



BOLDEN FLATS

1003 WASHINGTON STREET SW, ATLANTA, GA 30315

Marcus & Millichap

Offering Memorandum

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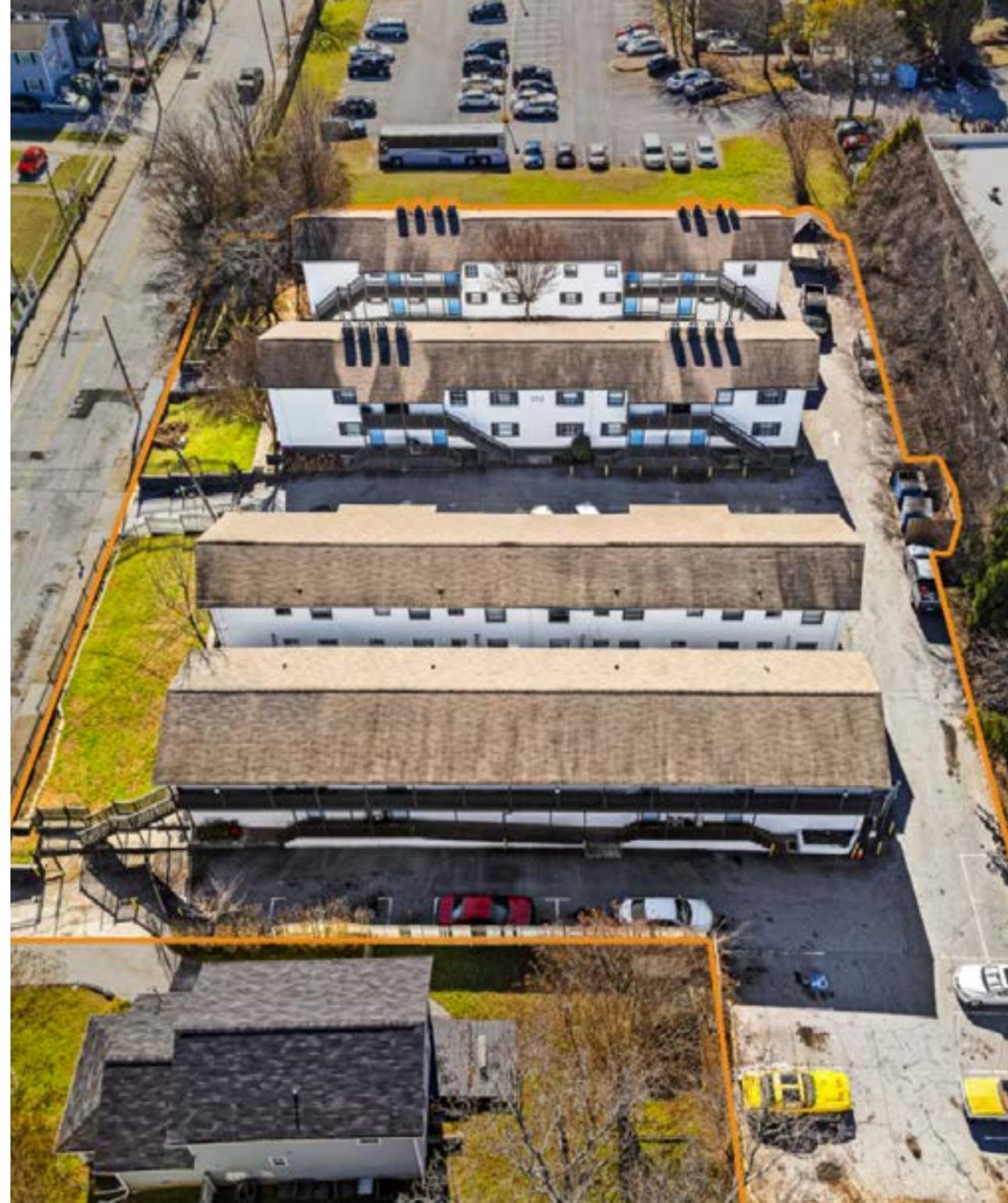
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ATLANTA, GA

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OFFICES NATIONWIDE AND THROUGHOUT CANADA

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STARTING BID: \$250,000
AUCTION DATES: MARCH 9-11, 2026
[CLICK TO VIEW AUCTION WEBSITE](#)

ONLINE AUCTION

THE OFFERING PROCESS

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

DUE DILIGENCE

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

BUYER QUALIFICATION

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

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

AUCTION DATE

The Auction end date is set for March 9 - 11, 2026.

