

RIVERA PARK

Apartment Homes

3 BUILDING | 24-UNIT MULTIFAMILY

INVESTMENT OPPORTUNITY

1204, 1206, 1216 Lakeview Dr NW, Conyers, GA , 30012

Confidential Offering Memorandum



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EXECUTIVE SUMMARY

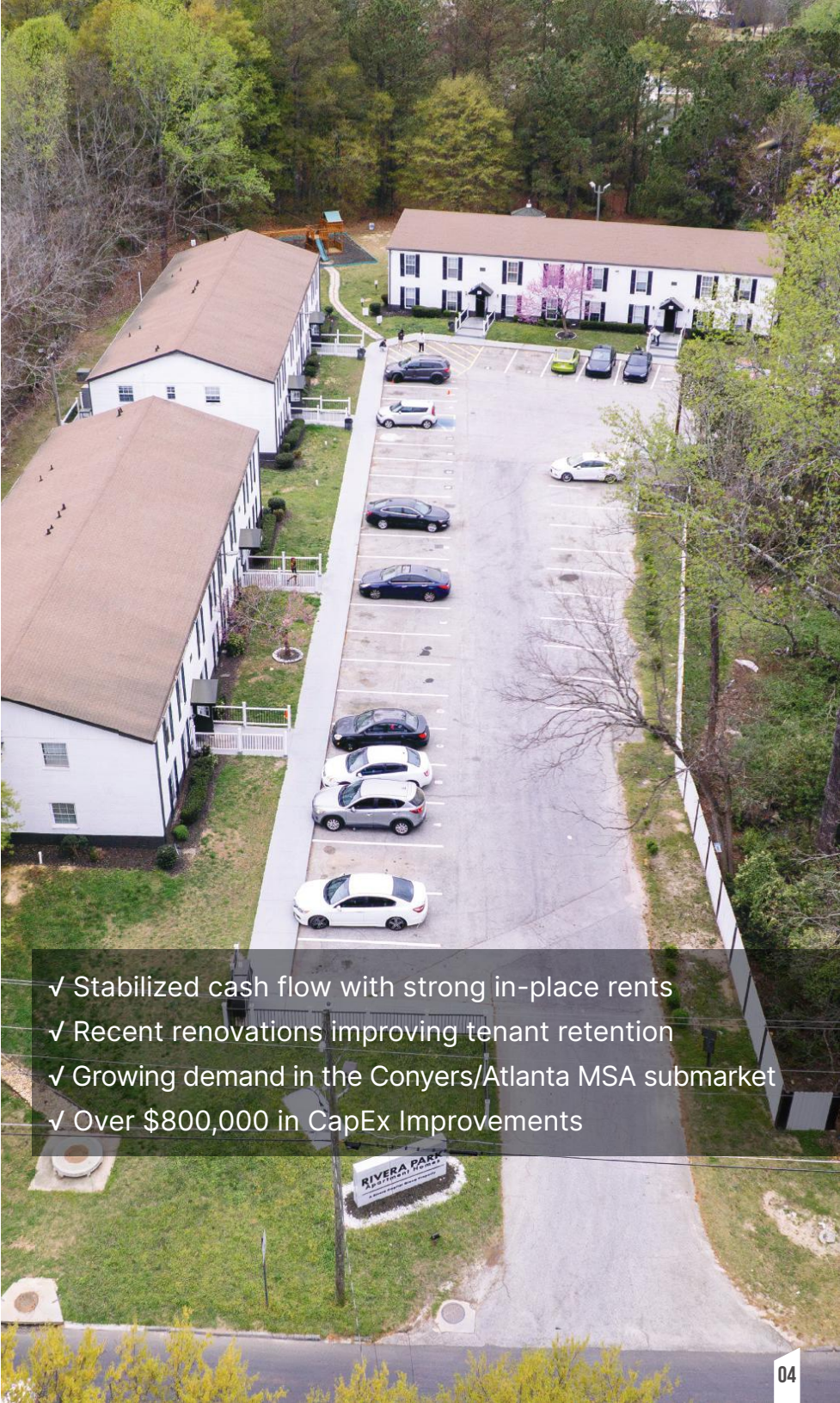
Rivera Park is a three-building, 24-unit multifamily property in Conyers, GA, part of the high-growth Atlanta MSA. Originally built in 1968, the property has undergone a comprehensive **\$800,000+ renovation (2023)**, modernizing both interiors and exteriors while maintaining strong occupancy.

This well-positioned asset provides strong in-place cash flow with further rental upside potential and operational improvements. With an **'In place NOI' of \$278,137 and Gross Revenue of \$353,088** the property's turnkey condition, combined with its location in an appreciating submarket, makes it an attractive option for investors seeking stable, cash-flowing multifamily assets with long-term value growth.

