

# EMBRY HILLS

Chamblee, GA  
37 Units

Boutique Offering in  
Booming Northeast Atlanta





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## OFFERING DETAILS /

### TERMS

Property is offered on an all-cash basis.

### TOURS

Available upon request.

### DATA ACCESS

Financials & Property Information available at <https://multifamily.cushwake.com>

### PROCESS

Send offers to [wesley.kenney@cushwake.com](mailto:wesley.kenney@cushwake.com)

Offers should be in the form of a Letter of Intent (LOI) and at minimum include: Price, Earnest Money, Due Diligence Time Period, and Closing Period.



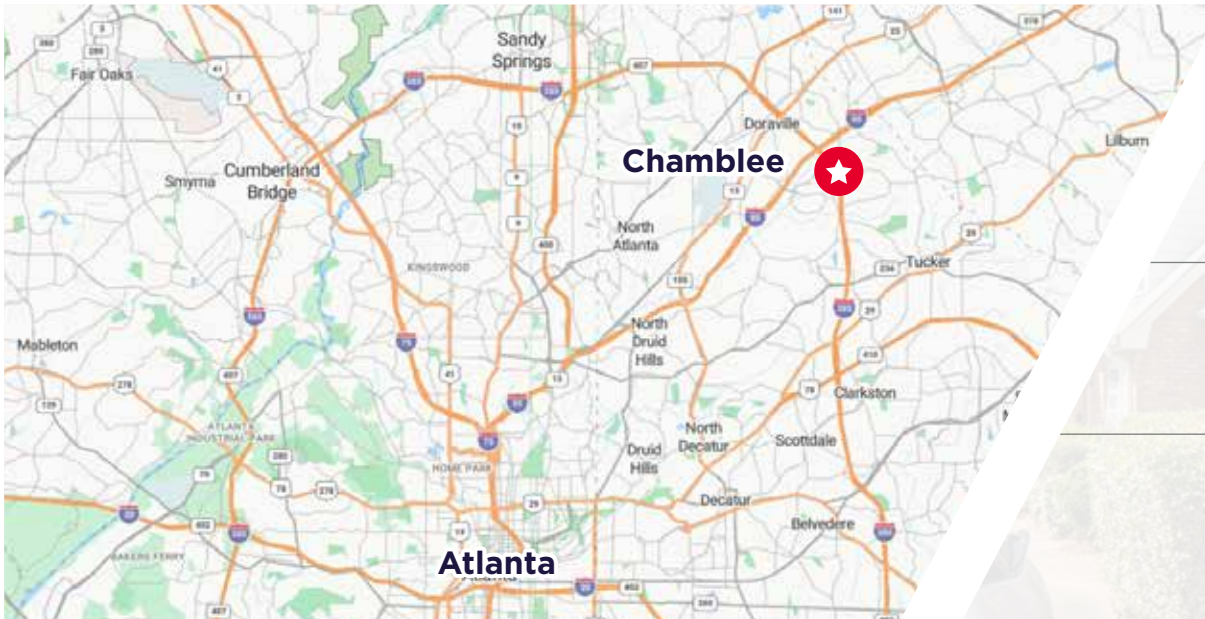
# INVESTMENT SUMMARY





# INVESTMENT OFFERING & HIGHLIGHTS

The Cushman & Wakefield Sunbelt Multifamily Advisory Group is pleased to present the exclusive listing of the 37-unit Embry Hills apartment community located in Chamblee, DeKalb County, Georgia. Located in the thriving North DeKalb submarket, the asset benefits from strong demographics, rising incomes, and sustained rent growth in a supply-constrained corridor. Embry Hills offers a clear value-add opportunity, with rents trailing competitors by more than \$300. The property features spacious floor plans and all-brick construction, supporting strong occupancy levels. Over \$632K has been invested in capital improvements, with additional upside through amenity enhancements, and it benefits from strong access to the I-85 Industrial Corridor and Gwinnett employment base.



**37**  
UNITS 

**1,153**  
AVG UNIT SF 

**42,664**  
RENTABLE SF 

**1964/1967**  
YEARS BUILT 

**95%**  
OCCUPANCY 

**3.68**  
ACRES 

**\$1.43**  
AVG MKT RENT/SF

**\$1,646**  
AVG MKT RENT 

**Chamblee, GA**   
3693 & 3704 EMBRY CIRCLE, 30341

1

**PROVEN VALUE-ADD OPPORTUNITY**

Embry Hills trails direct competitors in average effective rent by \$300+. A new owner can upgrade all units at an average cost of \$7.2K/unit to yield a minimum \$120 average effective premium.

5

**NORTH DEKALB BOOMING**

The Chamblee/Brookhaven submarket has seen a 18.6% increase in average effective rent since 2020. Within a one-mile radius of the Embry Hills, the average household income is \$118,812.

2

**SOLID BONES SPARK PERFORMANCE**

Embry Hills offers spacious townhome floor plans featuring large private patios and all-brick construction. These highly desirable features have historically contributed to close to full occupancy, with the property currently 95% occupied as of May 2026.

6

**ATLANTA CONTINUES TO OUTPERFORM**

Atlanta, a thriving metropolitan hub and the largest city in the country's No. 1 ranked state for business climate, has emerged as a magnet for tech companies looking to tap into its deep and diverse talent pool and the entrepreneurial spirit that has long defined the region.

3

**CAPEX ELEVATES THE PROPERTY**

Current ownership has invested over \$600K in capital improvements to enhance the property's operations, curb appeal, and resident experience. A new owner has the opportunity to further elevate the asset through strategic additions, improving competitiveness within the submarket.

4

**WELL-CONNECTED TO JOB CENTERS**

Embry Hills offers superior connectivity to the Dekalb and Gwinnett job markets, home to over 120 international HQ firms. The property sits within the I-85 Industrial Corridor offering over 24M SF of industrial space.



# 1 PROVEN VALUE-ADD OPPORTUNITY

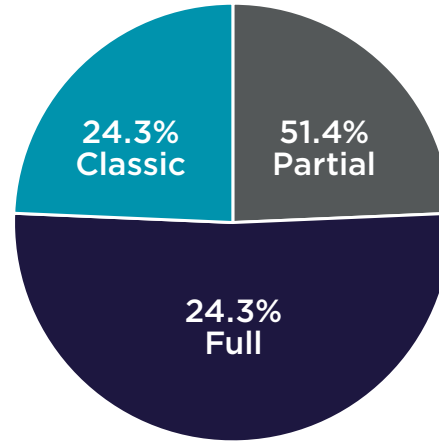
Embry Hills trails direct competitors in average effective rent by \$300. A new owner can upgrade all units at an average cost of \$7.2K/unit to yield a minimum \$120 average effective premium.

## ELEVATED FINISH FOR GREAT PREMIUMS

While finish levels vary across the asset, new ownership has the opportunity to implement a property wide interior value-add initiative. To compete with comparable properties in the submarket, a new owner can elevate all units to a more modern renovation scope to achieve \$120+ premiums.

With multiple competing communities continuing to push rents through upgraded interiors and enhanced amenities, a strategic unit modernization plan allows new ownership to capture unmet demand while extending the asset's long-term competitiveness within the submarket.

UNIT RENOVATION BREAKDOWN



CLASSIC KITCHEN



## RENOVATION SUMMARY

ENVISIONED UPGRADES	
Cabinets	New Modern White Cabinets
Countertops	Granite
Appliances	Stainless Steel
Hardware	Modern Nickel
Flooring	Upgraded Vinyl
Sink	Double Basin with Updated Faucets
Lighting	Upgraded/Modern Lighting
Interior Paint	Consistent Modern Paint Scheme

ENVISIONED UPGRADED KITCHEN



<b>1,153</b> Avg Unit Size (SF)	<b>\$7.2K</b> Cost Per Unit	<b>\$120</b> Projected Rental Premium
---------------------------------------	-----------------------------------	---

# 1 PROVEN VALUE-ADD OPPORTUNITY /

## TRAILING COMPS

Embry Hills large units are a unique offering in the submarket.

Embry Hills currently trails top of market competitors by an average of \$300+. By implementing an elevated value-add program, Embry Hills can increase rents to further compete with comps while increasing revenue at the property.

### EMBRY HILLS



Year Built	1964/1967
# of Units	37

#### ENVISIONED UPGRADES:

- Upgraded Vinyl Flooring
- Granite Countertops
- Modern White Cabinetry
- Upgraded Sink and Faucets
- Upgraded Lighting Fixtures
- Consistent Modern Paint Scheme

### SUMMIT EMBRY HILLS



Year Built	1967
# of Units	140

#### UPGRADED FEATURES:

- Vinyl Flooring
- Granite Countertops
- Modern White Cabinetry
- White Subway Tile Backsplash
- Upgraded Lighting Fixtures
- Modern Paint Scheme

### VILLAS DE SOLANA

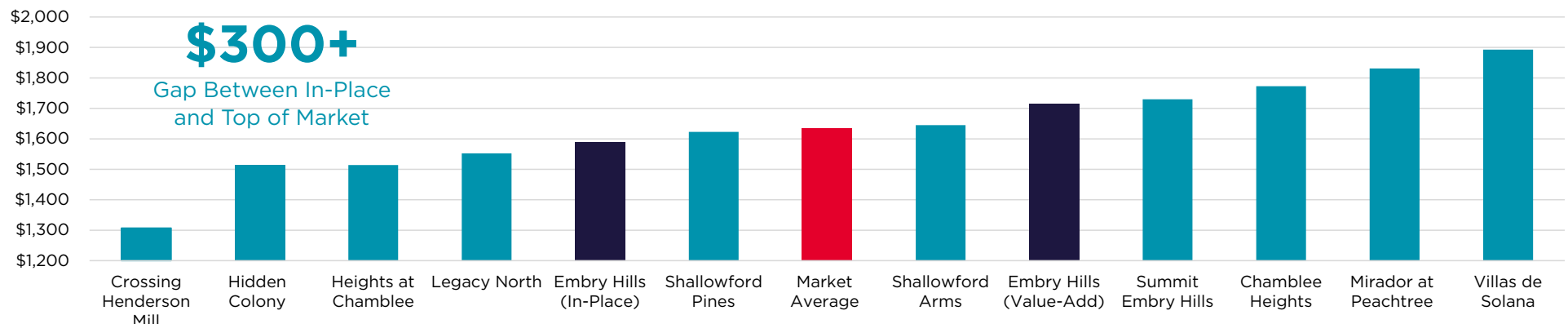


Year Built	1972
# of Units	161

#### UPGRADED FEATURES:

- Vinyl Flooring
- Granite Countertops
- Modern White Cabinetry
- Modern Lighting
- Modern Paint Scheme

## AVG EFFECTIVE RENT COMPARISON



# 2 SOLID BONES SPARK PERFORMANCE

Embry Hills offers spacious townhome floor plans featuring large private patios and all-brick construction. These highly desirable features have historically contributed to close to full occupancy, with the property currently 95% occupied as of May 2026.

## PROPERTY OFFERS UNIQUE FEATURES

Embry Hills is tucked away in a tranquil community setting and offers all-brick, ground-level units. The back of the units feature large enclosed private patios averaging 461 SF surrounded by privacy fences. Parking is ample with 99 surface spaces providing a 2.2x parking ratio.



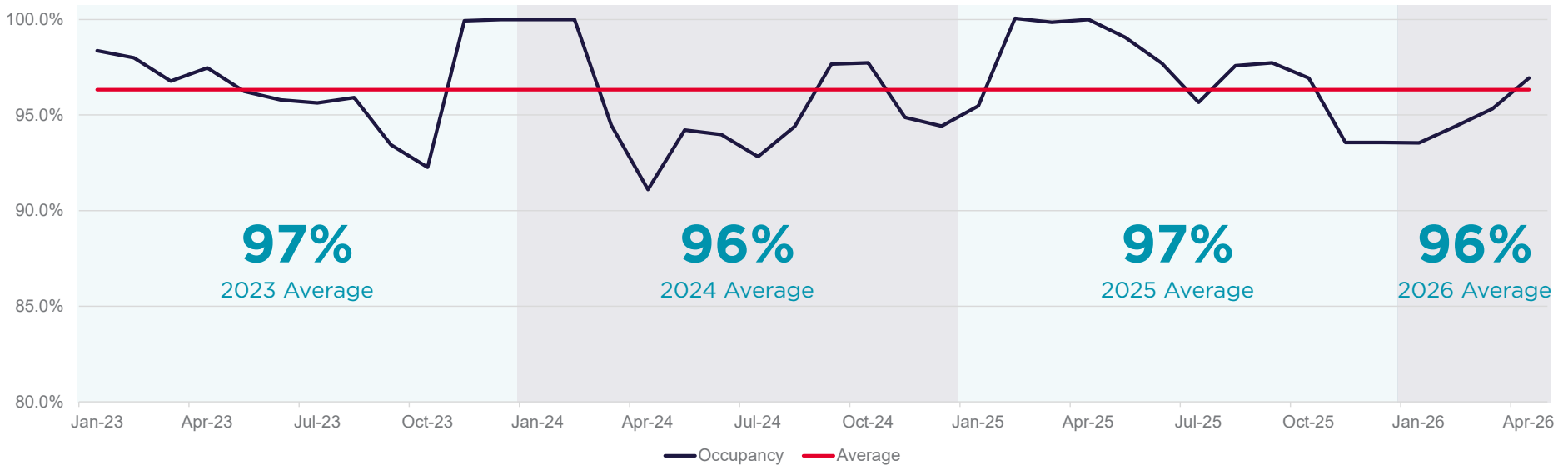
**95%**

Occupied as of May 2026

**1,153 SF**

Average Unit Size

## TRAILING 12 MONTHS OCCUPANCY PROGRESSION





## MAJOR EMPLOYERS

1. Atlanta Noland Co.
2. Merrimak Capital Corp., Health Force of Georgia
3. ADI Global Distribution
4. Corporate Park (Including A Wasatch Tees of Atlanta, RPM Motorsports of Atlanta, Analytical Environmental Services, Plumbing Express)
5. Corporate Park (Including Clyde Bergemann, Environment Control Greater Atlanta)
6. Corporate Park (Including Way Motor Works, Granite Transformations, Restaurant Equipment Market, Colorchrome Atlanta, South East Wholesale, Quadras)
7. Tিরerack
8. Corporate Park: (Including Landmark Forum, Atlanta English Institute, In Touch Ministries)
9. Assembly Yards: Progressive, 165-acre planned adaptive reuse mixed-use development "city-within-a-city"; walkable and transit-connected residential and business hub with parks, restaurants, and a film studio.

## RETAIL

10. North Hills Shopping Center (101,714 SF)
11. Embry Village Shopping Center & Kroger (7,104 SF)
12. Buford Highway Farmers Market
13. Super H Mart
14. BrandsMart USA
15. Lexus Dealership
16. Walmart Supercenter
17. Lowe's Home Improvement

## POINTS OF INTEREST

18. Atlanta Silverbacks Soccer Park
19. Hit Atlanta Tennis Center
20. Stone Summit Climbing and Fitness Center
21. Cary Reynolds Elementary School
22. Doraville Transit Station
23. Peachtree-DeKalb Airport
24. Chamblee Charter High School

# 3 CAPEX ELEVATES THE PROPERTY

Current ownership has invested \$632K+ in capital improvements to enhance the property's operations, curb appeal, and resident experience. A new owner has the opportunity to further elevate the asset through strategic additions, improving competitiveness within the submarket.

## PREVIOUS OWNER CAPITAL INVESTMENT

Embry Hills has seen improvements in property performance as a result of significant capital enhancements by current ownership. Over the past 7 years, current ownership have invested more than \$632K+ in property improvement projects.

### KEY RENOVATIONS

- Exterior Painting
- Roof Repairs
- Landscaping
- Asphalt & Paving
- HVAC Replacements
- Interior Improvements
- Patio Replacements



**\$632K+**

CapEx spent by Current Owners



# 3 CAPEX ELEVATES THE PROPERTY /

## STRONG POTENTIAL FOR ADDITIONAL INCOME

Embry Hill's offers ample opportunity for a new owner to reposition the property, enrich it with enhanced amenities, and foster organic rent growth, seizing the property's potential and attracting new tenants.



### MODERN PAINT SCHEME

An exterior paint refresh will increase curb appeal for both current and prospective tenants while positioning the property more competitively alongside higher-end comparables.



### CONSTRUCT BARK PARK

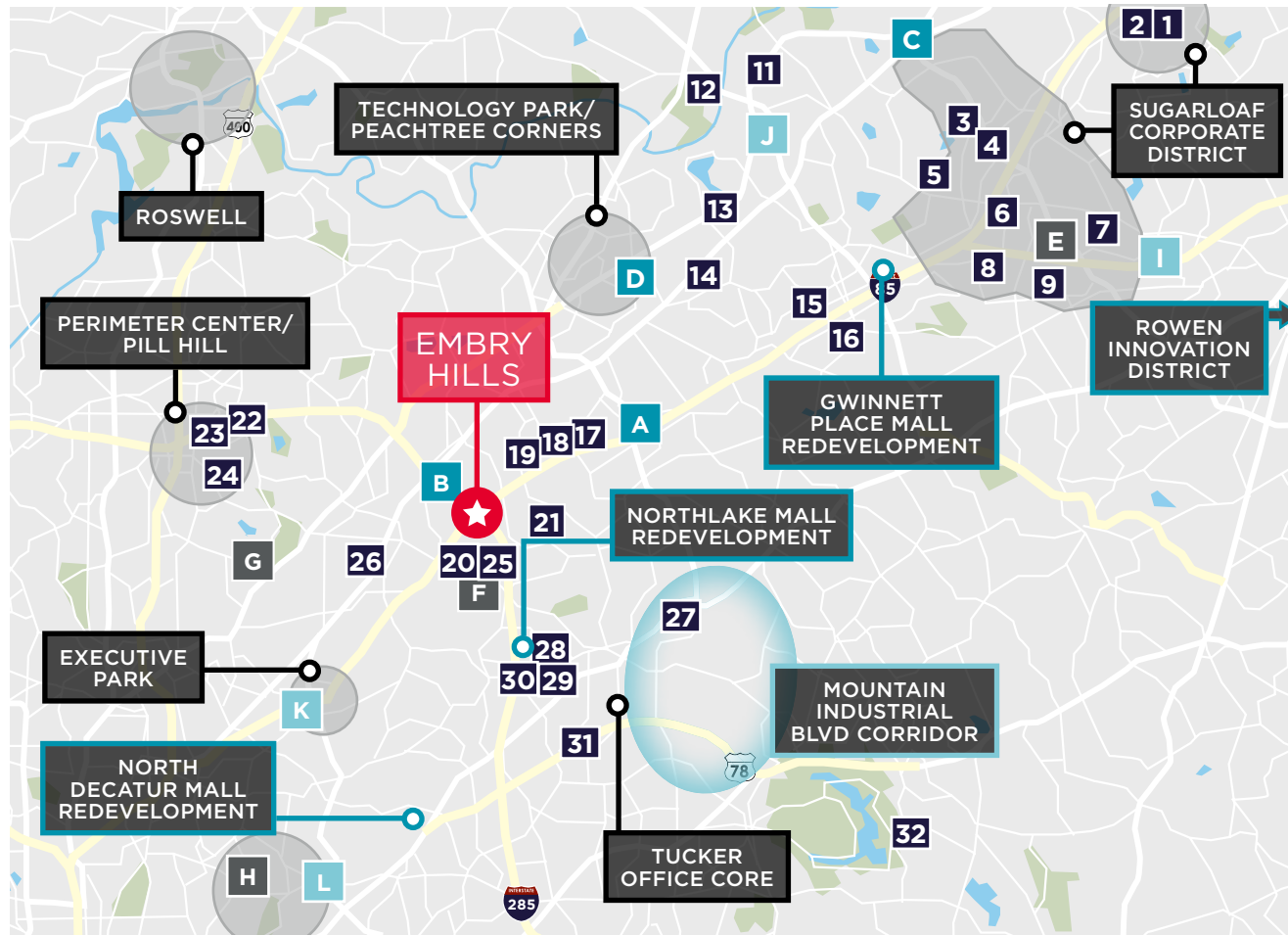
Constructing a pet area would increase Embry Hill's appeal to future tenants and further activate the property.



