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OFFERING MEMORANDUM

Duplex | Atlanta, GA

1152 Greenwich St, Atlanta, GA 30310



**ATLANTA LEASING
& INVESTMENT**

PROPERTY OVERVIEW

Atlanta Leasing & Investment is pleased to present an exceptional opportunity to acquire a Duplex, property located near Morehouse, and Spellman Universities. Conveniently situated with quick access to I-20, this property ensures seamless connectivity to Downtown Atlanta. This property presents investors with immediate cash flow potential from day one, as well as the opportunity to increase rents as units turn over.



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PROPERTY INFORMATION

Price:**\$595,000**

Site Size

.219 Acres

Bedroom Mix:

2 Units each (5 bed x 2 bath)

Renovated:

2018

Unit Size:

1500 SF

Year Built:

1972

Zoning:

R-4A

Parcel ID:

14 011700040098

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PROPERTY HIGHLIGHTS

- **Unit Mix:** Two Units each 5 bedrooms & 2 bathrooms.
- **Prime Location:** High Demand Area located just 5 minutes from Morehouse and Spellman in the West End area.
- **Strong Connectivity:** Quick and easy access to I-20, providing direct routes to Downtown Atlanta and surrounding areas, ideal for commuting tenants.
- **Financials:** Generate immediate cash flow for investors from day one. Opportunity to increase rents through strategic unit upgrades, allowing for rent growth and improved return on investment.



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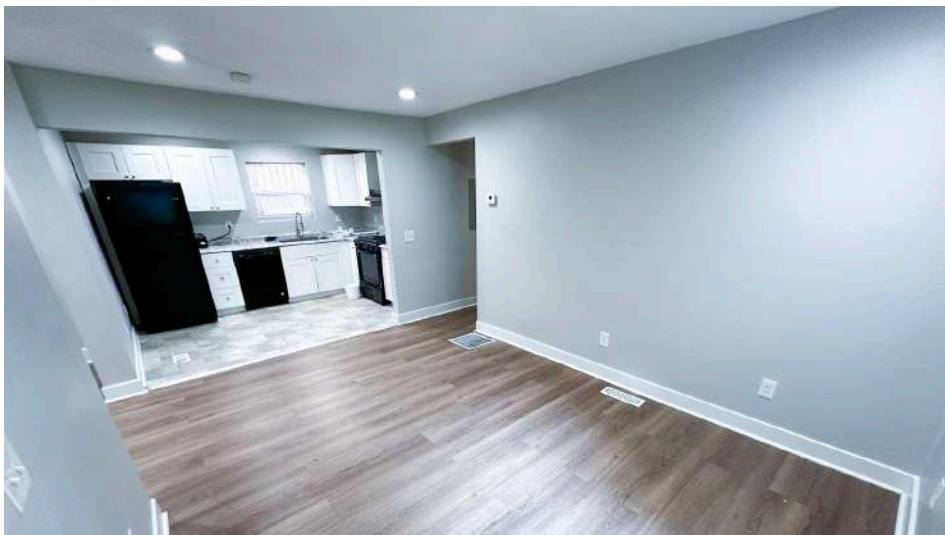
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VACANT UNIT



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EXTERIOR



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THE AREA/ HOTSPOTS



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ATLANTA LEASING
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DEMOGRAPHIC OVERVIEW

Radius	1-Mile	3-Mile	5-Mile
2020 Population	15,976	116,588	323,651
2024 Population	16,703	132,240	349,568
2029 Population Projection	17,329	139,087	364,513
Annual Growth 2020-2024	1.1%	3.4%	2.0%
Annual Growth 2024-2029	0.8%	1.0%	0.9%
Median Age	32.5	33.7	34.6
Bachelor's Degree or Higher	31%	32%	46%
U.S. Armed Forces	8	177	346
INCOME			
2020 Households	5,971	45,897	146,292
2024 Households	6,289	53,233	157,796
2029 Household Projection	6,549	56,324	164,865
Annual Growth 2020-2024	0.1%	2.5%	1.4%
Annual Growth 2024-2029	0.8%	1.2%	0.9%
Owner Occupied Households	2,474	18,410	60,354
Renter Occupied Households	4,075	37,915	104,511
Avg Household Size	2.1	2.1	2
Avg Household Vehicles	1	1	1
Total Specified Consumer Spending	\$135.8M	\$1.2B	\$4.3B

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ATLANTA, GA

Atlanta is the capital of and the most populous city in the U.S. state of Georgia, the cultural and economic center of the Atlanta metropolitan area, and the ninth-largest metropolitan area in the United States. Atlanta has a diversified economy with healthy concentrations in transportation/logistics, media, information technology, entertainment, tourism, financial services, government, and education and healthcare. Atlanta is home to 30 headquarters of Fortune 500/1000 companies.

Atlanta is an "alpha-" or "world city", exerting a significant impact upon commerce, finance, research, technology, education, media, art, and entertainment. It ranks 36th among world cities and 8th in the nation with a gross domestic product of \$270 billion. Atlanta's economy is considered diverse, with dominant sectors including logistics, professional and business services, media operations, and information technology.

Atlanta is home to professional franchises for three major team sports: the Atlanta Braves of Major League Baseball, the Atlanta Hawks of the National Basketball Association, and the Atlanta Falcons of the National Football League. Due to the more than 30 colleges and universities located in the city, Atlanta is considered a center for higher education.