PRICE	\$3,485,000
NET OPERATING INCOME	\$263,727 actual \$278,137 proforma conservative \$309,036 proforma aggressive
OCCUPANCY	83% current

PROPERTY NAME	Rivera Park
ADDRESS	1204 Lakeview Dr NW, Conyers, GA , 30012
ASSET TYPE	Class B Garden Style Multifamily
BUILDINGS	3
FLOORS	2
TOTAL UNITS	24
UNIT SIZE	900 SF
YEAR BUILT	1968 (RENOVATED 2023)

\$4,292,905
2024 Appraisal Report - Valuation & Advisory



- ✓ Stabilized cash flow with strong in-place rents
- ✓ Recent renovations improving tenant retention
- ✓ Growing demand in the Conyers/Atlanta MSA submarket
- ✓ Over \$800,000 in CapEx Improvements

INVESTMENT HIGHLIGHTS



Strong Occupancy
& Demand :
83% leased



Proven Value-Add
Potential :
**Recent
renovations have
proved tenant
retention and
long-term rent
growth**



Favorable Market
Trends :
**Multifamily
demand in the
Atlanta MSA
continues to grow**



Tax Efficiency :
**Potential tax
benefits via
depreciation
strategies**



Attractive Cash
Flow :
NOI of \$263,727

CapEx Investment Estimate :
Capital improvements exceeded \$800,000

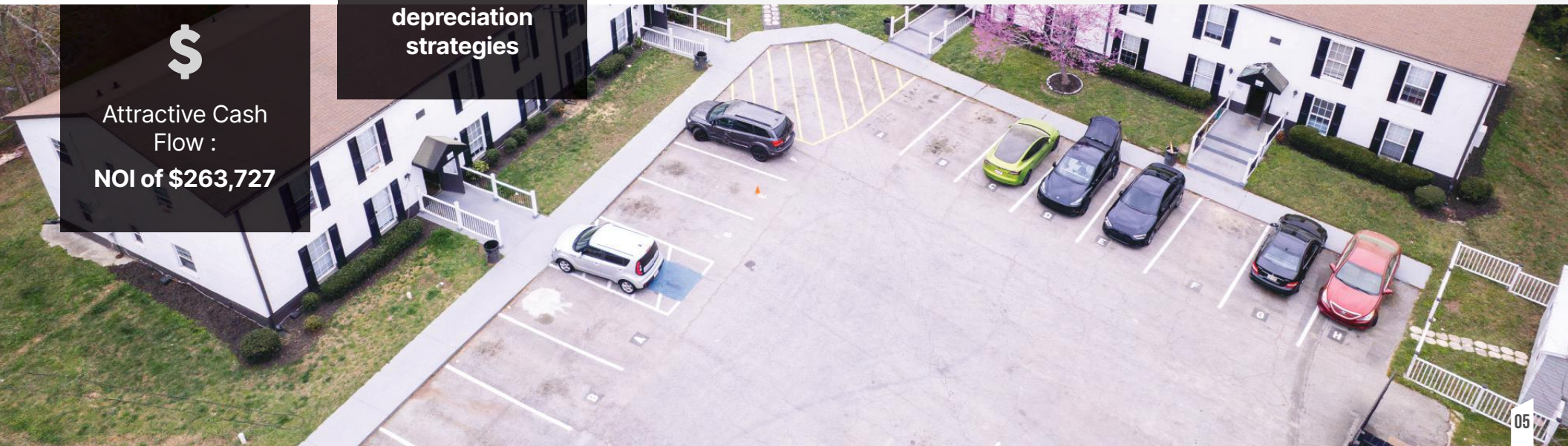
KEY CAPITAL IMPROVEMENTS

Interior Unit Renovations:

- New countertops
- New cabinets
- New stainless steel or black kitchen appliances
- Tile backsplash installation
- New lighting fixtures
- New plumbing fixtures
- Interior repainting
- New vinyl plank flooring

Exterior Upgrades:

- Exterior painting
- Asphalt seal and stripe
- Landscaping enhancements
- Installation of a new playground & gazebo



THE OPPORTUNITY TO BUY & VALUE-ADD

Opportunity to Improve Efficiency, Reduce Expenses & Maximize Cash Flow

Total Operating Expenses Per Unit

SOURCE	\$/UNIT
Market Comparables Low	\$3,086
Market Comparables High	\$5,243
Market Comparables Average	\$4,286
Rivera Park	\$3,722

- The current property operates with total expenses at 25.3% (\$3,722 per unit), which is notably lower than the comparable average of 31.8% (\$4,286 per unit). With similar properties operating below 29.7% (\$3,086 per unit), this presents a savvy buyer further enhance operational efficiencies and maximize cash flow. By aligning rents to market comparables, a buyer can improve net operating income (NOI) and overall cash flow, creating additional value and increasing the property's return potential.

