



# BOLDEN COURTS

3164 Cushman Circle SW, Atlanta, GA 30311

*Offering Memorandum*

Marcus & Millichap



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# BOLDEN COURTS

ATLANTA, GA

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STARTING BID: \$250,000  
AUCTION DATES: FEBRUARY 16-18, 2026  
[CLICK TO VIEW AUCTION WEBSITE](#)

## ONLINE AUCTION

### THE OFFERING PROCESS

An online auction event will be conducted on RealINSIGHT Marketplace in accordance with the Sale Event Terms and Conditions (<https://rimarketplace.com/sale-event-terms>). ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

### DUE DILIGENCE

Due diligence materials are available to qualified prospective bidders via an electronic data room hosted by RealINSIGHT Marketplace. Prospective bidders will be required to electronically execute a confidentiality agreement prior to being allowed access to the materials. All due diligence must be conducted prior to signing the purchase and sale agreement. You may contact the sales advisors with any due diligence questions.

### BUYER QUALIFICATION

Prospective bidders will be required to register with RealINSIGHT Marketplace to bid. Each bidder will be required to provide current contact information, submit proof of funds up to the full amount they plan to bid, and agree to the Auction Terms and Conditions. In order to participate in an auction, the Seller requires bidders to provide proof of their liquidity in an amount of at least their anticipated maximum bid for those assets they wish to bid on. Such liquidity must be in the form of cash, or cash equivalents, and must be available immediately without restriction.

Generally, recent bank statements, brokerage account statements, or bank letters are acceptable. A line of credit statement may be acceptable only if it is already closed and in place, has undrawn capacity, and may be funded immediately without bank approval. Loan pre-approval letters, term sheets, and the like, where the loan would be collateralized by the property up for auction and funded at escrow closing, are NOT acceptable. Capital call agreements, investor equity commitments, and the like, are evaluated on a case-by-case basis. The acceptance of any proof of funds documents are made at the sole and absolute discretion of RealINSIGHT Marketplace. For further information, please visit the Bidder Registration FAQ (<https://rimarketplace.com/faq>).

### AUCTION DATE

The Auction end date is set for XXX, 2026.

### RESERVE AUCTION

This will be a reserve auction and the Property will have a reserve price ("Reserve Price"). The starting bid is not the Reserve Price. The seller can accept or reject any bid. All bidders agree to execute the non-negotiable purchase and sale agreement, which will be posted to the electronic data room prior to bidding commencement, should they be awarded the deal. By submitting an Offer on a Property, Participant is deemed to have accepted any additional terms and conditions posted on the Property's details page on the Website ("Property Page") at the time the Offer was submitted, and such terms and conditions govern and control over these Terms to the extent of any conflict.

### CLOSING

Following the auction, the winning bidder will be contacted by phone and email to go over specifics of the sale, including the execution of the purchase agreement and all documentation involved in the purchase. The winning bidder must be available by telephone within two hours of the sale. More information can be found on the RealINSIGHT Marketplace website.







# BOLDEN COURTS

ATLANTA, GA

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# OFFERING OVERVIEW

OFFERING HIGHLIGHTS	
Starting Bid	\$250,000
Auction Date	February 16 - 18, 2026
Units	48
Gross Square Feet	52,800 SF
Occupancy	±25%

# INVESTMENT HIGHLIGHTS

- ▶ Low In-Place Occupancy (±25%) – Significant upside through lease-up and operational stabilization.
- ▶ 48-Unit Multifamily Asset – Efficient scale for hands-on value-add execution.
- ▶ Desirable Unit Mix – 100% two-bedroom / one-bathroom units support strong renter demand and longer tenant tenure.
- ▶ Exterior Capital Improvements Completed – Prior ownership completed exterior upgrades, reducing near-term CapEx requirements.
- ▶ Value-Add Repositioning Opportunity – Ability to enhance cash flow through professional management, targeted leasing, and incremental unit improvements.





## OFFERING SUMMARY

Marcus & Millichap, in conjunction with RI Marketplace, are pleased to present Bolden Courts, 3164 Cushman Circle, a 48-unit multifamily property located in Southwest Atlanta. The property features a highly desirable unit mix of all two-bedroom / one-bathroom units and is currently operating at  $\pm 25\%$  physical occupancy, presenting a compelling value-add and lease-up opportunity for investors.

The asset benefits from exterior upgrades completed by the previous owner, improving curb appeal and reducing immediate capital needs. With substantial vacancy in place, investors have the opportunity to implement a focused lease-up strategy, stabilize operations, and drive meaningful NOI growth through improved occupancy and management efficiencies.

Located within an established Southwest Atlanta residential corridor, the property offers convenient access to major transportation routes connecting residents to Downtown Atlanta, Midtown, and Hartsfield-Jackson International Airport. The surrounding area continues to experience strong demand for well-located, affordable multifamily housing, supported by population growth and expanding employment centers throughout the metro.

Several key economic and demographic trends continue to support long-term rental demand in Southwest Atlanta. Ongoing residential infill, infrastructure investment, and affordability-driven migration have strengthened fundamentals across the submarket. As demand for workforce and family-oriented housing persists, assets with larger unit layouts and value-add potential remain well-positioned for sustained performance.

