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OFFERING MEMORANDUM

6-UNIT MULTIFAMILY ASSET | Atlanta, GA
692 Smith St SW, Atlanta, GA 30310



**ATLANTA LEASING
& INVESTMENT**

PROPERTY OVERVIEW

692 Smith St SW is a 6-unit multifamily building with new renovations, located in a desirable area of Atlanta, just steps from Summerhill and Georgia State University. This turnkey property has generated positive cash flow as a short-term rental for the past three years and is available fully furnished. Minimal to no deferred maintenance is required, and all appliances are in good working condition. Given the upcoming World Cup expected in 2026, this property is perfectly positioned for short-term rental success.



692 SMITH ST SW, ATLANTA, GA 30310

► 404.348.4448 ext #9

► AtlantaLeasing.com/692Smith



**ATLANTA LEASING
& INVESTMENT**

PROPERTY INFORMATION

Price:

\$1,100,000

Lot Square Ft:

6,447 SF

Bedroom Mix:

2 bedroom x 1 bathroom

Renovated:

2021 - 2025

Unit Size:

±650 SF

Year Built:

1956

Zoning:

R5

Parcel ID:

14 008600031144

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**ATLANTA LEASING
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PROPERTY HIGHLIGHTS

- **Turnkey Investment:** This property has been recently renovated inside and out, offering a truly turnkey opportunity. Investors can begin generating income immediately with minimal upfront effort.
- **Prime Location:** Ideally situated in a sought-after area of Atlanta, just steps from Summerhill and Georgia State University. With the 2026 World Cup expected to bring increased attention and tourism to the region, the property is well-positioned for both appreciation and rental growth.
- **Proven Short-Term Rental Income:** The property has produced consistent cash flow for over three years through short-term rental operations. Historical financials are available upon request to confirm performance.
- **Capital Improvements:** Extensive capital improvements have been completed across all units since 2021, including both interior and exterior upgrades. All mechanical systems and appliances are in working condition, reducing the need for deferred maintenance.



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**ATLANTA LEASING
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INTERIOR PHOTOS



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**ATLANTA LEASING
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EXTERIOR



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**ATLANTA LEASING
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THE AREA/ HOTSPOTS



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THE AREA/ HOTSPOTS



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ATLANTA LEASING
& INVESTMENT

DEMOGRAPHIC OVERVIEW

Radius	1-Mile	3-Mile	5-Mile
2020 Population	16,922	136,556	328,275
2024 Population	20,125	150,805	352,728
2029 Population Projection	21,342	157,902	366,251
Annual Growth 2020-2024	4.7%	2.6%	1.9%
Annual Growth 2024-2029	1.2%	0.9%	0.8%
Median Age	34.6	34.5	34.9
Bachelor's Degree or Higher	27%	41%	47%
U.S. Armed Forces	13	226	340
INCOME			
2020 Households	7,413	58,934	148,088
2024 Households	8,752	65,650	159,022
2029 Household Projection	9,285	68,976	165,461
Annual Growth 2020-2024	4.4%	2.1%	1.4%
Annual Growth 2024-2029	1.2%	1.0%	0.8%
Owner Occupied Households	2,757	25,154	63,987
Renter Occupied Households	6,528	43,821	101,474
Avg Household Size	2.2	2	2
Avg Household Vehicles	1	1	1
Total Specified Consumer Spending	\$183.8M	\$1.7B	\$4.4B

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**ATLANTA LEASING
& INVESTMENT**

ATLANTA URBAN REVITALIZATION PROJECTS

ATLANTA BELTLINE

A nationally recognized redevelopment effort, the Atlanta BeltLine transforms 22 miles of old rail lines into parks, trails, and transit routes connecting intown neighborhoods. Designed to boost mobility and economic inclusion, the project promotes sustainability and healthier urban living. Since 2005, the BeltLine Partnership has led the charge by expanding green spaces, engaging the community, and supporting affordable housing initiatives.



CENTENNIAL YARDS

Centennial Yards is a \$5 billion, 50-acre development reshaping downtown's historic Gulch into a vibrant mixed-use destination. The project includes residences, hotels, retail, and entertainment. Early milestones include the launch of The Lofts at Centennial Yards and a planned 5,300-seat Live Nation music venue set to open in 2027, further anchoring the district's cultural impact.

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ATLANTA URBAN REVITALIZATION PROJECTS

UNDERGROUND ATLANTA

A major downtown landmark, Underground Atlanta is being reimagined under the leadership of Lalani Ventures. With a focus on arts and entertainment, the revitalization includes the fall 2025 debut of Ravine, a two-stage concert venue that will host up to 6,000 guests, marking a new chapter for this iconic cultural hub.



SOUTH DOWNTOWN REVITALIZATION

At the heart of the project is the adaptive reuse of Hotel Row, where early 20th-century buildings are being transformed into vibrant spaces for retail, dining, and work. Backed by Atlanta investors David Cummings and Jon Birdsong, the South Downtown initiative is bringing new life to Mitchell Street with businesses like Spiller Park Coffee, Tyde Tate Kitchen, CratesATL, and Atlanta Tech Village Sylvan.