- Implementing professional property management efficiencies, renegotiating contracts, and optimizing maintenance costs can further enhance NOI and investor returns.

Unlock Immediate Cash Flow Potential with Lower Interest Rates and Terms

- Take Advantage of Market Shift
- Buyers who secure favorable debt terms today can maximize their yield
- Multifamily real estate remains a top hedge against inflation, providing stable rental income growth over time

The 24-unit size allows for investors looking for manageable multifamily investment

SOLD COMPARABLES

Recent Transactions



Average Sold Price
\$4,317,253



Average Price Per Unit
\$161,829

PROPERTY NAME	CITY	LAND SIZE (ACRES)	SQUARE FOOTAGE	NUMBER OF UNITS	AVG UNIT SIZE	AVG RENT	YEAR BUILT (RENOVATED)	OCCUPANCY (%)	PRICE (\$)	PRICE PER SF (\$)	PRICE PER UNIT (\$)	DATE CLOSED
Rivera Park	Conyers	3.01	21,600 SF	24	900 SF	\$1,270	1968 (2023)	83%	Market Pricing	Market Pricing	Market Pricing	Active
1527 N Decatur Rd NE	Atlanta	3.70	43,561 SF	40	1,000 SF	\$1,417	1960	97%	\$6,300,000	\$144.65	\$266,667	12/31/2024
3158 Legion Dr SE	Covington	1.78	11,286 SF	13	868 SF	\$1,400	1960	100%	\$1,500,000	\$132.95	\$115,384	10/01/2024
826 Burns Walk Ct NW	Lilburn	0.21	42,000 SF	30	1,400 SF	\$1,800	1984	97%	\$5,720,000	\$136.19	\$190,666	9/26/2024
2721 White Oak Dr	Decatur	2.60	41,000 SF	35	1,129 SF	\$895	1969 (2013)	92%	\$4,964,981	\$121.58	\$141,8575	7/24/2024
1760 Memorial Dr SE	Atlanta	0.70	15,213 SF	18	708 SF	\$1,385	1960	95%	\$3,200,000	\$210.30	\$177,778	6/21/2024
1000 Smith St	Clarkston	1.20	16,054 SF	18	600 SF	\$1,450	1968	100%	\$2,090,000	\$130.14	\$116,111	4/8/2024
13 Brannan St	McDonough	4.81	27,104 SF	32	906 SF	\$1,129	1970	87%	\$4,450,000	\$164.20	\$139,063	10/10/2023
774 Northern Ave	Clarkston	3.50	52,650 SF	48	1,096 SF	\$1,073	1971	100%	\$5,300,000	\$100.76	\$110,417	10/6/2024
1580 Dixie St SE	Atlanta	0.90	14,220 SF	18	795 SF	\$1,357	1969	80%	\$3,000,000	\$211.00	\$166,667	9/28/2023
711 Oakview Rd	Decatur	2.00	19,107 SF	20	1,000 SF	\$1,354	1962	100%	\$4,725,000	\$247.28	\$247.29	8/4/2023
1031 Scott Blvd	Decatur	2.41	38,127 SF	31	754 SF	\$1,673	1960 (2020)	94%	\$6,800,000	\$178.31	\$178.35	8/3/2023
Average		2.21 AC	27,618 SF	27 UNITS	945 SF	\$1,342	1967	95%	\$4,317,253	\$152.66	\$161,829	

Rivera Park is priced competitively within market norms

SOLD COMPARABLES

Greater Atlanta MSA - Across similar assets



Occupancy Rate
97%+



Price Per SF - Market Trade Range
\$125.45 - \$363.05



Average Price Per Unit
\$140,625 - \$225,000

PROPERTY NAME	CITY, STATE	LAND SIZE (ACRES)	RENTABLE AREA (SF)	NUMBER OF UNITS	AVG UNIT SIZE (SF)	YEAR BUILT (RENOVATED)	OCCUPANCY (%)	SOLD PRICE (\$)	PRICE PER SF (\$)	PRICE PER UNIT (\$)	DATE CLOSED
Rivera Park	Conyers, GA	3.01	21,600 SF	24	900 SF	1968 (2023)	83%	Market Pricing	Market Pricing	Market Pricing	Active
1164 Alta Avenue	Atlanta, GA	0.52	12,000 SF	16	750 SF	1964	100%	\$3,600,000	\$300.00	\$225,000	-
The Park on Sixth	Atlanta, GA	0.17	6,750 SF	10	675 SF	1925	100%	\$1,840,000	\$272.59	\$184,000	Aug 2024
1760 Memorial	Atlanta, GA	0.7	14,710 SF	18	817 SF	1960	95%	\$3,200,000	\$217.54	\$177,778	Jan 2024
100 Terrace Drive	Atlanta, GA	0.27	6,875 SF	12	573 SF	1960	100%	\$2,496,000	\$363.05	\$208,000	Mar 2024
1115 Ponce	Atlanta, GA	0.41	13,855 SF	17	815 SF	1920	90%	\$3,825,000	\$276.07	\$225,000	Mar 2024
Park Oaks	Athens, GA	22.92	44,840 SF	40	1,121 SF	2001	95%	\$5,625,000	\$125.45	\$140,625	Feb 2024
Average		4 AC	17,233 SF	20 UNITS	807 SF	1955	97.14%	\$3,431,000	\$259.12	\$193,400.50	