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# PROPERTY DESCRIPTION

***BOLDEN COURTS***

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PROPERTY HIGHLIGHTS

BOLDEN COURTS

Atlanta, GA

PROPERTY DETAILS		
Property Address	3164 Cushman Circle, Atlanta, GA 30311	
County	Fulton	
Number of Units	48	
Number of Buildings	6	
Number of Stories	2	
Year Built	1973	
Lot Size	3.003 AC	
Rentable Square Feet	52,800 SF	
Multifamily Type	Garden	

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## EXTERIOR PHOTOGRAPHS



## COMMON AREA PHOTOGRAPHS

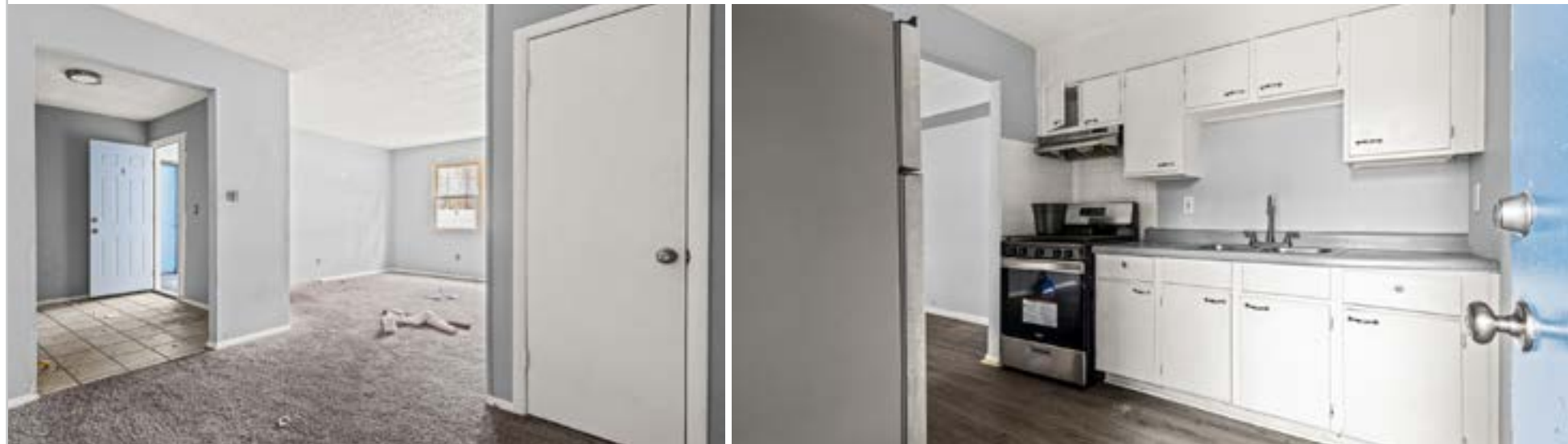




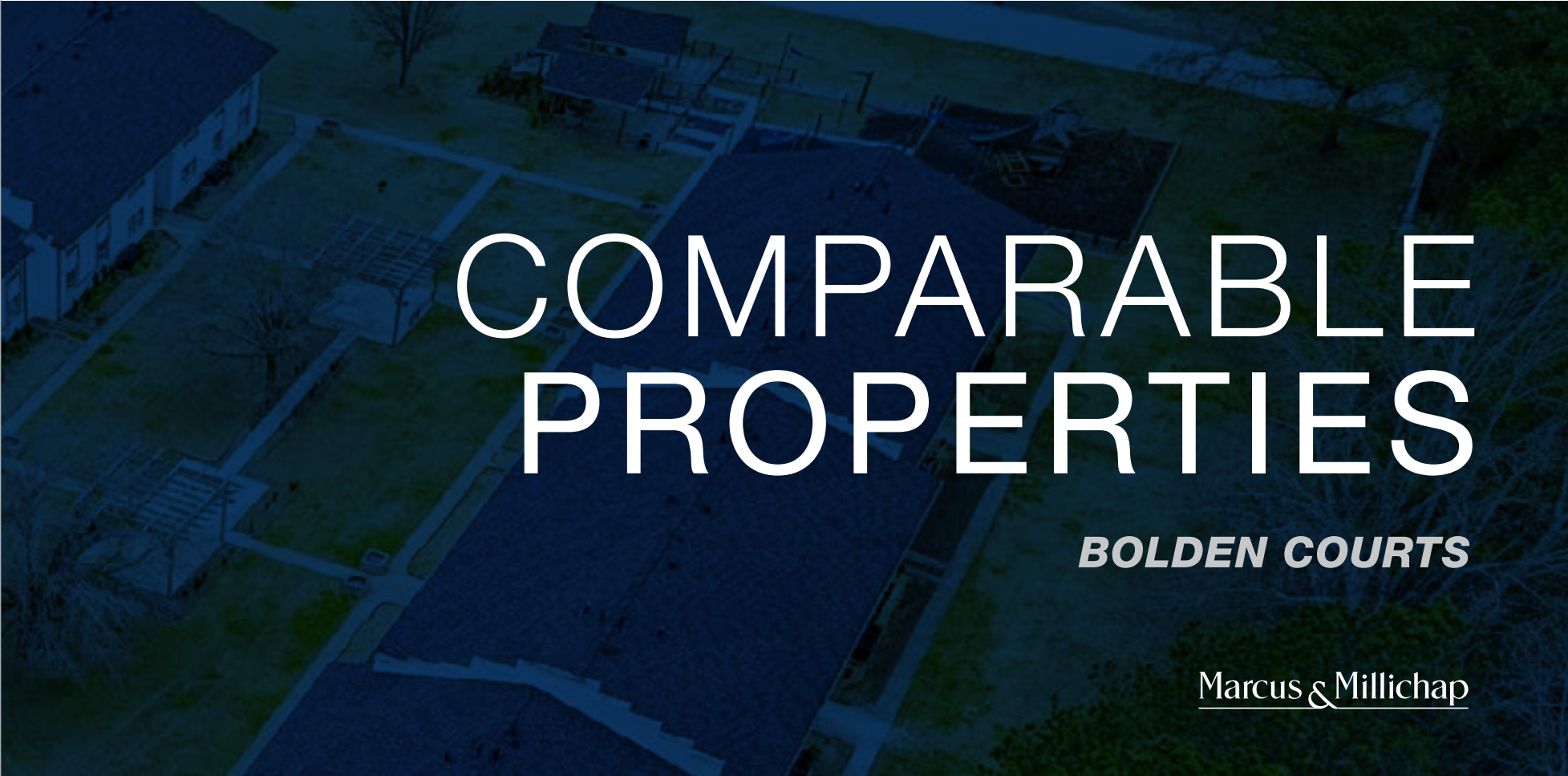
INTERIOR PHOTOGRAPHS



INTERIOR PHOTOGRAPHS







# COMPARABLE PROPERTIES

***BOLDEN COURTS***

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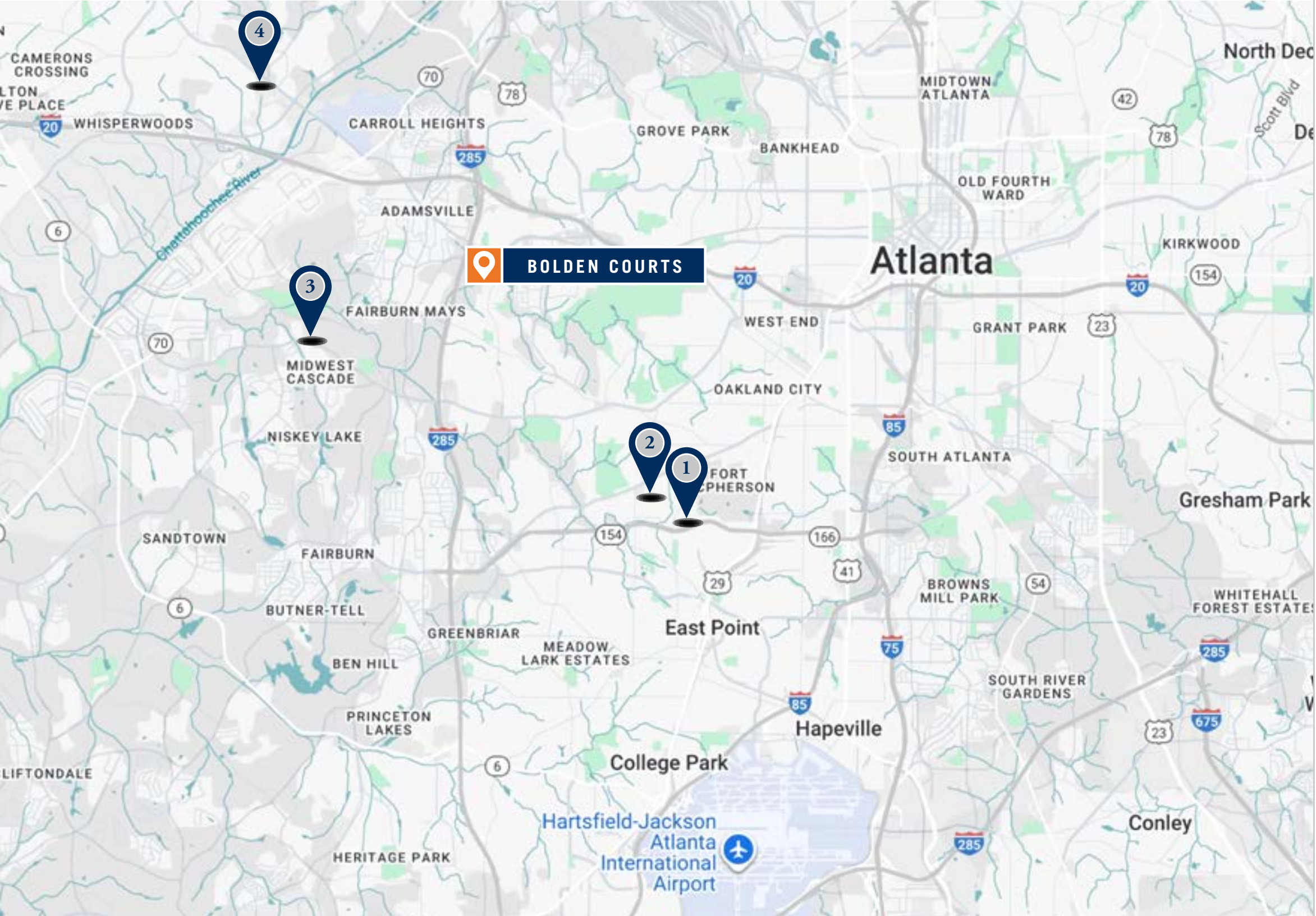
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## SALES COMPARABLES – SUMMARY