#1 BEST PLACES TO LIVE IN THE U.S. (MONEY.COM 2022)



#4 OF THE SOUTH'S BEST CITIES (SOUTHERN LIVING 2023)



#4 MOVING DESTINATION IN THE NATION (2024)

MUSEUMS & ART

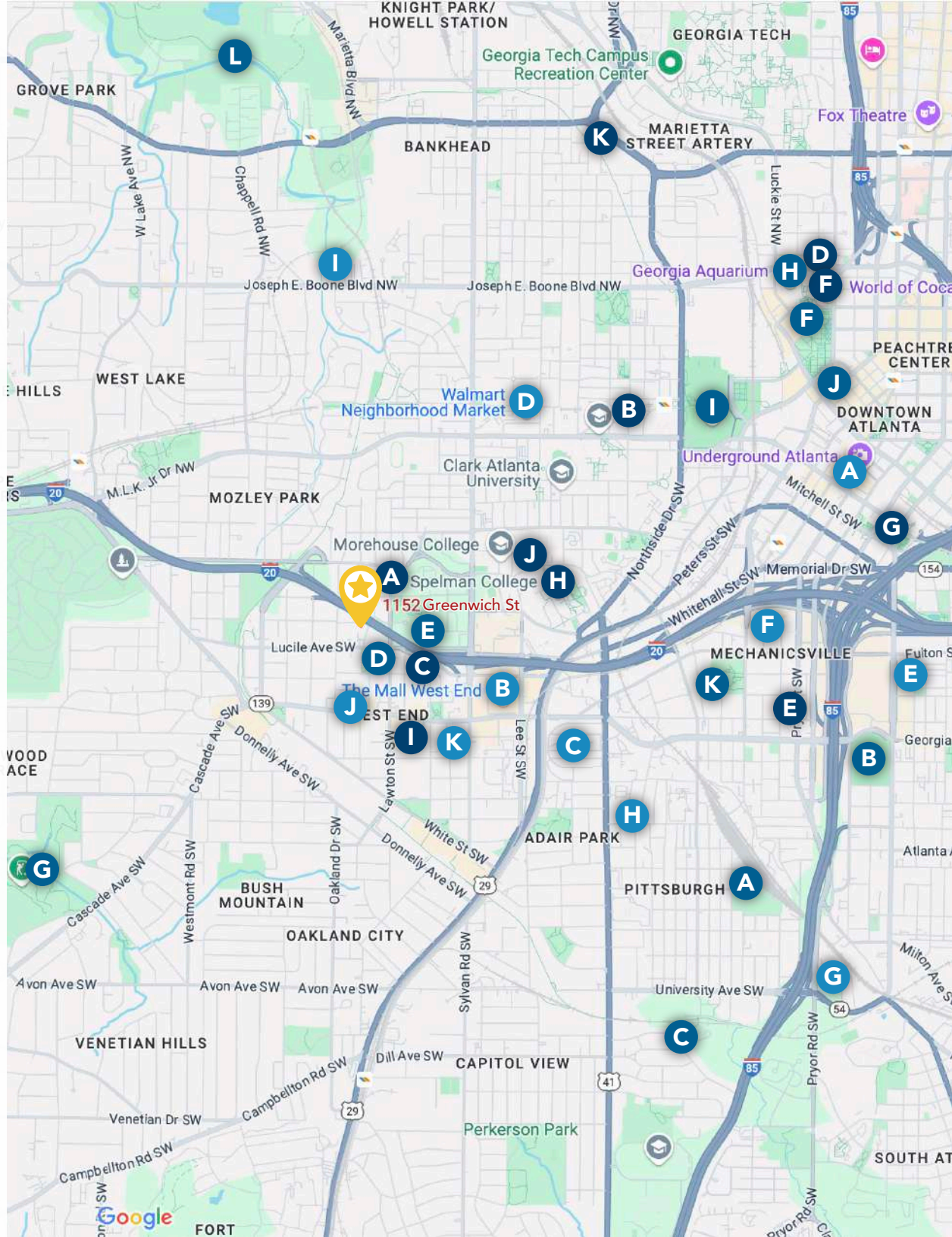
- | | |
|--|--|
| A OMENALA GRIOT AFROCENTRIC MUSEUM & EVENT CENTER | G GEORGIA CAPITOL MUSEUM |
| B HISTORIC HERNDON HOME MUSEUM | H SPELMAN COLLEGE MUSEUM OF FINE ART |
| C HAMMONDS HOUSE MUSEUM | I THE WREN'S NEST |
| D NATIONAL CENTER FOR HUMAN RIGHTS | J CLARK ATLANTA UNIVERSITY ART MUSEUM |
| E BELIEVE MUSIC HALL | K TRAP MUSIC MUSEUM |
| F WORLD OF COCA-COLA | |

TO DO

- | | |
|------------------------------------|----------------------------------|
| A PITTMAN PARK | H GEORGIA AQUARIUM |
| B CENTER PARC STADIUM | I MERCEDES BENZ STADIUM |
| C ATLANTA BELTLINE | J SKYVIEW ATLANTA |
| D WEST END PARK | K ROSA L. BURNEY PARK |
| E DEAN RUSK PARK | L WESTSIDE RESERVOIR PARK |
| F CENTENNIAL OLYMPIC PARK | |
| G JOHN A. WHITE GOLF COURSE | |

SHOPPING

- | | |
|--|------------------------------------|
| A METRO MALL | G FLY SEAFOOD |
| B THE MALL WEST END | H PITTSBURGH MARKET & DELI |
| C THE METROPOLITAN MALL | I QUALITY PLAZA |
| D WALMART NEIGHBORHOOD MARKET | J AMERICAN WINGS & SEA-FOOD |
| E PUBLIX SUPER MARKET AT SUMMERHILL | K BIG BEAR FOOD |
| F KINGS LIQUOR | L Q - TIME RESTAURANT |



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MEET THE TEAM



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PHILLIP RYZKOV
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BROOKE SEALS
Research and Communications



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