RESERVE AUCTION

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

CLOSING

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





BOLDEN FLATS

ATLANTA, GA

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EXECUTIVE SUMMARY

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OFFERING OVERVIEW

OFFERING HIGHLIGHTS

Starting Bid	\$250,000
Auction Date	March 9 - 11, 2026
Units	32
Gross Square Feet	30,845
Occupancy	50%

INVESTMENT HIGHLIGHTS

- ▶ Low In-Place Occupancy (50%) – Significant upside through lease-up and stabilization
- ▶ 32-Unit Multifamily Property – Efficient scale for hands-on value-add execution
- ▶ Diverse Unit Mix – 7 three-bedroom, 15 two-bedroom, and 10 one-bedroom units
- ▶ Exterior Capital Improvements Completed – Exterior upgrades enhance curb appeal and reduce near-term CapEx
- ▶ Interior Upside Remaining – Select renovated units provide a roadmap for continued value-add



OFFERING SUMMARY

Marcus & Millichap, in conjunction with RI Marketplace, is pleased to present Bolden Flats, a 32-unit multifamily property located at 1003 Washington Street, Atlanta, Georgia (the “Property”). The Property features a well-balanced unit mix consisting of 7 three-bedroom/one-bathroom units, 15 two-bedroom/one-bathroom units, and 10 one-bedroom/one-bathroom units.

Bolden Flats is currently operating at 50% occupancy, presenting a compelling value-add and lease-up opportunity. Exterior upgrades have been completed, improving overall condition and curb appeal, while select units have already been renovated, allowing investors to continue a proven renovation strategy.

Located within an established Southwest Atlanta residential corridor, the property offers convenient access to Downtown Atlanta, Midtown, and Hartsfield-Jackson International Airport. Strong demand for affordable and workforce-oriented housing continues to support long-term rental fundamentals in the submarket.

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PROPERTY DESCRIPTION

BOLDEN FLATS

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PROPERTY HIGHLIGHTS

BOLDEN FLATS

Atlanta, GA

PROPERTY DETAILS

Property Address	1003 Washington Street SW, Atlanta, GA 30315
County	Fulton
Number of Units	32
Number of Buildings	4
Number of Stories	2
Year Built	1960
Lot Size	0.1 AC
Rentable Square Feet	30,845 SF