# 4 WELL-CONNECTED TO JOB CENTERS

Embry Hills offers superior connectivity to the Dekalb and Gwinnett job markets, home to over 120 international HQ firms. The property sits within the I-85 Industrial Corridor offering over 24M SF of industrial space.

## HIGHLY-ACCESSIBLE EMPLOYMENT NODES



## EMPLOYERS | 400+ EMPLOYEES

- 1 Rooms To Go
- 2 National Refrigeration
- 3 Shumate Mechanical
- 4 Asbury Automotive (HQ-Fortune 500)
- 5 Primerica, Inc. (HQ)
- 6 Real Estate Book
- 7 WIKA Instrument Corp
- 8 USPS North Metro Processing & Dist.
- 9 Cisco
- 10 Auto Ventshade Company
- 11 AGCO Corp (HQ-Fortune 500)
- 12 Macy's Systems & Technology
- 13 Varnell Struck & Associates
- 14 Ply Marts Inc.
- 15 Costco
- 16 RockTenn (HQ-Fortune 500)
- 17 FBI Atlanta Field Office
- 18 US Foods (Fortune 500)
- 19 Nordic Cold Storage
- 20 Encompass Digital Media
- 21 UPS SE Distribution Center (Fortune 500)
- 22 Mercedes-Benz NA HQ (Fortune-500)
- 23 State Farm Campus (Fortune 500)
- 24 Pill Hill Hospitals
- 25 CDC Chamblee Campus
- 26 DeKalb-Peachtree Airport
- 27 Big Green Egg
- 28 Dex Media
- 29 Oglethorpe Power
- 30 Primo Grills and Smokers
- 31 US Poultry & Egg Association
- 32 Amazon Distribution Center

### EMPLOYMENT CENTERS

- A OFS Fitel Optical Fiber Plant
- B Assembly Yards (Mixed-Use)
- C Sugarloaf Corporate District
- D Peachtree Corners Town Center

### EDUCATION

- E Gwinnett Technical College
- F Mercer Univ. Atlanta Campus
- G Oglethorpe University
- H Emory University

### MEDICAL

- I Gwinnett Medical Center
- J Gwinnett Medical Center (Duluth)
- K Children's Healthcare of Atlanta
- L CHOA/Emory

# 4 WELL-CONNECTED TO JOB CENTERS

## I-85 INDUSTRIAL CORRIDOR

Embry Hills is located in the I-85 Industrial Corridor, which has 24M+ SF of industrial space. The subject is located minutes away from some of NE Atlanta's largest developments.

### GAME-CHANGING CHAMBLEE DEVELOPMENTS

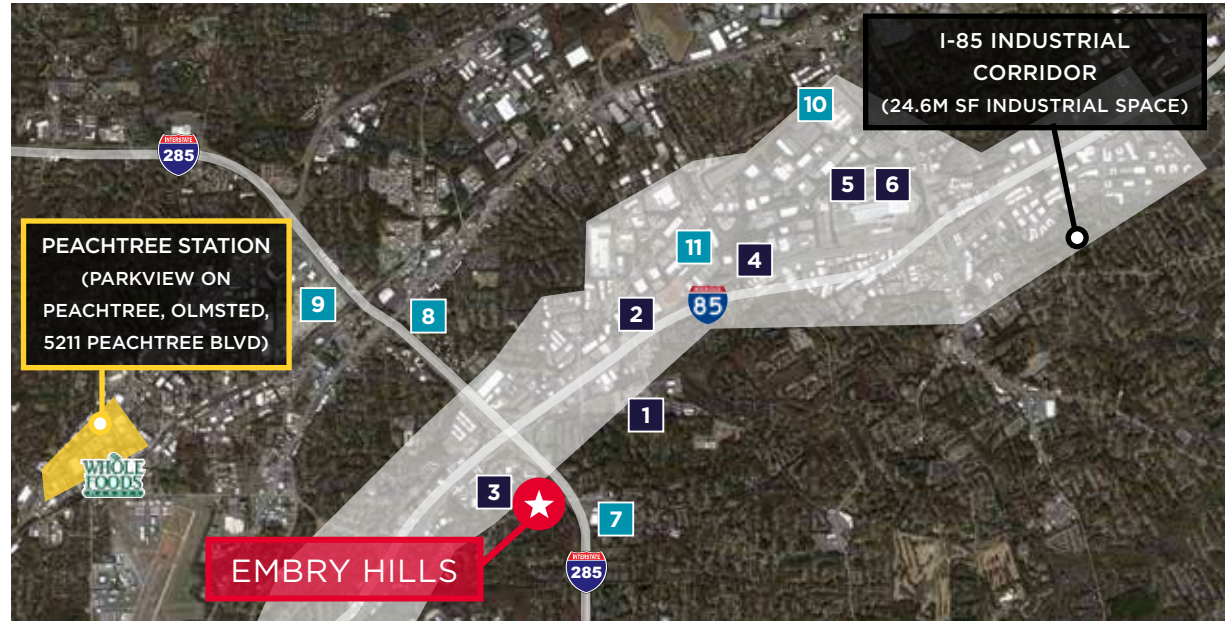
Peachtree Station (10-minute drive) is one of the many new developments along the Peachtree Boulevard corridor. The mixed-use retail center is anchored by a 450K SF Whole Foods and delivered in August of 2017. Additional mixed use project include Parkview on Peachtree, Olmsted (delivered 2017) and 5211 Peachtree Blvd (planned).

#### INDUSTRIAL OVER 200K SF

- 1 UPS SE Ground Headquarters (400K SF)
- 2 AlSCO (265K SF)
- 3 Presidential Office Park (725K SF Office/475K Industrial)
- 4 Norcross US Foods Inc (290K SF)

#### RECENT DEVELOPMENTS

- 5 USA Blue Book Distribution (500K SF)
- 6 HD Supply (500K SF)
- 7 Kroger Expansion (13,531K SF/\$20M Investment)
- 8 Nexus Development (350 Units/44K SF Retail)
- 9 Doraville Assembly Yards (3,750 units, 130-acre site)
- 10 Eagle Rock Studios (465K total space)
- 11 Home Improvement Megamall (418K SF retail)



### 9 DORAVILLE ASSEMBLY YARDS

The former Doraville General Motors plant: \$2B mixed-use redevelopment.

- 130-acre site
- 16-acre park
- \$10M film studio
- 3,750 units
- New Serta Simmons HQ (500 jobs)



### 10 EAGLE ROCK STUDIOS

Opened in April 2015 and is the largest stage complex under one roof in the United States.

- 465K SF total space
- \$15M investment
- Four 30K-SF stages

### 11 HOME IMPROVEMENT MEGAMALL

Canada-based Improve brought more than 400K SF of high-end, home-enhancement retail.

- 418K SF of retail
- 8.4-acre site
- Would display 429 showrooms

# 5 NORTH DEKALB BOOMING

The Chamblee/Brookhaven submarket has seen a 18.6% increase in average effective rent since 2020. Within a one-mile radius of the Embry Hills, the average household income is \$118,812.

## EXCELLENT DEMOGRAPHICS FUEL MULTIFAMILY DEMAND

Within the Chamblee/Brookhaven submarket, average effective rent has increased by 34.1% since 2016.

This rapid growth has been sparked by a prosperous demographic base where a majority of the population is employed in the private, white-collar sector and home values range up to high \$800Ks.

Average household income within a one-mile radius is \$118K+ and 72% of the population is college educated.

Chamblee/Brookhaven's average effective rent is projected to increase by 8%+ over the next five years. Embry Hills' rents can be pushed to compete in this high-end, high growth submarket.

### DEMOGRAPHICS SUMMARY

	ONE-MILE	THREE-MILE	FIVE-MILE
Average HH Income	\$118,812	\$100,218	\$109,000
White Collar Employment	73.1%	66.3%	68.6%
% of Pop. with College Education	72.3%	62.5%	67.4%
Renter Occupied Housing	52.8%	58.6%	56.1%
Median Age	37.3	36.1	36.2

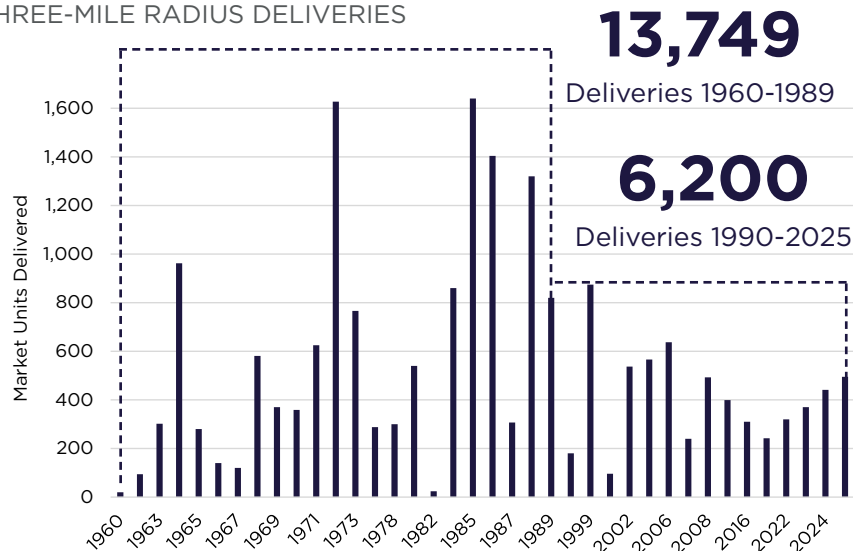


Homes selling for up to \$1M+ within 0.5 miles of subject

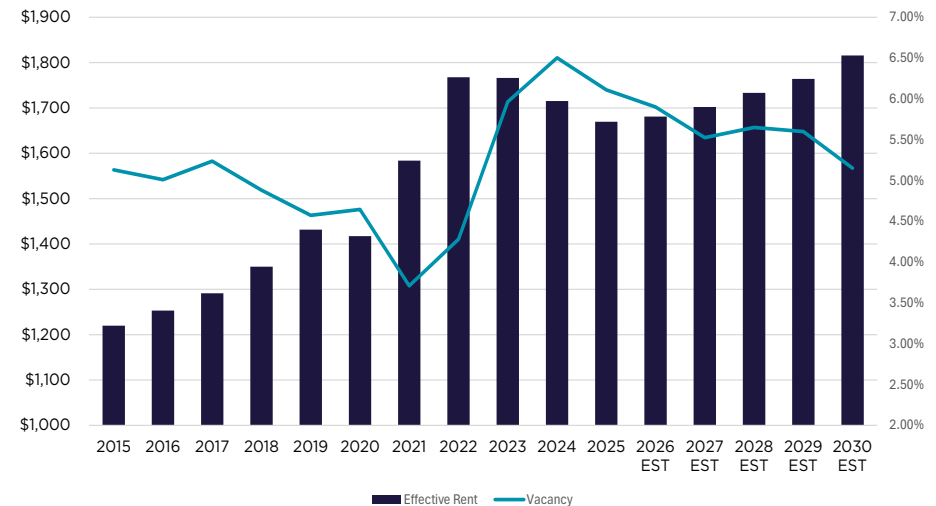


Homes selling for up to \$2M+ within 1.5 miles of subject

### THREE-MILE RADIUS DELIVERIES



### CHAMBLEE/BROOKHAVEN SUBMARKET EFF. RENT VS VACANCY

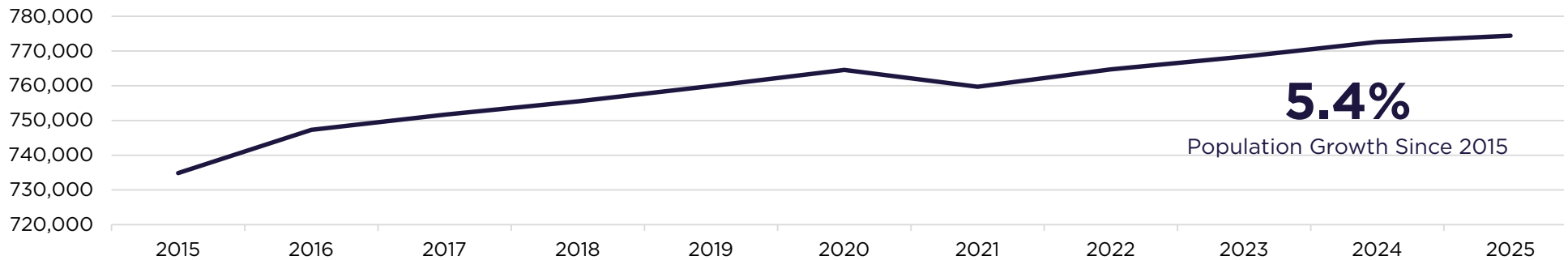


# 5 NORTH DEKALB BOOMING

## DEKALB COUNTY'S IMPRESSIVE MOMENTUM

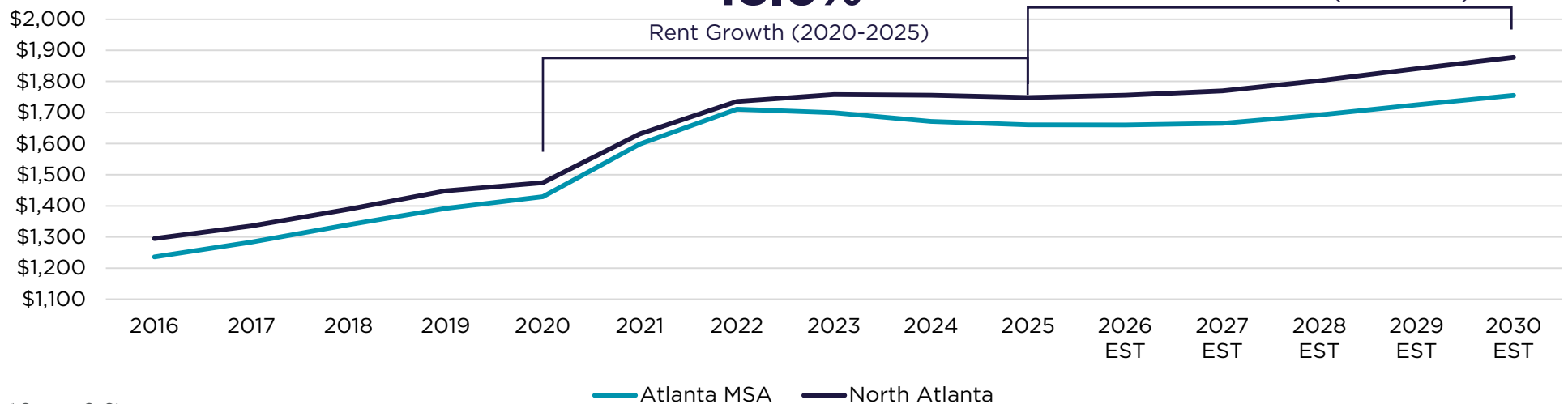
DeKalb, Georgia's fourth-largest county, has seen significant population growth as it becomes an increasingly attractive option for renters seeking more affordable alternatives to closer-in neighborhoods. The North Atlanta communities of Brookhaven, Chamblee, and Doraville are especially appealing due to their convenient MARTA access and proximity to major job centers.

DEKALB COUNTY POPULATION GROWTH

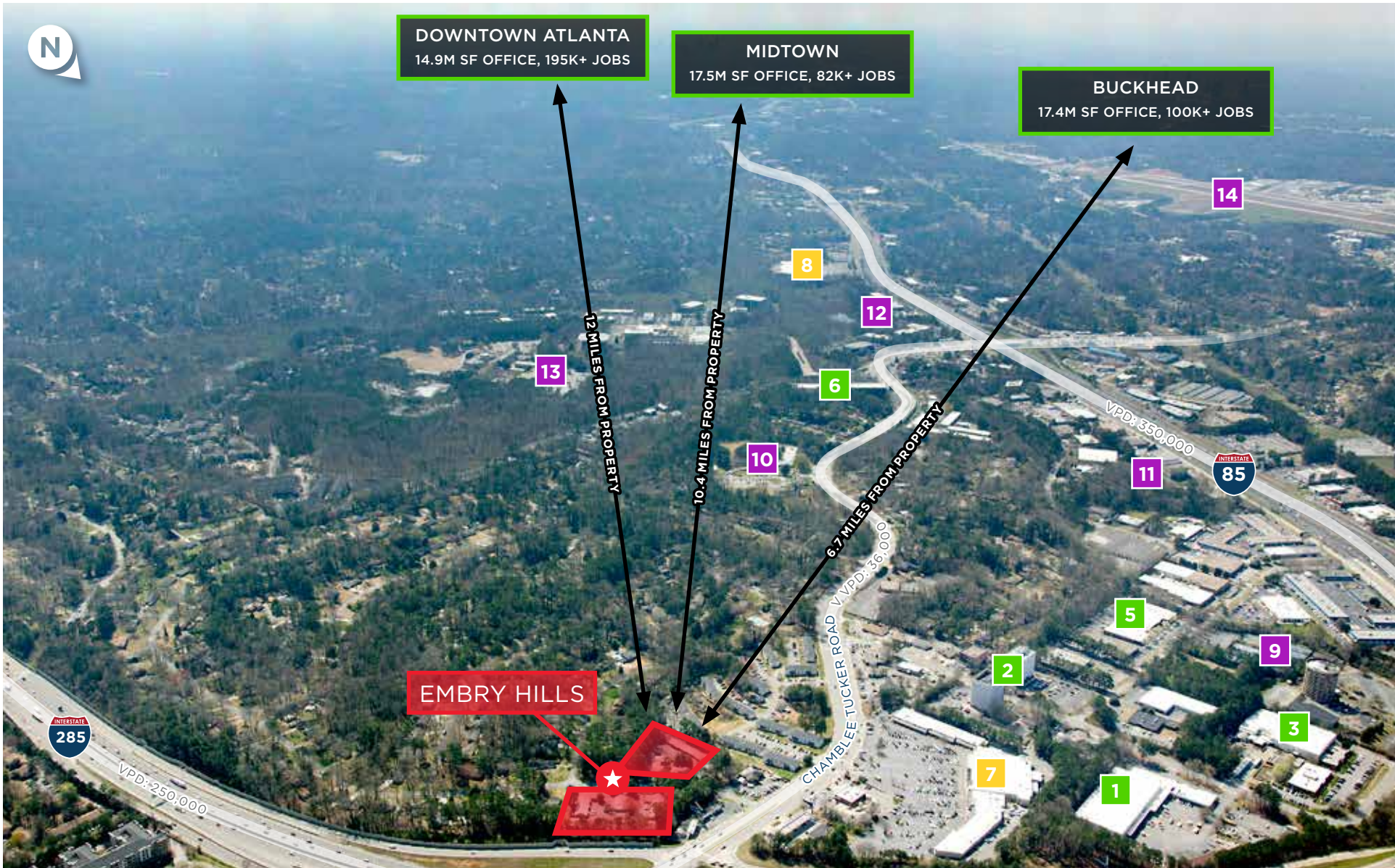


\* Source: FRED

NORTH ATLANTA VS. ATLANTA MSA ASKING RENTS



\* Source: CoStar



**MAJOR EMPLOYERS**

- 1. Atlanta Noland Co.
- 2. Merrimak Capital Corp., Health Force of Georgia
- 3. Corporate Park: (Including Clyde Bergemann, Environment Control Greater Atlanta)
- 4. Corporate Park (Including SoCo Contracting Co. Inc., HPS Watch Parts & Jewelry Repair, ADI Global Distribution, Protection 1 Security Solutions)
- 5. Corporate Park (Including A Wasatch Tees of Atlanta, RPM Motorsports of Atlanta, Analytical Environmental Services, Plumbing Express)
- 6. Federal Emergency Management Agency

**RETAIL**

- 7. North Hills Shopping Center
- 8. Regal Cinemas Hollywood 24

**POINTS OF INTEREST**

- 9. Hit Atlanta Tennis Center
- 10. Warren Technical School
- 11. Stone Summit Climbing and Fitness Center
- 12. Strayer University
- 13. Mercer University Atlanta Campus
- 14. Peachtree-DeKalb Airport



## EMPLOYERS

1. Golder Associates
2. Mercer University Atlanta Campus (8,500 students)
3. Strayer University, Choice HomeCare
4. Wipro, CSTE, U.S. Internal Revenue Service
5. Atlanta English Institute, Landmark
6. Clyde Bergemann, Analytical Environmental Services, Plumbins Express
7. Corporate Park including ADI Global Distribution, RPM Motorsports of Atlanta, A Wasatch Tees of Atlanta

8. The Assembly: 165-acre former Doraville GM plant site, planned "city within a city" walkable and transit-connected residential and business hub with six mixed-use districts, parks, restaurants, and a film and television studio.
9. Corporate Park: Tire Rack, Cargill Texturizing Solutions, Tucker Castleberry, Mori Luggage & Gifts, AccuLaser Imaging Products, Central Heating & Air Conditioning, Urumex, GCI Graphics, Park Central Metal Fabricators

## RETAIL

10. Embry Village Shopping Center (7,104 SF)
11. North Hills Shopping Center (101,714 SF)
12. Super H Mart
13. BrandsMart USA
14. Lexus Dealership
15. Buford Highway Farmers Market

## POINTS OF INTEREST

16. Atlanta Silverbacks Soccer Park
17. DeKalb-Peachtree Airport
18. Peachtree Golf Club
19. Embry Hills Branch Library
20. Lake Louise
21. Cary Reynolds Elementary School
22. Doraville MARTA Transit Station

# 6 ATLANTA CONTINUES TO OUTPERFORM

Atlanta, a thriving metropolitan hub and the largest city in the country's No. 1 ranked state for business climate, has emerged as a magnet for tech companies looking to tap into its deep and diverse talent pool and the entrepreneurial spirit that has long defined the region.

