

OFFERING MEMORANDUM

Metro Atlanta, GA 4-Property Portfolio

28 Turnkey Rooms | \$1,215,000 | \$244,000+ Annual Gross Income

Link to Financials

Exclusively Listed with the Stanton Team

Keller Williams Realty Metro Atlanta

#1 Team at KW Metro Atlanta and #1 in ATL for PadSplit & Co-Living Investments

CONTACT

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EXECUTIVE SUMMARY

The Stanton Team with Keller Williams Realty Metro Atlanta is pleased to present the opportunity to acquire a turnkey 4-property portfolio just southwest of the City of Atlanta. This portfolio represents a unique 'business-in-a-box' opportunity for investors seeking institutional-quality returns with exceptional operational efficiency. These homes each have one lease with PadSplit, a platform for operating CoLiving properties. More info at PadSplit.com/hosts

Portfolio Overview:

- 28 fully furnished, turnkey rooms across 4 properties
- \$1,215,000 portfolio purchase price
- Over \$224,000 Gross Income (\$196,138 annual revenue AFTER PadSplit platform fees)
 - actual trailing 12-month performance
- All properties located in the City of South Fulton
- All 4 properties within blocks of each other for operational efficiency

Why This Portfolio Stands Out:

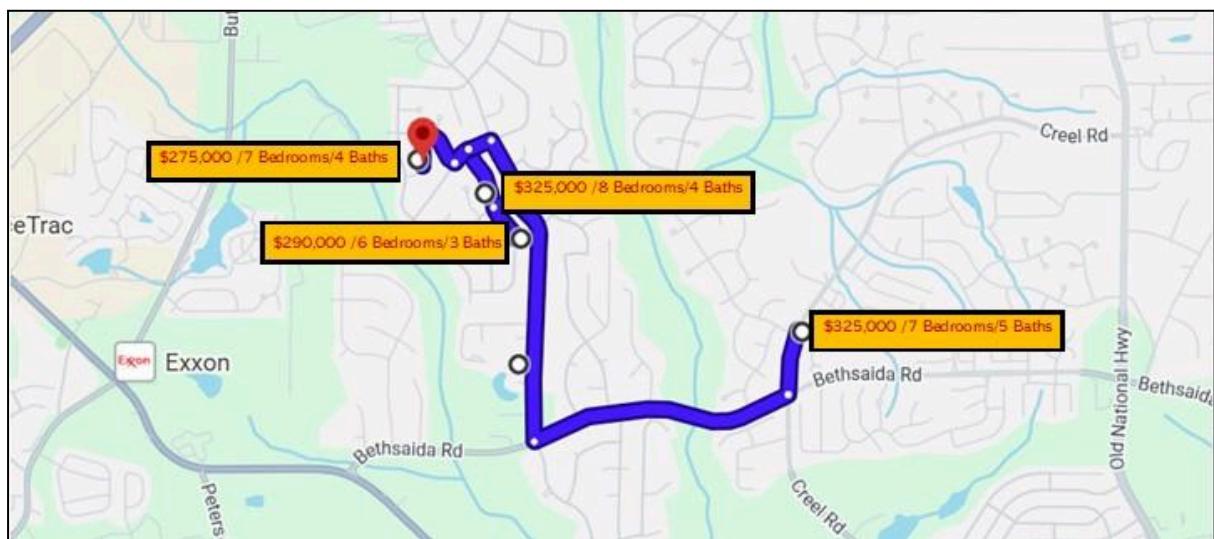
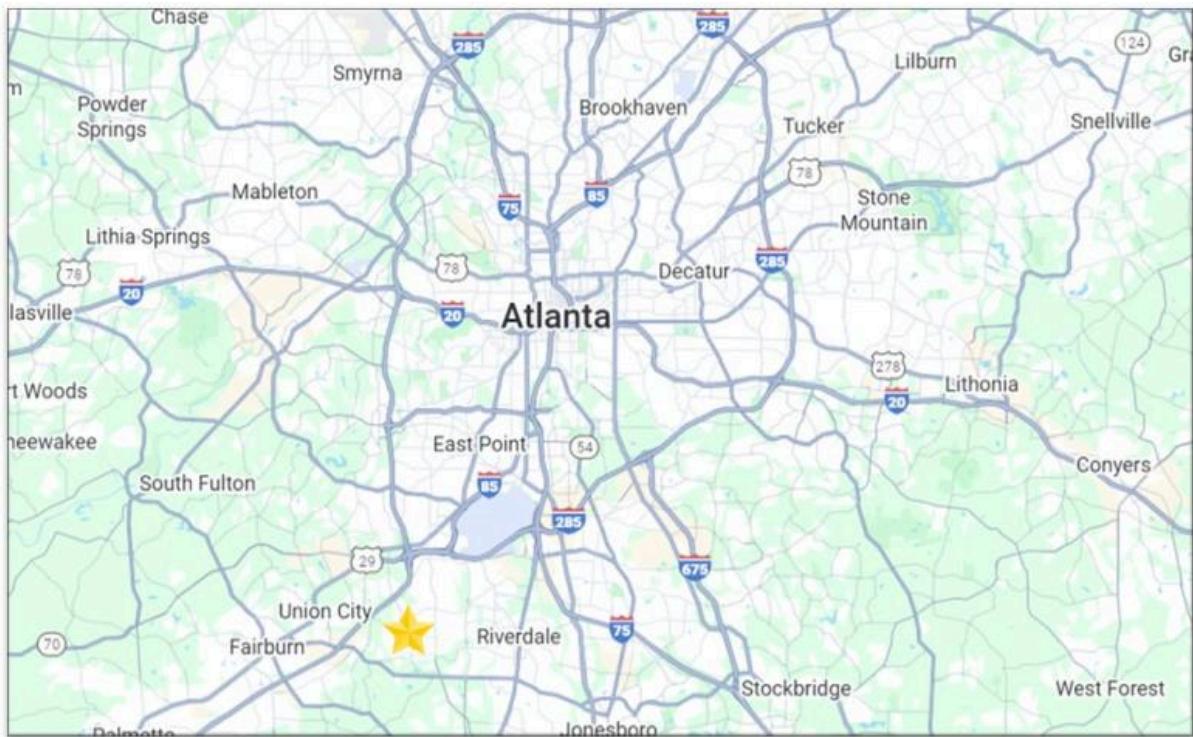
- Airbnb-Quality Finishes: Originally renovated for short-term rentals with gel mattresses, and complete furniture packages - higher quality than standard PadSplits
- Exceptional Utility Efficiency: ~\$362/house/month achieved through smart metering technology and high-efficiency HVAC systems
- Experienced Management Available: Current dedicated property manager willing to stay on, offering more passive ownership opportunity for buyer
- Operational Synergy: All properties are blocks away from each other creating massive efficiency for maintenance, landscaping, and management
- Multiple Exit Strategies: Each home has 1 or 2 kitchenettes setups with no permanent stoves in kitchenettes (portable hot plates instead) to simplify appraisals. Homes effectively can operate as duplexes and triplexes - creating multiple options for future income for the owners.
- Potential for mixed-use (e.g., Airbnb one room with its own Kitchenette, PadSplit others)
- Strong Community Relations: Owner has established positive relationships with all immediate neighbors
- Proven Track Record: Documented history of high occupancy and consistent rental rates