PROPERTY	SALE PRICE	PRICE PER UNIT	UNITS
Bolden Courts 3164 Cushman Circle, Atlanta, GA 30311	-	-	48
1980 Stanton Road East Point, GA 30344	\$1,940,000	\$97,000	20
Harmony Plaza I & II 1870 Myrtle Drive SW, Atlanta, GA 30311	\$14,493,180	\$85,254	170
Parks at Utoy Creek 4375 Cascade Road, Atlanta, GA 30331	\$27,040,000	\$104,000	260
Upland Townhomes 6850 Mableton Parkway SE, Mableton, GA 30126	\$33,720,000	\$96,897	348





SALES COMPARABLES



**1** 1980 STANTON ROAD  
East Point, GA 30344

SALES PRICE	\$1,9400,000
Sale Date	7/29/2025
Year Built	1960
Price Per Unit	\$97,000
Price Per SF	\$121.25

ADDITIONAL INFO	
Units	20
Gross Buildable Area	16,000 SF
Land Acres	1.81 AC



**2** HARMONY PLAZA I & II  
1870 Myrtle Drive SW, Atlanta, GA 30311

SALES PRICE	\$14,493,180
Sale Date	12/31/2024
Year Built	1963
Price Per Unit	\$85,254
Price Per SF	\$136.58

ADDITIONAL INFO	
Units	170
Gross Buildable Area	106,112 SF
Land Acres	10.29 AC



**3** PARKS AT UTOY CREEK  
4375 Cascade Road, Atlanta, GA 30331

SALES PRICE	\$27,040,000
Sale Date	12/31/2024
Year Built	1974
Price Per Unit	\$104,000
Price Per SF	\$130.21

ADDITIONAL INFO	
Units	260
Gross Buildable Area	207,668 SF
Land Acres	18.09 AC



**4** UPLAND TOWNHOMES  
6850 Mableton Parkway SE, Mableton, GA 30126

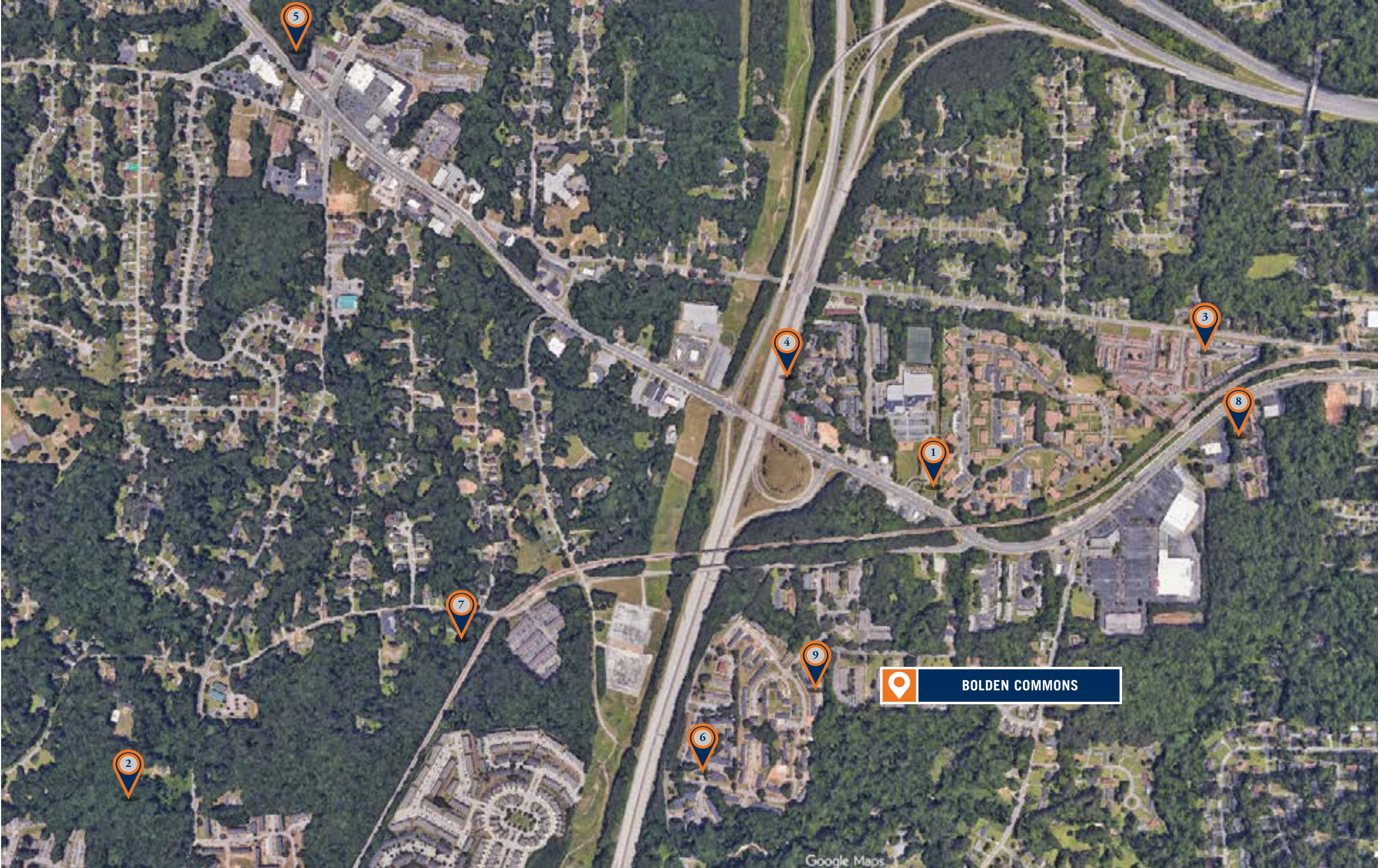
SALES PRICE	\$33,720,000
Sale Date	7/29/2025
Year Built	1973
Price Per Unit	\$96,897
Price Per SF	\$116.36