**#1**

Best U.S. City for Gen Z

*Corebridge Financial 2025*

**#1**

Best City to Start a Career

*WalletHub 2025*

**#1**

World's Busiest Airport

*World Airport Traffic 2025*

**#1**

Top City for Housing Value

*Realtor 2025*



**10.0%**

Atlanta Multifamily  
Q1 2026 Stabilized Vacancy

*CoStar*

**\$1,598**

Atlanta Multifamily  
Q1 2026 Effective Rent

*CoStar*

## ECONOMIC CAPITAL OF THE SOUTHEAST & GLOBAL BUSINESS HUB

**#1**

City for Professional Opportunities

*WalletHub 2025*

**#3**

Quality Engineering Universities

*WalletHub 2025*

**#4**

Metro for STEM Professionals

*WalletHub 2025*

**#3**

Metro for Corporate Headquarters

*Site Selection 2025*

**#3**

Metro Area for Fintech Leaders

*Business Facilities 2025*

# 6 ATLANTA CONTINUES TO OUTPERFORM

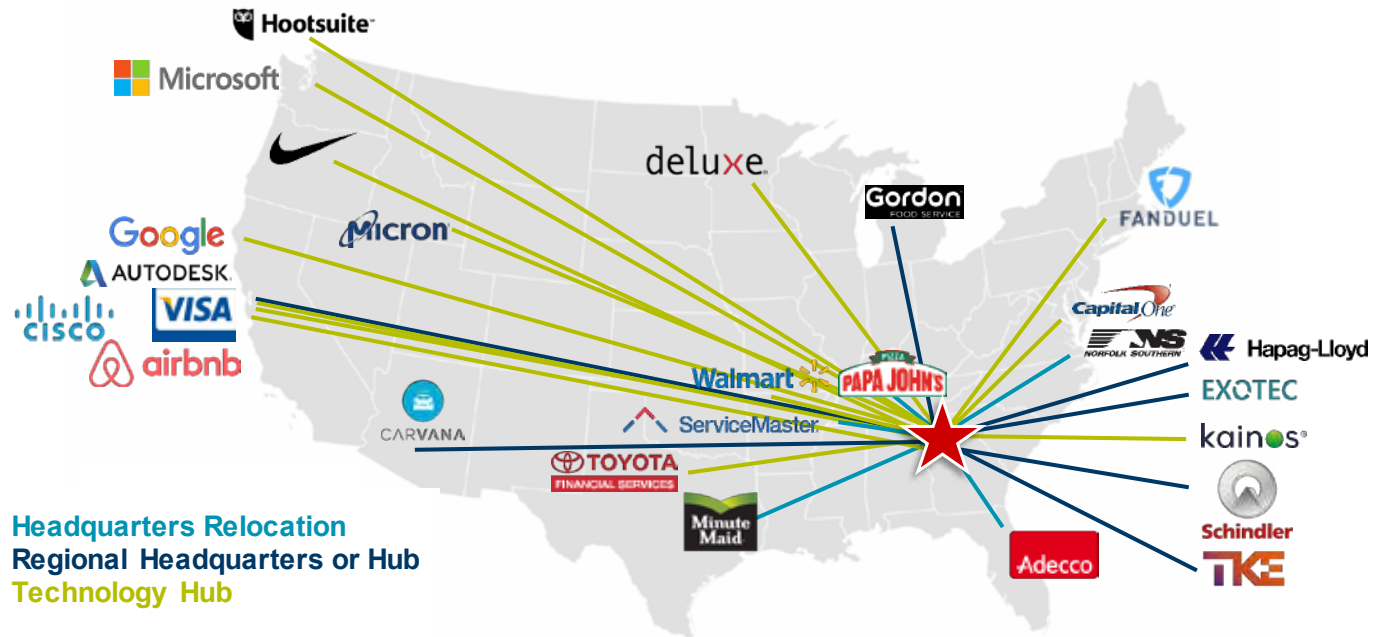
## LARGE COMPANIES STAKE THEIR CLAIM IN THE CAPITAL OF THE SOUTH

Atlanta has emerged as a hot spot for corporate relocations and large regional and technology hubs.

As the economic and cultural engine of the Southeast, Atlanta ranks among the top U.S. metros for Fortune 500 headquarters. As of 2026, the metro area is home to approximately 13 Fortune 500 and more than 20 Fortune 1000 headquarters, which collectively generate over \$527 billion in annual revenue.

Powered by the strength of more than 13,000 technology companies, metro Atlanta is lauded for its strengths in telecom, cyber security, FinTech, digital media, and a thriving mobility ecosystem.

Our rapid growth in leading industries such as supply chain, smart cities, bioscience, entertainment, global commerce, technology, innovation, and entrepreneurship place metro Atlanta as an undeniable global player.



## FROM THE BAY TO THE A, FROM THE BIG APPLE TO THE BIG PEACH, AND FROM EVERYWHERE IN BETWEEN

Metro Atlanta continues to experience strong economic expansion, supported by steady job growth and in-migration. The region remains a top-tier destination for corporate investment, ranking among the top 10 U.S. metros for economic development projects. Recently announced projects include:

- **Microsoft** is continuing to expand its Atlanta-area data center footprint, with ongoing investments across the metro supporting cloud infrastructure growth and high-paying technical jobs.
- **Google** has expanded its Midtown Atlanta office, with plans to grow its workforce to exceed 1,000 employees as part of a East Coast hiring push.
- **Norfolk Southern** is developing its new Atlanta headquarters campus, representing a \$575M investment and bringing 850+ jobs to Midtown Atlanta.
- **Rivian** is advancing its \$5B electric vehicle manufacturing facility east of Atlanta, expected to create approximately 7,500 jobs in the metro region.

# PROPERTY DESCRIPTION



# PROPERTY SUMMARY

<b>Number of Units</b>	37 Units
<b>Years Built</b>	1964 / 1967
<b>Stories</b>	1
<b>Net Rentable Area</b>	42,664 SF
<b>Average Unit Size</b>	1,153 SF

SITE	
<b>Address</b>	3693 & 3704 Embry Circle Chamblee, GA 30341
<b>County</b>	DeKalb County
<b>Size/Density</b>	3.68 Acres / 10.05 Units per Acre
<b>Location</b>	3693 buildings are on the east side of Embry Circle (3704 buildings are on the west), adjacent to the Chamblee-Tucker Rd./I-285 interchange, and 1/2-mile southeast of the I-85/I-285 interchange. The property is 1.7 miles southeast of Buford Hwy., 2.2 miles north of the Northlake retail district, and 3.3 miles west of Jimmy Carter Blvd. Overall radius is 12 miles northeast of downtown Atlanta.
<b>Traffic Counts</b>	Chamblee-Tucker Rd: 36,000 VPD Buford Hwy: 40,000 VPD
<b>Parking</b>	99 Spaces

UTILITIES		
SERVICE/UTILITY	SOURCE/COMPANY	PAID BY*
<b>Electric</b>	Georgia Power	Resident
<b>Water/Sewer</b>	DeKalb County	Resident
<b>Pest Control</b>	Lawrenceville Pest Control	Resident
<b>Trash Removal</b>	DeKalb County - Optimum Management Solutions, LLC	Resident

\*Residents are billed \$5 & \$20 for pest control and trash removal, and separately for water/sewer utilities.

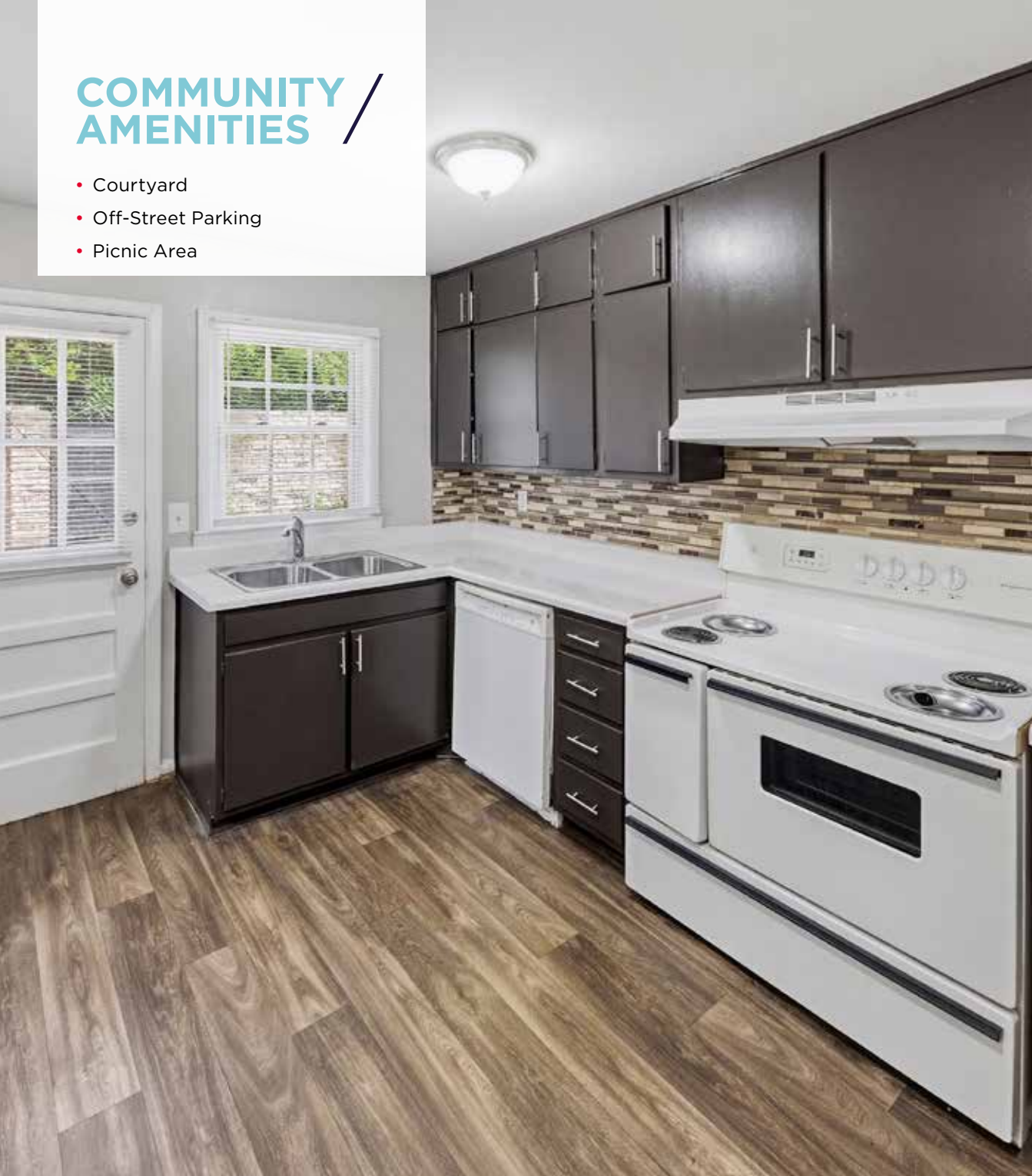
IMPROVEMENTS	
<b>Buildings</b>	6 residential buildings
<b>Structures</b>	Wood-frame buildings on concrete/block slabs with brick veneer exterior walls.
<b>Roofs</b>	Pitched with wood truss framing, plywood decking, and asphalt composition shingles. Gutters and downspouts on building. Roof 18 years old.
<b>Fenestration</b>	Unit entry doors are paneled insulated steel. Windows are double-pane in wood frames with insulated glass.

SYSTEMS	
<b>HVAC</b>	Individual forced-air systems with closet-mounted electric or furnace/blower and exterior pad-mounted condensing unit.
<b>Electric / Gas</b>	Units are served by gas and electricity and individually metered.
<b>Plumbing</b>	Copper domestic supply and PVC (polyvinyl chloride) waste lines. Units are equipped with unit-specific gas water heater.
<b>Wiring</b>	Wiring is Copper.
<b>Electrical Panel</b>	Electrical panels are Federal Pacific/Stab-lok.
<b>Life Safety</b>	All units are equipped with smoke and carbon monoxide detectors and fire extinguishers.

INTERIORS	
<b>Finishes</b>	9' Ceilings with crown molding; painted walls and ceilings; carpeted living areas; vinyl entry, kitchen, and bathroom floors; window blinds; ceiling fans; pendant lights. All units are equipped with W/D connections.
<b>Kitchens</b>	Painted wood cabinets laminate countertops; frost-free refrigerator; electric range/oven with overhead vent hood; microwave oven; dishwasher; and double-bowl stainless steel sink.
<b>Bathrooms</b>	Base vanity cabinet; laminate countertop with porcelain sink; porcelain commode; glazed steel tub/shower with ceramic tile surround; vanity mirror and Hollywood lighting.

# COMMUNITY AMENITIES

- Courtyard
- Off-Street Parking
- Picnic Area





# UNIT FEATURES

- Black & Stainless Steel Appliances\*
- Built-In Bookshelves\*
- Cable & Internet Ready
- Ceiling Fans
- Ceramic Tile Tub Surround
- Curved Shower Rods\*
- Entry Foyer w/Closet\*
- Exterior Storage\*
- FF Refrigerator w/Icemaker
- Fenced Patios/Decks
- Framed Bathroom Mirrors\*
- Fully Equipped Kitchen
- Gooseneck Faucets\*
- Separate Dining Area\*
- Tiled Kitchen Backsplash\*
- Track Lighting\*
- W/D Connections
- Walk-In Closets\*
- Window Blinds
- Wood-Look Flooring\*

\* Select Units



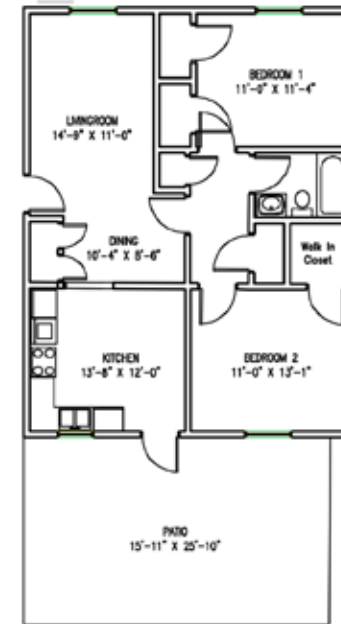


# UNIT MIX SUMMARY

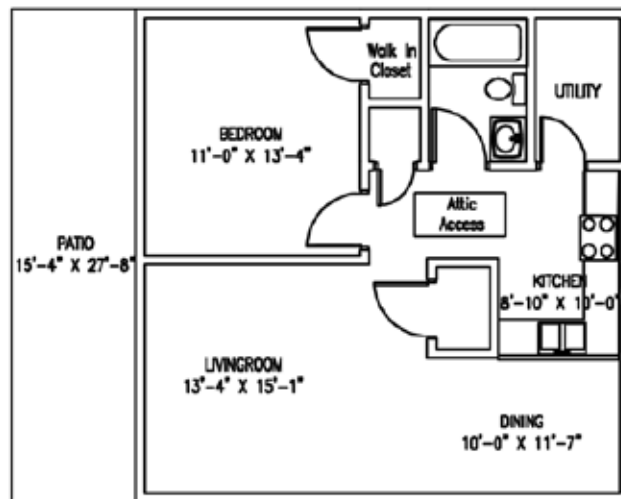
TYPE	# UNITS	% UNITS	SIZE (SF)*
1BR-1BA, w/Enclosed Brick Patio (avg. 407)	11	30%	745 SF
2BR-1BA, w/Enclosed Brick Patio (avg. 432)	2	5%	945 SF
2BR-1.5BA, w/Enclosed Brick Patio (avg. 526)	5	14%	1,094 SF
2BR-1.5BA, w/Large Deck (avg. 528)	7	19%	1,155 SF
3BR-2BA, TH w/Enclosed Brick Patio (avg. 416)	2	5%	1,347 SF
3BR-2BA, TH w/Enclosed Brick Patio (avg. 480)	5	14%	1,560 SF
2BR-2BA, w/Den & Enclosed Brick Patio (avg. 431)	5	14%	1,706 SF
<b>Total / Avg.</b>	<b>37</b>		<b>1,153 SF</b>
	<b>Units</b>		<b>Avg.</b>

\* Unit sizes are based on rent roll.

