

TURNKEY INVESTMENT OPPORTUNITY

DOWNTOWN ATLANTA INCOME-PRODUCING CONDO

Fully furnished. Digitally positioned.

A newly listed short-term rental offered with furnishings, professional photography, digital marketing assets, and access to an experienced property-manager referral.

505 WHITEHALL STREET

Atlanta, Georgia 30303

Furnished. Branded. Ready.

A valuable operational head start for the next owner



Fully furnished

- King-size bed
- Twin-size daybed
- One sofa and four accent chairs
- Six-seat dining table with chairs
- Two bar stools
- Various accent and décor items

Digital assets included

- Dedicated Gmail account
- Instagram and TikTok accounts
- Website domain: one year beginning July 2026
- Professional property photography
- Existing promotional collateral
- Credentials transferred where permitted

Transition support

Includes a property-manager referral and availability for an introductory consulting call. Any ongoing services or fees will be negotiated separately.

CURRENT MONTHLY HOA

\$450

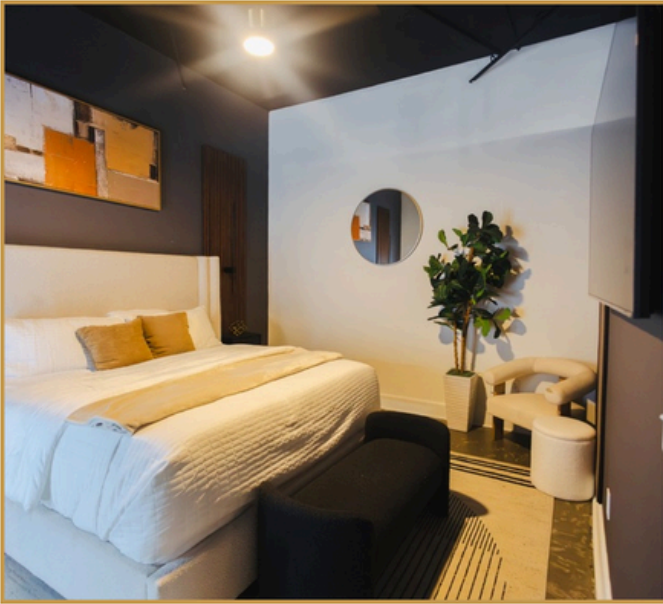
Stated market average: \$578

Potential annual difference: \$1,536

Buyer to verify STR eligibility, HOA rules, permits, taxes, insurance, asset transferability and projections.

Modern Loft Living

Approximately 1,150 SF • Two-bedroom conversion • One luxury bathroom



Residence highlights

- Large open-concept living area
- Oversized windows and abundant natural light
- Polished concrete floors
- Elevated contemporary light fixtures
- Cozy dedicated workspace
- HVAC system fully replaced in 2024
- Covered parking space inside a private gate

Comfort, flexibility and thoughtful upgrades

Luxury bathroom

- Luxury soaking tub
- Large separate shower
- Dual-sink vanity
- Modern toilet
- Spacious contemporary design

Upgraded kitchen

- Samsung French-door smart refrigerator
- Hands-free kitchen faucet
- Custom cabinetry
- Lazy Susan corner cabinet
- Additional second-row storage

Flexible bedroom

Custom shelving allows the second bedroom to serve as:

- Guest bedroom
- Dressing room or walk-in closet
- Flexible storage
- Owner's supply closet

Secure building conveniences

Call-box access • Key-fob-only entry • Gated covered parking • Rooftop terrace

At the Center of Atlanta

Sports • Entertainment • Conventions • Medical • Redevelopment



Downtown skyline and rooftop views

A compelling amenity for guest marketing and owner enjoyment.

Major demand generators nearby

Approximately one walkable mile to leading Downtown Atlanta destinations.

MERCEDES-BENZ STADIUM

SPORTS + CONCERTS

STATE FARM ARENA

SPORTS + ENTERTAINMENT

GEORGIA WORLD CONGRESS CENTER

CONVENTIONS + EVENTS

CENTENNIAL YARDS

MAJOR REDEVELOPMENT

COSM ATLANTA

IMMERSIVE ENTERTAINMENT

GRADY MEMORIAL HOSPITAL

LEVEL I TRAUMA CENTER • APPROX. 1.6 MI

Potential guest segments

- Sports and concert attendees
- Convention and trade-show visitors
- Corporate and extended-stay guests
- Medical professionals, patients and families
- Festival and entertainment travelers
- Leisure travelers exploring central Atlanta