

ALICE WILLIAMS TOWERS

Address: **5470 Hillandale Dr
Lithonia, GA 30058**

County: **DeKalb**

Management:

Map: **Garden** Opened: **1999**

Type: **Garden** Renovated:

Lease:

Total Units: **99**

ADA Units: **99** Units:

Housing Program: **Tax credit** 99

Occupancy		
Survey Date	Vacant Units	Rate
6/9/2002	0	0.0%
	--	--
	--	--
	--	--

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: **yes**

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

**Waiting list.
Rents based on income.**

MODELS

Unit Type	# BRs	# Baths	SqFt	# Units	Rent as of 6/9/2002		Rent as of		Comments
					Rent	Rent/SqFt			

30% INCOME 1 1 540 99

Competitive Rental Properties



Alice Williams Towers



ANSLEY OAKS

Address: **6813 Main St**
Lithonia, GA 30058

County: **DeKalb**

Management:

Map: **Garden&T** Opened: **1968**

Type: **Garden&T** Renovated:

Lease:

Total Units: **94**

ADA Units: Units:

Housing Program: -- --

Occupancy		
Survey Date	Vacant Units	Rate
6/9/2002	2	2.1%
	--	--
	--	--
	--	--

Incentives: **None**

Unit Characteristics

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

Appliances

Dishwasher: **yes**
Disposal:
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 6/9/2002		Rent as of		Comments
					Rent	Rent/SqFt			
	1	1	800	1	\$615	\$0.77			
TH	1	1	850	13	\$615	\$0.72			
TH	2	1	1,050	1	\$660	\$0.63			
	2	1.5	1,050	66	\$660	\$0.63			
TH	3	1.5	1,250	12	\$774	\$0.62			
TH	4	1.5	1,450	1	\$815	\$0.56			

Competitive Rental Properties



Ansley Oaks



ARBOR CROSSING

Address: **10 Arbor Xing**
Lithonia, GA 30058

County: **DeKalb**

Management:

Map: **Garden** Opened: **1989**

Type: **Garden** Renovated:

Lease:

Total Units: **240**

ADA Units: Units:

Housing Program: -- --

Occupancy

Survey Date	Vacant Units	Rate
6/10/2002	7	2.9%
	--	--
	--	--
	--	--

Incentives: **None**

Unit Characteristics

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

Appliances

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

Other Features

Laundry: **In unit**
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 6/10/2002		Rent as of		Comments
					Rent	Rent/SqFt			
	1	1	740		\$689	\$0.93			
DELUX	1	1	790		\$699	\$0.88			
	2	2	1,005		\$799	\$0.80			
DELUX	2	2	1,060		\$809	\$0.76			
	3	2	1,250		\$899	\$0.72			
DELUX	3	2	1,300		\$929	\$0.71			

Competitive Rental Properties



Arbor Crossings



ASHLEY VISTA

Address: **100 Camellia Ln**
Lithonia, GA

County: **DeKalb**

Management:

Map: **Garden** Opened: **2002**

Type: **Garden** Renovated:

Lease:

Total Units: **312**

ADA Units: Units:

Housing Program: -- --

Occupancy

Survey Date	Vacant Units	Rate
6/9/2002	124	39.7%
	--	--
	--	--
	--	--

Incentives: **None**

Unit Characteristics

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

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: **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 6/9/2002		Rent as of		Comments
					Rent	Rent/SqFt			
	1	1	657		\$720	\$1.10			
	1	1	750		\$760	\$1.01			
	2	2	931		\$870	\$0.93			
	2	2	1,113		\$910	\$0.82			
	3	2	1,247		\$1,000	\$0.80			

Competitive Rental Properties



Ashley Vista



AUTUMN COVE

Address: **6200 Hillandale Dr
Lithonia, GA 30058**

County: **DeKalb**

Management:

Map: **Garden** Opened: **1985**

Type: **Garden** Renovated:

Lease:

Total Units: **48**

ADA Units: Units:

Housing Program: -- --

Occupancy

Survey Date	Vacant Units	Rate
6/10/2002	4	8.3%
	--	--
	--	--
	--	--

Incentives: **None**

Unit Characteristics

Eat-In Kitchen:
Separate Dining:
Pantry:
Flooring:
Storage: **yes**
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:

Comments

MODELS

Unit Type	# BRs	# Baths	SqFt	# Units	Rent as of 6/10/2002		Rent as of		Comments
					Rent	Rent/SqFt			
	1	1	600		\$595	\$0.99			
	2	1	900		\$725	\$0.81			