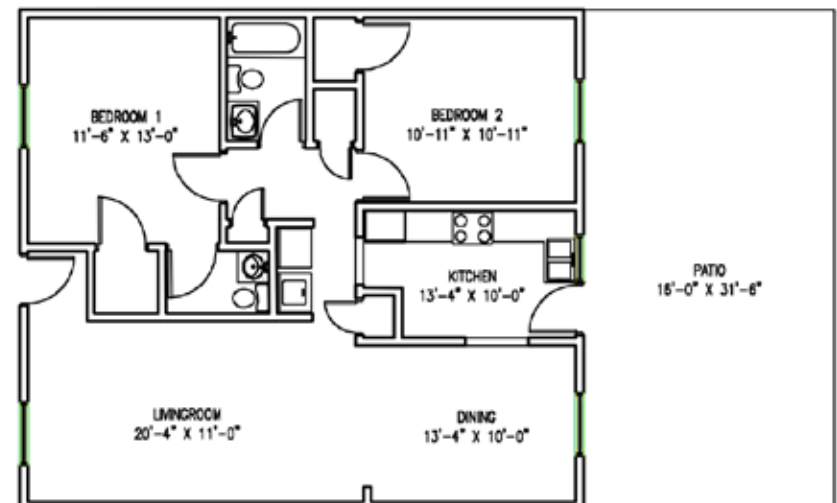
2 BEDROOM, 1 BATH | 945 SF W/ENCLOSED BRICK PATIO



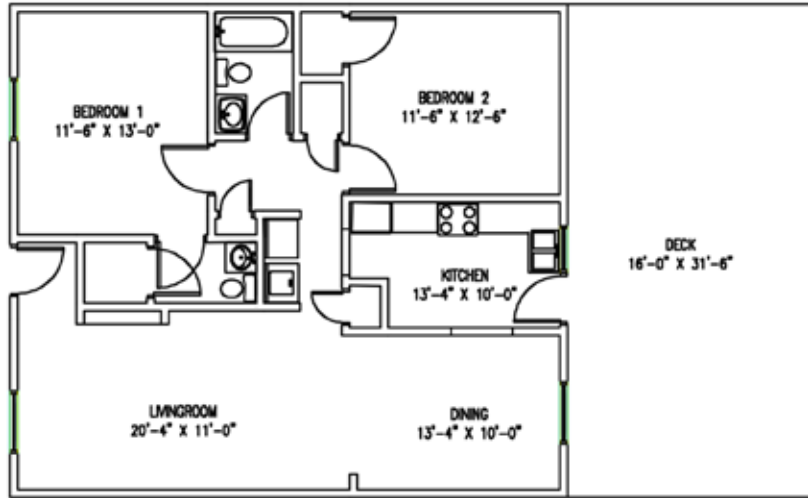
1 BEDROOM, 1 BATH | 745 SF W/ENCLOSED BRICK PATIO



2 BEDROOM, 1.5 BATH | 1,094 SF W/ENCLOSED BR. PATIO



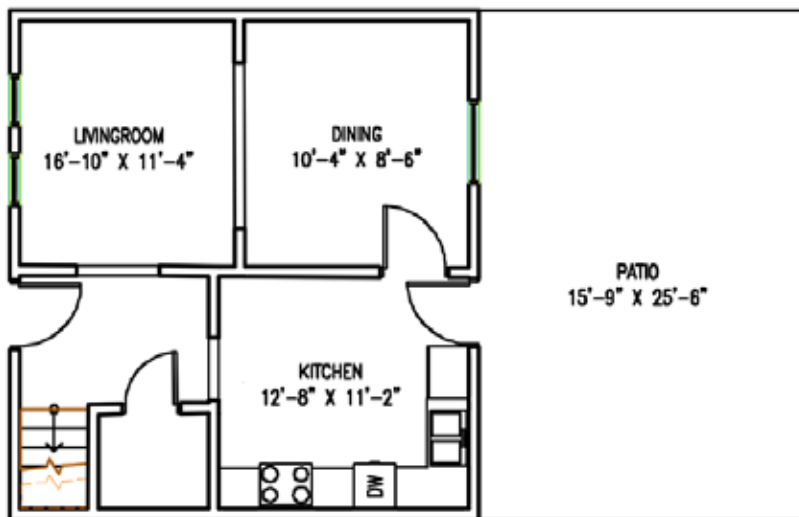
2 BEDROOM, 1.5 BATH | 1,155 SF W/DECK



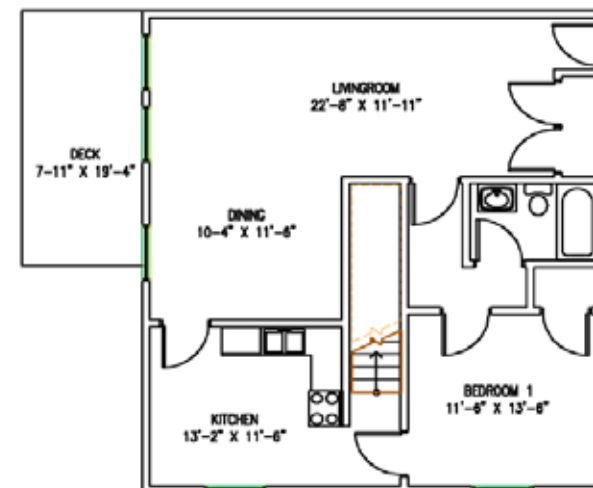
3 BEDROOM, 3 BATH | 1,560 SF W/ENCLOSED BRICK PATIO



3 BEDROOM, 2 BATH | 1,347 SF W/ENCLOSED BRICK PATIO



3 BEDROOM, 2 BATH | 1,706 SF W/DEN & ENC BR. PATIO



# PROPERTY SITE MAP



- A** Dumpsters
- B** Storage



# LOCATION OVERVIEW



## ATLANTA BY THE NUMBERS

MSA Population (2025)	6,307,261
Unemployment Rate (2025)	3.6%
Cost of Living Index	102%
Cost of Business Index	93%
Moody's Cycle Phase	Expansion

### KEY INDUSTRIES:

Manufacturing, Education, Healthcare, Corporate Services, Government

### PRIMARY GROWTH SECTORS:

Logistics, High Tech

# ECONOMIC & SOCIAL ENGINE OF THE SOUTHEAST

Metro Atlanta stands among the nation's top economic powerhouses. Its pro-business climate, top-tier infrastructure and logistics network and competitive operational costs are key factors driving companies to the MSA.



Georgia's pro-business environment gives Atlanta the edge: #1 State Workforce Development Program (2010-2024) and #1 State for Doing Business (2013-2024) - Area Development

## FORTUNE 500/1000 HEADQUARTERS

Metro Atlanta is home to 23 companies in the 2025 Fortune 1000, of which 13 are ranked in the elite Fortune 500. Metro Atlanta is ranked the 4th most concentrated city for Fortune 500 HQs nationally and among the top 20 cities for Global 500 company HQs.

The region has also attracted 33 corporate innovation centers with a heavy concentration in Midtown.

**Metro Atlanta Fortune 500 Headquarters (16 companies ranked in the elite Fortune 500):** The Home Depot, United Parcel Service, The Coca-Cola Company, Southern Company, WestRock, Genuine Parts Company, Delta Air Lines, PulteGroup, Newell Brands, AGCO, ICE Intercontinental Exchange, Global Payments, Asbury Automotive Group, Norfolk Southern Corporation, Assurant, Graphic Packaging International

**Metro Atlanta Fortune 1000 Headquarters (17 companies):** GMS, Equifax, Flooring & Decor Holdings, SiteOne Landscape Supply, NCR Atleos, Acuity Brands, NCR Voyix, Corpay, Chart Industries, Gray Television, BlueLinx Holdings, Rollins, Carter's, Saia, Primerica, Americold Realty Trust, Mativ Holdings

## POPULATION GROWTH

Atlanta's 29-county Metropolitan Statistical Area is the sixth-largest and one of the fastest-growing metro areas in the nation.

Home to more than 6.3M people as of year end 2025, and ranked at #2 as most livable city in the U.S., Atlanta is the 8th largest area in the nation and serves as the robust economic driver of the southeast.

## ATLANTA METROPOLITAN STATISTICAL AREA (MSA)

- **8,686** square miles/  
**22,496** square kilometers
- **29 counties:** Barrow, Bartow, Butts, Carroll, Cherokee, Clayton, Cobb, Coweta, Dawson, DeKalb, Douglas, Fayette, Forsyth, Fulton, Gwinnett, Haralson, Heard, Henry, Jasper, Lamar, Meriwether, Morgan, Newton, Paulding, Pickens, Pike, Rockdale, Spalding, Walton

#1

State for Doing Business

Area Development 2014-2024

#1

State for Tech Diversity Index

Area Development 2014-2024

#1

Most Competitive State for Economic Development

Site Selection Magazine 2024

#1

State for Overall Cost of Doing Business

Area Development 2023

## ATLANTA'S DIVERSE AND EVER-GROWING ECONOMY

In April of 2024, Atlanta's unemployment rate fell to an all-time low of 3%, showcasing Atlanta's expedited post-pandemic recovery and impressive economic uptick.

Atlanta's economy is positioned for robust growth through manufacturing and logistics with transportation and warehousing performance is in the top half of the 25 largest metro areas.



### METRO ATLANTA'S LARGEST EMPLOYERS

COMPANY	INDUSTRY	JOBS
Delta Air Lines	Corporate HQ/Airline	42,090
Northside Hospital	Healthcare	32,000
Piedmont Healthcare	Healthcare	29,646
Publix Super Markets Inc.	Division HQ/Grocery	23,660
Wellstar Health System	Healthcare	21,020
The Home Depot	Corporate HQ/Building Supplies	19,576
United Parcel Service Inc.	Couriers and Express Delivery	17,037
Emory University	Education	13,500
Children's Healthcare of Atlanta	Regional HQ/Cellular	10,489
UPS Supply Chain Solutions	Freight Transportation	1,0121
Georgia Institute of Technology	Education/Technology	9,389
Cox Enterprises	Corporate HQ	7,700
Grady Health System	Healthcare	7,274
State Farm Insurance Co.	Corporate Hub/Insurance	7,262
Lockheed Martin	Aerospace Tech Corporation	5,670
Argenbright Holdings Group	Regional Managing Offices	5,531
Centers for Disease Control and Prevention (CDC)	Healthcare	5,500
Georgia State University	Education	5,301
Georgia Power Company	Corporate HQ/Energy	4,826
Tanner Health	Healthcare	4,500
Metropolitan Atlanta Rapid Transit Authority (MARTA)	Local and Suburban Transit	4,407
PruittHealth	Residential Care Facilities	4,185

### METRO ATLANTA'S TOP ONGOING ECONOMIC DEVELOPMENT & EXPANSIONS

COMPANY	INVESTMENT	DELIVERED / EST. DELIVERY	NEW JOBS*	COMPANY	INVESTMENT	DELIVERED / EST. DELIVERY	NEW JOBS*	COMPANY	INVESTMENT	DELIVERED / EST. DELIVERY	NEW JOBS*
SK Battery	\$19M	2023	200	Vanderlande	\$59M	2024	500	Resia Manufg.	\$25M	2025	150
SAIA	\$2M+	2023	200	Sam's Club	\$142M	2024	600	Toyota Dist.	\$69M	2025	250
TOTO USA	\$238M	2024	300	PrizePicks	\$25M	2024	1,000	Andersen Corp.	\$420M	2025	900
Cargill	\$27M	2024	400	Lionsgate Studios	\$200M	2024	2,000	U.S. Soccer Fed.	\$228M	2026	440
Gerresheimer	\$180M	2024	400	Qcells	\$2.5B	2024	2,500	Sunmax Tech Inc.	\$193M	2032	240+

\* Projection of New Jobs generally to be created over three years; Source: metroatlantachamber.com

## REGION-LEADING HEALTHCARE SECTOR

The Atlanta MSA is home to an impressive health science sector, offering over 100 hospital locations including Emory, Children’s Healthcare of Atlanta (CHOA), Wellstar and Northside.

Metro Atlanta’s leading healthcare clusters:

- Situated along the intown perimeter of I-285, at the intersection of Hwy 400, **Pill Hill’s** concentrated 0.5 square mile presence is one of the largest healthcare footholds in the southeast. Offering over 4M SF of medical space and employing 20K+, Pill Hill encompasses top providers such as Northside, Emory and CHOA.
- The **Clifton Corridor** in Decatur serves as a regional pillar for healthcare and education, employing over 40K and supporting more than 34K students & faculty. Clifton Corridor is home to the state’s largest healthcare system and #1 ranked hospital, Emory University Hospital, as well as the The Centers for Disease Control and Prevention (CDC) HQ.
- Under 4 miles north of Clifton Corridor lies northeast Atlanta’s third largest healthcare cluster, **Executive Park**. With \$1B in ongoing development, expected to create ~10K new jobs, Executive Park offers 1.8M SF of existing medical space and encompasses the brand-new \$1.5B CHOA - Arthur M. Blank Campus.

## PROLIFIC INTELLECTUAL CAPITAL

In fall of 2024, enrollment at the 70+ two- and four-year institutions of metro Atlanta/Athens surpassed 364K, a 5.9% increase from year prior, highlighting the critical role higher education plays in strengthening Georgia’s skilled workforce.

The largest public universities within the **University System of Georgia (USG)** include the University of Georgia (UGA), Georgia State University (GSU), Kennesaw State University (KSU), and the Georgia Institute of Technology (Georgia Tech). Private universities in metro Atlanta include Emory University, Morehouse College, Savannah College of Art & Design, Spelman College and Mercer University, among others.



Metro Atlanta is home to the **Atlanta University Center (AUC) Consortium**, the world’s oldest and largest association of Historically Black Colleges and Universities (HBCUs). The AUC is comprised of four member institutions: Clark Atlanta University, Morehouse College, Morehouse School of Medicine and Spelman College. In 2024, U.S News ranked Morehouse as the #4 HBCU in the nation with Spelman taking the #1 spot for the 18th consecutive year.



## METRO ATLANTA’S LARGEST HOSPITALS

HOSPITAL	# OF BEDS	JOBS
NE GA Medical Center - Gainesville	985	11,000+
Grady Memorial	935	4,850
Emory University Hospital	791	4,500
Wellstar Kennestone	761	730
Northside Hospital Gwinnett	696	5,800+
Piedmont Atlanta Hospital	696	5,900+
Northside Hospital - Atlanta	621	11,500



# 364K

University System of Georgia (USG) Fall Enrollment 2024

Georgia keeps higher education costs low through HOPE and Zell Miller scholarships, grants, tuition-free technical colleges, and a new “last mile” aid program.

## BELTLINE PROPELS REVITALIZATION OF METRO'S URBAN CORE

For the past decade, the Atlanta BeltLine has served as a catalyst for the evolution of pockets of the city that sit directly adjacent to the trail. The 22-mile pedestrian loop around the city, built upon disused railway beds, has served as an engine of urban revitalization, connecting a city long known for sprawl and lengthy commutes.

Multifamily development has especially thrived along the BeltLine, with more than 18,000 multifamily units located along the trail — a 60% increase since its inception. An additional 1,650 units are presently under construction with thousands more proposed. Multifamily rents for properties on the BeltLine are 25% higher than in the rest of Atlanta.

### EASTSIDE TRAIL

The BeltLine is in various stages of completion in different areas of the city. The most popular, developed, and traversed section is the Eastside Trail, which runs from Piedmont Park down to Memorial Drive. It is anchored by renowned food halls located in Ponce City Market and Krog Street Market.

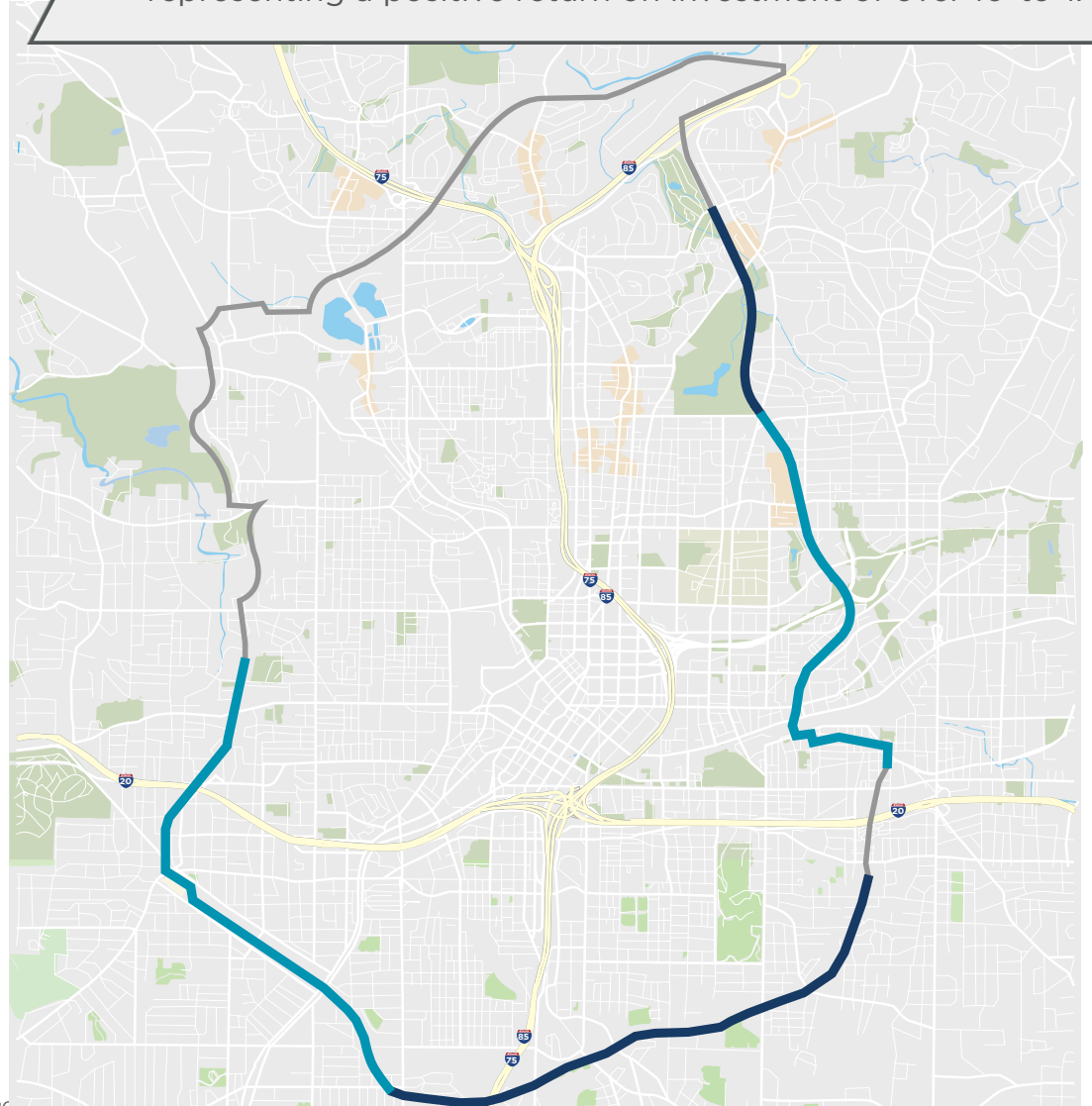
The Eastside Trail opened in 2012, and the completion of the creative conversion of the former Sears, Roebuck & Co. retail store and mail order house into Ponce City Market, a dynamic mixed-use hub, followed closely. That set off a boom of construction and revitalization that turned this section of Old Fourth Ward into the hottest micro-market in the region.

### WESTSIDE TRAIL

The Westside Trail connects some of Atlanta's oldest and most historic neighborhoods. While a three-mile stretch of the trail is paved and open, running from Washington Park to University Avenue, extensive growth is on the horizon both in this section and to the north where the trail remains to be completed, as plans are underway for significant development.

Lee + White opened in 2017, an adaptive reuse of the former "Warehouse Row" with direct access to the Westside Trail. On the northern end of the trail, Westside Park is Atlanta's largest planned greenspace.

The BeltLine generated a direct economic impact of more than \$9 billion in private development by the end of 2023, representing a positive return on investment of over 10-to-1.



## ATLANTA IS WORLD'S BUSIEST AIRPORT

Since 1998, Hartsfield-Jackson Atlanta International Airport (ATL) has held the title of the busiest airport in the U.S., recording more than 62.7M seats in 2024, a 2% increase over 2023.

Home to the Delta Air Lines HQ, ATL currently serves 150 U.S. and 75+ international destinations across 50 countries. Centered in the burgeoning "Aerotropolis" business district, ATL generates an annual economic impact of \$34.8B for Metro Atlanta and \$66B statewide. ATL is the largest employment base in GA and supports 63K+ on-site jobs and 380K total jobs.

Hartsfield-Jackson is in the midst of a 20-year, multibillion-dollar master plan: modernizing the main terminal, expanding cargo facilities and concourses, adding gates, altering runways, and adding parking spaces. In April 2024, the expansion of Concourse D began. Set for completion by 2029, this \$1.4B project will add 34 new gates designed to accommodate larger aircrafts.

