

**AMLI AT MILL CREEK**

Address: **1400 Mall of Georgia Blvd  
Buford, GA**

County: **Gwinett**

Management:

Map: **Opened: 2001**

Type: **Garden Renovated:**

Lease: **8,13**

Total Units: **400**

ADA Units: Units:

Housing Program: -- --

**Occupancy**

| Survey Date | Vacant Units | Rate |
|-------------|--------------|------|
| 6/4/2002    | 15           | 3.8% |
|             | --           | --   |
|             | --           | --   |
|             | --           | --   |

Incentives: **None**

**Unit Characteristics**

Eat-In Kitchen:  
Separate Dining:  
Pantry:  
Flooring: **carpet**  
Storage:  
Patio/Balcony: **yes**  
Fireplace: **yes**

**Appliances**

Dishwasher: **yes**  
Disposal: **yes**  
Microwave:  
Air Conditioning: **central**  
Ceiling Fan: **yes**  
Refrigerator:

**Other Features**

Laundry: **Facility**  
Security:  
Parking: **surface**  
Pets: **yes**  
Security Deposit:

**Utilities**

Heat Source: **Electric**  
Landlord or Tenant Paid Utilities  
Heat: **T**  
Hot Water: **T**  
Cooking: **T**  
Water/Sewer: **T**  
Electricity: **T**

**Amenities**

Clubhouse:   
Fitness Center:   
Hot Tubs:   
Sauna:   
Access Gate:   
Outdoor Pool:   
Basketball:   
Tennis Courts:   
Volleyball:   
Playground:   
Business Center:   
Concierge:

**Comments**

**MODELS**

| Unit Type | # BRs | # Baths | SqFt  | # Units | Rent as of 6/4/2002 |           | Rent as of |  | Comments |
|-----------|-------|---------|-------|---------|---------------------|-----------|------------|--|----------|
|           |       |         |       |         | Rent                | Rent/SqFt |            |  |          |
|           | 1     | 1       | 697   |         | \$740               | \$1.06    |            |  |          |
|           | 1     | 1       | 866   |         | \$750               | \$0.87    |            |  |          |
|           | 2     | 2       | 1,150 |         | \$895               | \$0.78    |            |  |          |
|           | 3     | 2       | 1,406 |         | \$1,125             | \$0.80    |            |  |          |

# Competitive Rental Properties



Amil at Mill Creek



**APPLEWOOD**

Address: **180 Applewood Dr**  
**Lawrenceville, GA 30045**

County: **Gwinett**

Management:

Map: Opened: **1984**

Type: **High-rise** Renovated:

Lease:

Total Units: **100**

ADA Units: Units:

Housing Program: -- **100**

**Unit Characteristics**

Eat-In Kitchen:  
Separate Dining:  
Pantry:  
Flooring:  
Storage:  
Patio/Balcony:  
Fireplace:

**Appliances**

Dishwasher:  
Disposal:  
Microwave:  
Air Conditioning: **window-units**  
Ceiling Fan:  
Refrigerator:

**Other Features**

Laundry: **Facility**  
Security:  
Parking: **surface**  
Pets:  
Security Deposit: **1 month rent**

**Utilities**

Heat Source: **Electric**  
Landlord or Tenant Paid Utilities  
Heat: **T**  
Hot Water: **T**  
Cooking: **T**  
Water/Sewer: **T**  
Electricity: **T**

**Amenities**

Clubhouse:   
Fitness Center:   
Hot Tubs:   
Sauna:   
Access Gate:   
Outdoor Pool:   
Basketball:   
Tennis Courts:   
Volleyball:   
Playground:   
Business Center:   
Concierge:

**Occupancy**

| Survey Date | Vacant Units | Rate |
|-------------|--------------|------|
| 6/4/2002    | 0            | 0.0% |
|             | --           | --   |
|             | --           | --   |
|             | --           | --   |

Incentives: **None**

**Comments**

**\$300 pet fee.**

**MODELS**

| Unit Type | # BRs | # Baths | SqFt | # Units | Rent as of 6/4/2002 |           | Rent as of |  | Comments    |
|-----------|-------|---------|------|---------|---------------------|-----------|------------|--|-------------|
|           |       |         |      |         | Rent                | Rent/SqFt |            |  |             |
|           | 1     | 1       | 550  |         | \$635               | \$1.15    |            |  | market rate |