Recent Performance

Atlanta MSA's economy is back on track. After a slow start to the year, employment growth has reaccelerated and is once again in line with the region and nation. Logistics has turned a corner and is leading the growth charge along with healthcare and leisure/hospitality. Meanwhile, construction payrolls in the metro area have tanked in recent months even as growth continues nationally. The unemployment rate remains near an all-time low but has edged higher in recent months as labor force growth strengthened. House price appreciation has slowed but remains in positive territory with gains in line with the national market. Price gains have not been enough to reenergize building activity as single-family permitting remains well below recent highs.

FINANCIAL OVERVIEW



INCOME & EXPENSE SUMMARY

Financial Overview (Pro Forma)

CATEGORY	ANNUAL AMOUNT
Market Rents (\$1,400/Month)	\$403,200
Vacancy & Collection Loss	(\$56,200)
Other Income	\$20,488
Total Revenue	\$367,488
Total Operating Expenses	(\$89,351)
Net Operating Income (NOI)	\$278,137 proforma



RENT ROLL

Financial Overview (Actual)

UNIT MIX								RENT SCHEDULE		
Type	Units	Type	Occupied	Vacant	Occupancy %	Unit Sq Ft	Total Sq Ft	Market Rent	Monthly Market Rent	Annual Market Rent
2 Bed / 1 Bath	24	2 Bed / 1 Bath	24	0	83%	900	21,600	\$1,400	\$33,600	\$403,200
	24		24	0	83%	900	21,600			

UNIT	UNIT NAME	BED/BATH	LEASE START	LEASE END	LEASE TERM	CURRENT RENT	WATER INCOME	TRASH & PEST INCOME	PRO FORMA RENT
1	1204-A	2/1.00	Pending	-	Annual	-	-	-	\$1,400
2	1204-B	2/1.00	11/1/2024	1/28/2026	14-month	\$1,200	\$45	\$15	\$1,400
3	1204-C	2/1.00	10/1/2024		MTM (To Be Converted to Annual)*	\$1,300	\$45	\$15	\$1,400
4	1204-D	2/1.00	1/28/2025		MTM (To Be Converted to Annual)*	\$1,300	\$45	\$15	\$1,400
5	1204-E	2/1.00	4/1/2024	3/31/2025	12-month	\$1,250	\$45	\$15	\$1,400
6	1204-F	2/1.00	2/8/2025	2/8/2026	12-month	\$1,200	\$45	\$15	\$1,400
7	1204-G	2/1.00	1/1/2025		MTM (To Be Converted to Annual)*	\$1,300	\$45	\$15	\$1,400
8	1204-H	2/1.00	9/1/2024		MTM (To Be Converted to Annual)*	\$1,300	\$45	\$15	\$1,400
9	1206-A	2/1.00	7/19/2024		MTM (To Be Converted to Annual)*	\$1,300	\$45	\$15	\$1,400
10	1206-B	2/1.00	3/14/2024	3/14/2025	12-month	\$1,250	\$45	\$15	\$1,400
11	1206-C	2/1.00	Pending	-	Annual	-	-	-	\$1,400
12	1206-D	2/1.00	1/1/2025		MTM (To Be Converted to Annual)*	\$1,300	\$45	\$15	\$1,400
13	1206-E	2/1.00	Pending	-	Annual	-	-	-	\$1,400
14	1206-F	2/1.00	1/1/2025	1/31/2026	12-month	\$1,250	\$45	\$15	\$1,400
15	1206-G	2/1.00	8/1/2024	7/31/2025	12-month	\$1,250	\$45	\$15	\$1,400
16	1206-H	2/1.00	12/4/2024	12/4/2025	12-month	\$1,300	\$45	\$15	\$1,400
17	1216-A	2/1.00	Pending	-	Annual	-	-	-	\$1,400
18	1216-B	2/1.00	8/1/2024		MTM (To Be Converted to Annual)*	\$1,200	\$45	\$15	\$1,400
19	1216-C	2/1.00	10/1/2024	12/11/2025	13-Month	\$1,300	\$45	\$15	\$1,400
20	1216-D	2/1.00	4/1/2024	3/31/2025	12-Month	\$1,200	\$45	\$15	\$1,400
21	1216-E	2/1.00	1/1/2025	1/1/2026	12-Month	\$1,200	\$45	\$15	\$1,400
22	1216-F	2/1.00	1/1/2025		MTM (To Be Converted to Annual)*	\$1,400	\$45	\$15	\$1,400
23	1216-G	2/1.00	11/10/2024		MTM (To Be Converted to Annual)*	\$1,300	\$45	\$15	\$1,400
24	1216-H	2/1.00	12/9/2024	12/9/2025	MTM (To Be Converted to Annual)*	\$1,300	\$45	\$15	\$1,400
						\$25,400	\$900	\$300	\$33,600

