

1

Southlake Apartments

1412 Trinton Ave Atlanta GA



Sales Date		December 31, 2009
Sales Price		\$7,000,000
Number of Units		24
Price Per Unit	\$	291,667
Square Footage		12,950
Price Per Sq. Ft.		\$540.54
Building Class		A
Location		NE
Year Built		1985

Unit Type	No. of Units	Sq. Ft. Unit	Rent	Rent Per Sq. Ft.
1 Bed 1 Bath	4	650	\$ 1,150	\$ 1.77
1 Bed 1 Bath	5	850	\$ 1,350	\$ 1.59
1 Bed 1 Bath	10	1,100	\$ 1,500	\$ 1.36
1 Bed 1 Bath	5	1,250	\$ 1,600	\$ 1.28

Notes...

2

Timberland Aprtments

45 Main St Peachtree City GA



Sales Date		June 30, 2009
Sales Price	\$	6,500,000
Number of Units		22
Price Per Unit	\$	295,455
Square Footage		1,420
Price Per Sq. Ft.	\$	4,577.46
Building Class		A
Location		NE
Year Built		1990

Unit Type	No. of Units	Sq. Ft. Unit	Rent	Rent Per Sq. Ft.
1 Bed 1 Bath	5	750	\$ 1,250	\$ 1.67
1 Bed 1 Bath	17	1,500	\$ 1,400	\$.93

Notes...

3

Houston Complex

1212 Houston St Atlanta GA



Sales Date April 18, 2009
 Sales Price \$5,600,000
 Number of Units 32
 Price Per Unit \$ 175,000
 Square Footage 15,650
 Price Per Sq. Ft. \$ 357.83
 Building Class A
 Location SE
 Year Built 1992

Unit Type	No. of Units	Sq. Ft. Unit	Rent	Rent Per Sq. Ft.
1 Bed 1 Bath	18	1,150	\$ 980	\$.85
2 Bed 1 Bath	14	1,350	\$ 1,560	\$ 1.16

Notes...

4

North Ave Pointe

650 North Ave Atlanta GA



Sales Date August 31, 2008
 Sales Price \$ 4,500,000
 Number of Units 28
 Price Per Unit \$ 160,714
 Square Footage 16,550
 Price Per Sq. Ft. \$ 271.90
 Building Class A
 Location SE
 Year Built 1973

Unit Type	No. of Units	Sq. Ft. Unit	Rent	Rent Per Sq. Ft.
1 Bed 1 Bath	10	975	\$ 1,100	\$ 1.13
1 Bed 1 Bath	18	1,250	\$ 1,456	\$ 1.16

Notes...

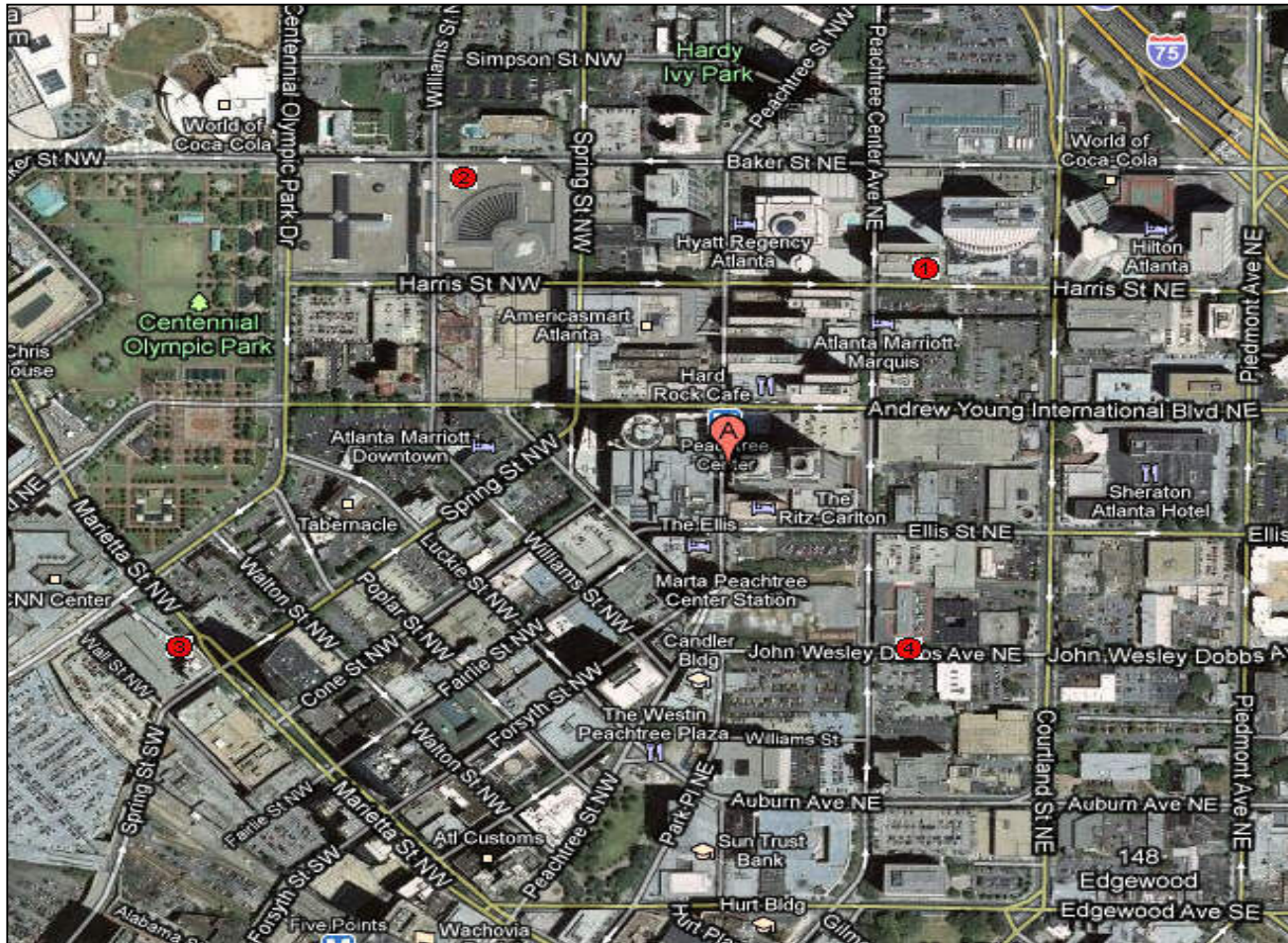
Adrian Apartments II

1212 Main St
Atlanta GA 30304

Sales Comparables Map



Jeffrey Sandford



Subject Propert (A) with Sales Comparables (1), (2), (3), & (4)