This portfolio offers investors the rare opportunity to acquire a fully operational, professionally managed PadSplit business with institutional-quality systems and exceptional returns in one of Atlanta's most dynamic rental markets.

These selling points make the portfolio attractive to potential real estate investors looking for well-managed, efficiently operated properties with multiple strategic options.

Metro Atlanta 4-Property PadSplit Portfolio

28 Turnkey Rooms | \$1,215,000

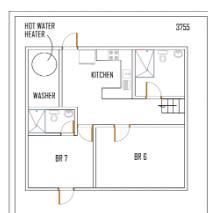


PORTRFOIO PROPERTIES

3755 Cedar Hurst Way Atlanta, GA 30349

List Price: \$275,000

Configuration	Financials
7 Bedrooms / 3.5 Baths 2 Non-Conforming Units: • 5/1.5 Full Kitchen • 2/2 Kitchenette <i>All occupied</i>	Gross Income: \$49,349.98



Photos

6585 Buckhurst Trail, College Park, GA 30349

List Price: \$290,000

Configuration	Financials
6 Bedrooms / 3.5 Baths 3 Non-Conforming Units: • 4/1.5 Full Kitchen • 1/1 Kitchenette • 1/1 Kitchenette	Gross Revenue: \$55,670.92

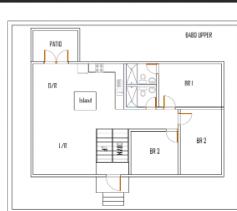
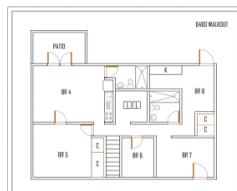


Photos

6480 Buckhurst Trail, College Park, GA 30349

List Price: \$325,000

Configuration	Financials
8 Bedrooms / 4 Baths 3 Non-Conforming Units: • 6/2 Full Kitchen • 1/1 Kitchenette • 1/1 Kitchenette	Gross Revenue: \$65,356.26



Photos

3000 Creel Rd, College Park, GA 30349

List Price: \$325,000

Configuration	Financials
7 Bedrooms / 5 Baths 3 Non-Conforming Units: • 3/2 Full Kitchen • 3/2 Kitchenette • 1/1 Kitchenette	Gross Revenue: \$54,416.19



Photos

Portfolio Financial Summary

Item	Annual
REVENUE	
Gross Rent (before PadSplit fees)	\$224,793.35
Less: PadSplit Platform Fee (8%) + Move in Fees	(\$28,655.35)
Actual Gross Revenue (to owner)	\$196,138

Optional Professional Management

For investors seeking a fully passive investment, professional co-hosting is available. The current experienced property manager is willing to stay on, providing turnkey passive ownership.