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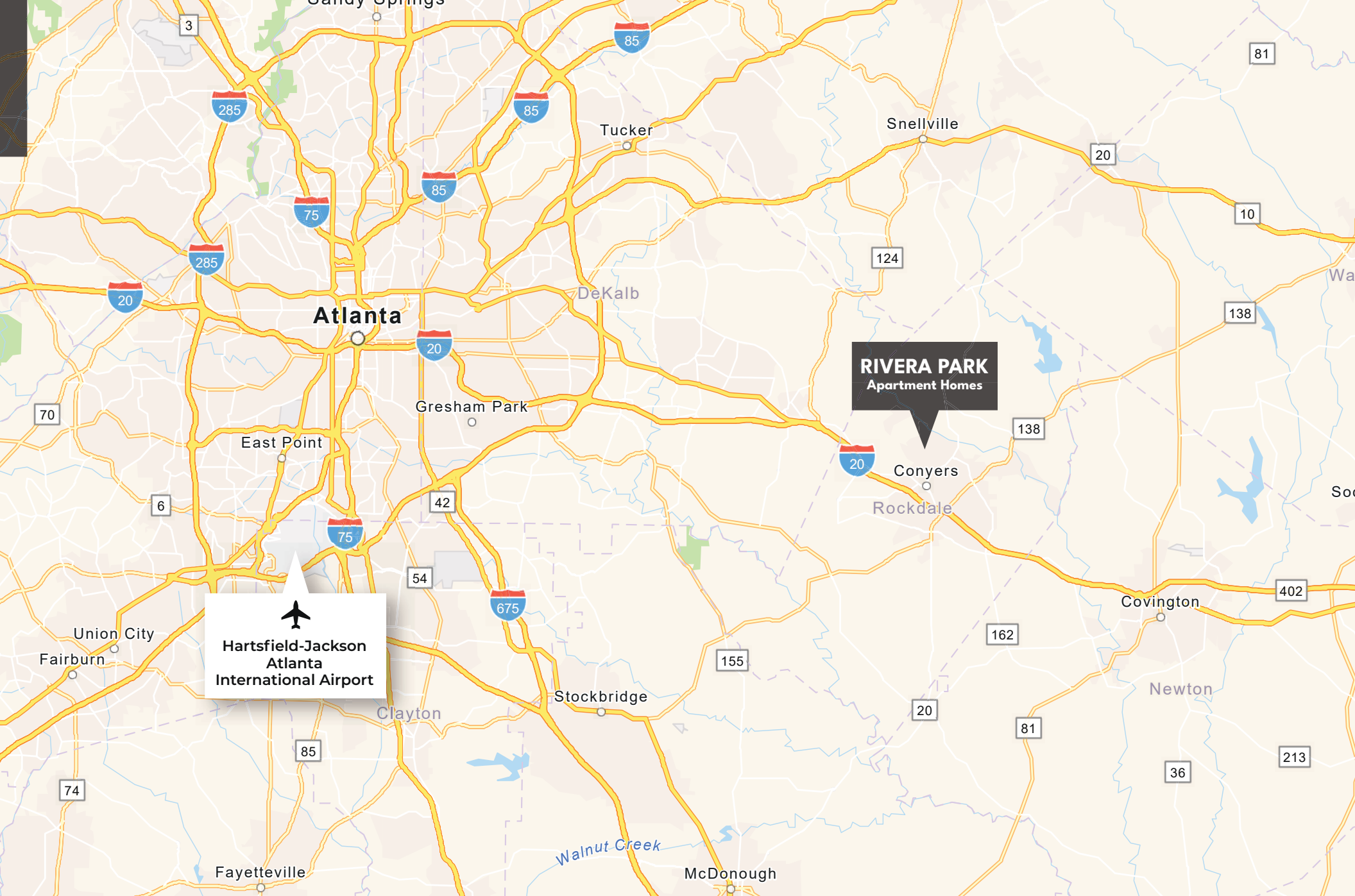
Financial Overview (Actual)