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**ATLANTA LEASING
& INVESTMENT**

ATLANTA: BUSINESS & EDUCATION

A THRIVING BUSINESS ENVIRONMENT

Atlanta is one of the fastest-growing metro areas in the U.S., attracting over 5.9 million residents and thousands of new businesses. The city's low corporate tax rate, pro-business policies, and affordable operating costs have helped establish it as a major national hub for commerce and innovation.

EDUCATIONAL ECOSYSTEM

Atlanta's academic landscape includes a diverse mix of top-tier universities, HBCUs, and technical colleges. The metro area contributes over 130,000 jobs from its education sector and consistently ranks among the nation's leaders in research funding and graduate output. Notable institutions include Georgia Tech, Emory University, Georgia State University, Morehouse, Spelman, and Clark Atlanta University.

METRO HIGHLIGHTS



**WORLD'S BUSIEST AIRPORT
(HARTSFIELD-JACKSON)**



**TOP 10 U.S. METRO FOR
DEGREES AWARDED AND
RESEARCH INVESTMENT**

**FORTUNE
500**

**13 FORTUNE 500
HEADQUARTERS**



**OVER \$270B IN METRO
ATLANTA GDP**

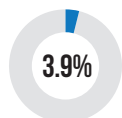


**TOP U.S. METRO FOR LOW
COST OF DOING BUSINESS**

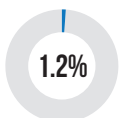
ECONOMIC GROWTH & WORKFORCE TRENDS

CORPORATE PRESENCE & HQS

With one of the highest concentrations of Fortune 1000 companies in the nation, Atlanta is home to powerhouses like Coca-Cola, UPS, Delta Air Lines, The Home Depot, NCR, and Honeywell. This makes it a prime destination for corporate relocations and business expansion.



Unemployment Rate



5-Year Population Growth Forecast
(ESRI)

STEADY POPULATION & JOB GROWTH

4TH
Fastest Growing Metro
(Freddie Mac)

8TH
Largest U.S. Metro
(U.S. Census Bureau)

34% Millennial Population



46% Gen Z Population

within 1 mile of Downtown

MAJOR EMPLOYERS

Google

Coca-Cola



DELTA



NCR

Honeywell



Microsoft

QUALITY OF LIFE & CULTURE

TOP DESTINATION FOR MOVERS & VISITORS

Atlanta has earned national recognition for its mix of affordability, entertainment, and opportunity.



**#1 TOP TRENDING TRAVEL
DESTINATION**
(BOOKING.COM)



**#2 MOVING DESTINATION
IN THE U.S.**
(PENSKE)



**#8 BEST CITY IN THE
SOUTH**
(SOUTHERN LIVING)

CULTURAL & SPORTS ATTRACTIONS

Atlanta is a vibrant destination with a thriving arts scene, renowned dining, and passionate sports fans.



ATLANTA BRAVES | TRUIST PARK



**GEORGIA AQUARIUM,
THE KING CENTER, CNN STUDIO TOUR**

TRANSPORTATION ACCESS

Hartsfield-Jackson remains one of the world's most connected and efficient airports, reinforcing Atlanta's position as a business and tourism gateway.



ATLANTA HAWKS | STATE FARM ARENA



**ATLANTA FALCONS & UNITED FC |
MERCEDES-BENZ STADIUM**



**ATLANTA LEASING
& INVESTMENT**

ATLANTA, GA

Atlanta is primed for significant appreciation in the coming years, driven in part by its selection as a host city for the 2026 FIFA World Cup. This global event is expected to bring a surge in international attention, tourism, infrastructure investment, and long-term economic impact, further elevating property values and accelerating growth across the region.

Atlanta is the capital and most populous city in the U.S. state of Georgia. It serves as the cultural and economic hub of the ninth-largest metropolitan area in the country. The city has a well-diversified economy with strong concentrations in logistics, media, information technology, entertainment, tourism, financial services, and education.

Recognized as a global city, Atlanta ranks 8th in the U.S. and 36th worldwide in gross domestic product, boasting a GDP of \$270 billion. The city hosts the headquarters of more than 30 Fortune 500 and Fortune 1000 companies and is home to over 30 colleges and universities, reinforcing its role as a hub for innovation, business, and 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