# #1

Busiest Passenger Airport in the World for 25+ Years

*Airports Council International 2024*

## \$35B

Atlanta MSA Annual Economic Impact

## 63K+

On-Site Jobs Supported



### KEY LOGISTICS & TRANSPORTATION HUB

Atlanta has long been a transportation hub for the country and is now also a key supply chain and logistics technology leader, boasting the fourth-largest industrial inventory in the nation.

## 80%+

of U.S. Population within 1-Hour Flight or 2 Day Drive



### TRANSIT CHOICES

The Metropolitan Atlanta Rapid Transit Authority is the principal public transport operator in the Atlanta metro area. MARTA operates a network of bus routes linked to a rapid transit system consisting of 48 miles of rail and 38 train stations. Already-planned MARTA expansions are projected to infuse \$5.2B into the regional economy, and overall transit expansions are expected to create 45K jobs by 2040.

## \$2.6B+

MARTA-Driven Economic Activity

## 20K

MARTA-Supported Jobs

## RISING TECH CITY

In 2003, Georgia Tech kick-started the Atlanta-based tech movement with the development of the \$390M, 1.4M SF Tech Square.

This unique alcove is now home to more than 30 Corporate Innovation Centers including renowned names like Delta Air Lines, The Home Depot, AT&T and Honeywell.

With an annual tech-related employment growth rate of 1.5% as of 2024, nearly double the national average, Atlanta is a fintech powerhouse processing over 70% of all U.S. card transactions. 118B transactions (\$2T) are processed through Georgia fintech companies annually. Major players, such as Google, Cisco, Micron, Visa and Microsoft, assert a strong foothold in the metro with a revolving door of expansion efforts while over \$2B in venture capital spending helps pave the way for startups.

**#3**  
U.S Metro for  
STEM Professionals

*WalletHub 2024*

## HOLLYWOOD OF THE SOUTH

In 2024, 273 productions were filmed in the Peach State with \$2.6B in direct spending injected in to the economy. These projects included 25 feature films, 30 independent films and 166 television productions.



\$200M Great Point Studios - Lionsgate

**\$2.6B**

Direct Spend from  
Production in Georgia (2023)



\$530M, 1105 West Peachtree - Home to \$50M Google Build-Out Office

**200+**

Employees at Google  
Midtown Office

## METRO ATLANTA'S MAJOR PLAYERS

- In 2021, **MBS Equipment Company (MBSE)**, the largest studio-based equipment company in the world for film television and events, opened their new 100K SF East Coast HQ at Trilith Studios in Fayette County.
- In Jan 2024, construction at **Great Point Studios by Lionsgate** was completed. Serving as a critical component within the overarching mixed-use development, 'The Trails', in Douglas County, the \$200M complex is situated on 40 acres and offers over 500K SF of facilities.
- Just 20 minutes south of Downtown, the impressive 53-acre **Bluestar Studios at Fort Gillem** production campus is the first of its kind for Clayton County. The studio officially opened in 2023 with ongoing expansion continuing throughout 2025. The finalized \$180M investment will house roughly 600K SF of production/office space and 14 stages.
- **Electric Owl Studios**, located in Stone Mountain, celebrated the grand opening of the \$60M, 312K SF campus in summer of 2023.



## WORLD-CLASS ATTRACTIONS & ENTERTAINMENT

In 2023, travel and tourism in the Atlanta MSA generated a total economic impact of \$79.7B and supported over 46K jobs, an increase of over 20K jobs from year prior.

Supported by residents and visitors alike, a bevy of state-of-the-art sports complexes, accompanied by extensive mixed-use build out, are major economic drivers in the region.

## DOWNTOWN'S TRANSFORMATIVE DEVELOPMENT

Downtown Atlanta's transitional future is highlighted by the \$5B, 50-acre mixed-use development, **Centennial Yards**. Anchored by State Farm Arena & **Mercedes-Benz Stadium**, the mixed-use mini-city sparked downtown's revitalization. Upon completion in 2026, the development will feature roughly 8M SF of modern attractions including retail, Class-A office multiple hotels and a extensive residential offerings.

As Atlanta prepares to host a global audience for the **FIFA World Cup in 2026**, South Downtown is also receiving major improvements including upgrades to public transit systems as well as renovations to historic sites and retail storefronts.

**\$503M+**  
Expected Net Economic Benefit  
from 2026 FIFA World Cup



## HOME TO MAJOR SPORTS FRANCHISES

PROFESSIONAL TEAMS	SPORT/LEAGUE
Atlanta Braves	Baseball/MLB
Atlanta Dream	Basketball/WNBA
Atlanta Falcons	Football/NFL
Atlanta Hawks	Basketball/NBA
Atlanta United	Soccer/MLS



## PREMIER ENTERTAINMENT DISTRICT

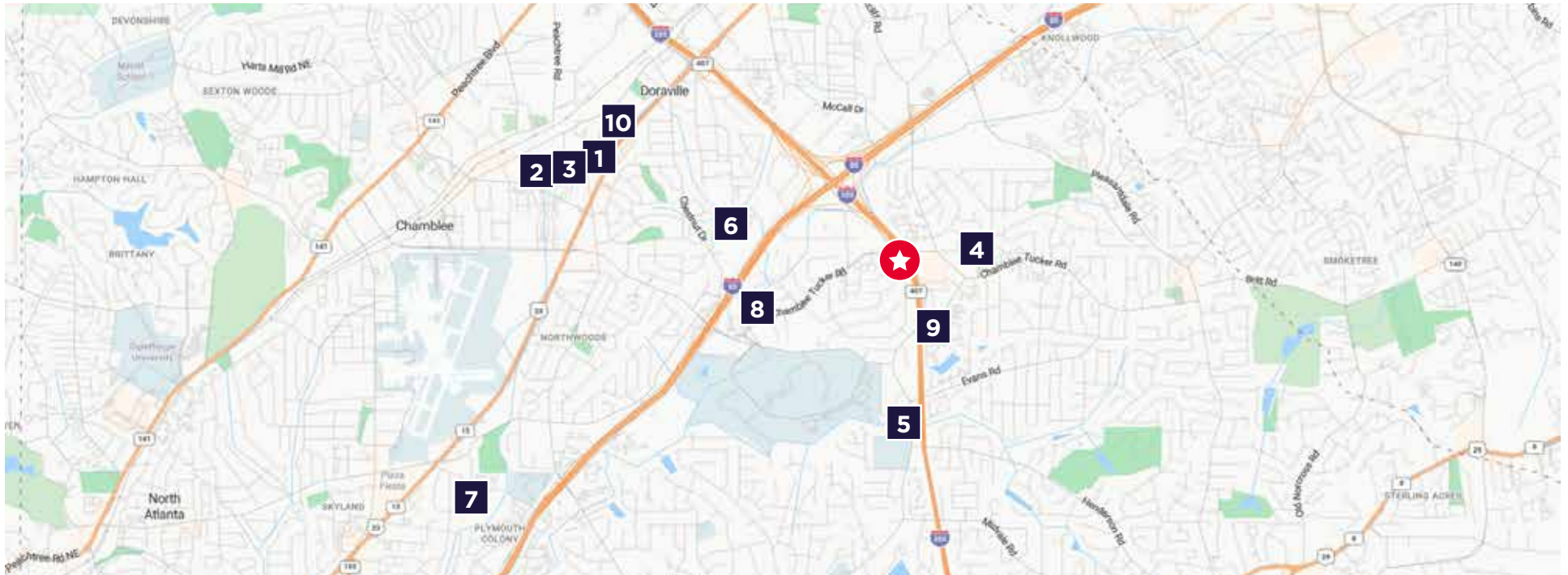
Home to the MLB's Atlanta Braves, **Truist Park/The Battery** is an expansive 41K-seat entertainment complex. Since construction was completed in 2017, the \$672M, 2M+ SF development catalyzed a substantial economic surge across Cobb County, attracting \$1B+ in private investment and generating nearly 1K jobs.



# APARTMENT MARKET



# RENT COMPARABLES / SUMMARY



## RENT COMPARABLES

PROPERTY	# UNITS	YEAR BUILT	OCCUPANCY	AVG. SF	MKT. RENT	MKT. RENT/SF	EFF. RENT	EFF. RENT/SF
★ Embry Hills	37	1964/1967	95%	1,153	\$1,646	\$1.43	\$1,589	\$1.40
1 Shallowford Arms	48	1964	98%	959	\$1,645	\$1.71	\$1,645	\$1.71
2 Chamblee Heights	172	1965	95%	899	\$1,773	\$1.97	\$1,773	\$1.97
3 Shallowford Pines	72	1967	92%	894	\$1,623	\$1.82	\$1,623	\$1.82
4 Summit Embry Hills	140	1967	92%	1,372	\$1,730	\$1.26	\$1,730	\$1.26
5 The Crossing at Henderson Mill	164	1968	92%	1,279	\$1,480	\$1.16	\$1,307	\$1.02
6 Hidden Colony	280	1969	83%	1,256	\$1,650	\$1.31	\$1,513	\$1.20
7 Mirador at Peachtree	164	1970	93%	1,155	\$1,831	\$1.58	\$1,831	\$1.58
8 The Heights at Chamblee	181	1970	88%	1,249	\$1,514	\$1.21	\$1,514	\$1.21
9 Villas de Solana	161	1972	91%	1,768	\$1,893	\$1.07	\$1,893	\$1.07
10 Legacy North	124	1973	95%	910	\$1,552	\$1.70	\$1,552	\$1.70
<b>TOTAL / AVG</b>	140	1968	92%	1,172	\$1,667	\$1.42	\$1,634	\$1.39

★ EMBRY HILLS



3693 Embry Circle  
Atlanta, GA 30341  
DeKalb County

Total Units: 37  
Year Built: 1964/1967  
Rentable Area (SF): 42,664  
Occupancy: 95%

Managed by First Communities Management Company (FCM)

UNIT FEATURES

- Black & SS Appliances\*
- Built-In Shelving\*
- Cable & Internet Ready
- Ceiling Fans
- Ceramic Tile Tub Surround
- Curved Shower Rods\*
- Entry Foyer w/Closet\*
- Exterior Storage\*
- Fenced Patio/Deck
- FF Refrigerator w/Icemaker
- Framed Bathroom Mirrors\*
- Fully Equipped Kitchens
- Gooseneck Faucets\*
- Separate Dining Area\*
- Tiled Kitchen Backsplash\*
- Track Lighting\*
- Walk-In Closets\*
- Washer & Dryer Connections
- Window Blinds
- Wood-Style Flooring\*

\* Select Units

COMMUNITY AMENITIES

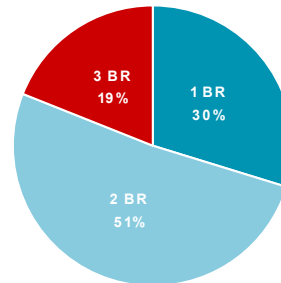
- Courtyard
- On-Site Parking
- Picnic Area(s)

UNIT MIX					
UNIT TYPE	# UNITS	SIZE (SF)	MKT. RENT	EFF. RENT	EFF. RENT/SF
1BR-1BA	1	745	\$1,334	\$1,295	\$1.74
1BR-1BA, F	2	745	\$1,397	\$1,230	\$1.65
1BR-1BA, P	8	745	\$1,334	\$1,297	\$1.74
2BR-1BA	1	945	\$1,677	\$1,575	\$1.67
2BR-1BA, P	1	945	\$1,527	\$1,527	\$1.62
2BR-2BA	2	1,094	\$1,723	\$1,627	\$1.49
2BR-2BA, F	1	1,094	\$1,673	\$1,770	\$1.62
2BR-2BA, P	2	1,094	\$1,698	\$1,635	\$1.49
2BR-2BA	4	1,155	\$1,636	\$1,508	\$1.31
2BR-2BA, F	2	1,155	\$1,723	\$1,565	\$1.35
2BR-2BA, P	1	1,155	\$1,673	\$1,673	\$1.45
2BR-2BA	1	1,706	\$1,697	\$1,535	\$0.90
2BR-2BA, F	2	1,706	\$1,697	\$1,873	\$1.10
2BR-2BA, P	2	1,706	\$1,697	\$1,697	\$0.99
3BR-2BA, F	1	1,347	\$1,717	\$1,918	\$1.42
3BR-2BA, P	1	1,347	\$1,792	\$1,925	\$1.43
3BR-2BA, F	1	1,560	\$2,199	\$2,005	\$1.29
3BR-2BA, P	4	1,560	\$2,130	\$2,014	\$1.29
<b>TOTAL / AVG</b>	<b>37</b>	<b>1,153</b>	<b>\$1,646</b>	<b>\$1,589</b>	<b>\$1.40</b>

COMMENTS

Property currently not offering concessions.

UNIT MIX BREAKDOWN



MONTHLY FEES

FEE	AMOUNT
Pest Control	\$5
Trash Removal	\$20

# 1 SHALLOWFORD ARMS



3600 Shallowford Road  
Chamblee, GA 30341  
DeKalb County

Total Units: 48  
Year Built: 1964  
Rentable Area (SF): 46,050  
Occupancy: 98%

Managed by Strategic Management Partners, LLC (SMP)

## UNIT FEATURES

- Central HVAC
- Dishwasher
- Range/Oven
- Refrigerator
- Vinyl Flooring

## COMMUNITY AMENITIES

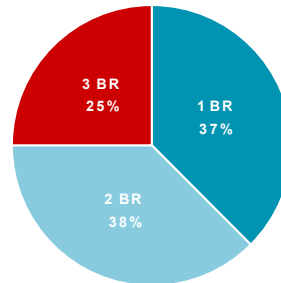
- Laundry Facility
- Playground

UNIT MIX					
UNIT TYPE	# UNITS	SIZE (SF)	MKT. RENT	EFF. RENT	EFF. RENT/SF
1BR-1BA	18	825	\$1,507	\$1,507	\$1.83
2BR-1BA	18	1,000	\$1,808	\$1,808	\$1.81
3BR-2BA	12	1,100	\$1,607	\$1,607	\$1.46
<b>TOTAL / AVG</b>	<b>48</b>	<b>959</b>	<b>\$1,645</b>	<b>\$1,645</b>	<b>\$1.71</b>

## COMMENTS

Currently not offering any leasing specials.

## UNIT MIX BREAKDOWN



MONTHLY FEES	
FEE	AMOUNT
Pest Control	\$5
Trash Removal	\$30

## 2 CHAMBLEE HEIGHTS



1148 Surrey Circle  
Chamblee, GA 30341  
DeKalb County

Total Units: 172  
Year Built: 1965  
Rentable Area (SF): 154,670  
Occupancy: 95%

Managed by TriBridge Residential

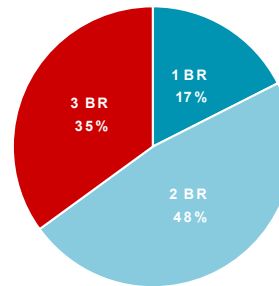
### UNIT MIX

UNIT TYPE	# UNITS	SIZE (SF)	MKT. RENT	EFF. RENT	EFF. RENT/SF
1BR-1BA	30	655	\$1,428	\$1,428	\$2.18
2BR-1BA	70	800	\$1,710	\$1,710	\$2.14
2BR-1.5BA	12	1,000	\$1,719	\$1,719	\$1.72
3BR-1.5BA	60	1,117	\$2,030	\$2,030	\$1.82
<b>TOTAL / AVG</b>	<b>172</b>	<b>899</b>	<b>\$1,773</b>	<b>\$1,773</b>	<b>\$1.97</b>

### COMMENTS

Currently not offering any leasing specials.

### UNIT MIX BREAKDOWN



### MONTHLY FEES

FEE	AMOUNT
Pest Control	\$5
Trash Removal	\$25

### UNIT FEATURES

- Fully Equipped Kitchens
- Patio or Balcony
- Window Blinds

### COMMUNITY AMENITIES

- Laundry Facility

### 3 SHALLOWFORD PINES



3554 Shallowford Road  
Chamblee, GA 30341  
DeKalb County

Total Units: 72  
Year Built: 1967  
Rentable Area (SF): 64,375  
Occupancy: 92%

Managed by Strategic Management Partners, LLC (SMP)

#### UNIT FEATURES

- Dishwasher
- Patio or Balcony
- Range/Oven
- Range/Oven
- Refrigerator
- Tub/shower Combo

#### COMMUNITY AMENITIES

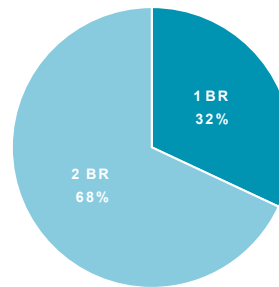
- Laundry Facility
- Playground

UNIT MIX					
UNIT TYPE	# UNITS	SIZE (SF)	MKT. RENT	EFF. RENT	EFF. RENT/SF
1BR-1BA	23	775	\$1,426	\$1,426	\$1.84
2BR-1BA	49	950	\$1,716	\$1,716	\$1.81
TOTAL / AVG	72	894	\$1,623	\$1,623	\$1.82

#### COMMENTS

Currently not offering any leasing specials.

#### UNIT MIX BREAKDOWN



MONTHLY FEES	
FEE	AMOUNT
Pest Control	\$3
Trash Removal	\$15

## 4 SUMMIT EMBRY HILLS



3544 Old Chamblee-Tucker Road  
 Doraville, GA 30340  
 DeKalb County

Total Units: 140  
 Year Built: 1967  
 Rentable Area (SF): 192,040  
 Occupancy: 92%

Managed by First Communities  
 Management Company (FCM)

### UNIT FEATURES

- Black Appliances\*
- Cable & Internet Ready
- Ceiling Fans
- Ceramic Tile in Bathrooms
- Chair Rail
- Cultured Marble Vanity Top\*
- Den/Office/Study\*
- Entry and Linen Closets
- Fully Equipped Kitchens
- Gas Range/Oven
- Microwave Oven\*
- Nest Smart Home Thermostat\*
- Patio or Balcony
- Separate Dining Area\*
- Stainless Steel Appliances\*
- Tiled Kitchen Backsplash\*
- Walk-In Closets\*
- Washer & Dryer Connections\*
- Window Blinds
- Wood-Style Flooring\*

\* Select Units

### COMMUNITY AMENITIES

- Bike Rack/Storage
- Business Center
- Clubhouse/Leasing Center
- Coffee & Beverage Bar
- Detached Rentable Garages
- Dog Park/Play Area
- Fitness Center
- Laundry Facility
- On-Site Parking
- Outdoor Amenity Area
- Outdoor Kitchen
- Playground
- Soccer / Sport Court
- Swimming Pool
- Wi-Fi Available

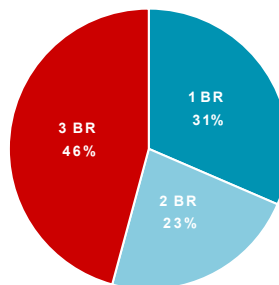
### UNIT MIX

UNIT TYPE	# UNITS	SIZE (SF)	MKT. RENT	EFF. RENT	EFF. RENT/SF
1BR-1BA	44	800	\$1,405	\$1,405	\$1.76
2BR-2BA	32	1,205	\$1,805	\$1,805	\$1.50
3BR-2BA	16	1,600	\$1,816	\$1,816	\$1.14
3BR-2BA	40	1,767	\$1,900	\$1,900	\$1.08
3BR-3BA	4	2,200	\$2,090	\$2,090	\$0.95
3BR-3BA	4	3,300	\$2,304	\$2,304	\$0.70
<b>TOTAL / AVG</b>	<b>140</b>	<b>1,372</b>	<b>\$1,730</b>	<b>\$1,730</b>	<b>\$1.26</b>

### COMMENTS

Property not offering concessions.

