

482 SYLVIA DR, FOREST PARK GA 30297

144 Unit Apartment Building



Rene Sanchez

Owner

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(305) 363-5990

Blue Door Management

13190 SW 134th St, Suite 103

Miami, FL 33186



LEGAL DISCLAIMER

The information contained in this presentation is considered confidential and is solely for the use of prospective investors to determine the level of interest in Tracewood Development at Forest Park, GA. The opportunity to participate is limited to both Sophisticated and Accredited Investors that have a Pre-Existing relationship with at-least one of the Sponsors and those receiving this invitation are believed to meet this criteria. While the information contained in this presentation has been compiled from sources, we believe to be reliable, neither the sponsors, nor its representatives make any representations or warranties as to the accuracy or completeness contained herein.

All financial information and projections are provided for reference only and are based on assumptions relating to the general economy, market conditions, and other factors beyond our control. This investment is illiquid and only those persons that are able and willing to risk their entire investment should participate. Prospective investors are encouraged to conduct their own independent due diligence investigation, review financial projections, and consult with their legal, tax, and other professional advisors before making an investment decision.

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AERIAL VIEW

482 SYLVIA DR, FOREST PARK

7.83 AC

INVESTMENT HIGHLIGHTS

482 SYLVIA DR



- **Prime Location:** Located in Forest Park, GA, this ±7.83-acre property taps into a thriving multifamily market.
- **Entitlements Secured:** Land Disturbance permit approved and building plans expected to be approved by the City soon
- **Value Proposition:** Priced at \$2,200,000 with a unit cost of \$15,278, it offers substantial potential for long-term gains.
- **Swift Development:** With permits secured and building plans pending approval, the investment promises swift execution.



7.83 AC

EXECUTIVE SUMMARY

482 SYLVIA DR



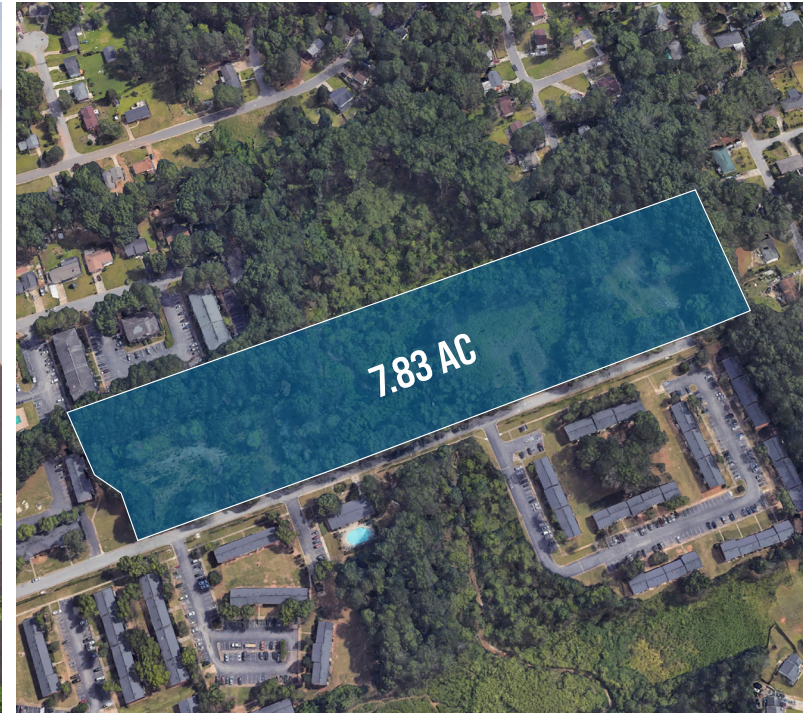
Tracewood Development LLC is pleased to present the unique opportunity to purchase ±7.83ac in Forest Park, GA entitled for 144 units. Land Disturbance Permit approved and building plans expected to be approved by City soon.