ABOUT PADSPPLIT

PadSplit is a housing marketplace that connects property owners with pre-screened residents seeking an affordable place to live. PadSplit helps real estate investors leverage under-utilized space in their existing properties to make it more profitable for them and more affordable for community members. This is real estate impact investing, providing a much-needed affordable housing solution while generating a greater return than almost any other asset class.

What is PadSplit?

PadSplit transforms single-family homes and multifamily properties into shared housing with private bedrooms and common areas. Each member rents a private, furnished room on a flexible membership basis, creating higher yields than traditional rentals while providing affordable housing solutions for the essential workforce.

Why PadSplit Outperforms Traditional Rentals:

- **Higher Income:** Generate 30-60% more gross rent than traditional rental models
- **Lower Vacancy:** Flexible memberships and room-by-room leasing reduces income loss
- **Professional Platform:** PadSplit handles member screening, payments, and support
- **Stable Demand:** Serves essential workforce—consistent tenant pool

The PadSplit Advantage:

Members pay weekly or monthly through the PadSplit platform, which handles background and credit screening, payment processing and collections, member support, utilities management and bill-splitting, and property listing and marketing. Hosts benefit from steady, diversified income across multiple rooms, professional property management options, access to a large pre-qualified member network, and lower risk through room-by-room occupancy.

Learn more about PadSplit at <https://www.padsplit.com/hosts>

PREFERRED LENDERS

The Stanton Team works with specialized lenders who understand PadSplit investments and can provide competitive financing options:

Jeffrey Weller

Chief Executive Officer

Coast2Coast Mortgage

NMLS# 376205 | MLO NMLS# 385022

Phone: 904-500-5626

Email: jeff@coast2coastmortgage.com

Website: www.coast2coastmortgage.com

Address: 9050 Cypress Green Dr Suite 403, Jacksonville, FL 32256

Fernando Corona

Mortgage Loan Consultant

Remote Lender

NMLS# 2479804 | DRE# 02073669

Phone: 626-714-2440

Email: fernando@remotelendr.com

Taylor Smith

Mortgage Advisor

Price Residential Mortgage Team

NMLS 2222404 / DRE 02206774

Cell: 831-278-2785

Office: 949-627-0772

Email: taylor@priceresidential.com

Contact any of our preferred lenders for current rates, terms, and pre-qualification on PadSplit financing.

Mention you're working with the Stanton Team for prioritized service.

ABOUT STANTON TEAM & NEXT STEPS

About Stanton Team

The Stanton Team is the #1 team at Keller Williams Metro Atlanta and the leading authority on co-living and PadSplit investments in the Atlanta market.

Our Edge:

- **Team of Agent-Investors:** We don't just sell PadSplit properties—we own and operate them. CoLiving investors since 2011, PadSplit investors since 2017.
- **Exclusive Deal Flow:** Consistent access to off-market opportunities, specializing in turnkey co-living properties
- **Deep Market Expertise:** Unmatched knowledge in Atlanta real estate investing, PadSplit conversions, and portfolio sales
- **Proven Track Record:** We serve private equity clients, family offices, property management companies, and individual investors
- **Extensive Network:** Direct access to investor networks, preferred lenders, contractors, and property managers

Why This Matters to You: Our investor status means we understand the model inside and out - from financing to property management to exit strategies. Our market position gives you access to opportunities before they hit the MLS. Our network ensures smooth transactions from offer to close.

Next Steps

Ready to move forward? Here's how:

1. Schedule a Call

Discuss this opportunity with Kathleen Levy at 470-690-7786 / Kathleen@stanton.team or Josh Stanton at 404-590-7137 / josh@stanton.team

2. Connect with Lenders

Get pre-qualified with our preferred PadSplit lenders (see page 8). Submit a pre-qualification letter, a pre-approval letter or proof of funds

3. Property Tour

Schedule a walk-through (available by appointment with a 48 hour advanced notice). No blind offers

4. Submit an Offer

Contact Kathleen Levy or Josh Stanton to discuss offer terms and submission process

City of South Fulton Disclosure

These properties are located in the City of South Fulton in the 30349 zip code, an area with over 700 doors on PadSplit. South Fulton ordinances do not explicitly permit co-living operations in these locations. The City takes a stronger enforcement stance than other Metro Atlanta areas when shared housing properties generate visible concerns or neighbor complaints. Prospective buyers should consult with professionals experienced in co-living investments to evaluate this opportunity and assess their operating capabilities.

Exclusively Listed with

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