

Riverwalk Townhomes

2550 Wedgefield Court | Columbus, GA 31903

Multifamily
Investment Opportunity

Offering Memorandum



MATTHEWS™

Riverwalk Townhomes

2550 Wedgefield Court
Columbus, GA 31903

Exclusively Listed By



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MATTHEWS™



Property Overview

Riverwalk Townhomes

2550 Wedgefield Court | Columbus, GA 31903



Executive Summary

Riverwalk Townhomes

2550 Wedgefield Court, Columbus, GA 31903

75
Total Units

1968
Year Built

±77,825
Total Rentable SF

The Opportunity

Matthews™ is pleased to present this offering of Riverwalk Townhomes, located at 2550 Wedgefield Ct, Columbus, GA. This property comprises a collection of well-appointed townhome residences in a low-density, garden-style setting, offering comfortable, multi-bedroom floorplans ideal for families, professionals, and military personnel. Units feature spacious layouts, private outdoor patios/balconies, and off-street parking. Ideally positioned minutes from Downtown Columbus, the scenic Columbus Riverwalk, Columbus State University, and Fort Moore, Riverwalk Townhomes offer exceptional access to the city's primary employment, education, and recreational areas.

Residents benefit from nearby retail and dining options, grocery stores, parks, and major thoroughfares providing convenient commutes throughout the Columbus MSA. The offering presents clear value drivers for new ownership, including amenity and interior renovations to capture rental upside, targeted leasing initiatives to maintain stable occupancy, and operational efficiencies to improve NOI. Strong local demand fundamentals, fueled by institutional employment, a growing student population, and constrained new construction in this submarket, position Riverwalk Townhomes for steady rent growth and long-term cash flow appreciation.



Investment Highlights

Property Highlights

- **Recent renovations:** 8 units recently updated with bathroom vanities, vanity light fixtures, ceiling fans, cabinet knobs, flat round LED fixtures, bath faucets, and doorknobs with rest of the units updated within the last 13 years. All windows also just replaced this year.
- **Stabilized operations:** Stable occupancy and little to no bad debt making it immediately eligible for agency financing.
- **On-site amenities:** Community pool, private outdoor patios/balconies for units and gated access.
- **Assumable Financing:** In place assumable Freddie Mac loan with a 3.41% interest rate.
- **Washer & Dryer Connections:** All of the two-bedroom units have in unit washer/dryer hookups.
- **Minutes to Downtown Columbus,** Columbus Riverwalk, Columbus State University, and Fort Moore (biggest economic driver in Columbus with 45,000+ employees).



Assumable Freddie Mac Loan

Original Principal Balance	\$2,502,000
Outstanding Principal Balance	\$2,336,710.35
Origination Date	10/16/2020
Maturity Date	11/01/2030
Amortization	30 year
Interest Rate	3.41%
Rate Type	Fixed
Servicer	Capital One

Property Highlights

Additional Property Information

Units: 75 units

Built: 1968

Total Gross SF: 77,825 SF

Average Unit Size: 1,038 SF

Acreage: 9.45 Acres

Unit Mix: 2+1.5 (64), 2+1 (1), 1+1 (10)

HVAC: Central

Metering:

- **Water**

Two-bedroom units (65): Individually metered

One-bedroom units (10): Master metered

- **Electric**

Individually metered

- **Gas**

Individually metered

Roof: Pitched (less than 10 years old)

Wiring: Copper

Section 8: Yes (6 Units)

Parking: Surface parking



Utility Summary

Service	Paid By	Fee
Electricity	Tenant	Direct
Water & Sewer	Tenant	Direct (two-bedroom units) \$35 (one-bedroom units)
Gas	Tenant	Direct
Pest Control	Tenant	\$5
Trash	Tenant	\$10
Amenity Fee	Tenant	\$15

Distance To:

Downtown Columbus — ± 6.6 mi

Chattahoochee Riverwalk — ± 3.5 mi

Columbus State University — ± 10.7 mi

Fort Moore — ± 3.8 mi

National Civil War Naval Museum — ± 4.7 mi

Columbus Airport — ± 13.2 mi

The Columbus Museum — ± 6.4 mi

Columbus Botanical Garden — ± 14.5 mi

Walmart Supercenter - ± 2.5 mi

Target - ± 6 mi

Columbus Park — ± 6.9 mi

Peachtree Mall / Major Regional Mall Equivalent — ± 9.5 mi

Columbus



Columbus Airport
±13.1 Miles Away

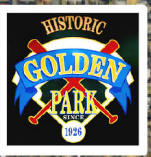


Columbus State University
±8,000 Students

CUBESMART
self storage

280

Peachtree Mall | ±13.1 Miles Away
JCPenney ★ macy's
Bath & Body Works
verizon
Rainbow
Dillard's
THE CHILDREN'S PLACE



the COLUMBUS museum



Walgreens

Walmart
Neighborhood Market

Wickham Heights

Carver High School
±492 Students

Martin Luther King, Jr Elementary
±492 Students

Meadowlane Elementary
±135 Students

Columbus Civic Center
The center of it all.