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EXTERIOR PHOTOGRAPHS



COMMON AREA PHOTOGRAPHS



INTERIOR PHOTOGRAPHS



INTERIOR PHOTOGRAPHS



INTERIOR PHOTOGRAPHS



INTERIOR PHOTOGRAPHS





COMPARABLE PROPERTIES

BOLDEN FLATS

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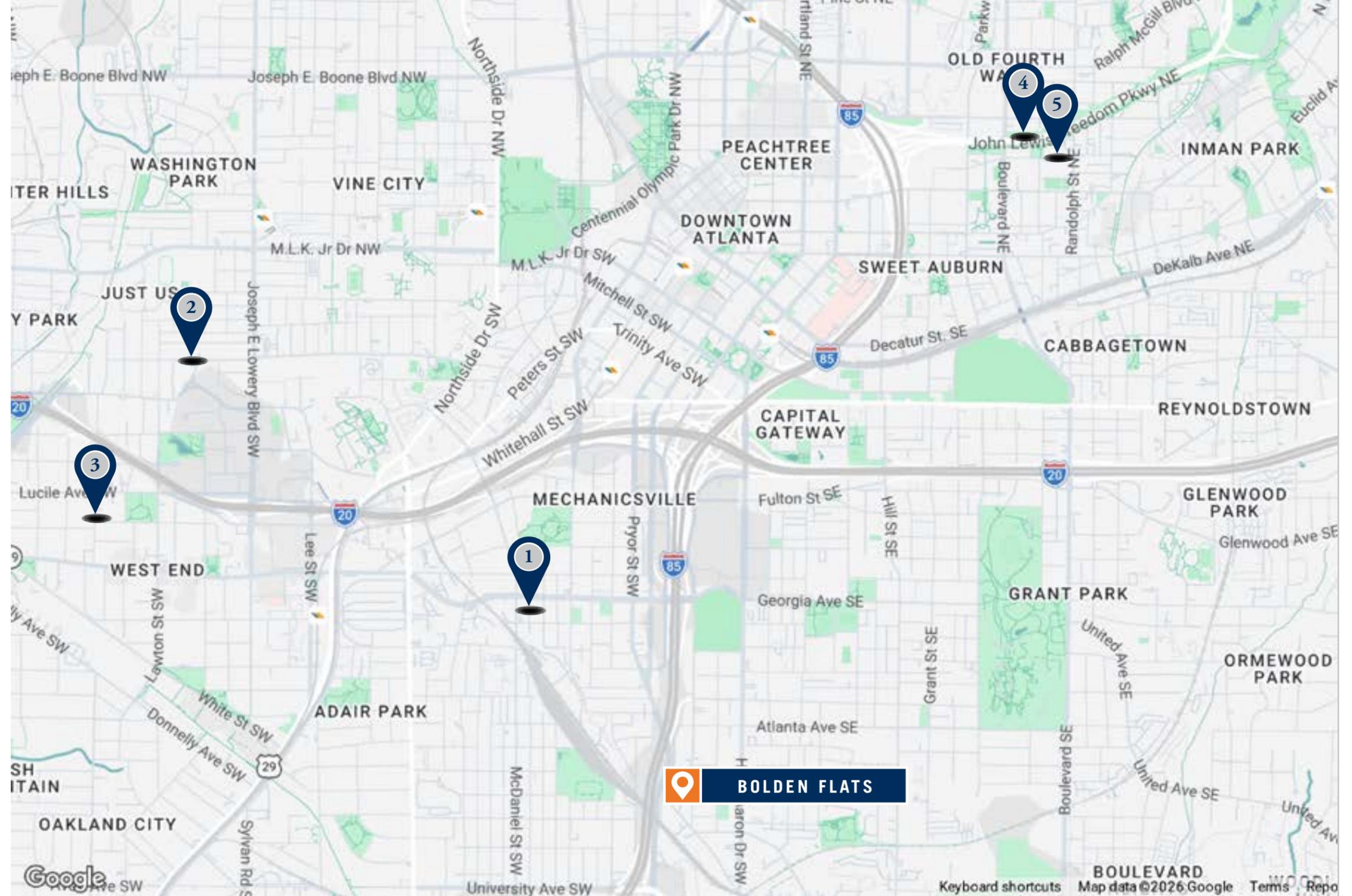
BOLDEN FLATS // COMPARABLE PROPERTIES

SALES COMPARABLES – SUMMARY

SUBJECT PROPERTY	SALE PRICE	PRICE PER UNIT	UNITS
Bolden Flats - 1003 Washington Street SW, Atlanta, GA 30315	-	-	32

COMPARABLE PROPERTIES	SALE PRICE	PRICE PER UNIT	UNITS
692 Smith Street SW, Atlanta, GA 30310	\$1,025,000	\$85,417	12
1026 Ashby Grove SW, Atlanta, GA 30314	\$1,150,000	\$143,750	8
516 SW Holderness Street, Atlanta, GA 30310	\$810,000	\$135,000	6
Highland Gate - 549-553 Highland Avenue, Atlanta, GA 30312	\$3,075,000	\$192,188	16
Randolph Street - 214 Randolph Street, Atlanta, GA 30312	\$1,595,000	\$159,500	10