PROPERTY DETAILS

PRICE:	\$2,200,000
NO. UNITS:	144
PROPERTY TYPE:	MULTIFAMILY
PROPERTY SUBTYPE:	APARTMENT
BUILDING CLASS:	B
SALE TYPE:	INVESTMENT
LOT SIZE:	0.83 AC
CONSTRUCTION STATUS:	PROPOSED
BUILDING SIZE:	8,447 SF
NO. BEDS:	144
NO. STORIES:	3
PARKING RATIO:	34.09/1,000 SF
ZONING DESCRIPTION:	RM
APN / PARCEL ID:	13-0110B-00A-007
WALK SCORE ®:	20 (CAR-DEPENDENT)

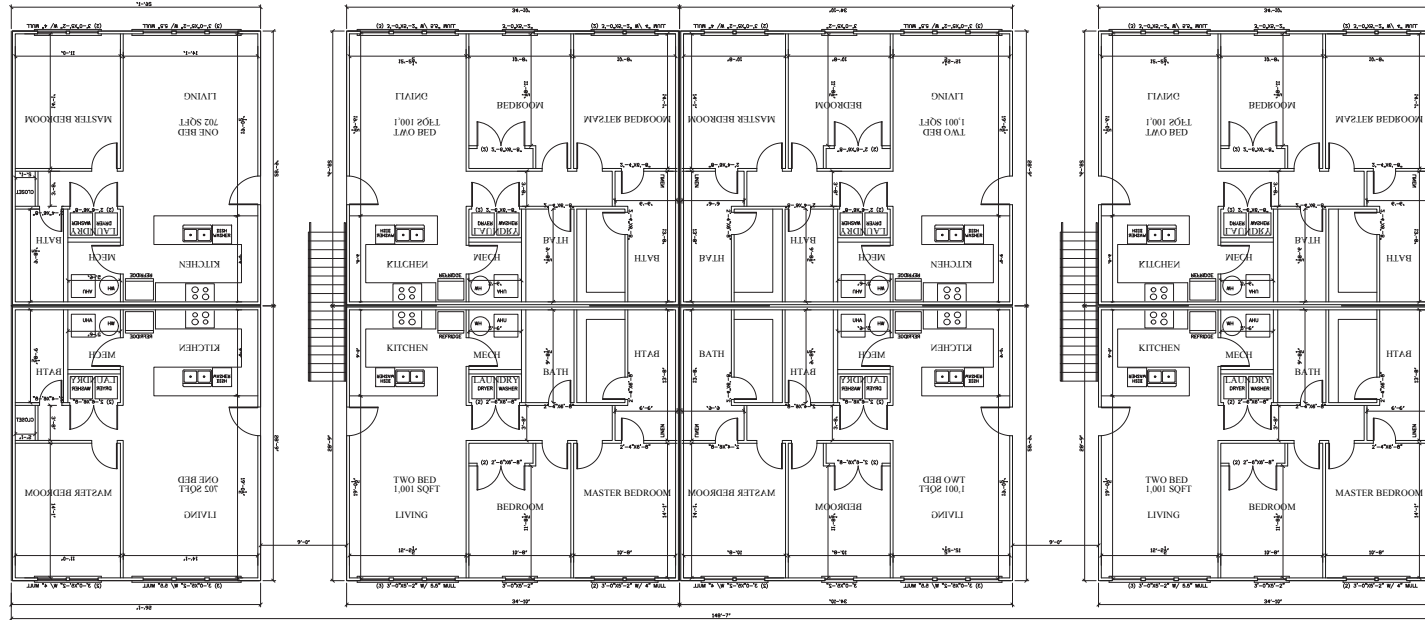


PROPERTY PHOTOS



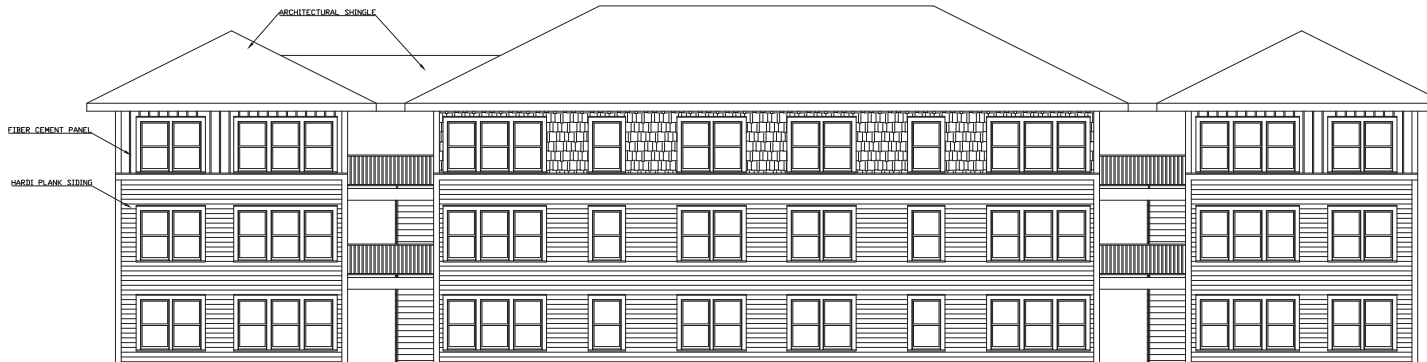
CONCEPTUAL SITE PLAN

482 SYLVIA DR



BUILDING PLAN

SCALE: 3/16" = 1'-0"



BUILDING FRONT AND REAR ELEVATION

SCALE: 3/16" = 1'-0"