	APR 2023	MAY 2023	JUN 2023	JUL 2024	AUG 2024	SEP 2024	OCT 2024	NOV 2024	DEC 2024	JAN 2025	FEB 2025	MAR 2025	TOTAL
Market Rents	\$32,400	\$32,400	\$32,400	\$32,400	\$32,400	\$32,400	\$32,400	\$32,400	\$32,400	\$32,400	\$32,400	\$32,400	\$388,800
Loss to Lease	-\$2000	-\$2100	-\$2200	-\$2300	-\$2300	-\$2400	-\$2400	-\$2400	-\$2300	-\$2200	-\$5000	-\$1600	-\$29200
Vacancy Loss	-\$5400	-\$4050	-\$2700	-\$1350	-\$1350	\$0	\$0	\$0	-\$1350	-\$2700	-\$2700	-\$5400	-\$27000
Employee Units	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Rental Concessions	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Prior Rental Adjustment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Bad Debt Loss	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Bad Debt Collection	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL PROPERTY RENTAL INCOME	\$25,000	\$26,250	\$27,500	\$28,750	\$28,750	\$30,000	\$30,000	\$30,000	\$28,750	\$27,500	\$24,700	\$25,400	\$332,600
OTHER INCOME													
Late Fees	\$0	\$0	\$0	\$0	\$0	\$360	\$130	\$240	\$0	\$250	\$0	\$120	\$1,100
Application Fees	\$200	\$300	\$300	\$200	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1000
Damage/Cleaning Fees	\$0	\$411	\$434	\$205	\$388	\$230	\$145	\$145	\$165	\$185	\$0	\$0	\$2,308
Utility Remimbursment	\$900	\$945	\$990	\$1,035	\$1,035	\$1,080	\$1,080	\$1,080	\$1,035	\$990	\$990	\$900	\$12,060
Trash Income	\$200	\$210	\$220	\$230	\$230	\$240	\$240	\$240	\$230	\$220	\$220	\$200	\$2,680
Pest Income	\$100	\$105	\$110	\$115	\$115	\$120	\$120	\$120	\$115	\$110	\$110	\$100	\$1,340
TOTAL OTHER INCOME	\$1,400	\$1,971	\$2,054	\$1,785	\$1,768	\$2,030	\$1,715	\$1,825	\$1,545	\$1,755	\$1,320	\$1,320	\$20,488
TOTAL REVENUES	\$26,400	\$28,221	\$29,554	\$30,535	\$30,518	\$32,030	\$31,715	\$31,825	\$30,295	\$29,255	\$26,020	\$26,720	\$353,088
OPERATING EXPENSES													
Property Taxes	\$1,230	\$1,230	\$1,230	\$1,230	\$1,230	\$1,230	\$1,230	\$1,230	\$1,230	\$1,230	\$1,230	\$1,230	\$14,760
Electric	\$187	\$185	\$199	\$201	\$197	\$203	\$187	\$187	\$174	\$177	\$201	\$201	\$2,300
Water / Sewer	\$1,744	\$1,876	\$1,782	\$1,783	\$1,742	\$1,548	\$1,631	\$1,631	\$1,662	\$1,668	\$1,589	\$1,589	\$20,245
Trash	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$2,400
TOTAL UTILITIES	\$3,361	\$3,491	\$3,411	\$3,414	\$3,369	\$3,181	\$3,248	\$3,248	\$3,266	\$3,275	\$3,221	\$3,221	\$39,705
% of Revenue	13%	12%	12%	11%	11%	10%	10%	10%	11%	11%	12%	12%	11%
INSURANCE													
Insurance Premiums	\$1,075	\$1,075	\$1,075	\$1,075	\$1,075	\$1,075	\$1,075	\$1,075	\$1,075	\$1,075	\$1,075	\$1,075	\$12,900
TOTAL INSURANCE	\$1,075	\$1,075	\$1,075	\$1,075	\$1,075	\$1,075	\$1,075	\$1,075	\$1,075	\$1,075	\$1,075	\$1,075	\$12,900
% of Revenue	4%	4%	4%	4%	4%	3%	3%	3%	4%	4%	4%	4%	4%
OTHER INCOME													
General & Administrative Expenses	\$506	\$600	\$618	\$650	\$700	\$600	\$600	\$600	\$605	\$605	\$475	\$325	\$6,884
Salaries	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$3,000
Property Management	\$1,104	\$1,153	\$1,186	\$1,186	\$1,209	\$1,209	\$1,200	\$1,200	\$1,180	\$1,200	\$1,190	\$1,197	\$14,215
Repairs & Maintenance	\$1,387	\$453	\$1,474	\$1,945	\$1,459	\$1,109	\$975	\$267	\$542	\$416	\$605	\$515	\$11,147
Marketing	\$0	\$500	\$0	\$500	\$0	\$500	\$0	\$0	\$0	\$0	\$0	\$0	\$1,500
TOTAL OTHER OPERATING EXPENSE	\$3,247	\$2,956	\$3,528	\$4,531	\$3,618	\$3,668	\$3,025	\$2,317	\$2,577	\$2,471	\$2,520	\$2,287	\$36,746
% of Revenue	12%	10%	12%	15%	12%	11%	10%	7%	9%	8%	10%	9%	10%
TOTAL OPERATING EXPENSES	\$7,683	\$7,522	\$8,014	\$9,020	\$8,062	\$7,924	\$7,348	\$6,640	\$6,918	\$6,821	\$6,816	\$6,583	\$89,351
% of Revenue	29%	27%	27%	30%	26%	25%	23%	21%	23%	23%	26%	25%	25%
NET OPERATING INCOME	\$18,717	\$20,699	\$21,540	\$21,515	\$22,456	\$24,106	\$24,367	\$25,185	\$23,377	\$22,434	\$19,204	\$20,137	\$263,737
% of Revenue	71%	73%	73%	70%	74%	75%	77%	79%	77%	77%	74%	75%	75%