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SALES COMPARABLES



1 BOLDEN FLATS
1003 Washington Street, Atlanta, GA 30315

SALES PRICE	-
Sale Date	-
Year Built	1960
Price Per Unit	-
Price Per SF	-

ADDITIONAL INFO	
Units	32
Gross Buildable Area	30,845 SF
Land Acres	0.1 AC



1 692 SMITH STREET SW
Atlanta, GA 30310

SALES PRICE	\$1,025,000
Sale Date	10/3/2025
Year Built	1956
Price Per Unit	\$85,417
Price Per SF	\$277.03

ADDITIONAL INFO	
Units	12
Gross Buildable Area	3,700 SF
Land Acres	0.15 AC



2 1026 ASHBY GROVE SW
Atlanta, GA 30314

SALES PRICE	\$1,150,000
Sale Date	9/18/2025
Year Built	1952
Price Per Unit	\$143,750
Price Per SF	\$230.23/SF

ADDITIONAL INFO	
Units	8
Gross Buildable Area	4,995 SF
Land Acres	0.12 AC



3 516 SW HOLDERNESS STREET
Atlanta, GA 30310

SALES PRICE	\$810,000
Sale Date	9/5/2025
Year Built	1960
Price Per Unit	\$135,000
Price Per SF	\$152.37

ADDITIONAL INFO	
Units	6
Gross Buildable Area	5,316 SF
Land Acres	0.19 AC

SALES COMPARABLES



4 **HIGHLAND GATE**
549-553 Highland Avenue, Atlanta, GA 30312

SALES PRICE	\$3,075,000
Sale Date	8/21/2025
Year Built	1975
Price Per Unit	\$192,188
Price Per SF	\$383.99

ADDITIONAL INFO	
Units	16
Gross Buildable Area	8,008 SF
Land Acres	0.15 AC



5 **RANDOLPH STREET**
214 Randolph Street, Atlanta, GA 30312

SALES PRICE	\$1,595,000
Sale Date	6/6/2025
Year Built	1964
Price Per Unit	\$159,500
Price Per SF	\$215.95

ADDITIONAL INFO	
Units	10
Gross Buildable Area	7,386 SF
Land Acres	0.34 AC





MARKET OVERVIEW

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BOLDEN FLATS // MARKET OVERVIEW

DEMOGRAPHICS HIGHLIGHTS



17,247

2025 TOTAL POPULATION ESTIMATE WITHIN 1-MILE RADIUS



\$87,883

2025 AVERAGE HOUSEHOLD INCOME ESTIMATE WITHIN 1-MILE RADIUS



8,335

2030 TOTAL HOUSEHOLDS PROJECTION WITHIN 1-MILE RADIUS

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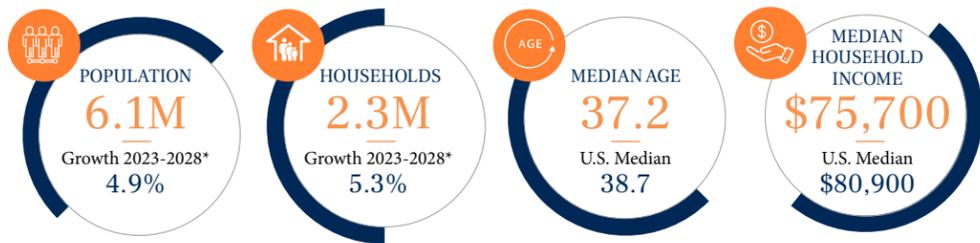
DEMOGRAPHICS DETAIL

