

# Property Summary Report

1991 Delowe Dr SW - Vesta Adams Park  
Atlanta, GA 30311 - Campbellton Road Submarket



BUILDING	
Type	2 Star Garden Apartments
Year Built	1968
Year Renov	2021
Units	298
GBA	341,171 SF
Stories	2
Metering	Individually Metered
Construction	Masonry
Rent Type	Market
Market Segment	All

LAND	
Land Acres	25.97 AC
Zoning	RG3, Atlanta
Parcel	14-0186-0001-049-3

EXPENSES	
Opex	\$937.40/Unit (2019)
Taxes	\$547.29/Unit (2020)

## AMENITIES

### Unit Amenities

- Kitchen
- Range
- Wheelchair Accessible (Rooms)
- Oven
- Tub/Shower

### Site Amenities

- 24 Hour Access
- Laundry Facilities
- Picnic Area
- Gated
- Maintenance on site
- Tennis Court

## BEDROOM SUMMARY

Models		Counts		Units Available		Avg Asking Rent		Avg Effective Rent		Concessions
Totals	Avg SF	Units	Mix %	Units	Percent	Per Unit	Per SF	Per Unit	Per SF	%
All 1 Beds	696	48	16.1%	0	0.0%	\$899	\$1.29	\$890	\$1.28	1.0%
All 2 Beds	1,020	178	59.7%	65	36.5%	\$999	\$0.98	\$989	\$0.97	1.0%
All 3 Beds	1,300	72	24.2%	14	19.4%	\$1,259	\$0.97	\$1,246	\$0.96	1.0%
Totals	1,035	298	100.0%	79	26.5%	\$1,046	\$1.01	\$1,035	\$1.00	1.0%

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### UNIT MIX

Models			Counts		Units Available		Avg Asking Rent		Avg Effective Rent		Concessions
Beds	Baths	Avg SF	Units	Mix %	Units	Percent	Per Unit	Per SF	Per Unit	Per SF	%
1	1	696	48	16.1%	0	0.0%	\$899	\$1.29	\$890	\$1.28	1.0%
2	1.5	1,020	178	59.7%	65	36.5%	\$999	\$0.98	\$989	\$0.97	1.0%
3	2.5	1,300	72	24.2%	14	19.4%	\$1,259	\$0.97	\$1,246	\$0.96	1.0%

### FEES

Admin Fee	\$100
Application Fee	\$50

### PET POLICY

Cats Allowed	- \$0 Deposit, \$0/Mo, 2 Maximum, One-Time Fee: \$300
Dogs Allowed	- \$0 Deposit, \$0/Mo, 2 Maximum, Maximum Weight 30 lb, One-Time Fee: \$300

### SALE

Sold Price	\$22,900,000 (\$76,846/Unit) - Part of Portfolio
Date	May 2019
Sale Type	Investment
Properties	3
Financing	Down Payment of \$20,346,401 (40.21%) 1st Mortgage: Keybank

### TRANSPORTATION

Parking	600 available (Surface);Ratio of 2.01/Unit
Airport	22 min drive to Hartsfield-Jackson Atlanta International Airport
Walk Score®	Car-Dependent (20)
Transit Score®	Some Transit (41)

### TENANTS

JPM - Majestic Park	500 SF	Vesta Adams Park	-
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### BUILDING NOTES

The bed-bath mix, unit counts and sizes are confirmed per property management.