

Property Summary Report

4371 Glenwood Rd - 4371 Glenwood

Decatur, GA 30032 - Candler-McAfee Submarket



BUILDING

Type	2 Star Garden Apartments
Year Built	1967
Units	175
GBA	192,300 SF
Stories	2
Rent Type	Market
Market Segment	All

LAND

Land Acres	15.80 AC
Zoning	RM85
Parcel	15-165-01-108

EXPENSES

Taxes	\$798.21/Unit (2020)
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AMENITIES

Unit Amenities

- Kitchen
- Range
- Washer/Dryer Hookup
- Oven
- Refrigerator

Site Amenities

- Playground

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	900	30	17.1%	7	23.3%	\$789	\$0.88	\$781	\$0.87	1.0%
All 2 Beds	1,100	112	64.0%	16	14.3%	\$889	\$0.81	\$880	\$0.80	1.0%
All 3 Beds	1,300	33	18.9%	9	27.3%	\$995	\$0.76	\$985	\$0.75	1.0%
Totals	1,103	175	100.0%	32	18.3%	\$892	\$0.81	\$884	\$0.80	1.0%

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	900	30	17.1%	7	23.3%	\$789	\$0.88	\$781	\$0.87	1.0%
2	1	1,100	112	64.0%	16	14.3%	\$889	\$0.81	\$880	\$0.80	1.0%

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Beds	Baths	Avg SF	Units	Mix %	Units	Percent	Per Unit	Per SF	Per Unit	Per SF	%
3	2	-	-	-	-	-	\$1,199	-	\$1,187	-	1.0%
3	2	1,300	33	18.9%	9	27.3%	\$989	\$0.76	\$979	\$0.75	1.0%

FEES

Admin Fee \$250
Application Fee \$65

PET POLICY

Birds Allowed - 1 Maximum,
Cats Allowed - 2 Maximum, One-Time Fee: \$300
Dogs Allowed - 2 Maximum, Maximum Weight 20 lb, One-Time Fee: \$300
Fishes Allowed -

SALE

Sold Price	\$9,825,000 (\$56,143/Unit)
Date	Jan 2020
Sale Type	Investment
Financing	Down Payment of \$744,713 (7.58%) 1st Mortgage: The Bancorp Bank

TRANSPORTATION

Airport	33 min drive to Hartsfield-Jackson Atlanta International Airport
Walk Score®	Car-Dependent (39)
Transit Score®	Some Transit (37)

BUILDING NOTES

4371 Glenwood for rent in Decatur, GA offers you an incredible living experience. We are situated in a secluded community off Glenwood Road.

4371 Glenwood offers quick response times and professional attention. When it comes to service, our friendly, professional management staff ensures that your experience at 4371 Glenwood is to the highest standard of living.

Located just minutes from Decatur, Virginia Highlands, and Perimeter Mall our community provides access to a variety of popular restaurants, shopping, and entertainment. Take a stroll through Downtown Decatur, experience the exotic at the Dekalb Farmers Market, or with a short drive explore the excitements of neighboring Downtown Atlanta and Buckhead. We're also close to Hartsfield Jackson Airport, direct highway access to I-285, 78, and 85, and along MARTA bus route 75 ensuring a convenient home that you will love.

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