POPULATION	1 Mile	2 Miles	3 Miles
2030 Projection			
Total Population	18,795	67,724	147,373
2025 Estimate			
Total Population	17,247	63,870	141,057
2020 Census			
Total Population	14,518	56,990	131,501
2010 Census			
Total Population	13,484	49,284	114,857
Daytime Population			
2025 Estimate	11,944	123,430	284,447
HOUSEHOLDS			
2030 Projection			
Total Households	8,335	29,778	65,819
2025 Estimate			
Total Households	7,620	27,672	62,273
Average (Mean) Household Size	2.3	1.9	2.0
2020 Census			
Total Households	6,252	23,656	55,503
2010 Census			
Total Households	5,520	19,325	44,971
Growth 2025-2030	9.4%	7.6%	5.7%
HOUSING UNITS			
Occupied Units			
2030 Projection	9,372	33,167	74,568
2025 Estimate	8,571	30,832	70,612
Owner Occupied	2,863	10,340	24,745
Renter Occupied	4,714	17,310	37,484
Vacant	951	3,161	8,339
Persons in Units			
2025 Estimate Total Occupied Units	7,620	27,672	62,273
1 Person Units	38.0%	44.9%	45.3%
2 Person Units	27.7%	30.0%	31.3%
3 Person Units	17.4%	12.9%	12.1%
4 Person Units	9.8%	7.5%	6.6%
5 Person Units	3.8%	2.8%	2.7%
6+ Person Units	3.3%	1.9%	2.0%

HOUSEHOLDS BY INCOME	1 Mile	2 Miles	3 Miles
2025 Estimate			
\$200,000 or More	10.3%	10.9%	12.4%
\$150,000-\$199,999	7.6%	8.6%	8.8%
\$100,000-\$149,999	11.7%	13.4%	16.2%
\$75,000-\$99,999	8.5%	10.0%	9.8%
\$50,000-\$74,999	12.6%	12.4%	12.2%
\$35,000-\$49,999	10.3%	8.6%	8.2%
\$25,000-\$34,999	7.3%	7.5%	7.2%
\$15,000-\$24,999	9.7%	9.7%	8.4%
Under \$15,000	22.0%	18.9%	16.9%
Average Household Income	\$87,883	\$91,336	\$95,518
Median Household Income	\$62,620	\$68,853	\$73,008
Per Capita Income	\$37,769	\$42,074	\$45,940
POPULATION PROFILE			
Population By Age			
2025 Estimate Total Population	17,247	63,870	141,057
Under 20	26.6%	22.4%	22.7%
20 to 34 Years	25.7%	29.2%	30.8%
35 to 39 Years	9.2%	9.2%	8.9%
40 to 49 Years	13.0%	14.3%	13.1%
50 to 64 Years	14.9%	14.9%	14.8%
Age 65+	10.5%	10.0%	9.8%
Median Age	35.0	36.0	35.0
Population 25+ by Education Level			
2025 Estimate Population Age 25+	11,621	44,564	95,509
Elementary (0-8)	3.7%	4.1%	3.3%
Some High School (9-11)	10.2%	8.5%	7.2%
High School Graduate (12)	24.9%	22.5%	20.6%
Some College (13-15)	16.4%	16.6%	15.5%
Associate Degree Only	6.4%	6.4%	6.1%
Bachelor's Degree Only	22.7%	23.6%	26.4%
Graduate Degree	15.8%	18.3%	20.9%
Population by Gender			
2025 Estimate Total Population	17,247	63,870	141,057
Male Population	47.7%	51.0%	50.3%
Female Population	52.3%	49.0%	49.7%

