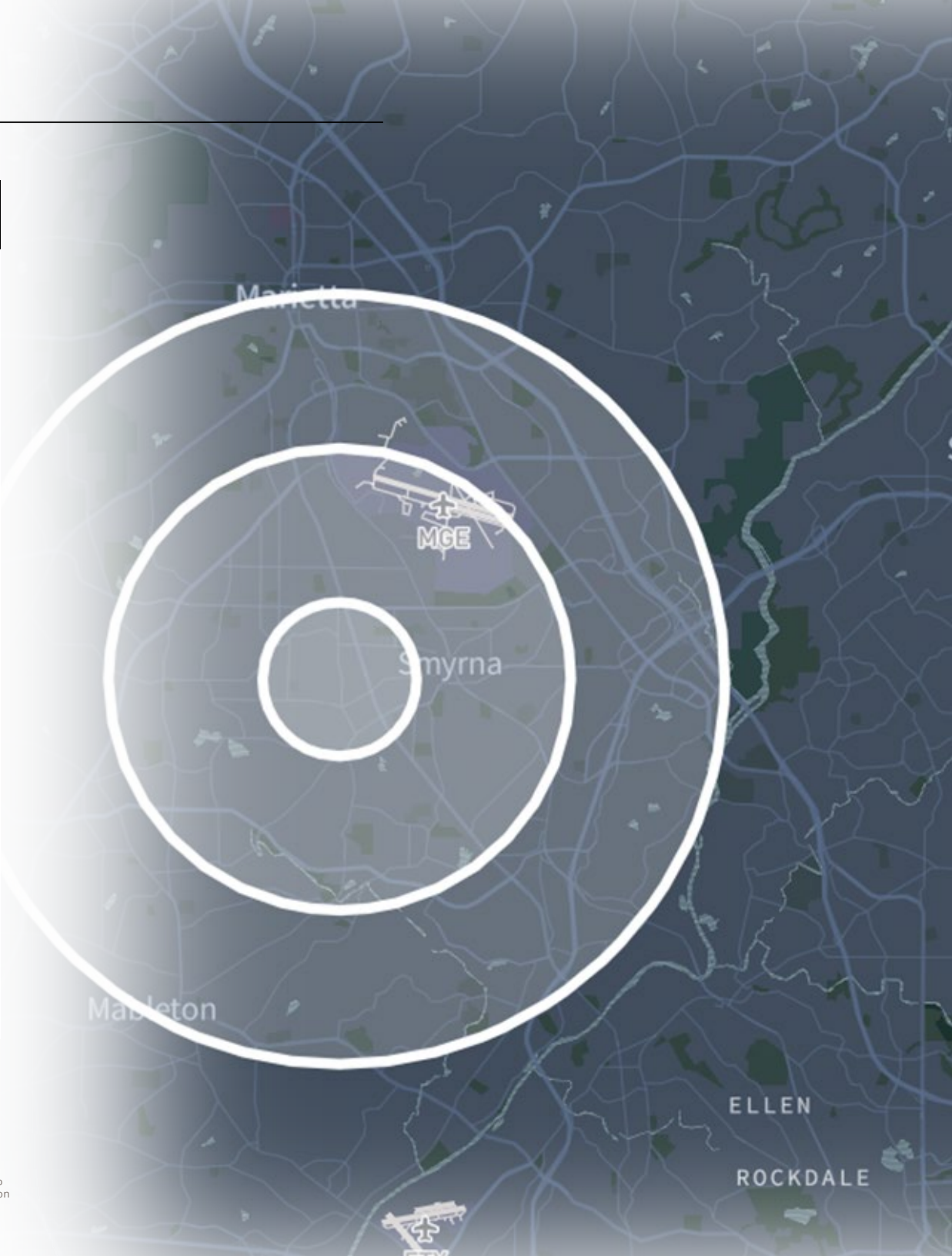
WellStar Hospital



KSU Marietta Campus
Life University
Chattahoochee Tech

Demographics

	3 miles	5 miles	7 miles
Total Current Population	89,639	245,003	399,046
Median Household Income	\$91,783	\$97,257	\$105,837
Millennial Population	49,450	135,028	183,265
Median Age	34.82	34.85	37.1
Bachelor's Degree or More (%)	46.5%	51.7%	52.2%
Total Employees	22,162	191,628	223,546
White Collar Employees	15,575	139,134	154,091
White Collar Employees (%)	70.3%	72.6%	68.9%
Blue Collar Employees	6,587	52,494	38,968
Blue Collar Employees (%)	29.7%	27.4%	17.4%



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