NATIONAL CIVIL WAR NAVAL MUSEUM

±51,500 VPD

Spencer High School
±3,016 Students

Dawson Elementary
±311 Students

431

South Girard Jr High School
±495 Students

Columbus River Walk

280

±28,200 VPD

Avondale Heights

Walmart Supercenter

Alabama Georgia

Valley Healthcare System Inc. Hospital
±339 Beds

Warehouse 210± Employees

Rigdon Park

Benning Hills

Patton Village Neighborhood

Subject Property

Eddy Middle School
±437 Students

Mc Bride Elementary
±600 Students

280

Battle Park

South Lumpkin Park

MANEUVER CENTER OF EXCELLENCE FORT MOORE
27,000± Active-Duty Troops
3,000± Civilian Employees
±5.8 Miles Away

Oxbow Creek Golf Course

Property Photos



Interior Photos



Financial Overview

Riverwalk Townhomes

2550 Wedgefield Court, Columbus, GA 31903



Financial Summary

Investment Summary

List Price		Historical			Year 1 Adjusted		Matthews Pro Forma	
List Price	Price/Unit	Price/SF	Cap Rate	GRM	Cap Rate	GRM	Cap Rate	GRM
\$4,475,000	\$59,667	\$57.50	7.63%	6.03	7.25%	5.96	8.84%	5.29

Unit Mix

Total Units	Unit Mix	Unit Mix %	Avg SF	Current Avg Rent PSF	Current Avg Rent	Market Avg Rent	Market Rent PSF	Current Max Rent	Total Current Monthly Rent	Market Monthly Rent
64	2+1.5	85%	1,100	\$0.76	\$832	\$900	\$0.82	\$920	\$50,743	\$57,600
1	2+1	1%	675	\$1.24	\$835	\$900	\$1.33	\$835	\$835	\$900
10	1+1	13%	675	\$1.05	\$710	\$775	\$1.15	\$725	\$5,680	\$7,750
75	Average		1,038	\$0.80	\$818	\$883	\$0.87	\$816	\$57,258	\$66,250
	Total		77825	\$60.15	\$57,258	\$66,250	\$65.18	\$2,491	\$687,096	\$795,000



Annual Operating Summary

		T-3	Per Unit	Year 1 Adjusted	Per Unit	Matthews Pro Forma	Per Unit	Notes
Gross Potential Rent	Pro Forma Estimates	\$747,100		\$795,000	Market Rent	\$843,416	23% Upside	
Less Vacancy	-5.0%	-\$39,699	-5.31%	-\$39,750	-5.0%	-\$42,171	-5.0%	Assumes a 5% vacancy factor
Loss/Gain to Lease	-7.0%	-\$16,348	-2.19%	-\$55,650	-7.0%	-\$8,434	-1.0%	Assumes 1% loss to lease
Less Concessions	-0.50%	\$0	0.00%	-\$3,975	-0.5%	-\$4,217	-0.5%	Assumes 0.5% concessions
Less Change in Delinquency	-1.00%	\$7,633	1.02%	-\$7,950	-1.0%	-\$8,434	-1.0%	Assumes 1% bad debt write offs
Expense/Utility Reimbursement	2.0% Over Actual	\$10,877	\$145	\$11,095	\$148	\$11,095	\$148	Based on T-3 utility reimbursement grown at 2%
Other Income	2.0% Over Actual	\$18,810	\$251	\$19,186	\$256	\$19,961	\$266	Based on T-3 other income grown at 2%
Late Fees	2.0% Over Actual	\$21,783	\$290	\$22,218	\$296	\$23,116	\$308	Based on T-3 late fees grown at 2%
Amenity Fee	2.0% Over Actual	\$8,829	\$118	\$9,006	\$120	\$9,369	\$125	Based on T-3 amenity income grown at 2%
Gross Operating Income		\$758,985		\$749,180		\$843,700		
Expenses		\$417,644	52.3%	\$424,695	53.83%	\$447,892	50.56%	
Net Operating Income		\$341,341	\$4,551	\$324,485	\$4,326	\$395,808	\$5,277	
Loan Payments		\$219,365		\$219,365		\$219,365		
Pre-Tax Cash Flow		\$121,976	9.1%	\$105,120	7.83%	\$176,443	13.14%	% of Down Payment
Plus Principal Reduction		\$40,297		\$40,297		\$40,297		
Total Return Before Taxes		\$162,273	12.09%	\$145,417	10.83%	\$216,740	16.14%	% of Down Payment