BUILDING DATA

SQUARE FOOTAGE
EACH FLOOR: 8,529 SF
THREE FLOOR
TOTAL GROSS: 25,587 SF

UNIT MIX
ONE BED IN UNIT: 6 UNITS
TWO BED IN UNIT: 18 UNITS
TOTAL: 24 UNITS

OCCUPANCY CLASSIFICATION
RESIDENTIAL (R-2)
CONSTRUCTION CLASSIFICATION
TYPE V-B, UNPROTECTED
SPRINKLERED, NFPA 90A

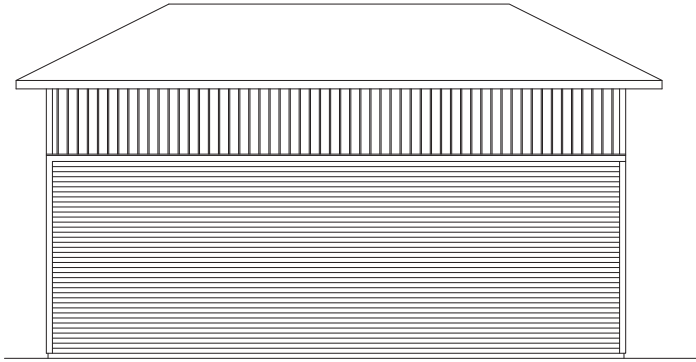
OCCUPANCY LOAD CALCULATION
APARTMENTS: 20,970/200=105P

FIRE ALARM
YES

NUMBER OF STORY:
THREE ABOVE GRADE PLAN
BLD HEIGHT:
36FT

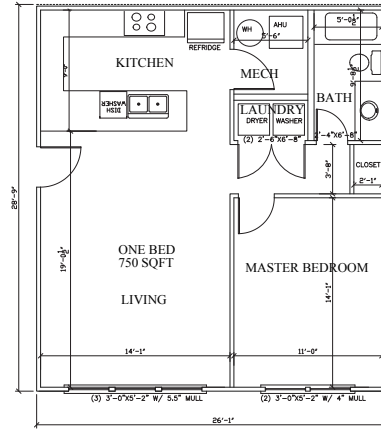
CONCEPTUAL SITE PLAN

482 SYLVIA DR



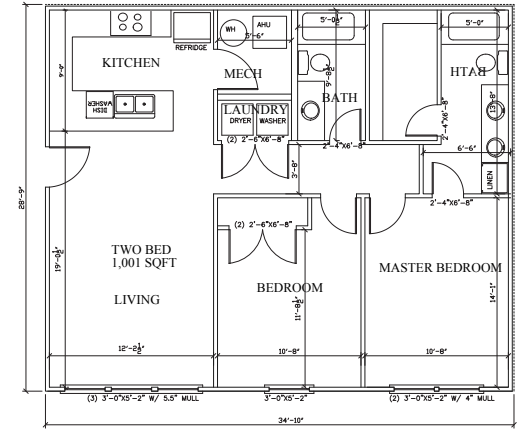
BUILDING SIDE ELEVATION

SCALE: 3/16" = 1'-0"



