

Property Summary Report

26 Bouldercrest Ln SE - Vesta Bouldercrest
Atlanta, GA 30316 - Southeast DeKalb Submarket



BUILDING	
Type	3 Star Garden Apartments
Year Built	1973
Year Renov	2021
Units	438
GBA	375,236 SF
Stories	3
Metering	Individually Metered
Construction	Masonry
Rent Type	Market
Market Segment	All

LAND	
Land Acres	35.74 AC
Zoning	RM85

EXPENSES	
Taxes	\$796.15/Unit (2020)

PARCEL	
15-077-01-003, 15-077-01-016, 15-077-01-018, 15-077-01-019, 15-077-01-020	

AMENITIES

Unit Amenities				Site Amenities			
• Air Conditioning	• Disposal	• Clubhouse	• Laundry Facilities	• Heating	• Microwave	• Picnic Area	• Planned Social Activities
• Range	• Refrigerator	• Playground	• Property Manager on Site	• Storage Space	• Wheelchair Accessible (Rooms)	• 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	752	242	55.3%	41	16.9%	\$900	\$1.20	\$881	\$1.17	2.2%
All 2 Beds	939	196	44.7%	175	89.3%	\$980	\$1.04	\$960	\$1.02	2.0%
Totals	836	438	100.0%	216	49.3%	\$936	\$1.12	\$916	\$1.10	2.1%

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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	693	35	8.0%	35	100.0%	\$899	\$1.30	\$879	\$1.27	2.2%
1	1	721	6	1.4%	6	100.0%	\$949	\$1.32	\$928	\$1.29	2.2%
1	1	763	201	45.9%	0	0.0%	\$899	\$1.18	\$880	\$1.15	2.2%
2	1	939	196	44.7%	175	89.3%	\$980	\$1.04	\$960	\$1.02	2.0%

FEES

Admin Fee \$150
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, One-Time Fee: \$300

SALE

Sold Price	\$19,200,000 (\$43,836/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 Tandem); Ratio of 1.37/Unit
Airport	25 min drive to Hartsfield-Jackson Atlanta International Airport
Walk Score®	Car-Dependent (45)
Transit Score®	Minimal Transit (0)

BUILDING NOTES

Model Mix is confirmed by the PMC:

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