

BOLTON CROSSING

Address: **3775 MLK Jr Dr SW
Atlanta, GA 30331**

County: **Fulton**

Management:

Map: **Garden** Opened: **1971**

Type: **Garden** Renovated:

Lease:

Total Units: **42**

ADA Units: Units:

Housing Program: -- --

Occupancy		
Survey Date	Vacant Units	Rate
6/2/2002	8	19.0%
	--	--
	--	--
	--	--

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: **no**
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:

Comments

MODELS

Unit Type	# BRs	# Baths	SqFt	# Units	Rent as of 6/2/2002		Rent as of		Comments
					Rent	Rent/SqFt			

2 1 42 \$575

Competitive Rental Properties



Bolton Crossing



CENTRAL METHODIST GARDEN

Address: **320 Fairburn Rd SW
Atlanta, GA 30331**

County: **Fulton**

Management:

Map: **Garden** Opened: **1976**

Type: **Garden** Renovated:

Lease:

Total Units: **240**

ADA Units: Units:

Housing Program: -- --

Occupancy		
Survey Date	Vacant Units	Rate
6/2/2002	0	0.0%
	--	--
	--	--
	--	--

Incentives: **None**

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: **alarms**
Parking: **surface**
Pets: **no**
Security Deposit:

Utilities

Heat Source: **Gas**
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

Section 8

MODELS

Unit Type	# BRs	# Baths	SqFt	# Units	Rent as of 6/2/2002		Rent as of		Comments
					Rent	Rent/SqFt			
	1	1		16	\$386				
	2	1		184	\$447				
	3	1		40	\$489				

Competitive Rental Properties



Central Methodist Garden



CHASTAIN PINES

Address: **3215 Cushman Circle SW
Atlanta, GA**

County: **Fulton**

Management:

Map: Opened: **na**

Type: **Garden** Renovated:

Lease:

Total Units: **88**

ADA Units: Units:

Housing Program: -- --

Occupancy		
Survey Date	Vacant Units	Rate
6/2/2002	15	17.0%
	--	--
	--	--
	--	--

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: **no**
Security Deposit:

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:

Comments

Section 8

MODELS

Unit Type	# BRs	# Baths	SqFt	# Units	Rent as of 6/2/2002		Rent as of		Comments
					Rent	Rent/SqFt			
	2	1		80	\$550				
	3	1		8	\$1,100				

Competitive Rental Properties



Chastain Pines



DARON VILLAGE

Address: **62 Harwell Rd NW
Atlanta, GA 30311**

County: **Fulton**

Management:

Map: Opened: **na**

Type: **Garden&TH** Renovated:

Lease:

Total Units: **130**

ADA Units: Units:

Housing Program: -- --

Occupancy		
Survey Date	Vacant Units	Rate
6/2/2002	5	3.8%
	--	--
	--	--
	--	--

Incentives: **None**

Unit Characteristics

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

Appliances

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

Other Features

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

Comments

MODELS

Unit Type	# BRs	# Baths	SqFt	# Units	Rent as of 6/2/2002		Rent as of		Comments
					Rent	Rent/SqFt			
GARDEN	2	1	900	100	\$430	\$0.48			Section 8
TH	2	1	1,100	30	\$505	\$0.46			Section 8

Competitive Rental Properties



Daron Village



DELMAR VILLA

Address: **2980 Delmar Ln NW
Atlanta, GA 30311**

County: **Fulton**

Management:

Map: Opened: **1976**

Type: **Single-stor** Renovated:

Lease:

Total Units: **76**

ADA Units: Units:

Housing Program: -- --

Occupancy		
Survey Date	Vacant Units	Rate
6/2/2002	0	0.0%
	--	--
	--	--
	--	--

Incentives: **None**

Unit Characteristics

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

Appliances

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

Other Features

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

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:

Comments

MODELS

Unit Type	# BRs	# Baths	SqFt	# Units	Rent as of 6/2/2002		Rent as of		Comments
					Rent	Rent/SqFt			
	1	1	570	6	\$410	\$0.72			
	2	1	750	64	\$435	\$0.58			
	3	1	912	6	\$495	\$0.54			

Competitive Rental Properties



Delmar Villa



ENCLAVE ON CUSHMAN

Address: **3164 Cushman Circle SW
Atlanta, GA 30311**

County: **Fulton**

Management:

Map: **Garden** Opened: **1961**

Type: **Garden** Renovated:

Lease:

Total Units: **48**

ADA Units: Units:

Housing Program: -- --

Occupancy		
Survey Date	Vacant Units	Rate
6/2/2002	5	10.4%
	--	--
	--	--
	--	--

Incentives: **None**

Unit Characteristics

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

Appliances

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

Other Features

Laundry: **Facility**
Security: **alarms**
Parking: **surface**
Pets:
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:

Comments

MODELS

Unit Type	# BRs	# Baths	SqFt	# Units	Rent as of 6/2/2002		Rent as of		Comments
					Rent	Rent/SqFt			

2 1 750 48 \$585 \$0.78

Competitive Rental Properties



Enclave on Cushman



FAIRBURN TOWNHOMES

Address: **400 Fairburn Rd SW
Atlanta, GA 30331**

County: **Fulton**

Management:

Map: **Opened: 1973**

Type: **TH Renovated:**

Lease:

Total Units: **240**

ADA Units: Units:

Housing Program: -- --

Occupancy		
Survey Date	Vacant Units	Rate
6/2/2002	10	4.2%
	--	--
	--	--
	--	--

Incentives: **None**

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:

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:

Comments

MODELS

Unit Type	# BRs	# Baths	SqFt	# Units	Rent as of 6/2/2002		Rent as of		Comments
					Rent	Rent/SqFt			
	1	1	559	16	\$239	\$0.43			
	2	1.5	815	76	\$358	\$0.44			
	3	1.5	1,197	132	\$412	\$0.34			
	4	1.5	1,359	16	\$459	\$0.34			

Competitive Rental Properties



Fairburn Townhomes



HIDDEN HOLLOW

Address: **415 Fairburn Rd SW
Atlanta, GA**

County: **Fulton**

Management:

Map: **Garden** Opened: **1992**

Type: **Garden** Renovated:

Lease:

Total Units: **216**

ADA Units: Units:

Housing Program: -- --

Occupancy		
Survey Date	Vacant Units	Rate
6/2/2002	13	6.0%
	--	--
	--	--
	--	--

Incentives: **None**

Unit Characteristics

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

Appliances

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

Other Features

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

Comments

Section 8

MODELS

Unit Type	# BRs	# Baths	SqFt	# Units	Rent as of 6/2/2002		Rent as of		Comments
					Rent	Rent/SqFt			
	1	1	704		\$535	\$0.76			
	2	1	840		\$575	\$0.68			
	2	2	938		\$615	\$0.66			
	3	2	1,002		\$685	\$0.68			

Competitive Rental Properties



Hidden Hollow



KINGS INN APARTMENTS

Address: **3815 MLK Jr Dr SW
Atlanta, GA**

County: **Fulton**

Management:

Map: **Garden** Opened: **1963**

Type: **Garden** Renovated:

Lease:

Total Units: **130**

ADA Units: Units:

Housing Program: -- --

Occupancy		
Survey Date	Vacant Units	Rate
6/2/2002	68	52.3%
	--	--
	--	--
	--	--

Incentives: **None**

Unit Characteristics

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

Appliances

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

Other Features

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

Comments

Currently renovating.

MODELS

Unit Type	# BRs	# Baths	SqFt	# Units	Rent as of 6/2/2002		Rent as of		Comments
					Rent	Rent/SqFt			

2 1 130 \$625

LONDON TOWNHOMES

Address: **308 Scott St SW
Atlanta, GA 30311**

County: **Fulton**

Management:

Map: **Opened: 1967**

Type: **TH Renovated:**

Lease:

Total Units: **200**

ADA Units: **Units:**

Housing Program: **-- --**

Unit Characteristics

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

Appliances

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

Other Features

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

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
6/2/2002	4	2.0%
	--	--
	--	--
	--	--

Incentives: **None**

Comments

Tax Credit

MODELS

Unit Type	# BRs	# Baths	SqFt	# Units	Rent as of 6/2/2002		Rent as of		Comments
					Rent	Rent/SqFt			
	1	1		8	\$293				
	2	1.5		61	\$392				
	3	1.5		122	\$444				
	4	1.5		9	\$472				

Competitive Rental Properties



London Townhomes



PARK WEST

Address: **3751 MLK Jr Dr SW
Atlanta, GA 30331**

County: **Fulton**
Management:

Map: Opened: **1960**
Type: **TH** Renovated:

Lease: **Monthly**

Total Units: **100**

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: **no**
Security Deposit:

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
6/2/2002	0	0.0%
	--	--
	--	--
	--	--

Incentives: **None**

Comments

Monthly lease only, bad part of town.