# Competitive Rental Properties



Applewood



**ATRIA LANIER**

Address: **4355 South Lee St  
Buford, GA 30518**

County: **Gwinett**

Management:

Map: Opened: **1999**

Type: **Mid-rise** Renovated:

Lease: **12**

Total Units: **80**

ADA Units: Units:

Housing Program: -- **80**

**Unit Characteristics**

Eat-In Kitchen:  
Separate Dining:  
Pantry:  
Flooring:  
Storage:  
Patio/Balcony: **yes**  
Fireplace:

**Appliances**

Dishwasher: **yes**  
Disposal: **yes**  
Microwave:  
Air Conditioning: **central**  
Ceiling Fan:  
Refrigerator:

**Other Features**

Laundry: **Facility**  
Security:  
Parking: **surface**  
Pets: **yes**  
Security Deposit: **\$750**

**Utilities**

Heat Source: **Electric**  
Landlord or Tenant Paid Utilities  
Heat: **L**  
Hot Water: **L**  
Cooking: **L**  
Water/Sewer: **L**  
Electricity: **L**

**Amenities**

Clubhouse:   
Fitness Center:   
Hot Tubs:   
Sauna:   
Access Gate:   
Outdoor Pool:   
Basketball:   
Tennis Courts:   
Volleyball:   
Playground:   
Business Center:   
Concierge:

**Occupancy**

| Survey Date | Vacant Units | Rate |
|-------------|--------------|------|
| 6/11/2002   | 2            | 2.5% |
|             | --           | --   |
|             | --           | --   |
|             | --           | --   |

Incentives: **None**

**Comments**

**24 independent living cottages, 40 assisted garden, and 16 alzheimer garden apts.  
Sec. Dep. Includes a community fee.**

**MODELS**

| Unit Type     | # BRs | # Baths | SqFt | # Units | Rent as of 6/11/2002 |           | Rent as of |  | Comments              |
|---------------|-------|---------|------|---------|----------------------|-----------|------------|--|-----------------------|
|               |       |         |      |         | Rent                 | Rent/SqFt |            |  |                       |
| COTTAGES      | 0     | 1       |      | 24      | \$1,988              |           |            |  |                       |
| GARDEN/ALZHEI | 0     | 1       |      | 16      | \$2,865              |           |            |  | \$66/day to \$125/day |
| GARDEN/ASSIST | 1     | 1       |      | 36      | \$2,865              |           |            |  | \$66/day to \$125/day |
| GARDEN/ASSIST | 2     | 2       |      | 4       | \$2,865              |           |            |  | \$66/day to \$125/day |

# Competitive Rental Properties



Atria Lanier



**CHRISTIAN TOWERS**

Address: **414 Berkmar Way  
Liburn, GA 30047**

County: **Gwinett**

Management:

Map: **Opened: 1981**

Type: **High-rise** Renovated:

Lease: **12**

Total Units: **125**

ADA Units: **Units:**

Housing Program: **section 8, elderly 125**

| <b>Occupancy</b> |              |      |
|------------------|--------------|------|
| Survey Date      | Vacant Units | Rate |
| 6/4/2002         | 0            | 0.0% |
|                  | --           | --   |
|                  | --           | --   |
|                  | --           | --   |

Incentives: **None**

**Unit Characteristics**

Eat-In Kitchen:  
Separate Dining:  
Pantry:  
Flooring:  
Storage:  
Patio/Balcony:  
Fireplace:

**Appliances**

Dishwasher:  
Disposal:  
Microwave:  
Air Conditioning: **low-units/ radia**  
Ceiling Fan:  
Refrigerator:

**Other Features**

Laundry: **Facility**  
Security:  
Parking: **surface**  
Pets: **yes**  
Security Deposit: **11 month or \$25**

**Utilities**

Heat Source: **Electric**  
Landlord or Tenant Paid Utilities  
Heat: **L**  
Hot Water: **L**  
Cooking: **L**  
Water/Sewer: **L**  
Electricity: **L**

**Amenities**

Clubhouse:   
Fitness Center:   
Hot Tubs:   
Sauna:   
Access Gate:   
Outdoor Pool:   
Basketball:   
Tennis Courts:   
Volleyball:   
Playground:   
Business Center:   
Concierge:

**Comments**

**Wait list is closed 6/04/02**

**MODELS**

| Unit Type | # BRs | # Baths | SqFt | # Units | Rent as of 6/4/2002 |           | Rent as of |  | Comments    |
|-----------|-------|---------|------|---------|---------------------|-----------|------------|--|-------------|
|           |       |         |      |         | Rent                | Rent/SqFt |            |  |             |
|           | 1     | 1       | 550  | 125     | \$702               | \$1.28    |            |  | market rate |

# Competitive Rental Properties



Christian Towers



**DELMAR GARDENS**

Address: **3100 Club Dr**  
**Lawrenceville, GA 30044**

County:  
Management:  
Map:                      Opened: **1988**  
Type: **Mid-rise**      Renovated: **2001**

Lease:  
Total Units: **174**  
ADA Units:                      Units:  
Housing Program:      --      --

| <b>Occupancy</b> |              |      |
|------------------|--------------|------|
| Survey Date      | Vacant Units | Rate |
| 6/11/2002        | 1            | 0.6% |
|                  | --           | --   |
|                  | --           | --   |
|                  | --           | --   |

Incentives: **None**

**Unit Characteristics**

Eat-In Kitchen:  
Separate Dining:  
Pantry:  
Flooring:  
Storage:  
Patio/Balcony:  
Fireplace:

**Appliances**

Dishwasher:  
Disposal:  
Microwave:  
Air Conditioning:                      **central**  
Ceiling Fan:  
Refrigerator:

**Other Features**

Laundry:                      **Facility**  
Security:  
Parking:                      **surface**  
Pets:  
Security Deposit:                      **\$500- \$1000**

**Utilities**

Heat Source:                      **Gas**  
Landlord or Tenant Paid Utilities  
Heat:                      L  
Hot Water:                      L  
Cooking:                      L  
Water/Sewer:                      L  
Electricity:                      L

**Amenities**

Clubhouse:                        
Fitness Center:                        
Hot Tubs:                        
Sauna:                        
Access Gate:                        
Outdoor Pool:                        
Basketball:                        
Tennis Courts:                        
Volleyball:                        
Playground:                        
Business Center:                        
Concierge:                      

**Comments**

**2001, 39 units renovated for assisted living. Linen service, icecream parlor, pharmacy, cocktail lounge, library, included in rent are: maid & linen service, transportation, and social and recreational programs.**

**MODELS**

| Unit Type | # BRs | # Baths | SqFt | # Units | Rent as of 6/11/2002 |           | Rent as of |  | Comments            |
|-----------|-------|---------|------|---------|----------------------|-----------|------------|--|---------------------|
|           |       |         |      |         | Rent                 | Rent/SqFt |            |  |                     |
| ALCOVE    | 0     | 1       | 428  |         | \$1,580              | \$3.69    |            |  |                     |
|           | 1     | 1       | 572  |         | \$2,055              | \$3.59    |            |  | \$2855 for assisted |
| ALCOVE    | 1     | 1       | 426  |         | \$1,625              | \$3.81    |            |  | \$2425 for assisted |
| DELUX     | 1     | 1       | 622  |         | \$2,105              | \$3.38    |            |  |                     |
|           | 2     | 2       | 900  |         | \$2,525              | \$2.81    |            |  | \$3325 for assisted |
| DELUX     | 2     | 2       | 900  |         | \$2,645              | \$2.94    |            |  |                     |

# Competitive Rental Properties



Delmar Gardens



**EAGLE CREEK**

Address: **4280 S. Lee St**  
**Buford, GA 30518**

County: **Gwinett**

Management:

Map: **Opened: 1971**

Type: **Garden** Renovated:

Lease: **6, 12**

Total Units: **114**

ADA Units: Units:

Housing Program: -- --

**Unit Characteristics**

Eat-In Kitchen:  
Separate Dining:  
Pantry:  
Flooring:  
Storage:  
Patio/Balcony: **yes**  
Fireplace:

**Appliances**

Dishwasher: **yes**  
Disposal:  
Microwave:  
Air Conditioning: **central**  
Ceiling Fan:  
Refrigerator:

**Other Features**

Laundry: **Hook-ups**  
Security:  
Parking: **surface**  
Pets: **yes**  
Security Deposit:

**Utilities**

Heat Source: **Electric**  
Landlord or Tenant Paid Utilities  
Heat: **T**  
Hot Water: **T**  
Cooking: **T**  
Water/Sewer: **T**  
Electricity: **T**

**Amenities**

Clubhouse:   
Fitness Center:   
Hot Tubs:   
Sauna:   
Access Gate:   
Outdoor Pool:   
Basketball:   
Tennis Courts:   
Volleyball:   
Playground:   
Business Center:   
Concierge:

**Occupancy**

| Survey Date | Vacant Units | Rate |
|-------------|--------------|------|
| 6/7/2002    | 0            | 0.0% |
|             | --           | --   |
|             | --           | --   |
|             | --           | --   |

Incentives: **\$500/ month rent. \$525/ month on 3 month lease**

**Comments**

**MODELS**

| Unit Type | # BRs | # Baths | SqFt | # Units | Rent as of 6/7/2002 |           | Rent as of |  | Comments |
|-----------|-------|---------|------|---------|---------------------|-----------|------------|--|----------|
|           |       |         |      |         | Rent                | Rent/SqFt |            |  |          |
|           | 2     | 1       | 900  | 114     | \$600               | \$0.67    |            |  |          |

# Competitive Rental Properties



Eagle Creek



**GLENN'S AT MILL CREEK**

Address: **2705 Mall of Georgia Blvd  
Buford, GA**

County: **Gwinett**

Management:

Map: **Opened: 2001**

Type: **Garden** Renovated: **Lease: 6, 9, 12**

Total Units: **259**

ADA Units: Units:

Housing Program: -- --

| <b>Occupancy</b> |              |      |
|------------------|--------------|------|
| Survey Date      | Vacant Units | Rate |
| 6/6/2002         | 13           | 5.0% |
|                  | --           | --   |
|                  | --           | --   |
|                  | --           | --   |

Incentives: **None**

**Unit Characteristics**

Eat-In Kitchen:  
Separate Dining:  
Pantry:  
Flooring:  
Storage:  
Patio/Balcony: **yes**  
Fireplace: **yes**

**Appliances**

Dishwasher: **yes**  
Disposal: **yes**  
Microwave: **yes**  
Air Conditioning:  
Ceiling Fan:  
Refrigerator:

**Other Features**

Laundry: **FacilityIn unit**  
Security: **alarms**  
Parking: **surface/gar**  
Pets: **yes**  
Security Deposit: **\$200**

**Utilities**

Heat Source: **Electric**  
Landlord or Tenant Paid Utilities  
Heat: **T**  
Hot Water: **T**  
Cooking: **T**  
Water/Sewer: **T**  
Electricity: **T**

**Amenities**

Clubhouse:   
Fitness Center:   
Hot Tubs:   
Sauna:   
Access Gate:   
Outdoor Pool:   
Basketball:   
Tennis Courts:   
Volleyball:   
Playground:   
Business Center:   
Concierge:

**Comments**

**MODELS**

| Unit Type | # BRs | # Baths | SqFt  | # Units | Rent as of 6/6/2002 |           | Rent as of |  | Comments           |
|-----------|-------|---------|-------|---------|---------------------|-----------|------------|--|--------------------|
|           |       |         |       |         | Rent                | Rent/SqFt |            |  |                    |
|           | 1     | 1       | 870   |         | \$774               | \$0.89    |            |  | average sqft & ren |
|           | 2     | 2       | 1,339 |         | \$919               | \$0.69    |            |  | average sqft & ren |
|           | 3     | 2       | 1,465 |         | \$1,029             | \$0.70    |            |  |                    |

# Competitive Rental Properties



Glens at Mill Creek



**HARTFORD RUN**

Address: **102 Hartford Run  
Buford, GA 30518**

County: **Gwinett**

Management:

Map: **Opened: 1987**

Type: **Garden Renovated:**

Lease: **6, 12**

Total Units: **259**

ADA Units: **Units:**

Housing Program: **-- --**

**Unit Characteristics**

Eat-In Kitchen:  
Separate Dining:  
Pantry:  
Flooring:  
Storage: **Attic space**  
Patio/Balcony: **yes**  
Fireplace:

**Appliances**

Dishwasher:  
Disposal:  
Microwave:  
Air Conditioning:  
Ceiling Fan:  
Refrigerator:

**Other Features**

Laundry: **Facility**  
Security:  
Parking: **surface**  
Pets: **yes**  
Security Deposit:

**Utilities**

Heat Source: **Electric**  
Landlord or Tenant Paid Utilities  
Heat: **T**  
Hot Water: **T**  
Cooking: **T**  
Water/Sewer: **L**  
Electricity: **T**

**Amenities**

Clubhouse:   
Fitness Center:   
Hot Tubs:   
Sauna:   
Access Gate:   
Outdoor Pool:   
Basketball:   
Tennis Courts:   
Volleyball:   
Playground:   
Business Center:   
Concierge:

**Occupancy**

| Survey Date | Vacant Units | Rate |
|-------------|--------------|------|
| 6/6/2002    | 18           | 6.9% |
|             | --           | --   |
|             | --           | --   |
|             | --           | --   |

Incentives: **None**

**Comments**

**Wait list for 2 Bdrm units.**

**MODELS**

| Unit Type | # BRs | # Baths | SqFt | # Units | Rent as of 6/6/2002 |           | Rent as of |  | Comments |
|-----------|-------|---------|------|---------|---------------------|-----------|------------|--|----------|
|           |       |         |      |         | Rent                | Rent/SqFt |            |  |          |
| STUDIO    | 0     | 1       | 300  | 42      | \$465               | \$1.55    |            |  |          |
|           | 1     | 1       | 600  | 198     | \$565               | \$0.94    |            |  |          |
|           | 2     | 1       | 900  | 9       | \$650               | \$0.72    |            |  |          |
|           | 2     | 2       | 900  | 10      | \$635               | \$0.71    |            |  |          |

# Competitive Rental Properties



Hartford Run



**LANIER TOWNHOMES**

Address: **342 E. Shadburn Ave**  
**Buford, GA 30518**

County: **Gwinett**

Management:

Map: **Opened: 1970**

Type: **TH Renovated: 1993**

Lease:

Total Units: **40**

ADA Units: **Units:**

Housing Program: **-- --**

**Unit Characteristics**

Eat-In Kitchen:  
Separate Dining:  
Pantry:  
Flooring:  
Storage:  
Patio/Balcony:  
Fireplace:

**Appliances**

Dishwasher:  
Disposal:  
Microwave:  
Air Conditioning: **central**  
Ceiling Fan:  
Refrigerator:

**Other Features**

Laundry: **Facility**  
Security:  
Parking: **surface**  
Pets: **yes**  
Security Deposit: **200**

**Utilities**

Heat Source: **Gas**  
Landlord or Tenant Paid Utilities  
Heat: **T**  
Hot Water: **T**  
Cooking: **T**  
Water/Sewer: **L**  
Electricity: **T**

**Amenities**

Clubhouse:   
Fitness Center:   
Hot Tubs:   
Sauna:   
Access Gate:   
Outdoor Pool:   
Basketball:   
Tennis Courts:   
Volleyball:   
Playground:   
Business Center:   
Concierge:

**Occupancy**

| Survey Date | Vacant Units | Rate |
|-------------|--------------|------|
| 6/10/2002   | 0            | 0.0% |
|             | --           | --   |
|             | --           | --   |
|             | --           | --   |

Incentives: **None**

**Comments**

**MODELS**

| Unit Type | # BRs | # Baths | SqFt | # Units | Rent as of 6/10/2002 |           | Rent as of |  | Comments |
|-----------|-------|---------|------|---------|----------------------|-----------|------------|--|----------|
|           |       |         |      |         | Rent                 | Rent/SqFt |            |  |          |
|           | 2     | 1       |      | 32      | \$499                |           |            |  |          |
|           | 2     | 1       |      | 8       | \$599                |           |            |  |          |

**PLANTATION RIDGE**

Address: **1022 Level Creek Rd  
Sugar Hill, GA 30518**

County: **Gwinett**

Management:

Map: **Opened: 1999**

Type: **Garden Renovated:**

Lease: **6, 12**

Total Units: **218**

ADA Units: **Units:**

Housing Program: **Tax credit 87**

**Unit Characteristics**

Eat-In Kitchen:  
Separate Dining:  
Pantry:  
Flooring:  
Storage: **yes**  
Patio/Balcony: **yes**  
Fireplace:

**Appliances**

Dishwasher:  
Disposal:  
Microwave:  
Air Conditioning: **central**  
Ceiling Fan:  
Refrigerator:

**Other Features**

Laundry: **Facility**  
Security:  
Parking: **surface**  
Pets: **yes**  
Security Deposit: **\$300- \$400**

**Utilities**

Heat Source: **Electric**  
Landlord or Tenant Paid Utilities  
Heat: **T**  
Hot Water: **T**  
Cooking: **T**  
Water/Sewer: **L**  
Electricity: **T**

**Amenities**

Clubhouse:   
Fitness Center:   
Hot Tubs:   
Sauna:   
Access Gate:   
Outdoor Pool:   
Basketball:   
Tennis Courts:   
Volleyball:   
Playground:   
Business Center:   
Concierge:

**Occupancy**

| Survey Date | Vacant Units | Rate |
|-------------|--------------|------|
| 6/6/2002    | 13           | 6.0% |
|             | --           | --   |
|             | --           | --   |
|             | --           | --   |

Incentives: **None**

**Comments**

**MODELS**

| Unit Type | # BRs | # Baths | SqFt  | # Units | Rent as of 6/6/2002 |           | Rent as of |  | Comments             |
|-----------|-------|---------|-------|---------|---------------------|-----------|------------|--|----------------------|
|           |       |         |       |         | Rent                | Rent/SqFt |            |  |                      |
|           | 1     | 1       | 885   | 40      | \$695               | \$0.79    |            |  | \$650 tax cred. Rate |
|           | 2     | 2       | 1,086 | 100     | \$800               | \$0.74    |            |  | \$725 tax cred. Rate |
|           | 3     | 2       | 1,284 | 78      | \$900               | \$0.70    |            |  | \$750 tax cred. Rate |

# Competitive Rental Properties



Plantation Ridge



**WINDRIDGE**

Address: **2000 Windridge Dr  
Buford, GA**

County: **Gwinett**

Management:

Map: **Opened: 1983**

Type: **Garden** Renovated:

Lease: **12**

Total Units: **48**

ADA Units: Units:

Housing Program: **Tax credit 48**

**Unit Characteristics**

Eat-In Kitchen:  
Separate Dining:  
Pantry:  
Flooring:  
Storage:  
Patio/Balcony: **yes**  
Fireplace:

**Appliances**

Dishwasher:  
Disposal:  
Microwave:  
Air Conditioning: **central**  
Ceiling Fan:  
Refrigerator:

**Other Features**

Laundry: **Facility**  
Security:  
Parking: **surface**  
Pets: **yes**  
Security Deposit: **1 month**

**Utilities**

Heat Source: **Electric**  
Landlord or Tenant Paid Utilities  
Heat: **T**  
Hot Water: **T**  
Cooking: **T**  
Water/Sewer: **L**  
Electricity: **T**

**Amenities**

Clubhouse:   
Fitness Center:   
Hot Tubs:   
Sauna:   
Access Gate:   
Outdoor Pool:   
Basketball:   
Tennis Courts:   
Volleyball:   
Playground:   
Business Center:   
Concierge:

**Occupancy**

| Survey Date | Vacant Units | Rate |
|-------------|--------------|------|
| 6/4/2002    | 0            | 0.0% |
|             | --           | --   |
|             | --           | --   |
|             | --           | --   |

Incentives: **None**

**Comments**

**MODELS**

| Unit Type | # BRs | # Baths | SqFt | # Units | Rent as of 6/4/2002 |           | Rent as of |  | Comments             |
|-----------|-------|---------|------|---------|---------------------|-----------|------------|--|----------------------|
|           |       |         |      |         | Rent                | Rent/SqFt |            |  |                      |
|           | 1     | 1       |      | 16      | \$474               |           |            |  | \$267 tax cred. Rate |
|           | 2     | 1       |      | 32      | \$689               |           |            |  | \$282 tax cred. Rate |

# Competitive Rental Properties



Windridge

