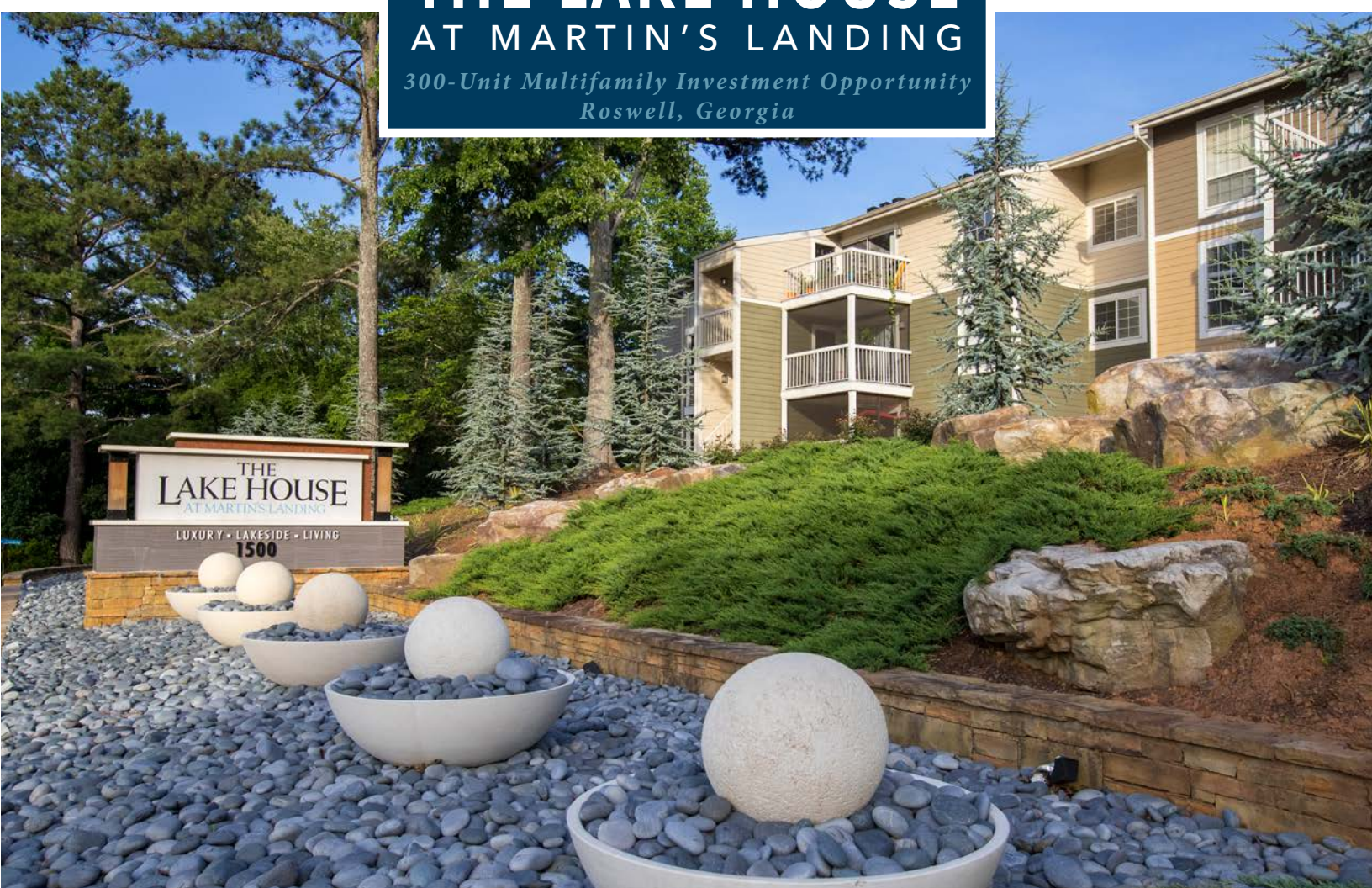


**THE LAKE HOUSE**  
AT MARTIN'S LANDING  
*300-Unit Multifamily Investment Opportunity*  
*Roswell, Georgia*



THE  
LAKE HOUSE  
AT MARTIN'S LANDING  
LUXURY • LAKESIDE • LIVING  
1500

# ONE-OF-A-KIND PROPERTY



RARE LAKESIDE LIVING IN METRO ATLANTA



1,413 AVERAGE SF - LARGEST UNITS IN AREA

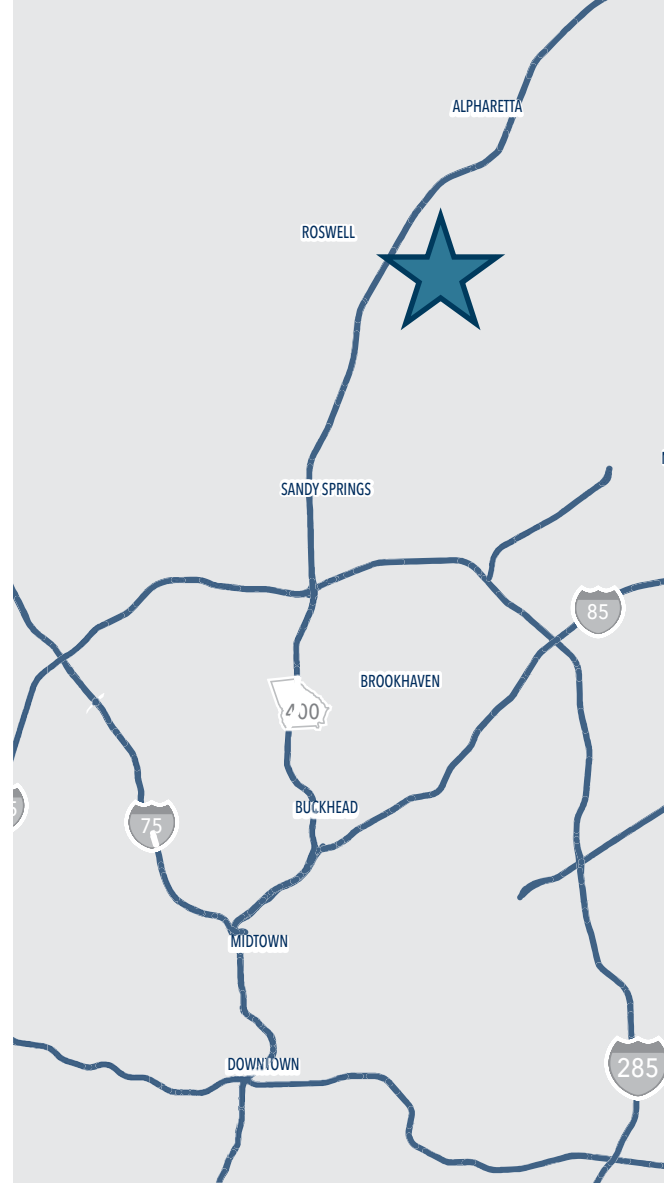


NO 1-BEDROOM UNITS



EXCLUSIVE ACCESS TO MARTIN'S LANDING COMMUNITY AMENITIES

- » 53-ACRE LAKE WITH 2.4-MILE WALKING TRAIL
- » 3 SWIMMING POOLS
- » THREE PLAYGROUNDS/PAVILIONS
- » 15 TENNIS COURTS
- » NUMEROUS WALKING AND NATURE TRAILS
- » ONLY MULTIFAMILY PROPERTY IN COMMUNITY
- » SINGLE FAMILY HOME VALUES RANGE BETWEEN \$250,000 AND \$850,000