ADDITIONAL INFO	
Units	348
Gross Buildable Area	289,801 SF
Land Acres	29.88 AC



## LEASE COMPARABLES – SUMMARY

COMPARABLE PROPERTIES		# 2 BED/1 BATH UNITS	AVG UNIT SIZE	AVG RENT	AVG RENT/ SF
1	The Commons - 3086 Middleton Road NW, Atlanta, GA 30311	310	754 SF	\$1,403	\$1.86
2	Country Oaks - 320 Fairburn Road SW, Atlanta, GA 30331	184	760 SF	\$1,403	\$1.85
3	Harvest Oak - 2980 Delmar Lane NW, Atlanta, GA 30311	64	652 SF	\$1,233	\$1.89
4	62 Harwell - 62 Harwell Road NW, Atlanta, GA 30311	89	900 SF	\$1,223	\$1.36
5	Fairburn-Gordon - 195 Fairburn Road NW, Atlanta, GA 30331	104	738 SF	\$1,209	\$1.64
6	Towne West Manor Townhomes - 330 Brownlee Road SW, Atlanta, GA 30311	71	821 SF	\$1,108	\$1.35
7	Crystal Heights - 3440 Boulder Park Drive SW, Atlanta, GA 30331	120	750 SF	\$1,069	\$1.43
8	Martin Manor - 2950 Martin Luther King Jr Drive SW, Atlanta, GA 30311	64	800 SF	\$967	\$1.21
9	Hidden Pines - 3230 Cushman Circle, Atlanta, GA 30311	176	1,143 SF	\$1,300	\$1.13





LEASE COMPARABLES



**1 THE COMMONS**  
3086 Middleton Road NW, Atlanta, GA 30311

PROPERTY DETAILS	
Year Completed	1969
Total Units	458
# 2 Bed/1 Bath Units	310
2 Bed/1 Bath Unit Size	754 SF
2 Bed/1 Bath Rent	\$1,403
2 Bed/1 Bath Rent/SF	\$1.86



**2 COUNTRY OAKS**  
320 Fairburn Road SW, Atlanta, GA 30331

PROPERTY DETAILS	
Year Completed	1969
Total Units	240
# 2 Bed/1 Bath Units	184
2 Bed/1 Bath Unit Size	760 SF
2 Bed/1 Bath Rent	\$1,403
2 Bed/1 Bath Rent/SF	\$1.85



**3 HARVEST OAK**  
2980 Delmar Lane NW, Atlanta, GA 30311

PROPERTY DETAILS	
Year Completed	1960
Total Units	76
# 2 Bed/1 Bath Units	64
2 Bed/1 Bath Unit Size	652 SF
2 Bed/1 Bath Rent	\$1,233
2 Bed/1 Bath Rent/SF	\$1.89



**4 62 HARWELL**  
62 Harwell Road NW, Atlanta, GA 30311

PROPERTY DETAILS	
Year Completed	1970
Total Units	130
# 2 Bed/1 Bath Units	89
2 Bed/1 Bath Unit Size	900 SF
2 Bed/1 Bath Rent	\$1,223
2 Bed/1 Bath Rent/SF	\$1.36



**5 FAIRBURN - GORDON**  
195 Fairburn Road NW, Atlanta, GA 30331

PROPERTY DETAILS	
Year Completed	1972
Total Units	160
# 2 Bed/1 Bath Units	104
2 Bed/1 Bath Unit Size	738 SF
2 Bed/1 Bath Rent	\$1,209
2 Bed/1 Bath Rent/SF	\$1.64



LEASE COMPARABLES



**6** TOWNE WEST MANOR  
330 Brownlee Road SW, Atlanta, GA 30311

PROPERTY DETAILS	
Year Completed	1969
Total Units	108
# 2 Bed/1 Bath Units	71
2 Bed/1 Bath Unit Size	821 SF
2 Bed/1 Bath Rent	\$1,108
2 Bed/1 Bath Rent/SF	\$1.35



**7** CRYSTAL HEIGHTS  
3440 Boulder Park Drive SW, Atlanta, GA 30331

PROPERTY DETAILS	
Year Completed	1970
Total Units	120
# 2 Bed/1 Bath Units	120
2 Bed/1 Bath Unit Size	750 SF
2 Bed/1 Bath Rent	\$1,069
2 Bed/1 Bath Rent/SF	\$1.43



**8** MARTIN MANOR  
2950 MLK Jr Drive SW, Atlanta, GA 30311

PROPERTY DETAILS	
Year Completed	1970
Total Units	64
# 2 Bed/1 Bath Units	64
2 Bed/1 Bath Unit Size	800 SF
2 Bed/1 Bath Rent	\$967
2 Bed/1 Bath Rent/SF	\$1.21



**9** HIDDEN PINES  
3230 Cushman Circle SW, Atlanta, GA 30311

PROPERTY DETAILS	
Year Completed	2022
Total Units	176
# 2 Bed/1 Bath Units	176
2 Bed/1 Bath Unit Size	1,143 SF
2 Bed/1 Bath Rent	\$1,300
2 Bed/1 Bath Rent/SF	\$1.13