Competitive Rental Properties



Autumn Cove



CONCEPTS 21 HILLANDALE

Address: **5650 Hillandale Dr
Lithonia, GA 30058**

County: **DeKalb**

Management:

Map: **Garden** Opened: **1989**

Type: **Garden** Renovated:

Lease:

Total Units: **252**

ADA Units: Units:

Housing Program: -- --

Occupancy		
Survey Date	Vacant Units	Rate
6/9/2002	2	0.8%
	--	--
	--	--
	--	--

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:
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 6/9/2002		Rent as of		Comments
					Rent	Rent/SqFt			
STUDIO	0	1	565		\$590	\$1.04			
	1	1	786		\$665	\$0.85			
	2	1	976		\$725	\$0.74			
	2	2	1,090		\$755	\$0.69			
	3	2	1,198		\$870	\$0.73			

Competitive Rental Properties



Concepts 21



CROSSINGS APTS.

Address: **6256 Hillandale Dr
Lithonia, GA 30058**

County: **DeKalb**

Management:

Map: **Garden** Opened: **1985**

Type: **Garden** Renovated:

Lease:

Total Units: **200**

ADA Units: Units:

Housing Program: -- --

Occupancy		
Survey Date	Vacant Units	Rate
6/9/2002	10	5.0%
	--	--
	--	--
	--	--

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: **In unit**
Security:
Parking: **surface/covered**
Pets: **yes**
Security Deposit: **200-300**

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 6/9/2002		Rent as of		Comments
					Rent	Rent/SqFt			
	1	1	740		\$652	\$0.88			
	2	2	1,005		\$747	\$0.74			
	3	2	1,240		\$876	\$0.71			

Competitive Rental Properties



Crossings Apts



EVANS MILL PLACE

Address: **2795 Evans Mill Rd**
Lithonia, GA 30058

County: **DeKalb**

Management:

Map: **Garden&T** Opened: **1977**

Type: **Garden&T** Renovated: **1995**

Lease:

Total Units: **280**

ADA Units: **Units:**

Housing Program: **-- --**

Occupancy		
Survey Date	Vacant Units	Rate
6/9/2002	28	10.0%
	--	--
	--	--
	--	--

Incentives: **First months rent \$99.**

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: **yes**
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 6/9/2002		Rent as of		Comments
					Rent	Rent/SqFt			
	1	1	726	16	\$590	\$0.81			
DEN	1	1	960	3	\$610	\$0.64			
	2	1	960	72	\$620	\$0.65			
	2	1.5	960	85	\$640	\$0.67			
TH	2	1.5	1,008	72	\$720	\$0.71			
TH	3	2.5	1,266	32	\$820	\$0.65			

Competitive Rental Properties



Evans Mill Place



GROVEWOOD PARK

Address: **6170 Hillandale Dr
Lithonia, GA 30058**

County: **DeKalb**

Management:

Map: **Garden** Opened: **1996**

Type: **Garden** Renovated:

Lease:

Total Units: **120**

ADA Units: *Units:*

Housing Program: **Tax credit** **120**

Occupancy

Survey Date	Vacant Units	Rate
6/9/2002	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: **yes**
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

**100 people on waiting list.
Tax credit property.**

MODELS

Unit Type	# BRs	# Baths	SqFt	# Units	Rent as of 6/9/2002		Rent as of		Comments
					Rent	Rent/SqFt			
	2	2	1,004		\$655	\$0.65			
	2	2	1,082		\$665	\$0.61			
	3	2	1,153		\$690	\$0.60			
	3	2	1,227		\$700	\$0.57			
	3	2	1,304		\$725	\$0.56			

Competitive Rental Properties



Groveswood Park



HAWTHORNE WOODS

Address: **6776 Covington Hwy**
Lithonia, GA

County: **DeKalb**

Management:

Map: **Garden** Opened: **1988**

Type: **Garden** Renovated:

Lease:

Total Units: **344**

ADA Units: Units:

Housing Program: -- --

Occupancy		
Survey Date	Vacant Units	Rate
6/9/2002	28	8.1%
	--	--
	--	--
	--	--

Incentives: **None**

Unit Characteristics

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

Appliances

Dishwasher: **yes**
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:

Comments

MODELS

Unit Type	# BRs	# Baths	SqFt	# Units	Rent as of 6/9/2002		Rent as of		Comments
					Rent	Rent/SqFt			
	1	1	600		\$634	\$1.06			
	1	1	700		\$667	\$0.95			
	2	2	1,004		\$775	\$0.77			