DEMOGRAPHICS

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



2020 POPULATION BY AGE



QUALITY OF LIFE

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

SPORTS

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

EDUCATION

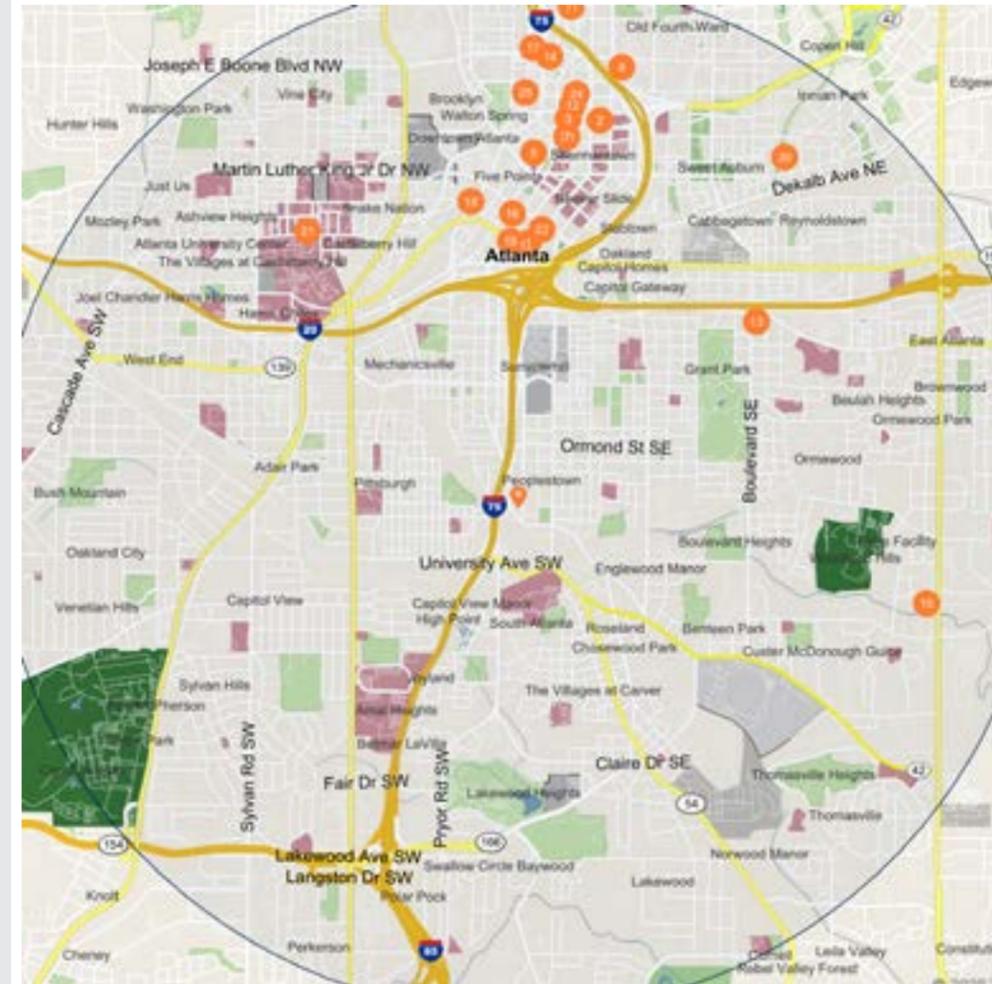
- GEORGIA STATE UNIVERSITY
- GEORGIA INSTITUTE OF TECHNOLOGY
- CLARK ATLANTA UNIVERSITY
- EMORY UNIVERSITY
- SPELMAN COLLEGE
- MOREHOUSE COLLEGE

ARTS & ENTERTAINMENT

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

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

MAJOR EMPLOYERS



	Major Employers	Employees
1	City of Atlanta-Department of Finance	8,500
2	Carlson Hotels Management Corp-	5,614
3	Fulton DeKalb Hospital Auth-Fdha	4,800
4	Deloitte & Touche LLP-	3,000
5	Turner Broadcasting System Inc-Adult Swim Games	2,750
6	Coca-Cola Company-Coca-Cola	2,550
7	Georgia-Pacific LLC-Georgia-Pacific	2,500
8	Georgia Power Company-SOUTHERN COMPANY	2,199
9	Moscow Camden and San Augusti-	2,077
10	City of Atlanta-	2,000
11	Emory Healthcare Inc-	1,687
12	Pulse Electronics Corporation-Pulse Specialty Components	1,559
13	BP Company North America Inc-Amoco	1,543
14	Southern Company Services Inc-SOUTHERN COMPANY	1,500
15	Innovtive Svc Tech MGT Svcs In-Ist Management Services	1,500
16	County of Fulton-	1,200
17	Ernst & Young LLP-Ey	1,200
18	Norfolk Southern Railway Co-Norfolk Southern	1,138
19	City of Atlanta-Fire Rescue Department	1,000
20	Pepper NA Inc-Iris Pepper Chicago	1,000
21	Clark Atlanta University Inc-	994
22	Saint Josephs Hosp Atlanta Inc-	967
23	Gnn Investor LLC-	961
24	Dublin Liquidation LLC-Sp Newsprint Co LLC	900
25	Incomm Incentives Ohio Inc-	886



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