# MARKET OVERVIEW

***BOLDEN COURTS***

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DEMOGRAPHICS HIGHLIGHTS



181,650

TOTAL POPULATION WITHIN 5-MILE RADIUS



\$86,242

AVERAGE HOUSEHOLD INCOME WITHIN 5-MILE RADIUS



77,626

2029 TOTAL HOUSEHOLDS PROJECTION WITHIN 5-MILE RADIUS

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DEMOGRAPHICS DETAIL

POPULATION	1 Mile	3 Miles	5 Miles
2029 Projection			
Total Population	10,472	56,543	181,650
2024 Estimate			
Total Population	10,065	55,550	177,796
2020 Census			
Total Population	10,045	56,238	177,985
2010 Census			
Total Population	9,778	56,484	168,373
Daytime Population			
2024 Estimate	5,282	54,602	174,981
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2029 Projection			
Total Households	4,257	24,053	77,626
2024 Estimate			
Total Households	4,073	23,422	75,177
Average (Mean) Household Size	2.5	2.3	2.3
2020 Census			
Total Households	3,821	22,558	71,815
2010 Census			
Total Households	3,797	21,920	64,477
Growth 2024-2029	4.5%	2.7%	3.3%
HOUSING UNITS	1 Mile	3 Miles	5 Miles
Occupied Units			
2029 Projection	4,969	27,882	89,269
2024 Estimate	4,759	27,142	86,469
Owner Occupied	1,412	10,755	33,012
Renter Occupied	2,655	12,670	42,156
Vacant	686	3,720	11,292
Persons in Units			
2024 Estimate Total Occupied Units	4,073	23,422	75,177
1 Person Units	33.7%	37.1%	39.2%
2 Person Units	29.4%	30.0%	29.4%
3 Person Units	16.2%	15.2%	14.9%
4 Person Units	11.0%	9.2%	9.0%
5 Person Units	4.5%	4.2%	3.9%
6+ Person Units	5.3%	4.2%	3.4%


HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2024 Estimate			
\$200,000 or More	3.1%	5.5%	8.2%
\$150,000-\$199,999	7.1%	6.3%	7.1%
\$100,000-\$149,999	11.9%	11.3%	13.3%
\$75,000-\$99,999	10.8%	12.5%	10.7%
\$50,000-\$74,999	13.5%	14.8%	14.9%
\$35,000-\$49,999	10.9%	13.3%	11.3%
\$25,000-\$34,999	10.0%	8.7%	9.0%
\$15,000-\$24,999	9.8%	10.0%	9.3%
Under \$15,000	22.9%	17.5%	16.2%
Average Household Income	\$64,703	\$74,180	\$86,242
Median Household Income	\$44,982	\$51,994	\$65,482
Per Capita Income	\$27,175	\$31,621	\$36,316
POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population By Age			
2024 Estimate Total Population	10,065	55,550	177,796
Under 20	31.6%	25.8%	25.7%
20 to 34 Years	20.4%	19.1%	23.3%
35 to 39 Years	6.8%	6.4%	7.3%
40 to 49 Years	11.4%	11.2%	12.0%
50 to 64 Years	15.6%	18.4%	17.2%
Age 65+	14.2%	19.2%	14.5%
Median Age	35.0	40.0	38.0
Population 25+ by Education Level			
2024 Estimate Population Age 25+	6,258	38,153	119,149
Elementary (0-8)	3.4%	2.2%	3.6%
Some High School (9-11)	11.0%	10.3%	8.2%
High School Graduate (12)	37.9%	33.8%	28.7%
Some College (13-15)	11.7%	17.5%	18.9%
Associate Degree Only	8.7%	6.5%	6.8%
Bachelor's Degree Only	12.3%	17.0%	20.4%
Graduate Degree	15.1%	12.6%	13.4%
Population by Gender			
2024 Estimate Total Population	10,065	55,550	177,796
Male Population	56.9%	54.8%	52.9%
Female Population	43.1%	45.2%	47.1%




# ATLANTA

The Atlanta metro encompasses 29 counties in northwestern Georgia. With few natural barriers to limit development, tremendous population growth over the past decade expanded the metro's borders, and the region now has a population of roughly 6.0 million people. Over the next five years the region is expected to add approximately 316,000 residents. The urban core has been the epicenter of several major construction projects in recent years, with Centennial Yards headlining urban renewal in Downtown Atlanta. In 2024, the metro will remain among the top markets nationally for commercial construction. The volume of new projects in the downtown and midtown sections of the metro will present additional housing, entertainment and retail opportunities, enticing residents back into the city and providing options for people moving to the metro.


## METRO HIGHLIGHTS



**HEAVY CONCENTRATION OF CORPORATE HEADQUARTERS**  
Atlanta ranks as one of the nation's top markets for Fortune 500 Companies. UPS, Delta Airlines, Coca-Cola and Home Depot represent a portion of the 15 companies with headquarters in the metro.



**STRONG EMPLOYMENT GAINS**  
The metro placed among the highest in the nation for job growth prior to the pandemic. Over the last five years, over 245,000 positions were added despite significant job losses in 2020.