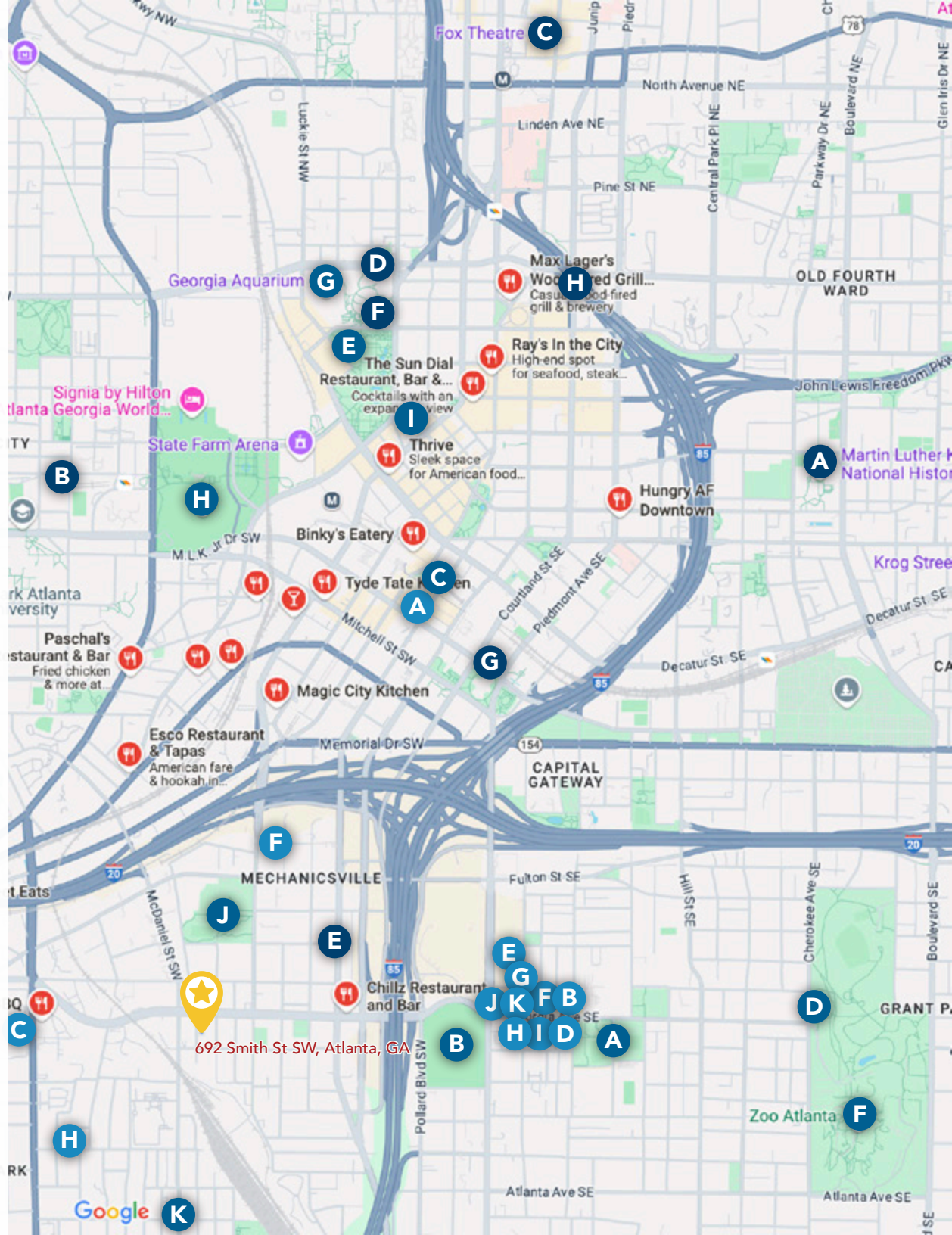
- A** MLK JR. NATIONAL HISTORIC PARK
- B** HISTORIC HERNDON HOME MUSEUM
- C** FOX THEATRE
- D** NATIONAL CENTER FOR HUMAN RIGHTS
- E** BELIEVE MUSIC HALL
- F** WORLD OF COCA-COLA
- G** GEORGIA CAPITOL MUSEUM
- H** FOLK ART PARK

TO DO

- | | |
|----------------------------------|--------------------------------|
| A PHOENIX II PARK | G GEORGIA AQUARIUM |
| B CENTER PARC STADIUM | H MERCEDES BENZ STADIUM |
| C UNDERGROUND ATLANTA | I SKYVIEW ATLANTA |
| D GRANT PARK | J ROSA L. BURNEY PARK |
| E CENTENNIAL OLYMPIC PARK | K ATLANTA BELTLINE |
| F ATLANTA ZOO | |

SHOPPING & RESTAURANTS

- | | |
|------------------------------|-------------------------------|
| A METRO MALL | G HALFWAY CROOKS BEER |
| B MAEPOLE | H LITTLE BEAR |
| C MET ATLANTA | I HOW CRISPY EXPRESS |
| D WOOD'S CHAPEL BBQ | J BIG SOFTIE |
| E PUBLIX SUPER MARKET | K LITTLE TART BAKESHOP |
| F SOUTHERN NATIONAL | |



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MEET THE TEAM



ANNE STEIB
AL&I Marketing



PHILLIP RYZKOV
Agent



BROOKE SEALS
Research and Communications