### UNIT MIX BREAKDOWN



### MONTHLY FEES

FEE	AMOUNT
Pest Control	\$5
Trash Removal	\$7

## 5 THE CROSSING AT HENDERSON MILL



3340 Lansbury Village Drive  
Atlanta, GA 30341  
DeKalb County

Total Units: 164  
Year Built: 1968  
Rentable Area (SF): 209,809  
Occupancy: 92%

Managed by S&S Property Management, Inc.

### UNIT FEATURES

- Black Appliances\*
- Breakfast Bar/Pass-Through\*
- Cable & Internet Ready
- Ceiling Fans
- Ceramic Tile Tub Surround
- Framed Bathroom Mirrors\*
- French Door to Patio/Bal\*
- Fully Equipped Kitchens
- Gooseneck Faucets
- Granite Countertops\*
- Kitchen Window
- Patio or Balcony
- Separate Dining Area\*
- Tile Backsplash\*
- Walk-In Closets
- Washer & Dryer Appliances\*
- Washer & Dryer Connections\*
- Window Blinds
- Wood-Style Flooring

\* Select Units

### COMMUNITY AMENITIES

- Adjacent to Middle School (Henderson Middle School)
- Business Center
- Clubhouse/Leasing Center
- Coffee & Beverage Bar
- Fitness Center
- Grilling/Picnic Areas
- Laundry Facility
- On-Site Parking
- Outdoor Kitchen
- Rentable Storage Units (20 @ \$15)
- Swimming Pool
- Walking Path

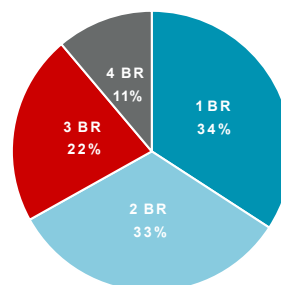
### UNIT MIX

UNIT TYPE	# UNITS	SIZE (SF)	MKT. RENT	EFF. RENT	EFF. RENT/SF
1BR-1BA	21	925	\$1,122	\$991	\$1.07
1BR-1BA	20	975	\$1,100	\$972	\$1.00
1BR-1BA	15	1,034	\$1,329	\$1,174	\$1.14
2BR-1BA	19	1,034	\$1,222	\$1,079	\$1.04
2BR-1BA	19	1,100	\$1,441	\$1,273	\$1.16
2BR-2BA	16	1,200	\$1,346	\$1,189	\$0.99
3BR-2BA	19	1,554	\$1,619	\$1,430	\$0.92
3BR-2.5BA	17	1,776	\$2,013	\$1,778	\$1.00
4BR-2.5BA	18	1,995	\$2,229	\$1,969	\$0.99
<b>TOTAL / AVG</b>	<b>164</b>	<b>1,279</b>	<b>\$1,480</b>	<b>\$1,307</b>	<b>\$1.02</b>

### COMMENTS

Currently offering 6 weeks free.

### UNIT MIX BREAKDOWN



### MONTHLY FEES

FEE	AMOUNT
Pest Control	\$8
Trash Removal	\$22

## 6 HIDDEN COLONY



3373 Aztec Road  
Doraville, GA 30340  
DeKalb County

Total Units: 280  
Year Built: 1969  
Rentable Area (SF): 351,720  
Occupancy: 83%

Managed by Spaxel LLC

### UNIT FEATURES

- Black & SS Appliances\*
- Breakfast Bar/Pass-Through\*
- Cable & Internet Ready
- Ceiling Fans\*
- Ceramic Tile Tub Surround
- Crown Molding & Chair Rail\*
- Cultured Marble Vanity Top
- Curved Shower Rods\*
- Exterior Storage Closet
- Fully Equipped Kitchens
- Granite-Look Countertops\*
- Kitchen Window\*
- Patio or Balcony
- Screened Patio/Balcony\*
- Separate Dining Room
- Walk-In Closets
- Washer & Dryer Connections
- Window Blinds
- Wood-Style Flooring\*

\* Select Units

### COMMUNITY AMENITIES

- Bus Line / Bus Stop (MARTA)
- Fitness Center
- Garden Courtyard
- Grilling/Picnic Areas
- Laundry Facility
- Leasing/Business Office
- On-Site Parking
- Pet Park/Play Area
- Playground
- Rentable Storage Units
- Swimming Pool (2)
- Wi-Fi Available

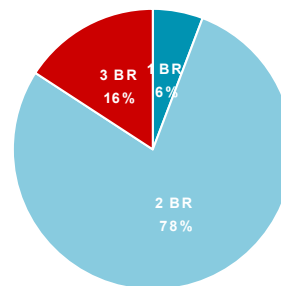
### UNIT MIX

UNIT TYPE	# UNITS	SIZE (SF)	MKT. RENT	EFF. RENT	EFF. RENT/SF
1BR-1BA	16	890	\$1,222	\$1,120	\$1.26
2BR-2BA	44	1,084	\$1,635	\$1,499	\$1.38
2BR-2BA	84	1,352	\$1,601	\$1,468	\$1.09
2BR-2.5BA	56	1,190	\$1,764	\$1,617	\$1.36
2BR-2.5BA	36	1,327	\$1,586	\$1,454	\$1.10
3BR-2BA	20	1,263	\$1,852	\$1,698	\$1.34
3BR-2.5BA	16	1,517	\$1,780	\$1,632	\$1.08
3BR-2.5BA	8	1,534	\$1,830	\$1,678	\$1.09
<b>TOTAL / AVG</b>	<b>280</b>	<b>1,256</b>	<b>\$1,650</b>	<b>\$1,513</b>	<b>\$1.20</b>

### COMMENTS

Currently offering one month free.

### UNIT MIX BREAKDOWN



### MONTHLY FEES

FEE	AMOUNT
Pest Control	\$10
Trash Removal	\$25

## 7 MIRADOR AT PEACHTREE



2203 Plaster Road  
Atlanta, GA 30345  
DeKalb County

Total Units: 164  
Year Built: 1970  
Rentable Area (SF): 189,460  
Occupancy: 93%

Managed by Cushman & Wakefield  
Multifamily Asset Services

### UNIT FEATURES

- Black Appliances\*
- Breakfast Bar/Pass-Through\*
- Ceiling Fans
- Fully Equipped Kitchens
- Gas Range/Oven
- Kitchen Pantry
- Laundry/Utility Room\*
- Microwave Oven
- Patio or Balcony\*
- Stainless Steel Appliances\*
- Tiled Kitchen Backsplash
- Walk-In Closets
- Washer & Dryer Connections (not 1BRs)
- Window Blinds
- Wood-Style Flooring\*

\* Select Units

### COMMUNITY AMENITIES

- Business/Leasing Office
- Courtesy Patrol / Officer
- Gazebo
- Grilling/Picnic Areas
- Laundry Facility
- Playground
- Swimming Pool

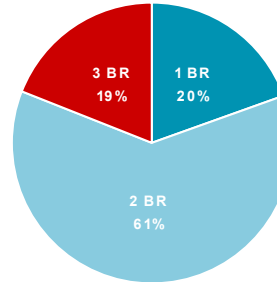
### UNIT MIX

UNIT TYPE	# UNITS	SIZE (SF)	MKT. RENT	EFF. RENT	EFF. RENT/SF
1BR-1BA	32	900	\$1,440	\$1,440	\$1.60
2BR-2BA	15	1,142	\$1,537	\$1,537	\$1.35
2BR-2BA	73	1,175	\$2,034	\$2,034	\$1.73
2BR-2BA	13	1,375	\$1,612	\$1,612	\$1.17
3BR-2BA	15	1,192	\$1,922	\$1,922	\$1.61
3BR-2BA	16	1,375	\$2,052	\$2,052	\$1.49
<b>TOTAL / AVG</b>	<b>164</b>	<b>1,155</b>	<b>\$1,831</b>	<b>\$1,831</b>	<b>\$1.58</b>

### COMMENTS

Property not offering concessions.

### UNIT MIX BREAKDOWN



### MONTHLY FEES

FEE	AMOUNT
Pest Control	\$5
Trash Removal	\$20

## 8 THE HEIGHTS AT CHAMBLEE



3028 Chamblee Tucker Road  
Atlanta, GA 30341  
DeKalb County

Total Units: 181  
Year Built: 1970  
Rentable Area (SF): 226,060  
Occupancy: 88%

Managed by Alexander Properties Group, Inc. (Atl)

### UNIT FEATURES

- Black Appliances\*
- Breakfast Bar/Pass-Through
- Built-in Desk/Workstation\*
- Cable & Internet Ready
- Ceiling Fans\*
- Ceramic Tile Tub Surround
- Cultured Marble Vanity Top\*
- Faux-Granite Countertops\*
- Frost-Free Refrigerator
- Fully Equipped Kitchens
- Gas Range/Oven
- Kitchen Pantry
- Laundry/Utility Closet\*
- Patio or Balcony
- Separate Dining Area
- Shower Stall\*
- Tiled Kitchen Backsplash\*
- Walk-In Closets
- Washer & Dryer Connections\*
- Window Blinds
- Wood-Style Flooring\*

\* Select Units

### COMMUNITY AMENITIES

- Central Mail Kiosk
- Clubhouse/Leasing Center
- Community Garden
- Community Room
- Courtyard
- Fitness Center
- Grilling/Picnic Areas
- Laundry Facility
- On-Site Parking
- Playground
- Soccer Court (Lighted)
- Swimming Pool
- Swings

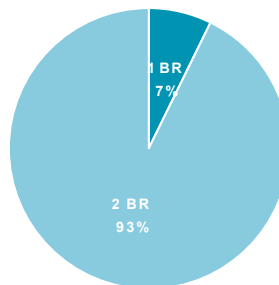
### UNIT MIX

UNIT TYPE	# UNITS	SIZE (SF)	MKT. RENT	EFF. RENT	EFF. RENT/SF
1BR-1BA	7	850	\$1,285	\$1,285	\$1.51
1BR-1BA	6	1,265	\$1,972	\$1,972	\$1.56
2BR-2BA	168	1,265	\$1,507	\$1,507	\$1.19
TOTAL / AVG	181	1,249	\$1,514	\$1,514	\$1.21

### COMMENTS

Property not offering concessions.

### UNIT MIX BREAKDOWN



### MONTHLY FEES

FEE	AMOUNT
Pest Control	\$5
Trash Removal	\$25

## 9 VILLAS DE SOLANA



3207 Henderson Mill Road  
Atlanta, GA 30341  
DeKalb County

Total Units: 161  
Year Built: 1972  
Rentable Area (SF): 284,629  
Occupancy: 91%

Managed by Cardinal Capital Group

### UNIT FEATURES

- Black Appliances\*
- Breakfast Bar
- Cable & Internet Ready
- Ceramic Tile Tub Surround
- Chair Rail & Crown Molding
- Cultured Marble Vanity Top
- Curved Shower Rods\*
- Custom Modern Cabinetry
- Faux-Granite Countertops\*
- Fireplace\*
- Fully Equipped Kitchens
- Gooseneck Faucets\*
- Hall Closet
- Linen & Pantry Closets
- Microwave Oven
- Patio or Balcony
- Recessed Lighting
- Separate Dining Area
- Tile Backsplash\*
- Walk-In Closets
- Walk-In Showers\*
- Washer & Dryer Connections
- Window Blinds
- Wood-Style Flooring\*

\* Select Units

### COMMUNITY AMENITIES

- Bus Line / Bus Stop (MARTA)
- Business Center
- Business/Leasing Office (New)
- Clubhouse/Leasing Center (New)
- Fitness Center (New)
- On-Site Parking
- Playground
- Playroom
- Sports Court
- Swimming Pool
- Wi-Fi Available

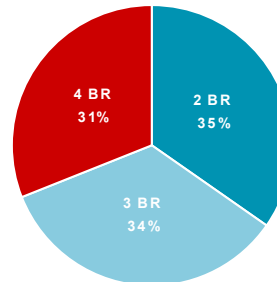
### UNIT MIX

UNIT TYPE	# UNITS	SIZE (SF)	MKT. RENT	EFF. RENT	EFF. RENT/SF
2BR-2BA	56	1,359	\$1,643	\$1,643	\$1.21
3BR-2BA	55	1,785	\$1,769	\$1,769	\$0.99
4BR-2.5BA	50	2,207	\$2,309	\$2,309	\$1.05
<b>TOTAL / AVG</b>	<b>161</b>	<b>1,768</b>	<b>\$1,893</b>	<b>\$1,893</b>	<b>\$1.07</b>

### COMMENTS

Property not currently offering concessions.

### UNIT MIX BREAKDOWN



### MONTHLY FEES

FEE	AMOUNT
Pest Control	\$5
Water & Sewer	\$85

# 10 LEGACY NORTH



5260 Buford Highway  
 Doraville, GA 30340  
 DeKalb County

Total Units: 124  
 Year Built: 1973  
 Rentable Area (SF): 112,876  
 Occupancy: 95%

Managed by SPM - Sabra Property Management LLC (Atl)

## UNIT FEATURES

- Cable & Internet Ready
- Fully Equipped Kitchens
- Kitchen Pantry
- Linen & Hall Closets\*
- Window Blinds

\* Select Units

## COMMUNITY AMENITIES

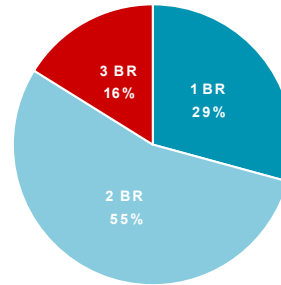
- Bus Line / Bus Stop (MARTA)
- Courtyard
- Gazebo
- Grilling/Picnic Areas
- Leasing/Business Office
- On-Site Parking
- Playground
- Soccer Field

UNIT MIX					
UNIT TYPE	# UNITS	SIZE (SF)	MKT. RENT	EFF. RENT	EFF. RENT/SF
1BR-1BA	36	784	\$1,316	\$1,316	\$1.68
2BR-1BA	44	885	\$1,519	\$1,519	\$1.72
2BR-2BA	24	943	\$1,570	\$1,570	\$1.66
3BR-2BA	20	1,154	\$2,027	\$2,027	\$1.76
TOTAL / AVG	124	910	\$1,552	\$1,552	\$1.70

## COMMENTS

Property not offering concessions.

## UNIT MIX BREAKDOWN



## MONTHLY FEES

FEE	AMOUNT
Pest Control	\$6

## ONE BEDROOM

RANKED BY RENT PER UNIT				
PROPERTY	UNIT TYPE	SIZE (SF)	EFF. RENT	RENT /SF
The Heights at Chamblee	1BR-1BA	1,265	<b>\$1,972</b>	\$1.56
Shallowford Arms	1BR-1BA	825	<b>\$1,507</b>	\$1.83
Mirador at Peachtree	1BR-1BA	900	<b>\$1,440</b>	\$1.60
Chamblee Heights	1BR-1BA	655	<b>\$1,428</b>	\$2.18
Shallowford Pines	1BR-1BA	775	<b>\$1,426</b>	\$1.84
Summit Embry Hills	1BR-1BA	800	<b>\$1,405</b>	\$1.76
Legacy North	1BR-1BA	784	<b>\$1,316</b>	\$1.68
Embry Hills	1BR-1BA, P	745	<b>\$1,297</b>	\$1.74
Embry Hills	1BR-1BA	745	<b>\$1,295</b>	\$1.74
The Heights at Chamblee	1BR-1BA	850	<b>\$1,285</b>	\$1.51
Embry Hills	1BR-1BA, F	745	<b>\$1,230</b>	\$1.65
The Crossing at Henderson M	1BR-1BA	1,034	<b>\$1,174</b>	\$1.14
Hidden Colony	1BR-1BA	890	<b>\$1,120</b>	\$1.26
The Crossing at Henderson M	1BR-1BA	925	<b>\$991</b>	\$1.07
The Crossing at Henderson M	1BR-1BA	975	<b>\$972</b>	\$1.00
TOTAL / AVG		861	<b>\$1,324</b>	\$1.57

RANKED BY RENT PER SQUARE FOOT				
PROPERTY	UNIT TYPE	SIZE (SF)	EFF. RENT	RENT /SF
Chamblee Heights	1BR-1BA	655	\$1,428	<b>\$2.18</b>
Shallowford Pines	1BR-1BA	775	\$1,426	<b>\$1.84</b>
Shallowford Arms	1BR-1BA	825	\$1,507	<b>\$1.83</b>
Summit Embry Hills	1BR-1BA	800	\$1,405	<b>\$1.76</b>
Embry Hills	1BR-1BA, P	745	\$1,297	<b>\$1.74</b>
Embry Hills	1BR-1BA	745	\$1,295	<b>\$1.74</b>
Legacy North	1BR-1BA	784	\$1,316	<b>\$1.68</b>
Embry Hills	1BR-1BA, F	745	\$1,230	<b>\$1.65</b>
Mirador at Peachtree	1BR-1BA	900	\$1,440	<b>\$1.60</b>
The Heights at Chamblee	1BR-1BA	1,265	\$1,972	<b>\$1.56</b>
The Heights at Chamblee	1BR-1BA	850	\$1,285	<b>\$1.51</b>
Hidden Colony	1BR-1BA	890	\$1,120	<b>\$1.26</b>
The Crossing at Henderson M	1BR-1BA	1,034	\$1,174	<b>\$1.14</b>
The Crossing at Henderson M	1BR-1BA	925	\$991	<b>\$1.07</b>
The Crossing at Henderson M	1BR-1BA	975	\$972	<b>\$1.00</b>
TOTAL / AVG		861	\$1,324	<b>\$1.57</b>



## TWO BEDROOM

RANKED BY RENT PER UNIT				
PROPERTY	UNIT TYPE	SIZE (SF)	EFF. RENT	RENT /SF
Mirador at Peachtree	2BR-2BA	1,175	<b>\$2,034</b>	\$1.73
Embry Hills	2BR-2BA, F	1,706	<b>\$1,873</b>	\$1.10
Shallowford Arms	2BR-1BA	1,000	<b>\$1,808</b>	\$1.81
Summit Embry Hills	2BR-2BA	1,205	<b>\$1,805</b>	\$1.50
Embry Hills	2BR-2BA, F	1,094	<b>\$1,770</b>	\$1.62
Chamblee Heights	2BR-1.5BA	1,000	<b>\$1,719</b>	\$1.72
Shallowford Pines	2BR-1BA	950	<b>\$1,716</b>	\$1.81
Chamblee Heights	2BR-1BA	800	<b>\$1,710</b>	\$2.14
Embry Hills	2BR-2BA, P	1,706	<b>\$1,697</b>	\$0.99
Embry Hills	2BR-2BA, P	1,155	<b>\$1,673</b>	\$1.45
Villas de Solana	2BR-2BA	1,359	<b>\$1,643</b>	\$1.21
Embry Hills	2BR-2BA, P	1,094	<b>\$1,635</b>	\$1.49
Embry Hills	2BR-2BA	1,094	<b>\$1,627</b>	\$1.49
Hidden Colony	2BR-2.5BA	1,190	<b>\$1,617</b>	\$1.36
Mirador at Peachtree	2BR-2BA	1,375	<b>\$1,612</b>	\$1.17
Embry Hills	2BR-1BA	945	<b>\$1,575</b>	\$1.67
Legacy North	2BR-2BA	943	<b>\$1,570</b>	\$1.66
Embry Hills	2BR-2BA, F	1,155	<b>\$1,565</b>	\$1.35
Mirador at Peachtree	2BR-2BA	1,142	<b>\$1,537</b>	\$1.35
Embry Hills	2BR-2BA	1,706	<b>\$1,535</b>	\$0.90
Embry Hills	2BR-1BA, P	945	<b>\$1,527</b>	\$1.62
Legacy North	2BR-1BA	885	<b>\$1,519</b>	\$1.72
Embry Hills	2BR-2BA	1,155	<b>\$1,508</b>	\$1.31
The Heights at Chamblee	2BR-2BA	1,265	<b>\$1,507</b>	\$1.19
Hidden Colony	2BR-2BA	1,084	<b>\$1,499</b>	\$1.38
Hidden Colony	2BR-2BA	1,352	<b>\$1,468</b>	\$1.09
Hidden Colony	2BR-2.5BA	1,327	<b>\$1,454</b>	\$1.10
The Crossing at Henderson M	2BR-1BA	1,100	<b>\$1,273</b>	\$1.16
The Crossing at Henderson M	2BR-2BA	1,200	<b>\$1,189</b>	\$0.99
The Crossing at Henderson M	2BR-1BA	1,034	<b>\$1,079</b>	\$1.04
TOTAL / AVG		1,171	<b>\$1,591</b>	\$1.40