PROPERTY OUTLINE

THE PROPERTY IS SITUATED ON 3 ACRES: 130,941 SF





LOCATION MAP



Hartsfield-Jackson
Atlanta International
Airport

33 minutes
27.7 Miles



Downtown
Atlanta

30 minutes
26 Miles



5 minutes
1.7 Miles



LOCATION

MARKET OVERVIEW



MARKET OVERVIEW

CONYERS, GA

Conyers, Georgia, east of Atlanta, is a historic yet vibrant city in Rockdale County. Its downtown, rich in 19th-century architecture, hosts popular events like the Cherry Blossom Festival. The Georgia International Horse Park, a legacy of the 1996 Olympics, offers outdoor activities. With a diverse economy and strategic location along Interstate 20, Conyers provides easy access to Atlanta's amenities. Residents enjoy quality education and healthcare services, making Conyers a dynamic blend of history, culture, and convenience.

TOTAL POPULATION GROWTH OF 1.47% FROM 2010-24 WORLDPOPULATIONREVIEW, 2024



ECONOMY

Rockdale County enjoys a robust economy, driven by a **balanced mix of retail trade, manufacturing, and healthcare services**. Major employers like Golden State, Piedmont Healthcare, and BioLab contribute to this stability.

Residential and commercial development in the area fuels ongoing growth, while the historic district, "Olde Town Conyers," attracts visitors with its boutiques, museums, and gardens. The county serves as a bedroom community for many Atlanta workers.

Economic development plans are a priority, with close collaboration with the Atlanta Regional Commission. The local film and television production industry remains strong, with notable productions like "The Resident" and "Gotham Nights" choosing the area for filming, bolstering the economy and providing employment opportunities.

MAJOR ROCKDALE COUNTY EMPLOYERS



MARKET OVERVIEW

POPULATION	1-MILE	3-MILE	5-MILE
2010 Census	5,141	27,012	61,474
2020 Census	6,108	30,346	70,797
2024 Estimate	6,452	31,470	73,415
2029 Projection	6,857	32,855	76,441
Total Growth 2010-2024	1.8%	1.2%	1.5%
Total Growth 2024-2029	0.6%	0.4%	0.4%
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2010 Census	1,820	9,758	21,575
2020 Census	2,230	10,950	25,161
2024 Estimate	2,376	11,377	26,092
2029 Projection	2,548	11,904	27,193
Total Growth 2010-2024	2.2%	1.2%	1.6%
Total Growth 2024-2029	0.7%	0.5%	0.4%
INCOME	1-MILE	3-MILE	5-MILE
Income < \$15,000	242	867	1,664
Income \$15,000 - \$24,999	117	709	1,534
Income \$25,000 - \$34,999	259	1,160	2,070
Income \$35,000 - \$49,999	604	1,908	3,624
Income \$50,000 - \$74,999	593	2,487	5,141
Income \$75,000 - \$99,999	281	1,630	4,094
Income \$100,000 - \$124,999	92	870	2,560
Income \$125,000 - \$149,999	65	435	1,414
Income \$150,000 - \$199,999	56	424	1,426
Income \$200,000 - \$249,999	15	215	769
Income \$250,000 - \$499,999	31	376	1,074
Income \$500,000+	21	296	723
Average Household Income	\$64,775	\$88,782	\$100,481
Median Household Income	\$49,103	\$59,480	\$69,773

