

**AIRPORT NORTH APTS**

Address: **532 Cleveland Avenue  
Atlanta, Ga**

County: **Fulton**

Management:

Map: **ADC 936 F2**    Opened: **1966**

Type: **Garden**    Renovated:

Lease:

Total Units: **252**

ADA Units:                      Units:

Housing Program:            --            --

<b>Occupancy</b>		
Survey Date	Vacant Units	Rate
<b>5/30/2002</b>	<b>52</b>	<b>20.6%</b>
<b>3/5/2002</b>	<b>95</b>	<b>37.7%</b>
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Incentives: **none**

**Unit Characteristics**

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

**Appliances**

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

**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**

**Slated to be rehabbed under Tax Credit financing**

**MODELS**

Unit Type	# BRs	# Baths	SqFt	# Units	Rent as of 5/30/2002		Rent as of		Comments
					Rent	Rent/SqFt	3/5/2002		
	1	1	850		\$475	\$0.56	\$475		
	2	1	950		\$525	\$0.55	\$525		
	3	2	1,150		\$750	\$0.65	\$750		

# Competitive Rental Properties



Airport North Apartments



**BRIGHTON COURT**

Address: **2950 Springdale Rd SW  
Atlanta, GA 30315**

County: **Fulton**

Management:

Map: **Garden**      Opened: **1968**

Type: **Garden**      Renovated:      Lease: **12 month**

Total Units: **100**

ADA Units:      Units:

Housing Program:      --      --

**Unit Characteristics**

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

**Occupancy**

Survey Date	Vacant Units	Rate
5/30/2002	14	14.0%
	--	--
	--	--
	--	--

Incentives: **\$200 off first months rent.**

**Comments**

**MODELS**

Unit Type	# BRs	# Baths	SqFt	# Units	Rent as of 5/30/2002		Rent as of		Comments
					Rent	Rent/SqFt			
	1	1	750	20	\$520	\$0.69			
	2	1	900	48	\$595	\$0.66			
	2	1.5	1,000	28	\$630	\$0.63			
	3	2.5	1,300	4	\$759	\$0.58			

**CARIBU APARTMENTS**

Address: **2001 Sylvan Road  
Atlanta, Ga 30310**

County: **Fulton**

Management:

Map: **ADC 885 D1**    Opened: **1980**

Type: **Garden**    Renovated:

Lease:

Total Units: **166**

ADA Units:                      Units:

Housing Program:            --            --

<b>Occupancy</b>		
Survey Date	Vacant Units	Rate
5/30/2002	0	0.0%
3/5/2002	0	0.0%
	--	--
	--	--

Incentives: **None**

**Unit Characteristics**

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

**Appliances**

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

**Other Features**

Laundry: **None**  
Security:  
Parking: **surface**  
Pets:  
Security Deposit: **200**

**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**

**MODELS**

Unit Type	# BRs	# Baths	SqFt	# Units	Rent as of 5/30/2002		Rent as of		Comments
					Rent	Rent/SqFt	3/5/2002		
	1	1	745	20	\$475	\$0.64	\$475		
	1	1	800	34	\$505	\$0.63	\$505		
	2	1	845	104	\$585	\$0.69	\$585		
	2	2	1,086	8	\$675	\$0.62	\$675		

# Competitive Rental Properties



Caribu Apartments



**CLEVELAND EAST**

Address: **108 Cleveland Ave  
Atlanta, GA**

County: **Fulton**

Management:

Map: Opened: **na**

Type: **Single-stor** Renovated:

Lease:

Total Units: **30**

ADA Units: Units:

Housing Program: -- --

<b>Occupancy</b>		
Survey Date	Vacant Units	Rate
5/30/2002	0	0.0%
	--	--
	--	--
	--	--

Incentives: **None**

**Unit Characteristics**

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

**Appliances**

Dishwasher:  
Disposal:  
Microwave:  
Air Conditioning: **wall unit**  
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 5/30/2002		Rent as of		Comments
					Rent	Rent/SqFt			

2 1 30 \$475

**COLONIAL SQUARE APARTMENTS**

Address: **2637 Old Hapeville Road  
Atlanta, Ga 30315**

County: **Fulton**

Management:

Map: **ADC 936 H1**    Opened: **1974**

Type: **Townhouse**    Renovated: **1998**

Lease:

Total Units: **192**

ADA Units:                      Units:

Housing Program:            --            --

<b>Occupancy</b>		
Survey Date	Vacant Units	Rate
5/16/2002	4	2.1%
3/5/2002	5	2.6%
	--	--
	--	--

Incentives: **none**

**Unit Characteristics**

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

**Appliances**

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

**Other Features**

Laundry:            **facility&Hook-up:**  
Security:            **gated**  
Parking:            **surface**  
Pets:  
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**