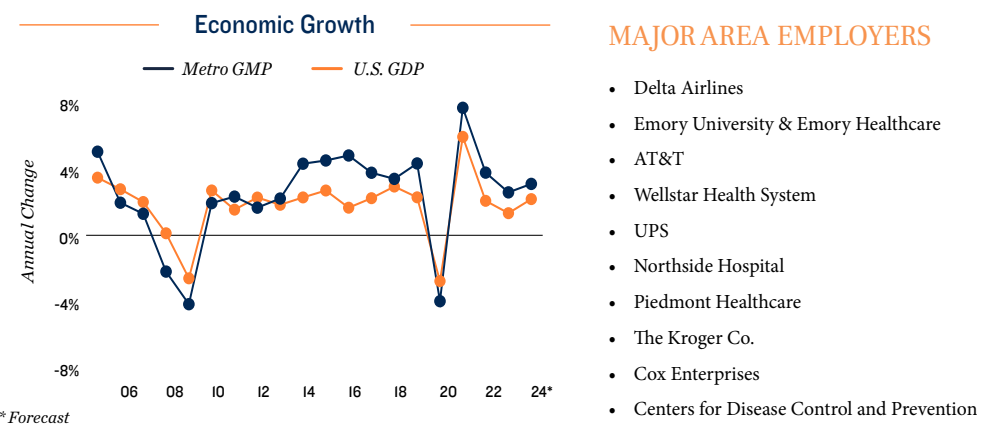


**LOW COST OF LIVING AND DOING BUSINESS ATTRACTS EMPLOYERS**  
A pro-business environment and affordability will continue to lure new companies to Atlanta.

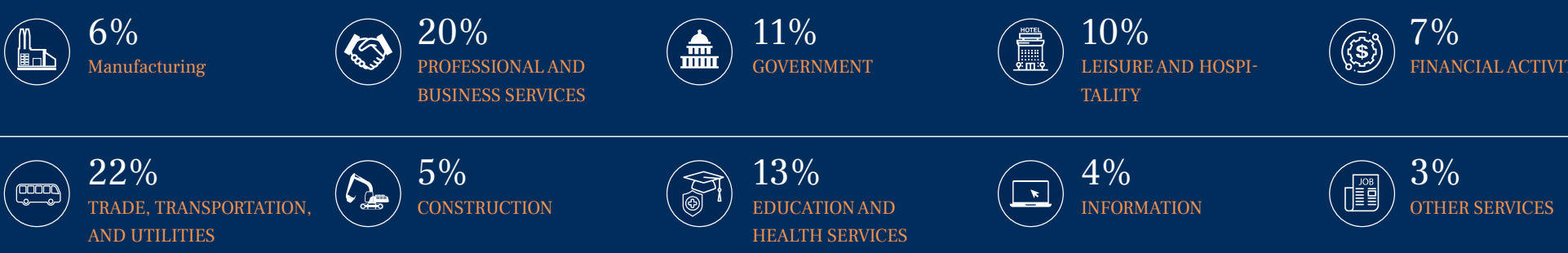


# ECONOMY

- Atlanta's economy is highly diversified, with the metro's top employers representing a wide variety of sectors.
- A business-friendly environment has translated to a rapidly growing economy as the pandemic has subsided, with the employment base 6.1 percent ahead of the year-end 2019 mark at the beginning of 2024.



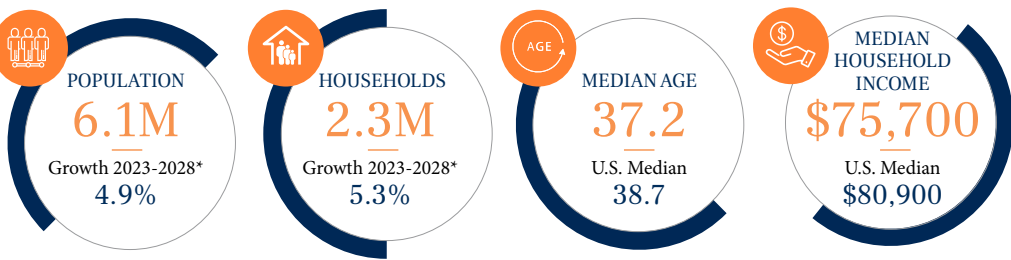
## SHARE OF 2020 TOTAL EMPLOYMENT





## DEMOGRAPHICS

- The local population is projected to near 6.5 million people during the next five years, after adding roughly 316,000 residents.
- Approximately 123,000 households will be created by the end of 2028, generating the need for additional housing options.
- A skilled workforce includes nearly 38 percent of residents age 25 and older with a bachelor’s degree, which places the metro above the national level.



### 2020 POPULATION BY AGE



### QUALITY OF LIFE

The Atlanta metro features a surging business environment and modern infrastructure, while providing entertainment and attractions. Affordable housing in the outer perimeters has lowered the average cost of living. The metro has several acclaimed cultural institutions, including Zoo Atlanta and the High Museum of Art. More than 50 institutions of higher learning call Atlanta home, including Emory University, Georgia Institute of Technology, Georgia State University and Spelman College. Outdoor and sports enthusiasts will find plenty to enjoy. Mild weather year-round allows residents to hike, paddle and bike on the many trails in and around Atlanta. Atlanta is home to professional sports franchises in the NFL, MLB, NBA, NHL, MLS and WNBA.