RANKED BY RENT PER SQUARE FOOT				
PROPERTY	UNIT TYPE	SIZE (SF)	EFF. RENT	RENT /SF
Chamblee Heights	2BR-1BA	800	\$1,710	<b>\$2.14</b>
Shallowford Arms	2BR-1BA	1,000	\$1,808	<b>\$1.81</b>
Shallowford Pines	2BR-1BA	950	\$1,716	<b>\$1.81</b>
Mirador at Peachtree	2BR-2BA	1,175	\$2,034	<b>\$1.73</b>
Chamblee Heights	2BR-1.5BA	1,000	\$1,719	<b>\$1.72</b>
Legacy North	2BR-1BA	885	\$1,519	<b>\$1.72</b>
Embry Hills	2BR-1BA	945	\$1,575	<b>\$1.67</b>
Legacy North	2BR-2BA	943	\$1,570	<b>\$1.66</b>
Embry Hills	2BR-2BA, F	1,094	\$1,770	<b>\$1.62</b>
Embry Hills	2BR-1BA, P	945	\$1,527	<b>\$1.62</b>
Summit Embry Hills	2BR-2BA	1,205	\$1,805	<b>\$1.50</b>
Embry Hills	2BR-2BA, P	1,094	\$1,635	<b>\$1.49</b>
Embry Hills	2BR-2BA	1,094	\$1,627	<b>\$1.49</b>
Embry Hills	2BR-2BA, P	1,155	\$1,673	<b>\$1.45</b>
Hidden Colony	2BR-2BA	1,084	\$1,499	<b>\$1.38</b>
Hidden Colony	2BR-2.5BA	1,190	\$1,617	<b>\$1.36</b>
Embry Hills	2BR-2BA, F	1,155	\$1,565	<b>\$1.35</b>
Mirador at Peachtree	2BR-2BA	1,142	\$1,537	<b>\$1.35</b>
Embry Hills	2BR-2BA	1,155	\$1,508	<b>\$1.31</b>
Villas de Solana	2BR-2BA	1,359	\$1,643	<b>\$1.21</b>
The Heights at Chamblee	2BR-2BA	1,265	\$1,507	<b>\$1.19</b>
Mirador at Peachtree	2BR-2BA	1,375	\$1,612	<b>\$1.17</b>
The Crossing at Henderson M	2BR-1BA	1,100	\$1,273	<b>\$1.16</b>
Embry Hills	2BR-2BA, F	1,706	\$1,873	<b>\$1.10</b>
Hidden Colony	2BR-2.5BA	1,327	\$1,454	<b>\$1.10</b>
Hidden Colony	2BR-2BA	1,352	\$1,468	<b>\$1.09</b>
The Crossing at Henderson M	2BR-1BA	1,034	\$1,079	<b>\$1.04</b>
Embry Hills	2BR-2BA, P	1,706	\$1,697	<b>\$0.99</b>
The Crossing at Henderson M	2BR-2BA	1,200	\$1,189	<b>\$0.99</b>
Embry Hills	2BR-2BA	1,706	\$1,535	<b>\$0.90</b>
TOTAL / AVG		1,171	\$1,591	<b>\$1.40</b>

## THREE BEDROOM

### RANKED BY RENT PER UNIT

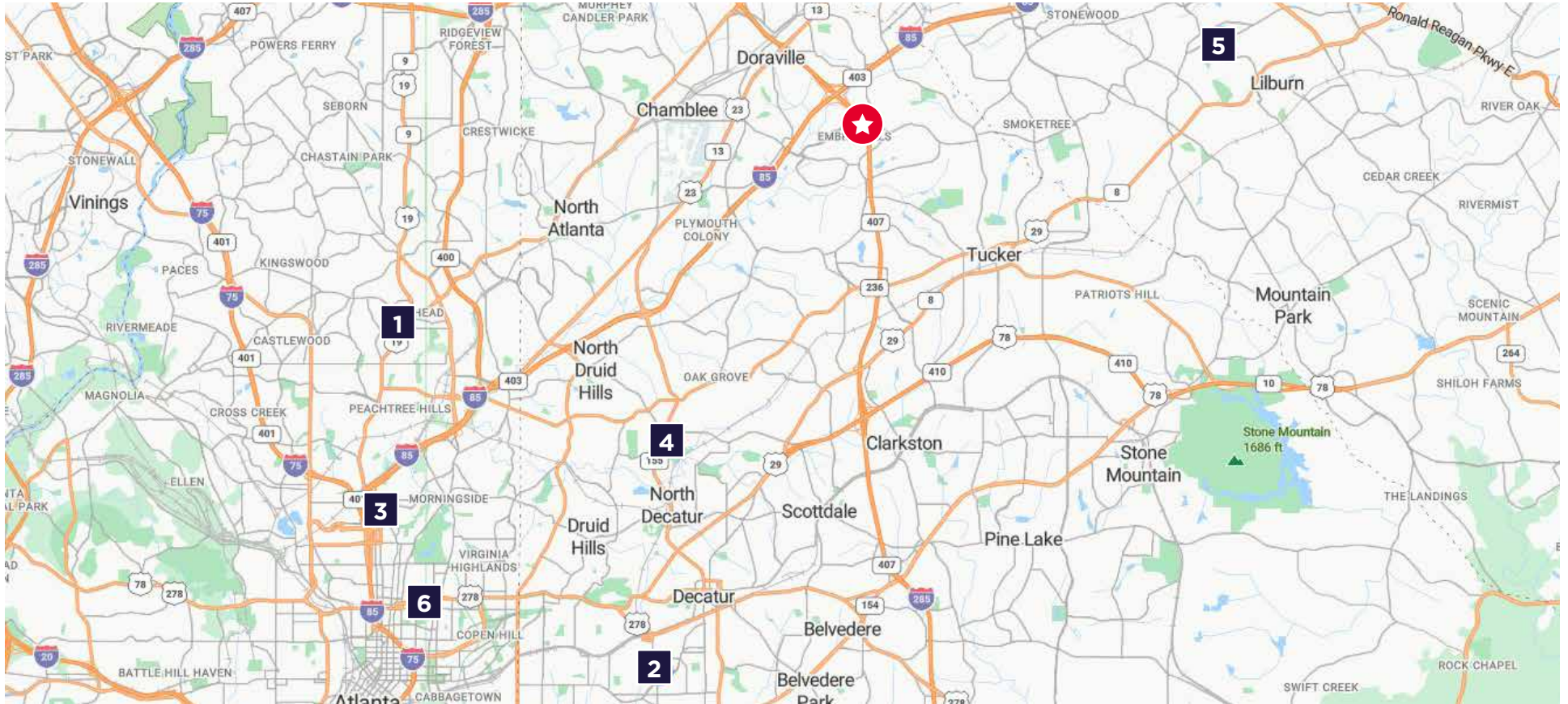
PROPERTY	UNIT TYPE	SIZE (SF)	EFF. RENT	RENT /SF
Summit Embry Hills	3BR-3BA	3,300	<b>\$2,304</b>	\$0.70
Summit Embry Hills	3BR-3BA	2,200	<b>\$2,090</b>	\$0.95
Mirador at Peachtree	3BR-2BA	1,375	<b>\$2,052</b>	\$1.49
Chamblee Heights	3BR-1.5BA	1,117	<b>\$2,030</b>	\$1.82
Legacy North	3BR-2BA	1,154	<b>\$2,027</b>	\$1.76
Embry Hills	3BR-2BA, P	1,560	<b>\$2,014</b>	\$1.29
Embry Hills	3BR-2BA, F	1,560	<b>\$2,005</b>	\$1.29
Embry Hills	3BR-2BA, P	1,347	<b>\$1,925</b>	\$1.43
Mirador at Peachtree	3BR-2BA	1,192	<b>\$1,922</b>	\$1.61
Embry Hills	3BR-2BA, F	1,347	<b>\$1,918</b>	\$1.42
Summit Embry Hills	3BR-2BA	1,767	<b>\$1,900</b>	\$1.08
Summit Embry Hills	3BR-2BA	1,600	<b>\$1,816</b>	\$1.14
The Crossing at Henderson M	3BR-2.5BA	1,776	<b>\$1,778</b>	\$1.00
Villas de Solana	3BR-2BA	1,785	<b>\$1,769</b>	\$0.99
Hidden Colony	3BR-2BA	1,263	<b>\$1,698</b>	\$1.34
Hidden Colony	3BR-2.5BA	1,534	<b>\$1,678</b>	\$1.09
Hidden Colony	3BR-2.5BA	1,517	<b>\$1,632</b>	\$1.08
Shallowford Arms	3BR-2BA	1,100	<b>\$1,607</b>	\$1.46
The Crossing at Henderson M	3BR-2BA	1,554	<b>\$1,430</b>	\$0.92
<b>TOTAL / AVG</b>		<b>1,581</b>	<b>\$1,873</b>	<b>\$1.26</b>

### RANKED BY RENT PER SQUARE FOOT

PROPERTY	UNIT TYPE	SIZE (SF)	EFF. RENT	RENT /SF
Chamblee Heights	3BR-1.5BA	1,117	\$2,030	<b>\$1.82</b>
Legacy North	3BR-2BA	1,154	\$2,027	<b>\$1.76</b>
Mirador at Peachtree	3BR-2BA	1,192	\$1,922	<b>\$1.61</b>
Mirador at Peachtree	3BR-2BA	1,375	\$2,052	<b>\$1.49</b>
Shallowford Arms	3BR-2BA	1,100	\$1,607	<b>\$1.46</b>
Embry Hills	3BR-2BA, P	1,347	\$1,925	<b>\$1.43</b>
Embry Hills	3BR-2BA, F	1,347	\$1,918	<b>\$1.42</b>
Hidden Colony	3BR-2BA	1,263	\$1,698	<b>\$1.34</b>
Embry Hills	3BR-2BA, P	1,560	\$2,014	<b>\$1.29</b>
Embry Hills	3BR-2BA, F	1,560	\$2,005	<b>\$1.29</b>
Summit Embry Hills	3BR-2BA	1,600	\$1,816	<b>\$1.14</b>
Hidden Colony	3BR-2.5BA	1,534	\$1,678	<b>\$1.09</b>
Hidden Colony	3BR-2.5BA	1,517	\$1,632	<b>\$1.08</b>
Summit Embry Hills	3BR-2BA	1,767	\$1,900	<b>\$1.08</b>
The Crossing at Henderson M	3BR-2.5BA	1,776	\$1,778	<b>\$1.00</b>
Villas de Solana	3BR-2BA	1,785	\$1,769	<b>\$0.99</b>
Summit Embry Hills	3BR-3BA	2,200	\$2,090	<b>\$0.95</b>
The Crossing at Henderson M	3BR-2BA	1,554	\$1,430	<b>\$0.92</b>
Summit Embry Hills	3BR-3BA	3,300	\$2,304	<b>\$0.70</b>
<b>TOTAL / AVG</b>		<b>1,581</b>	<b>\$1,873</b>	<b>\$1.26</b>



# SALES COMPARABLES / SUMMARY



## SALES COMPARABLES

PROPERTY	# UNITS	YEAR BUILT	SALE PRICE	PRICE PER UNIT	PRICE PER SF	SALE DATE
★ Embry Hills	37	1964	-	-	-	-
1 Pharr Court	52	1960	\$10,700,000	\$205,769	\$205	12/2025
2 Enclave Oakhurst Village	32	1960	\$6,560,000	\$205,000	\$199	11/2025
3 Studio Revival Apartment	48	1930	\$9,300,000	\$193,750	\$319	6/2025
4 Mason Mills	81	1972	\$15,000,00	\$185,185	\$156	6/2025
5 826 Burns Walk	30	1984	\$5,720,000	\$190,666	\$136	9/2024
6 The Deerfield	30	1935	\$5,703,213	\$190,107	\$267	7/2024
TOTAL / AVG	46	1957	\$8,830,536	\$195,080	\$214	

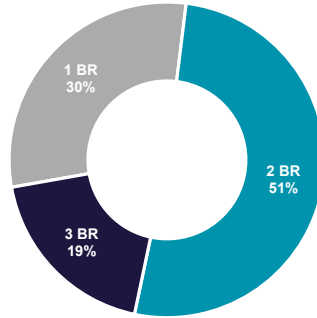


# FINANCIAL ANALYSIS



# EMBRY HILLS

Address	3704 Embry Circle Atlanta, GA 30341
County	DeKalb County
Number of Units	37 Units
Year Built	1964 / 1967
Rentable Area	42,664 SF
Site Size	0.48 Acres
Density	77.08 Units per Acre
Occupancy*	95%
Gain/(Loss) to Lease*	-3.0%



As of May 11, 2026

UNIT MIX				MARKET RENT			LEASE RENT			LEASE RENT AFTER UPGRADES		
UNIT TYPE	# OF UNITS	SIZE SQ. FT.	TOTAL SQ. FT.	MARKET RENT	MARKET RENT/SQ. FT.	MONTHLY RENT	# UNITS OCCUPIED	LEASE RENT	LEASE RENT/SQ. FT.	VALUE-ADD RENT	VALUE-ADD RENT/SQ. FT.	MONTHLY RENT
1 BR / 1 BA	1	745	745	\$1,334	\$1.79	\$1,334	1	\$1,295	\$1.74	\$1,400	\$1.88	\$1,400
1 BR / 1 BA - P	8	745	5,960	\$1,334	\$1.79	\$10,672	8	\$1,297	\$1.74	\$1,400	\$1.88	\$11,200
1 BR / 1 BA - F	2	745	1,490	\$1,397	\$1.87	\$2,793	2	\$1,230	\$1.65	\$1,400	\$1.88	\$2,800
2 BR / 1 BA	1	945	945	\$1,677	\$1.77	\$1,677	1	\$1,575	\$1.67	\$1,650	\$1.75	\$1,650
2 BR / 1 BA - P	1	945	945	\$1,527	\$1.62	\$1,527	1	\$1,527	\$1.62	\$1,650	\$1.75	\$1,650
2 BR / 2 BA	2	1,094	2,188	\$1,723	\$1.57	\$3,446	1	\$1,627	\$1.49	\$1,775	\$1.62	\$3,550
2 BR / 2 BA - P	2	1,094	2,188	\$1,698	\$1.55	\$3,396	2	\$1,635	\$1.49	\$1,775	\$1.62	\$3,550
2 BR / 2 BA - F	1	1,094	1,094	\$1,673	\$1.53	\$1,673	1	\$1,770	\$1.62	\$1,775	\$1.62	\$1,775
2 BR / 2 BA	4	1,155	4,620	\$1,636	\$1.42	\$6,542	4	\$1,508	\$1.31	\$1,675	\$1.45	\$6,700
2 BR / 2 BA - P	1	1,155	1,155	\$1,673	\$1.45	\$1,673	1	\$1,673	\$1.45	\$1,675	\$1.45	\$1,675
2 BR / 2 BA - F	2	1,155	2,310	\$1,723	\$1.49	\$3,446	2	\$1,565	\$1.35	\$1,675	\$1.45	\$3,350
2 BR / 2 BA	1	1,706	1,706	\$1,697	\$0.99	\$1,697	1	\$1,535	\$0.90	\$1,925	\$1.13	\$1,925
2 BR / 2 BA - P	2	1,706	3,412	\$1,697	\$0.99	\$3,394	1	\$1,697	\$0.99	\$1,925	\$1.13	\$3,850
2 BR / 2 BA - F	2	1,706	3,412	\$1,697	\$0.99	\$3,394	2	\$1,873	\$1.10	\$1,925	\$1.13	\$3,850
3 BR / 2 BA - P	1	1,347	1,347	\$1,792	\$1.33	\$1,792	1	\$1,925	\$1.43	\$2,000	\$1.48	\$2,000
3 BR / 2 BA - F	1	1,347	1,347	\$1,717	\$1.27	\$1,717	1	\$1,918	\$1.42	\$2,000	\$1.48	\$2,000
3 BR / 2 BA - P	4	1,560	6,240	\$2,130	\$1.37	\$8,521	4	\$2,014	\$1.29	\$2,100	\$1.35	\$8,400
3 BR / 2 BA - F	1	1,560	1,560	\$2,199	\$1.41	\$2,199	1	\$2,005	\$1.29	\$2,100	\$1.35	\$2,100
<b>TOTALS / AVERAGES</b>	<b>37</b>	<b>1,153</b>	<b>42,664</b>	<b>\$1,646</b>	<b>\$1.43</b>	<b>\$60,893</b>	<b>35</b>	<b>\$1,589</b>	<b>\$1.40</b>	<b>\$1,714</b>	<b>\$1.49</b>	<b>\$63,425</b>

\*Premiums Based on In-Place Rent

UNIT MIX			
UNIT TYPE	# OF UNITS	PERCENT (%)	COST (PER UNIT)
Classic	9	24%	10,000
Partial	19	51%	8,000
Full	9	24%	5,000
<b>TOTALS / AVERAGES</b>	<b>37</b>	<b>100%</b>	<b>\$7,757</b>

**COMMENTS**

Pro Forma assumes all units are brought to Elite finish level at an average weighted cost of \$7.2k/unit. Elite renovations will include vinyl flooring, granite countertops, stainless steel appliances, tile backsplash, new cabinet fronts, upgraded hardware and fixtures, upgraded sink and modern lighting and modern paint scheme.