**Tax credit rehab**

**MODELS**

Unit Type	# BRs	# Baths	SqFt	# Units	Rent as of 5/16/2002		Rent as of		Comments
					Rent	Rent/SqFt	3/5/2002		
TOWNHOUSE	2	1.5	750	72	\$630	\$0.84	\$630		50% income
TOWNHOUSE	2	1.5	750	65	\$650	\$0.87	\$650		60% income
TOWNHOUSE	2	1.5	750	35	\$705	\$0.94	\$705		market
TOWNHOUSE	3	2.5	950	4	\$750	\$0.79	\$750		market
TOWNHOUSE	3	2.5	950	7	\$675	\$0.71	\$675		50% income
TOWNHOUSE	3	2.5	950	9	\$695	\$0.73	\$695		60% income

# Competitive Rental Properties



Colonial Square



**CRESCENT HILLS**

Address: **532 Cleveland Ave SW  
Atlanta, GA 30315**

County: **Fulton**

Management:

Map: **Garden**      Opened: **1969**

Type: **Garden**      Renovated:      Lease: **12 month**

Total Units: **252**

ADA Units:      Units:

Housing Program:      --      --

<b>Occupancy</b>		
Survey Date	Vacant Units	Rate
5/30/2002	0	0.0%
	--	--
	--	--
	--	--

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: **gated**  
Parking: **surface**  
Pets: **no**  
Security Deposit: **\$250**

**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**

**MODELS**

Unit Type	# BRs	# Baths	SqFt	# Units	Rent as of 5/30/2002		Rent as of		Comments
					Rent	Rent/SqFt			
	1	1	850	32	\$475	\$0.56			
	2	1	950	215	\$575	\$0.61			\$550-600
	3	2	1,150	5	\$750	\$0.65			

**DELOWE VILLAGE APTS**

Address: **2360 DeLowe Drive**  
**Eastpoint, Ga 30344**

County: **Fulton**

Management:

Map: **ADC 884 G9**    Opened: **1971**

Type: **Garden**    Renovated: **1999**

Lease:

Total Units: **152**

ADA Units:                      Units:

Housing Program:            --            --

<b>Occupancy</b>		
Survey Date	Vacant Units	Rate
<b>5/30/2002</b>	<b>0</b>	<b>0.0%</b>
<b>3/5/2002</b>	<b>1</b>	<b>0.7%</b>
	--	--
	--	--

Incentives: **none**

**Unit Characteristics**

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

**Appliances**

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

**Other Features**

Laundry: **facility&Hook-up:**  
 Security: **gated**  
 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**

**Tax credit project; cooperative leasing**

**MODELS**

Unit Type	# BRs	# Baths	SqFt	# Units	Rent as of 5/30/2002		Rent as of		Comments
					Rent	Rent/SqFt	3/5/2002		
	1	1	742		\$425	\$0.57	\$425		60% income
	2	2	942		\$495	\$0.53	\$495		60% income
	3	2	1,146		\$550	\$0.48	\$550		60% income
	3	2	1,175		\$635	\$0.54	\$635		60% income

# Competitive Rental Properties



DeLowe Village



**FRANKLIN VILLAGE**

Address: **3244 N Fulton Ave  
Atlanta, GA 30354**

County: **Fulton**

Management:

Map: **Opened: 1962**

Type: **Garden** Renovated: **Lease: 12 month**

Total Units: **72**

ADA Units: Units:

Housing Program: -- --

<b>Occupancy</b>		
Survey Date	Vacant Units	Rate
5/30/2002	3	4.2%
	--	--
	--	--
	--	--

Incentives: **None**

**Unit Characteristics**

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

**Appliances**

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

**Other Features**

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

**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**

**MODELS**

Unit Type	# BRs	# Baths	SqFt	# Units	Rent as of 5/30/2002		Rent as of		Comments
					Rent	Rent/SqFt			
	1	1	635	52	\$620	\$0.98			
	2	1	735	20	\$770	\$1.05			

# Competitive Rental Properties



Franklin Village



**HIGHBURY COURT**

Address: **90 Mt. Zion Rd.  
Atlanta, Ga 30354**

County: **Fulton**

Management:

Map: **ADC 936 J3**    Opened: **1972**

Type: **Garden**    Renovated:

Lease:

Total Units: **128**

ADA Units:                      Units:

Housing Program:            --            --

<b>Occupancy</b>		
Survey Date	Vacant Units	Rate
5/15/2002	10	7.8%
3/5/2002	2	1.6%
	--	--
	--	--