### SPORTS

Baseball	MLB	ATLANTA BRAVES
Football	NFL	ATLANTA FALCONS
Basketball	NBA	ATLANTA HAWKS
Box Lacrosse	NLL	GEORGIA SWARM
Soccer	MLS	ATLANTA UNITED
Basketball	WNBA	ATLANTA DREAM

### EDUCATION

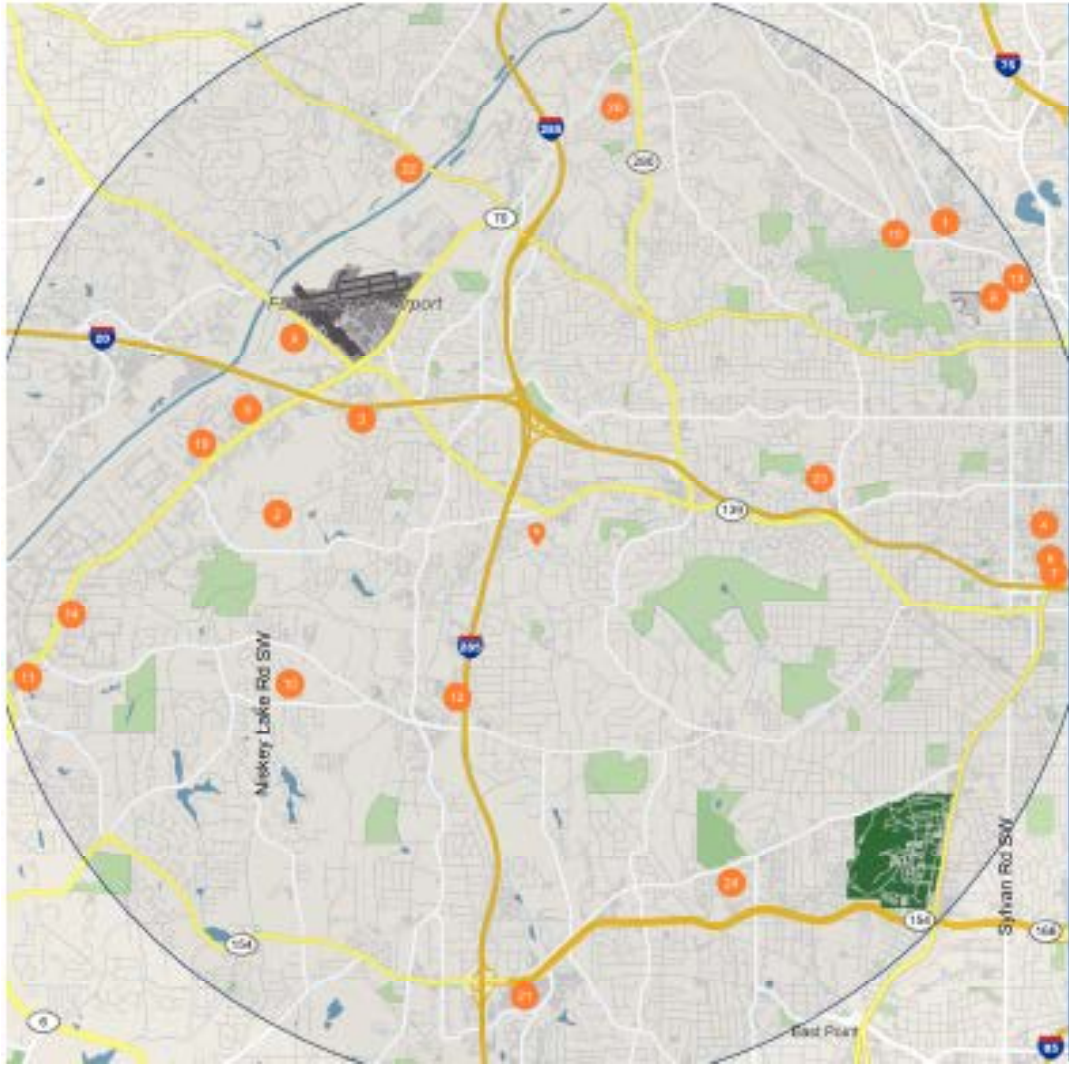
- GEORGIA STATE UNIVERSITY
- GEORGIA INSTITUTE OF TECHNOLOGY
- CLARK ATLANTA UNIVERSITY
- EMORY UNIVERSITY
- SPELMAN COLLEGE
- MOREHOUSE COLLEGE

### ARTS & ENTERTAINMENT

- HIGH MUSEUM OF ART
- CHILDREN’S MUSEUM OF ATLANTA
- ATLANTA HISTORY CENTER
- ZOO ATLANTA

\* Forecast  
Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau

## MAJOR EMPLOYERS



Major Employers		Employees
1	Initial Contract Services Inc	2,437
2	Aistyle AP & Activewear MGT Co-A&G Tshirt	1,701
3	Accelerate360 Distribution LLC	1,119
4	Clark Atlanta University Inc	988
5	Vie De France Yamazaki Inc-Vie De France 104	973
6	Quality Technology Svcs LLC-Sheridan Qts Data Center	720
7	Morehouse Schl of Medicine Inc	540
8	Spelman College	500
9	National Distributing Co Inc-Republic National Distr Co	500
10	A P R Consulting Inc	499
11	United Forming Inc	374
12	Home Depot USA Inc-Home Depot The	354
13	Tarkett USA Inc	341
14	City of South Fulton Inc	328
15	Global Tents and Events LLC-Peachtree Tents and Events	327
16	General Wholesale Company-General Wholesale Beer Company	325
17	Inglett & Stubbs Intl LLC	290
18	Mv Transportation Inc	286
19	United Parcel Service Inc-UPS	249
20	United States Postal Service-US Post Office	244
21	Piccadilly Restaurants LLC-Piccadilly Cafeteria	223
22	Southeastern Traffic Sup LLC	220
23	Atlanta Assn For Cnviscent Age-Sadie G Mays Hlth Rbtribution Ct	219
24	Young MNS Chrstn Assn Mtro ATL-Southwest YMCA	211
25	Bailey Street Bakery LLC	200



# BOLDEN COURTS

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