VALUE-ADD ASSUMPTIONS & SUMMARY					
VALUE-ADD / CAPITAL NEEDS		RENT PREMIUMS		RETURN ON INVESTMENT	
Value Add Cost (37 units at \$7,757 / Unit)	\$287,000	1 BR Units	\$115	Monthly Premium	\$4,485
		2 BR Units	\$138	Annual Premium	\$53,820
Total Cost	\$287,000	3 BR Units	\$85	<b>ROI</b>	<b>19%</b>



	APRIL 2026 T-12 ACTUAL			APRIL 2026 T-3 INCOME / T-12 EXPENSES			CUSHMAN & WAKEFIELD PRO FORMA		
	TOTAL	PER UNIT	PER MONTH	TOTAL	PER UNIT	PER MONTH	TOTAL	PER UNIT	PER MONTH
<b>INCOME</b>									
<sup>1</sup> Scheduled Market Rent	\$765,556	\$20,691	\$63,796	\$765,074	\$20,678	\$63,756	\$730,716	\$19,749	\$60,893
<sup>2</sup> Pro Forma Upgrade Premium							26,910	727	2,243
<sup>3</sup> Gain/(Loss) to Lease	(57,823)	-7.6%	(4,819)	(58,320)	-7.6%	(4,860)	0	0.0%	0
<b>Total Gross Potential</b>	<b>\$707,733</b>	<b>\$19,128</b>	<b>\$58,978</b>	<b>\$706,754</b>	<b>\$19,101</b>	<b>\$58,896</b>	<b>\$757,626</b>	<b>\$20,476</b>	<b>\$63,136</b>
<sup>4</sup> Vacancy	(28,255)	-4.0%	(2,355)	(31,384)	-4.4%	(2,615)	(37,881)	-5.0%	(3,157)
<sup>5</sup> Bad Debt/Write-Offs	(11,354)	-1.6%	(946)	(10,052)	-1.4%	(838)	(3,788)	-0.5%	(316)
<sup>6</sup> Concessions	(4,709)	-0.7%	(392)	(14,591)	-2.1%	(1,216)	0	0.0%	0
<b>Net Rental Income</b>	<b>\$663,415</b>	<b>\$17,930</b>	<b>\$55,285</b>	<b>\$650,727</b>	<b>\$17,587</b>	<b>\$54,227</b>	<b>\$715,957</b>	<b>\$19,350</b>	<b>\$59,663</b>
<sup>7</sup> Utility Reimbursement	40,761	1,102	3,397	40,651	1,099	3,388	50,952	1,377	4,246
<sup>8</sup> Renters Insurance Income	5,538	150	461	5,473	148	456	5,704	154	475
<sup>9</sup> Other Income	15,128	409	1,261	30,276	818	2,523	29,600	800	2,467
<b>Total Other Income</b>	<b>\$61,427</b>	<b>\$1,660</b>	<b>\$5,119</b>	<b>\$76,400</b>	<b>\$2,065</b>	<b>\$6,367</b>	<b>\$86,256</b>	<b>\$2,331</b>	<b>\$7,188</b>
<b>Total Operating Income</b>	<b>\$724,842</b>	<b>\$19,590</b>	<b>\$60,404</b>	<b>\$727,127</b>	<b>\$19,652</b>	<b>\$60,594</b>	<b>\$802,212</b>	<b>\$21,681</b>	<b>\$66,851</b>
<b>EXPENSES</b>									
Electric - Common Area	\$2,765	\$75	230	\$2,765	\$75	230	\$2,765	\$75	230
Electric - Vacant	1,239	33	103	1,239	33	103	1,263	34	105
Cable & Internet Expense	2,376	64	198	2,376	64	198	2,327	63	194
Water/Sewer	44,841	1,212	3,737	44,841	1,212	3,737	43,917	1,187	3,660
Utility Billing Service	620	17	52	620	17	52	607	16	51
Trash Removal	14,893	403	1,241	14,893	403	1,241	14,586	394	1,216
Pest Control Expense	6,250	169	521	6,250	169	521	6,121	165	510
<sup>10</sup> <b>Subtotal Utilities</b>	<b>\$72,984</b>	<b>\$1,973</b>	<b>\$6,082</b>	<b>\$72,984</b>	<b>\$1,973</b>	<b>\$6,082</b>	<b>\$71,585</b>	<b>\$1,935</b>	<b>\$5,965</b>
<sup>11</sup> Landscaping	7,176	194	598	7,176	194	598	6,475	175	540
<sup>12</sup> Turnover	3,626	98	302	3,626	98	302	3,700	100	308
<sup>13</sup> Repairs & Maintenance	5,464	148	455	5,464	148	455	5,550	150	463
<b>Subtotal Repairs &amp; Maintenance</b>	<b>\$16,266</b>	<b>\$440</b>	<b>\$1,356</b>	<b>\$16,266</b>	<b>\$440</b>	<b>\$1,356</b>	<b>\$15,725</b>	<b>\$425</b>	<b>\$1,310</b>
<sup>14</sup> Payroll & Burden	14,768	399	1,231	14,768	399	1,231	-	-	-
<sup>15</sup> General & Administrative	7,381	199	615	7,381	199	615	7,400	200	617
<sup>16</sup> Advertising	1,865	50	155	1,865	50	155	1,850	50	154
<sup>17</sup> Property Management Fee	21,808	3.0%	1,817	21,808	3.0%	1,817	48,133	6.0%	4,011
<sup>18</sup> Real Estate Taxes	103,481	2,797	8,623	103,481	2,797	8,623	101,778	2,751	8,481
<sup>19</sup> Property Insurance	41,564	1,123	3,464	41,564	1,123	3,464	27,750	750	2,313
<sup>20</sup> Capital Reserves	11,100	300	925	11,100	300	925	11,100	300	925
<b>Total Operating Expenses</b>	<b>\$291,217</b>	<b>\$7,871</b>	<b>\$24,268</b>	<b>\$291,217</b>	<b>\$7,871</b>	<b>\$24,268</b>	<b>\$285,321</b>	<b>\$7,711</b>	<b>\$23,777</b>
<b>NET OPERATING INCOME</b>	<b>\$433,625</b>	<b>\$11,720</b>	<b>\$36,135</b>	<b>\$435,910</b>	<b>\$11,781</b>	<b>\$36,326</b>	<b>\$516,891</b>	<b>\$13,970</b>	<b>\$43,074</b>

\*Pro Forma assumes Payroll & Burden is covered by management fee.

**HISTORICAL & PRO FORMA INCOME FOOTNOTES**

**1 Scheduled Market Rent**

The Scheduled Market Rent of \$730,716, or \$60,893 per month, is based on the current market rent shown on the Rent Roll dated 5-11-26.

**2 Pro Forma Upgrade Premium**

The Pro Forma assumes the property will begin upgrades in Year 1. Proposed upgrades are expected to take approximately 2 years to complete. The anticipated gain through rent premiums for the upgrades is expected to be around \$26,910/year throughout the course of the upgrade period. Upgrade premiums are based on In-Place Rent.

**3 Gain/(Loss) to Lease**

The Pro Forma assumes Gain/(Loss) to Lease to be 0.0% of Scheduled Market Rent.

**4 Vacancy**

The Pro Forma assumes vacancy equivalent to -5.0% of the Gross Potential Income.

**5 Bad Debt/Write-Offs**

The Pro Forma assumes Bad Debt/Write-Offs of -0.5% of pro forma Gross Potential Income.

**6 Concessions**

Pro Forma assumes concessions of 0.0% of Gross Potential Income.

**7 Utility Reimbursement**

Pro Forma Utility Reimbursement is trended 25% over T12 income.

**8 Renters Insurance Income**

Pro Forma Renters Insurance Income is trended 3% over T3 income.

**9 Other Income**

The Other Income figure of \$29,600 includes processing fees, vending income, application and late fees, etc.



**HISTORICAL & PRO FORMA EXPENSE FOOTNOTES**

**10 Subtotal Utilities**

Pro Forma assumes Subtotal Utilities at a normal figure of \$1,935 per unit, as seen in market.

**11 Landscaping**

The Pro Forma sets the monthly Landscaping expense at \$540.

**12 Turnover**

The \$100 per unit expense figure in The Pro Forma covers all Turnover charges.

**13 Repairs & Maintenance**

The Repairs & Maintenance figure of \$150 per unit covers all supplies for general and preventative maintenance.

**14 Payroll & Burden**

Pro Forma assumes Payroll & Burden is covered by management fee.

**15 General & Administrative**

The General & Administrative expense is based upon \$200 per unit. This figure covers all office expenses, including leasing charges (background checks, etc.), as well as any miscellaneous charges.

**16 Advertising**

The Pro Forma Advertising expense of \$154 per month includes one (1) half-page ad in an apartment publication as well as printing of brochures and other marketing materials.

**17 Property Management Fee**

The Pro Forma Management Fee is 6.0% of Total Operating Income.

**18 Real Estate Taxes**

PROPERTY TAXES			
State	Georgia	2025 Tax Value	\$5,024,200
County	Dekalb	Assessed Value	\$2,009,680
City	Atlanta	Millage Rate	43.590 mills
		<b>Real Property Tax</b>	<b>\$87,602</b>
Tax Assessment Ratio	40%	Additional Fees	\$14,176
Tax Parcel ID Number(s)	84 07002, 18 284 0	Property Tax Rebate	\$0
		Personal Prop/Bus Tax	\$0
		<b>2025 Total Property Taxes</b>	<b>\$101,778</b>

**19 Property Insurance**

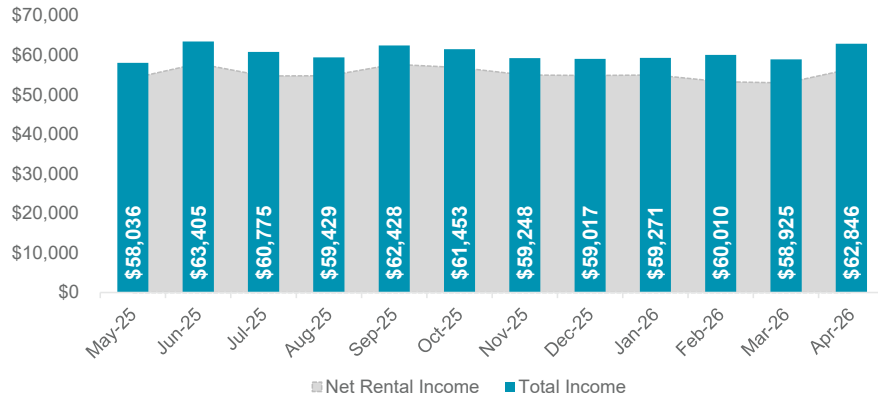
The Pro Forma Property Insurance is assumed to be \$750/unit.

**20 Capital Reserves**

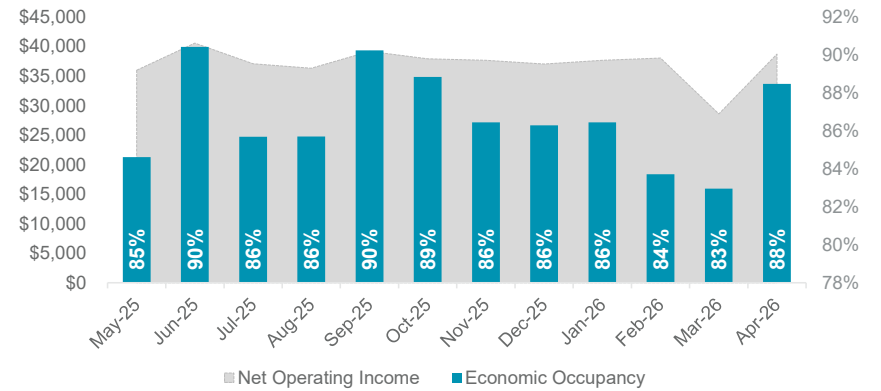
The Pro Forma Capital Reserves are based on a typical \$300/unit.

MONTHLY BREAKDOWN OF THE TRAILING INCOME														EFFECTIVE RENT	
MONTH	MARKET RENT	GAIN/(LOSS) TO LEASE		GROSS POTENTIAL	VACANCY/LOSS/MODEL		CONCESSIONS		NET RENTAL INCOME	OTHER INCOME	TOTAL INCOME	TOTAL EXPENSES	NET OPERATING INCOME	GP LESS CONC.	EFFECTIVE RENT/SF
		Amount	% of MR		Amount	% of GP	Amount	% of GP							
May-25	\$64,004	(\$4,790)	-7.5%	\$59,214	(\$5,054)	-8.5%	\$0	0.0%	\$54,160	\$3,876	\$58,036	\$22,048	\$35,987	\$59,214	\$1.39
Jun-25	\$63,958	(\$4,765)	-7.5%	\$59,193	(\$1,359)	-2.3%	\$0	0.0%	\$57,834	\$5,571	\$63,405	\$22,830	\$40,575	\$59,193	\$1.39
Jul-25	\$63,843	(\$4,571)	-7.2%	\$59,272	(\$4,103)	-6.9%	(\$461)	-0.8%	\$54,708	\$6,067	\$60,775	\$23,715	\$37,060	\$58,811	\$1.38
Aug-25	\$63,898	(\$4,904)	-7.7%	\$58,994	(\$3,731)	-6.3%	(\$500)	-0.8%	\$54,763	\$4,665	\$59,429	\$23,111	\$36,318	\$58,494	\$1.37
Sep-25	\$63,908	(\$4,904)	-7.7%	\$59,004	(\$1,334)	-2.3%	\$0	0.0%	\$57,670	\$4,758	\$62,428	\$23,252	\$39,177	\$59,004	\$1.38
Oct-25	\$64,002	(\$4,864)	-7.6%	\$59,138	(\$2,280)	-3.9%	\$0	0.0%	\$56,857	\$4,596	\$61,453	\$23,538	\$37,915	\$59,138	\$1.39
Nov-25	\$63,558	(\$4,815)	-7.6%	\$58,743	(\$3,796)	-6.5%	\$0	0.0%	\$54,947	\$4,301	\$59,248	\$21,599	\$37,649	\$58,743	\$1.38
Dec-25	\$63,558	(\$4,815)	-7.6%	\$58,743	(\$3,796)	-6.5%	(\$100)	-0.2%	\$54,847	\$4,170	\$59,017	\$21,996	\$37,021	\$58,643	\$1.37
Jan-26	\$63,558	(\$4,815)	-7.6%	\$58,743	(\$3,796)	-6.5%	\$0	0.0%	\$54,947	\$4,324	\$59,271	\$21,613	\$37,657	\$58,743	\$1.38
Feb-26	\$63,594	(\$4,872)	-7.7%	\$58,722	(\$4,284)	-7.3%	(\$1,196)	-2.0%	\$53,242	\$6,768	\$60,010	\$21,966	\$38,044	\$57,525	\$1.35
Mar-26	\$63,822	(\$4,837)	-7.6%	\$58,985	(\$4,267)	-7.2%	(\$1,769)	-3.0%	\$52,948	\$5,977	\$58,925	\$30,326	\$28,599	\$57,216	\$1.34
Apr-26	\$63,853	(\$4,871)	-7.6%	\$58,982	(\$1,808)	-3.1%	(\$683)	-1.2%	\$56,492	\$6,355	\$62,846	\$24,122	\$38,724	\$58,300	\$1.37
<b>Average</b>	<b>\$63,796</b>		<b>-7.6%</b>	<b>\$58,978</b>		<b>-5.6%</b>		<b>-0.7%</b>	<b>\$55,285</b>	<b>\$5,119</b>	<b>\$60,404</b>	<b>\$23,343</b>	<b>\$37,060</b>	<b>\$58,585</b>	<b>\$1.37</b>

NET RENTAL INCOME AND TOTAL COLLECTIONS

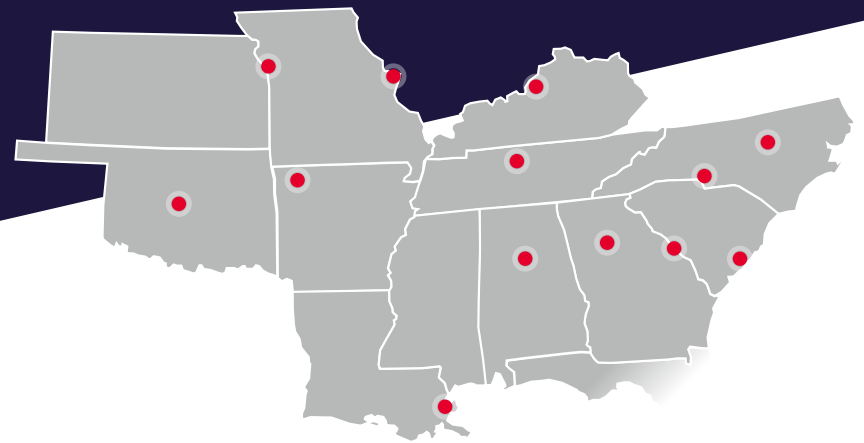


NET OPERATING INCOME & ECONOMIC OCCUPANCY



# SUNBELT MULTIFAMILY ADVISORY GROUP

80 TEAM MEMBERS  
40 ADVISORS  
13 STATES



**#1**  
Sunbelt  
Market Share\*



**\$6B**  
2025 Total  
Sales Volume



**175**  
Deals Closed  
in 2025



**32K**  
Units Sold  
in 2025

## / SUNBELT INSTITUTIONAL

**ROBERT STICKEL**  
Executive Vice Chair

**ALEX BROWN**  
Vice Chair

**ASHLYN WARREN**  
Senior Director

**MICHAEL KAY**  
Director

## / SUNBELT BTR

**PARKER CALDWELL**  
Senior Director

**ALEX BROWN**  
Vice Chair

**ROBERT YATES**  
Director

**TYLER MAYO**  
Executive Director

## / ATLANTA

**MIKE KEMETHER**  
Executive Vice Chair

**TRAVIS PRESNELL**  
Exec. Managing Director

**NATHAN SWENSON**  
Executive Director

**WESLEY KENNEY**  
Executive Director

**WESLEY LACEFIELD**  
Senior Director

**ROBERT YATES**  
Director

## / GEORGIA

**TAYLOR BIRD**  
Vice Chair

**NELSON ABELS**  
Exec. Managing Director

**AUSTIN WEATHINGTON**  
Senior Director

**HARRISON CHEELEY**  
Director

**LAURA AYLOR**  
Director

## / TENNESSEE

**TYLER MAYO**  
Executive Director

**TAYLOR BIRD**  
Vice Chair

**ROBERT STICKEL**  
Executive Vice Chair

## / CAROLINAS

**JORDAN MCCARLEY**  
Executive Vice Chair

**PAUL MARLEY**  
Vice Chair

**ALEX MCDERMOTT**  
Exec. Managing Director

**HUNTER BOWLING**  
Senior Director

## / SUNBELT LAND

**ALEX PHILLIPS**  
Senior Director

## / GULF STATES

**CRAIG HEY**  
Vice Chair

**ANDREW BROWN**  
Exec. Managing Director

**PARKER CALDWELL**  
Senior Director

**BEN THOMAS**  
Director

## / CENTRAL STATES

**CRAIG HEY**  
Vice Chair

**MARTIN BYNUM**  
Executive Director

**STEPHEN PESTINGER**  
Managing Director

## / KENTUCKY

**MIKE KEMETHER**  
Executive Vice Chair

**CRAIG COLLINS**  
Senior Director  
Commercial Kentucky Inc.

## / LOUISIANA

**MIKE KEMETHER**  
Executive Vice Chair

**LARRY SCHEDLER**  
Principal, Larry G.  
Schedler & Associates

**CHRISTIAN SCHEDLER**  
Principal, Larry G.  
Schedler & Associates



\* CoStar broker-attributed 2025 sales in AL, AR, FL, GA, KS, KY, LA, MO, MS, NC, OK, SC & TN



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# CUSHMAN & WAKEFIELD NATIONAL MULTIFAMILY ADVISORY GROUP

## INVESTMENT SALES

### / SUNBELT

Atlanta  
Augusta  
Birmingham  
Charleston  
Charlotte  
Louisville  
Nashville  
New Orleans  
Oklahoma City  
Raleigh  
Rogers

### / WEST

Albuquerque  
Boise  
Colorado Springs  
Denver  
Las Vegas  
Los Angeles  
Phoenix  
Portland  
Reno  
Sacramento  
Salt Lake City  
San Diego  
San Francisco  
Seattle

### / MIDWEST

Chicago  
Cincinnati  
Columbus  
Detroit  
Indianapolis  
Kansas City  
Minneapolis  
St. Louis

### / TEXAS

Austin  
Dallas  
Houston  
San Antonio

### / NORTHEAST

Baltimore  
Boston  
Newark  
New York  
Philadelphia  
Pittsburgh  
Stamford  
Washington, DC

### / FLORIDA

Fort Lauderdale  
Jacksonville  
Miami  
Orlando  
Tampa

## EQUITY, DEBT & STRUCTURED FINANCE

- Sunbelt
- Florida
- Midwest
- Northeast
- Texas
- West

Agency Financing Made Possible Through  
Greystone Servicing, LLC

## ALTERNATIVE ASSET TYPES

- Affordable Housing
- Land
- Manufactured Housing
- Seniors Housing
- Single-Family Rentals / Build to Rent
- Student Housing



For more information about Embry Hills, visit [multifamily.cushwake.com](https://multifamily.cushwake.com)

For more information and insights from our National Multifamily Advisory Group, visit [www.cushmanwakefield.com/mag](https://www.cushmanwakefield.com/mag)