## ASSET PROFILE

1500 HARBOR LANDING, ROSWELL, GEORGIA 30078

OCCUPANCY	95%
RENTAL RATE	\$1,617
RENTAL RATE PSF	\$1.14
YEAR BUILT	1974   Renovated 2016
# OF UNITS	300
AVERAGE UNIT SIZE	1,413 SF
SITE & DENSITY	±20.06 acres   14.95 units per acre

UNIT TYPE	# OF UNITS	% OF TOTAL	AVERAGE UNIT SIZE
2 BR/ 2 BA	162	54%	1,308 SF
3 BR/ 2 BA	126	42%	1,525 SF
4 BR/ 2 BA	12	4%	1,657 SF
	300	100%	1,413 SF

## MAJOR CAPITAL INVESTED

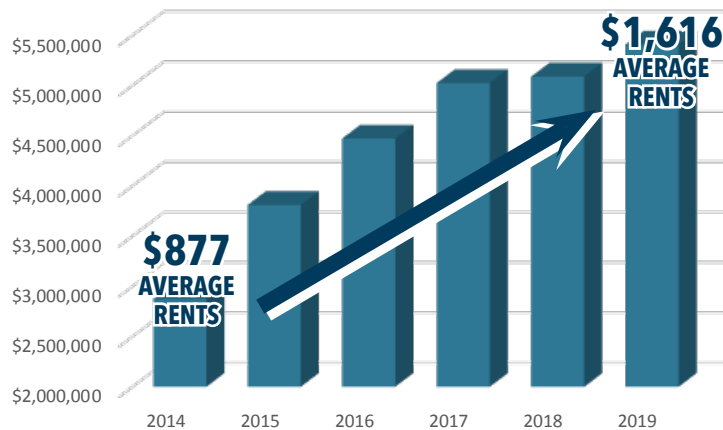
» Ownership has spent over **\$5.6 million** in capital improvements since 2014.

## RENOVATION HIGHLIGHTS

- » **293 Unit Upgrades (97%) | \$12,750/Per Unit**
- » **Clubhouse & Fitness Center Renovations**
- » **Pool Deck Expansion with BBQ Area**
- » **Amazon Hub Package Center**
- » **New Signage**
- » **New Exterior Lighting**
- » **Property-Wide Landscaping Updates**

## PHENOMENAL PERFORMANCE

- » Current occupancy is 95% and has averaged 96% for the last 18 months.
- » Average rents of \$1,617 and total revenue of ±\$5.4MM.
- » Since 2014, average rent has increased from \$877 to \$1,617 (84%) and total revenue from \$3.1MM to \$5.4MM.



## HIGH AREA INCOMES SUPPORT GROWING RENTS

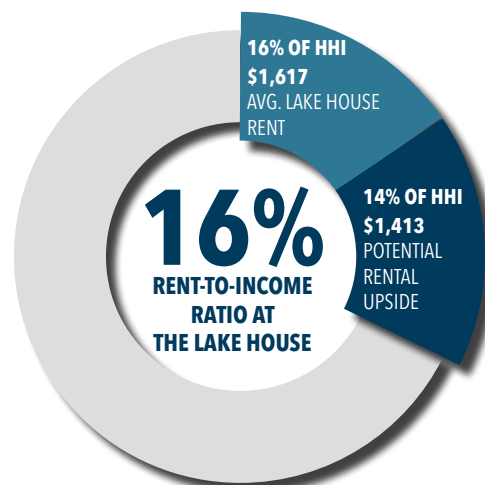
» The high area incomes in Roswell make renting at The Lake House well within the 30% affordability test for rent as a fraction of total income.

**\$121,193**

AVERAGE ANNUAL HHI | 1-MILE

**\$10,099**

AVERAGE MONTHLY HHI | 1-MILE









MARTIN LAKE  
(53 Acres)

2.4-MILE LAKEFRONT TRAIL

MARTIN ROAD

Esther Jackson Elementary School

**AMENITY KEY**

 Amazon HUB	 Playground
 Fitness Center	 Picnic Area
 Bark Park	 Hammock Garden



*For More Information, Please Contact*

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