MODELS

Unit Type	# BRs	# Baths	SqFt	# Units	Rent as of 6/2/2002		Rent as of		Comments
					Rent	Rent/SqFt			
	2	1		90	\$525				
	3	1		10	\$575				

Competitive Rental Properties



Park West



RAVEN RIDGE

Address: **3200 Cushman Circle
Atlanta, GA 30311**

County: **Fulton**

Management:

Map: Opened: **na**

Type: **Garden** Renovated:

Lease:

Total Units: **88**

ADA Units: Units:

Housing Program: -- --

Unit Characteristics

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

Appliances

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

Other Features

Laundry: **Facility**
Security:
Parking: **surface**
Pets: **no**
Security Deposit:

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
6/2/2002	15	17.0%
	--	--
	--	--
	--	--

Incentives: **None**

Comments

Section 8

MODELS

Unit Type	# BRs	# Baths	SqFt	# Units	Rent as of 6/2/2002		Rent as of		Comments
					Rent	Rent/SqFt			

2 1 88 \$550

Competitive Rental Properties



Raven Ridge



RIVERWOOD

Address: **901 Bolton Rd NW
Atlanta, GA**

County: **Fulton**

Management:

Map: **Garden** Opened: **1972**

Type: **Garden** Renovated: **1998**

Lease:

Total Units: **144**

ADA Units: Units:

Housing Program: -- --

Occupancy		
Survey Date	Vacant Units	Rate
6/2/2002	12	8.3%
	--	--
	--	--
	--	--

Incentives: **None**

Unit Characteristics

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

Appliances

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

Other Features

Laundry: **Facility**
Security:
Parking: **surface**
Pets: **no**
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:

Comments

Tax credit

MODELS

Unit Type	# BRs	# Baths	SqFt	# Units	Rent as of 6/2/2002		Rent as of		Comments
					Rent	Rent/SqFt			
	1	1		52	\$609				
50%	2	1		8	\$670				
60%	2	1		4	\$690				
	2	1.5		73	\$750				
	3	1		7	\$800				

Competitive Rental Properties



Riverwood



SUMMITT CROSSING

Address: **3440 Boulder Park Dr SW
Atlanta, GA 30331**

County: **Fulton**

Management:

Map: **Garden** Opened: **na**

Type: **Garden** Renovated:

Lease:

Total Units: **125**

ADA Units: Units:

Housing Program: **Section 8** **125**

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:

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
6/2/2002	5	4.0%
	--	--
	--	--
	--	--

Incentives: **None**

Comments

Section 8 facility.

MODELS

Unit Type	# BRs	# Baths	SqFt	# Units	Rent as of 6/2/2002		Rent as of		Comments
					Rent	Rent/SqFt			

2 1 750 125 \$560 \$0.75

Competitive Rental Properties



Summit Crossing



WINDSOR SQUARE TOWNHOMES

Address: **3804 MLK Jr Dr SW
Atlanta, GA 30331**

County: **Fulton**

Management:

Map: **Opened: 1972**

Type: **TH Renovated:**

Lease:

Total Units: **125**

ADA Units: Units:

Housing Program: -- --

Unit Characteristics

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

Appliances

Dishwasher:
Disposal: **yes**
Microwave:
Air Conditioning: **central**
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
6/2/2002	0	0.0%
	--	--
	--	--
	--	--

Incentives: **None**

Comments

MODELS

Unit Type	# BRs	# Baths	SqFt	# Units	Rent as of 6/2/2002		Rent as of		Comments
					Rent	Rent/SqFt			
	2	1.5	899		\$525	\$0.58			
	2	1.5	1,053		\$575	\$0.55			
	3	1.5	1,323		\$625	\$0.47			

Competitive Rental Properties



Windsor Square Townhomes