Competitive Rental Properties



Hawthorne Woods



HIGHLAND APARTMENTS

Address: **5959 Fairington Rd
Lithonia, GA 30038**

County: **DeKalb**

Management:

Map: Opened: **1971**

Type: **Garden&TH** Renovated:

Lease:

Total Units: **406**

ADA Units: Units:

Housing Program: -- --

Occupancy		
Survey Date	Vacant Units	Rate
6/9/2002	16	3.9%
	--	--
	--	--
	--	--

Incentives: **None**

Unit Characteristics

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

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: **T**
Electricity: **T**

Amenities

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

Comments

Daycare on site.

MODELS

Unit Type	# BRs	# Baths	SqFt	# Units	Rent as of 6/9/2002		Rent as of		Comments
					Rent	Rent/SqFt			
	1	1	928		\$585	\$0.63			
	1	1	1,009		\$590	\$0.58			
	2	2	1,292		\$655	\$0.51			
	2	2	1,314		\$735	\$0.56			
TH	2	2	1,412		\$703	\$0.50			
TH	2	2.5	1,492		\$708	\$0.47			
	3	2	1,496		\$770	\$0.51			
TH	3	2.5	1,550		\$785	\$0.51			
TH	3	2.5	1,562		\$810	\$0.52			

Competitive Rental Properties



Highland Apartments



HIGHLAND GREENS

Address: **421 Meadowood Dr**
Lithonia, GA 30038

County: **DeKalb**

Management:

Map: Opened: **1975**

Type: **Garden&TH** Renovated:

Lease:

Total Units: **415**

ADA Units: Units:

Housing Program: -- --

Occupancy		
Survey Date	Vacant Units	Rate
6/9/2002	25	6.0%
	--	--
	--	--
	--	--

Incentives: --

Unit Characteristics

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

Appliances

Dishwasher: **yes**
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: **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 6/9/2002		Rent as of		Comments
					Rent	Rent/SqFt			
	2	1.5	1,072		\$675	\$0.63			
TH	2	1.5	1,340		\$785	\$0.59			
	2	2	1,145		\$740	\$0.65			
	2	2	1,250		\$755	\$0.60			
	3	2	1,411		\$859	\$0.61			
TH	3	2	1,585		\$880	\$0.56			

Competitive Rental Properties



Highland Greens



HILLDALE PARK APTS

Address: **6136 Hilldale Dr
Lithonia, GA 30058**

County: **DeKalb**

Management:

Map: **Garden** Opened: **1989**

Type: **Garden** Renovated:

Lease:

Total Units: **132**

ADA Units: Units:

Housing Program: -- --

Occupancy		
Survey Date	Vacant Units	Rate
6/9/2002	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:
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

Tax credit property

MODELS

Unit Type	# BRs	# Baths	SqFt	# Units	Rent as of 6/9/2002		Rent as of		Comments
					Rent	Rent/SqFt			
	2	2	1,000	66	\$655	\$0.66			
	3	2	1,197	66	\$715	\$0.60			

Competitive Rental Properties



Hillandale Park



LEXINGTON ON THE GREEN

Address: **5850 Hillandale rd
Lithonia, GA 30058**

County: **DeKalb**

Management:

Map: **Opened: 2001**

Type: **Garden** Renovated:

Lease:

Total Units: **216**

ADA Units: Units:

Housing Program: -- --

Occupancy		
Survey Date	Vacant Units	Rate
6/9/2002	5	2.3%
	--	--
	--	--
	--	--

Incentives: **None**

Unit Characteristics

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

Appliances

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

Other Features

Laundry: **In unit**
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

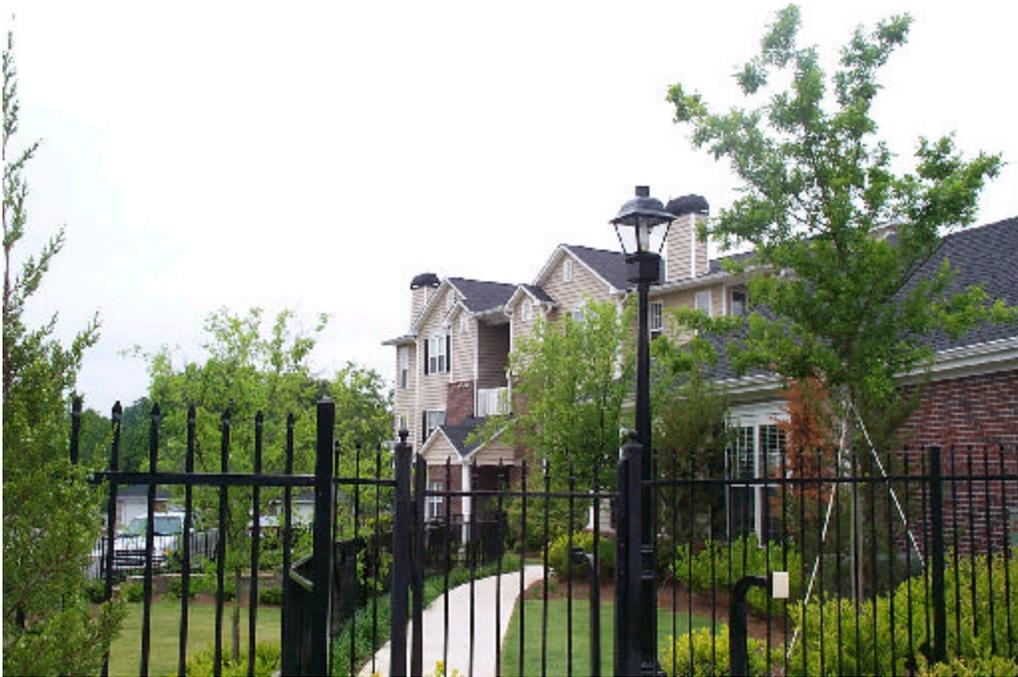
MODELS

Unit Type	# BRs	# Baths	SqFt	# Units	Rent as of 6/9/2002		Rent as of		Comments
					Rent	Rent/SqFt			
	1	1	884	72	\$750	\$0.85			
	2	2	1,161	114	\$875	\$0.75			
	3	2	1,454	30	\$1,025	\$0.70			

Competitive Rental Properties



Lexington on the Green



PARC CHATEAU

Address: **2361 Parc Chateau Dr
Lithonia, GA 30058**

County: **DeKalb**

Management:

Map: **TH** Opened: **na**

Type: **TH** Renovated:

Lease:

Total Units: **174**

ADA Units: Units:

Housing Program: -- --

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:
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
6/9/2002	6	3.4%
	--	--
	--	--
	--	--

Incentives: **None**

Comments

MODELS

Unit Type	# BRs	# Baths	SqFt	# Units	Rent as of 6/9/2002		Rent as of		Comments
					Rent	Rent/SqFt			
	1	1	596		\$389	\$0.65			
	2	1	930		\$440	\$0.47			
	3	1.5	1,125		\$423	\$0.38			

Competitive Rental Properties



Parc Chateau



PINEWOOD APTS

Address: **37 Treeview Dr**
Lithonia, GA 30038

County: **DeKalb**

Management:

Map: **Garden** Opened: **1977**

Type: **Garden** Renovated:

Lease:

Total Units: **300**

ADA Units: Units:

Housing Program: -- --

Occupancy

Survey Date	Vacant Units	Rate
6/9/2002	33	11.0%
	--	--
	--	--
	--	--

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: **yes**

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 6/9/2002		Rent as of		Comments
					Rent	Rent/SqFt			
	1	1	750		\$585	\$0.78			
DEN	1	1	991		\$615	\$0.62			
	2	1	1,189		\$665	\$0.56			
	2	2	1,285		\$710	\$0.55			
	3	2	1,414		\$825	\$0.58			

Competitive Rental Properties



Pinewood



TOWERING PINES

Address: **6250 Hillandale Dr
Lithonia, GA 30058**

County: **DeKalb**

Management:

Map: **Opened: 1971**

Type: **Garden** Renovated:

Lease:

Total Units: **216**

ADA Units: Units:

Housing Program: -- --

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:

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
6/9/2002	45	20.8%
	--	--
	--	--
	--	--

Incentives: **1/2 off 2nd months rent.**

Comments

MODELS

Unit Type	# BRs	# Baths	SqFt	# Units	Rent as of 6/9/2002		Rent as of		Comments
					Rent	Rent/SqFt			
	1	1	727		\$585	\$0.80			
	2	1	964		\$685	\$0.71			
	3	2	1,217		\$785	\$0.65			
	4	2	1,515		\$880	\$0.58			

Competitive Rental Properties



Towering Pines