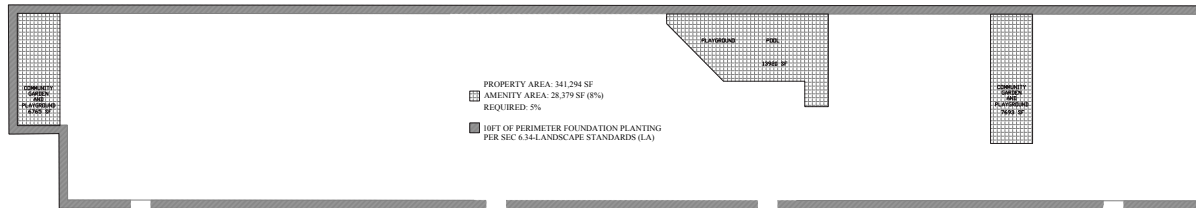
ONE BEDROOM PLAN
750 SF

SCALE: 1/4" = 1'-0"



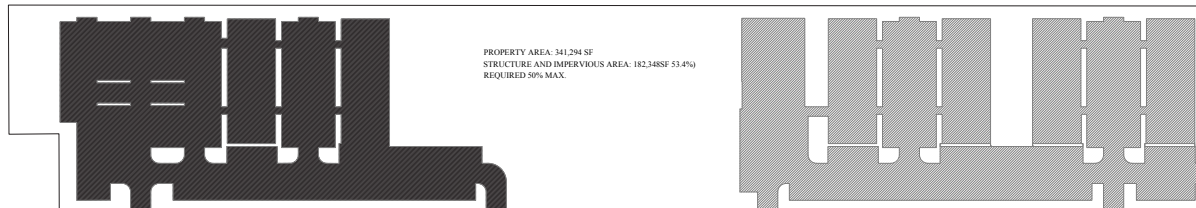
TWO BEDROOM PLAN
1,001 SF

SCALE: 1/4" = 1'-0"



AMENITY CALCULATION

PROPERTY AREA: 341,294 SF
 AMENITY AREA: 28,379 SF (8%)
 REQUIRED: 5%
 10FT OF PERIMETER FOUNDATION PLANTING
 PER SEC 6.344 LANDSCAPE STANDARDS (LA)



LOT COVERAGE CALCULATION

PROPERTY AREA: 341,294 SF
 STRUCTURE AND IMPERVIOUS AREA: 182,348SF (53.4%)
 REQUIRED 50% MAX.

STRUCTURE AND IMPERVIOUS AREA
84,378 SF

STRUCTURE AND IMPERVIOUS AREA
97,970 SF

DEVELOPER HIGHLIGHT

482 SYLVIA DR



RENE SANCHEZ

Blue Door Real Estate Group

In 2005 Rene began his career in real estate in the financial sector. During this period, Rene also found interest in multifamily. With his first joint ventures and his methodical study of the markets, Rene purchased several distressed apartment buildings that he successfully stabilized and sold. Rene expanded into the Georgia Market in 2012 acquiring over 1691 units, successfully exiting with returns of over 40%.

He later founded Blue Door Real Estate Group, a company specializing in acquiring, stabilizing and selling distressed multifamily, with a focus in class- c apartment buildings nationwide. In the last 15 years, Rene has acquired, stabilized and sold over 3000 units with multiple partners. Rene and his partners currently hold and manage over 700 units. Blue Door attributes its success in acquiring Class-C apartment units to their focus on market research, product knowledge, construction experience gained through the years and great partnerships.

5K+

UNITS DELIVERED

200M

REALIZED INVESTMENTS

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