EDUCATION	1-MILE	3-MILE	5-MILE
Less than High School Diploma	46	522	1,370
High School Graduate	106	603	1,682
College or Associate's Degree	3	264	836
Bachelor's Degree or Higher	115	419	732
COMMUTE TIME	1-MILE	3-MILE	5-MILE
Less than 15 Minutes	561	4,185	7,473
15 - 29 Minutes	439	2,853	7,420
30 - 44 Minutes	564	2,384	6,163
45 - 59 Minutes	191	1,666	4,685
60 or more Minutes	502	2,210	4,952
Avg Travel Time to Work (Min)	37	34	36
EMPLOYMENT CLASS	1-MILE	3-MILE	5-MILE
Class of Worker	2,665	14,923	34,523
For-Profit Private Workers	1,835	10,466	23,666
Non-Profit Private Workers	107	662	1,494
Local Government Workers	320	1,685	3,750
State Government Workers	113	716	1,808
Federal Government Workers	25	218	690
Self-Employed Workers	265	1,176	3,115
In Armed Forces	10	181	181
Civilian - Employed	2,808	15,156	35,647
OCCUPATION CLASSIFICATION	1-MILE	3-MILE	5-MILE
White Collar	1,691	8,918	20,660
Blue Collar	638	3,789	8,962
Service and Farming	336	2,216	4,901

MARKET OVERVIEW

ATLANTA, GA

Atlanta is the capital of and the most populous city in the state of Georgia, the cultural and economic center of the Atlanta metropolitan area, and the ninth-largest metropolitan area in the United States with over 5.9 million residents.

Atlanta is the most-visited destination in the state of Georgia. It offers lots of tourist attractions such as the Georgia Aquarium, the World of Coca-Cola, the Atlanta Botanical Garden, and many more. Atlanta also hosts several annual food, film, and music festivals each season. Atlanta is known for its fabulous shopping malls. Shopping centers such as Lenox Square with 250 stores, Perimeter Mall with 158 stores, and Cumberland Mall with 143 stores all make Atlanta a shopaholic's paradise. Atlanta is also home to four professional sports teams: Atlanta Braves, Atlanta Falcons, Atlanta Hawks, and Atlanta United FC. All of which bring over 50 million people visit Atlanta annually.

#17 BEST CITY IN THE FOR YOUNG PROFESSIONALS IN AMERICA
- Niche, 2024

#1 CITY TO START A CAREER
- GPB, 2024

ECONOMY

Metro Atlanta is recognized as an international gateway and the economic engine of the Southeast. ACCORDING TO INVEST ATLANTA, 1.9M JOBS ARE TO BE CREATED BY 2040 AND THE RESIDENT POPULATION WILL INCREASE TO 1.5M BY 2050.

Metro Atlanta is a thriving ecosystem for entrepreneurs, new businesses and education. Atlanta is home to more than 64 accredited universities, colleges, and technical schools. Atlanta is home to three national universities which together account for approximately 100,000 in students, faculty, and staff. THE COLLEGES AND UNIVERSITIES IN THE ATLANTA REGION CREATE OVER 130,000 JOBS FOR THE STATE AND HAVE HIGH CONTRIBUTIONS.

With a GDP of \$270 billion, the Atlanta metropolitan area is the eighth-largest economy in the country and 17th-largest in the world. HOME TO 26 OF AMERICA'S LARGEST CORPORATIONS (FORTUNE 1000) AND 220 OF THE NATION'S FASTEST-GROWING PRIVATE COMPANIES (INC. 5000), metro Atlanta is a premier location for regional and global headquarters. In fact, Atlanta contains the country's third-largest concentration of Fortune 500 companies. Global headquarters include the following:



MARKET OVERVIEW

Major Employers

The following table lists a number of major employers with the Atlanta MS as reported by Moody's. While not all-encompassing, this list provides further indication of the types of economic sectors that are drivers for the area.

RANK	EMPLOYER	EMPLOYEES
1	Delta Air Lines Inc.	34,500
2	Emory University & Emory Healthcare	32,091
3	The Home Depot Inc.	16,510
4	Northside Hospital	>16,000
5	Piedmont Healthcare	15,900
6	Publix Super Markets	15,591
7	WellStar Health System	15,353
8	The Kroger Co	>15,000
9	AT&T	15,000
10	UPS	14,594
11	Marriott International	>12,000
12	Children's Healthcare of Atlanta	9,000
13	Cox Enterprises	8,894
14	Centers for Disease Control and Prevention (CD	8,403
15	The Coca-Cola Company	8,000
16	Southern Co.	7,753
17	Grady Health System	7,600
18	SunTrust Bank	7,478
19	Georgia Institute of Technology (Georgia Tech)	7,139
20	State Farm, Southeastern Market Area	6,000

INTERIOR VIEW



EXTERIOR VIEW







RIVERA PARK

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