Incentives: **none**

**Unit Characteristics**

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

**Appliances**

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

**Other Features**

Laundry:                    **Facility**  
 Security:  
 Parking:                    **surface**  
 Pets:  
 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 5/15/2002		Rent as of		Comments
					Rent	Rent/SqFt	3/5/2002		
GARDEN	1	1	840	16	\$521	\$0.62	\$529		
GARDEN	2	1	1,080	30	\$621	\$0.58	\$621		
TH	2	1.5	1,100	56	\$659	\$0.60	\$659		
GARDEN	3	2	1,224	24	\$689	\$0.56	\$689		

# Competitive Rental Properties



Highbury Court



**LA MANCHA APTS**

Address: **2600 Old Hapeville Road  
Atlanta, Ga 30316**

County: **Fulton**

Management:

Map: **ADC 936 G1**    Opened: **1960**

Type: **Garden**    Renovated: **2000**

Lease: **12 month**

Total Units: **80**

ADA Units:                      Units:

Housing Program:            --            --

<b>Occupancy</b>		
Survey Date	Vacant Units	Rate
5/16/2002	2	2.5%
3/5/2002	4	5.0%
	--	--
	--	--

Incentives: **\$100 off 1st month's rent**

**Unit Characteristics**

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

**Appliances**

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

**Other Features**

Laundry: **Facility**  
Security:  
Parking: **surface**  
Pets: **no**  
Security Deposit: **400**

**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 5/16/2002		Rent as of		Comments
					Rent	Rent/SqFt	3/5/2002		
	1	1	715	20	\$495	\$0.69	\$495		
	2	1	820	60	\$595	\$0.73	\$595		

# Competitive Rental Properties



La Mancha



**MANOR III APARTMENTS**

Address: **2662 Joyland Place  
Atlanta, Ga**

County: **Fulton**

Management:

Map: **ADC 885 G7**    Opened: **1962**

Type: **Garden**    Renovated: **2002**

Lease:

Total Units: **50**

ADA Units:                      Units:

Housing Program:            --            --

<b>Occupancy</b>		
Survey Date	Vacant Units	Rate
5/30/2002	1	2.0%
3/5/2002	2	4.0%
	--	--
	--	--

Incentives: **none**

**Unit Characteristics**

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

**Appliances**

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

**Other Features**

Laundry: **None**  
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**

**76 units being renovated and ready by 9/02**

**MODELS**

Unit Type	# BRs	# Baths	SqFt	# Units	Rent as of 5/30/2002		Rent as of		Comments
					Rent	Rent/SqFt	3/5/2002		
	1	1	475		\$495	\$1.04	\$495		
	2	2	650		\$625	\$0.96	\$625		

# Competitive Rental Properties



Manor III Apartments



**PARK SOUTH APTS**

Address: **2905 3rd Ave**  
**Atlanta, GA 30315**

County: **Fulton**

Management:

Map: **Garden**      Opened: **1968**

Type: **Garden**      Renovated:

Lease:

Total Units: **40**

ADA Units:      Units:

Housing Program:      --      --

<b>Occupancy</b>		
Survey Date	Vacant Units	Rate
<b>5/30/2002</b>	<b>1</b>	<b>2.5%</b>
<b>3/5/2002</b>	<b>0</b>	<b>0.0%</b>
	--	--
	--	--

Incentives: **None**

**Unit Characteristics**

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

**Appliances**

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

**Other Features**

Laundry: **None**  
Security:  
Parking: **surface**  
Pets:  
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 5/30/2002		Rent as of		Comments
					Rent	Rent/SqFt	3/5/2002		
	1	1	800	8	\$450	\$0.56	\$450		
	2	2	1,050	32	\$550	\$0.52	\$550		

# Competitive Rental Properties



Park South



**SOUTH TOWNE APTS**

Address: **827 S Fredell Circle  
Atlanta, Ga 30344**

County: **Fulton**

Management:

Map: **ADC 936 D2**    Opened: **1970**

Type: **Garden**    Renovated:

Lease:

Total Units: **144**

ADA Units:                      Units:

Housing Program:            --            --

<b>Occupancy</b>		
Survey Date	Vacant Units	Rate
5/15/2002	21	14.6%
3/5/2002	14	9.7%
	--	--
	--	--

Incentives: **none**

**Unit Characteristics**

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

**Appliances**

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

**Other Features**

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

**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**

**MODELS**

Unit Type	# BRs	# Baths	SqFt	# Units	Rent as of 5/15/2002		Rent as of		Comments
					Rent	Rent/SqFt			
	1	1	650	5	\$400	\$0.62			
	2	1	750	139	\$425	\$0.57	\$425		

# Competitive Rental Properties



Southtowne Apartments



**SUMMERDALE COMMONS**

Address: **2745 Old Hapeville Road  
Atlanta, Ga 30345**

County: **Fulton**

Management:

Map: **ADC 936 H1** Opened: **1975**

Type: **Garden/TH** Renovated: **1998**

Lease:

Total Units: **244**

ADA Units: **Units:**

Housing Program: **-- 244**

<b>Occupancy</b>		
Survey Date	Vacant Units	Rate
5/15/2002	0	0.0%
3/5/2002	0	0.0%
	--	--
	--	--

Incentives: **none**

**Unit Characteristics**

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

**Appliances**

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

**Other Features**

Laundry: **facility&Hook-up:**  
Security: **gated**  
Parking: **surface**  
Pets:  
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**

**2 separate parts split by Old Hapeville Road**

**MODELS**

Unit Type	# BRs	# Baths	SqFt	# Units	Rent as of 5/15/2002		Rent as of		Comments
					Rent	Rent/SqFt	3/5/2002		
GARDEN	1	1	500		\$530	\$1.06	\$530		50% income
GARDEN	1	1	500		\$550	\$1.10	\$550		60% income
GARDEN	1	1	500		\$580	\$1.16	\$580		market rate
GARDEN	2	2	750		\$640	\$0.85	\$640		50% income
GARDEN	2	2	750		\$650	\$0.87	\$650		60% income
GARDEN	2	2	950		\$690	\$0.73	\$690		60% income
GARDEN	2	2	750		\$690	\$0.92	\$690		market rate
GARDEN	2	2	950		\$720	\$0.76	\$720		market
TH	2	2	1,050		\$630	\$0.60	\$630		50% income
TH	2	2	1,050		\$650	\$0.62	\$650		60% income
TH	2	2	1,050		\$680	\$0.65	\$680		market rate

# Competitive Rental Properties



Summerdale Commons



**THE VILLAGES AT CARVER**

Address: **201 Moury Avenue  
Atlanta, Ga 30315**

County: **Fulton**

Management:

Map: **ADC 885 G7**    Opened: **2002**

Type: **Garden**    Renovated:

Lease: **12 month**

Total Units: **220**

ADA Units:                      Units:

Housing Program:    **Hope VI**    --

<b>Occupancy</b>		
Survey Date	Vacant Units	Rate
5/15/2002	0	0.0%
3/5/2002	1	0.5%
	--	--
	--	--

Incentives: **none**

**Unit Characteristics**

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

**Appliances**

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

**Other Features**

Laundry: **In units**  
Security: **gated**  
Parking: **surface**  
Pets:  
Security Deposit: **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:

**Comments**

**Phase I of massive redevelopment project  
Waiting list.**

**MODELS**

Unit Type	# BRs	# Baths	SqFt	# Units	Rent as of 5/15/2002		Rent as of		Comments
					Rent	Rent/SqFt	3/5/2002		
GARDEN	1	1	733	22	\$675	\$0.92	\$675		
GARDEN	1	1	780	18	\$695	\$0.89	\$695		
GARDEN	2	1	900	20	\$810	\$0.90	\$810		
GARDEN	2	2	946	40	\$850	\$0.90	\$850		
GARDEN	2	2	1,158	28	\$900	\$0.78	\$900		
GARDEN	2	2	1,119	8	\$945	\$0.84	\$945		
TH	2	2	1,150	4	\$970	\$0.84	\$970		Loft style 2nd level
GARDEN	3	2	1,142	76	\$990	\$0.87	\$990		
GARDEN	4	2	1,438	4	\$1,300	\$0.90	\$1,300		

# Competitive Rental Properties



The Villages at Carver



**THE WOODS AT GLENROSE**

Address: **50 Mt. Zion Rd  
Atlanta, Ga 30354**

County: **Fulton**

Management:

Map: **ADC 936 J3**    Opened: **1969**

Type: **Garden**    Renovated: **1997**

Lease:

Total Units: **142**

ADA Units:                      Units:

Housing Program:            --            --

<b>Occupancy</b>		
Survey Date	Vacant Units	Rate
5/15/2002	0	0.0%
3/5/2002	0	0.0%
	--	--
	--	--

Incentives: **none**

**Unit Characteristics**

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

**Appliances**

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

**Other Features**

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

**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**

**Units have been upgraded.**

**MODELS**

Unit Type	# BRs	# Baths	SqFt	# Units	Rent as of 5/15/2002		Rent as of		Comments
					Rent	Rent/SqFt	3/5/2002		
	1	1	900	31	\$550	\$0.61	\$550		
	2	1	1,036	52	\$625	\$0.60	\$625		
	2	1.5	1,105	60	\$650	\$0.59	\$650		

# Competitive Rental Properties



The Woods at Glenrose