Pro Forma Annual Operating Expenses

	Pro Forma Estimates	% of Current SGI	T-12	Per Unit	Year 1 Adjusted	Per Unit	Matthews Pro Forma	Per Unit	% of SGI	Notes
Real Estate Taxes		3.25%	\$24,275	\$324	\$63,063	\$841	\$66,255	\$883	7.9%	Assume a tax reassessment in year 1 with a 39.145 millage rate
Property Management Fee	3.0% x GOI	2.76%	\$20,588	\$275	\$22,475	\$300	\$25,311	\$337	3.0%	Assumes a 3% management fee
Insurance	\$950 Per Unit	9.63%	\$71,936	\$959	\$71,250	\$950	\$74,857	\$998	8.9%	Assumes insurance expense of \$950/unit
Payroll	\$1,500 Per Unit	21.02%	\$157,039	\$2,094	\$112,500	\$1,500	\$118,195	\$1,576	14.0%	Assumes payroll expense of \$1,500/unit
General and Administrative	\$250 Per Unit	2.72%	\$20,322	\$271	\$18,750	\$250	\$19,699	\$263	2.3%	Assumes general administrative expense of \$250/unit
Contract Services	\$100 Per Unit	0.84%	\$6,245	\$83	\$7,500	\$100	\$7,880	\$105	0.9%	Assumes contract services (pest control) of \$100/unit
Landscaping/Grounds	\$200 Per Unit	2.08%	\$15,550	\$207	\$15,000	\$200	\$15,759	\$210	1.9%	Assumes landscaping expense of \$200/unit
Turnover	\$200 Per Unit	2.30%	\$17,212	\$229	\$15,000	\$200	\$15,759	\$210	1.9%	Assumes turnover expense of \$200/unit
Repairs & Maintenance	\$400 Per Unit	3.58%	\$26,747	\$357	\$30,000	\$400	\$31,519	\$420	3.7%	Assumes repairs and maintenance expense of \$400/unit
Electricity	2.0% Over Actual	1.83%	\$13,676	\$182	\$13,950	\$186	\$14,656	\$195	1.7%	Based on T-12 electricity expense grown at 2%
Water/Sewer	2.0% Over Actual	1.20%	\$8,982	\$120	\$9,162	\$122	\$9,626	\$128	1.1%	Based on T-12 water/sewer expense grown at 2%
Trash Removal	2.0% Over Actual	1.80%	\$13,473	\$180	\$13,743	\$183	\$14,439	\$193	1.7%	Based on T-12 trash expense grown at 2%
Other Utilities/Fuel/Gas	2.0% Over Actual	0.30%	\$2,257	\$30	\$2,302	\$31	\$2,419	\$32	0.3%	Based on T-12 gas expense grown at 2%
Marketing/Advertising	\$150 Per Unit	2.59%	\$19,341	\$258	\$11,250	\$150	\$11,820	\$158	1.4%	Assumes marketing expense of \$150/unit
Reserves	\$250 Per Unit	0.00%	\$0	\$0	\$18,750	\$250	\$19,699	\$263	2.3%	Assumes \$250/unit in Reserves
Total Expenses		55.03%	\$417,644	\$5,569	\$424,695	\$5,663	\$447,892	\$5,972	53.1%	
			<u>Current</u>	<u>Per Unit</u>	<u>% of SGI</u>					
Non-Controllable Expenses: Taxes, Ins., Reserves			\$111,761	\$1,490	14.1%					
Total Expense without Taxes & Reserves			\$393,369	\$5,245	49.48%					

Rent Roll

Unit #	Unit Mix	Avg. Square Feet	Current Avg. Rent	Current Avg. Rent PSF	Market Avg. Rent	Market Rent PSF	Occupied/Vacant
01	2x1.5	1,100	\$835	\$0.76	\$900	\$0.82	Occupied
02	2x1.5	1,100	\$920	\$0.84	\$900	\$0.82	Occupied
03	2x1.5	1,100	\$790	\$0.72	\$900	\$0.82	Occupied
04	2x1.5	1,100	\$835	\$0.76	\$900	\$0.82	Occupied
05	2x1.5	1,100	\$835	\$0.76	\$900	\$0.82	Occupied
06	2x1.5	1,100	\$835	\$0.76	\$900	\$0.82	Occupied
07	2x1.5	1,100	\$835	\$0.76	\$900	\$0.82	Occupied
08	2x1.5	1,100	\$835	\$0.76	\$900	\$0.82	Occupied
09	2x1.5	1,100	\$835	\$0.76	\$900	\$0.82	Occupied
10	2x1.5	1,100	\$0	\$0.00	\$900	\$0.82	Occupied
11	2x1.5	1,100	\$790	\$0.72	\$900	\$0.82	Occupied
12	2x1.5	1,100	\$835	\$0.76	\$900	\$0.82	Occupied
13	2x1.5	1,100	\$835	\$0.76	\$900	\$0.82	Occupied
14	2x1.5	1,100	\$835	\$0.76	\$900	\$0.82	Occupied
15	2x1.5	1,100	\$835	\$0.76	\$900	\$0.82	Occupied
16	2x1.5	1,100	\$835	\$0.76	\$900	\$0.82	Occupied
17	2x1.5	1,100	\$835	\$0.76	\$900	\$0.82	Occupied
18	2x1.5	1,100	\$835	\$0.76	\$900	\$0.82	Occupied
19	2x1.5	1,100	\$835	\$0.76	\$900	\$0.82	Occupied
20	2x1.5	1,100	\$835	\$0.76	\$900	\$0.82	Occupied
21	2x1.5	1,100	\$790	\$0.72	\$900	\$0.82	Occupied
22	2x1.5	1,100	\$790	\$0.72	\$900	\$0.82	Occupied
23	2x1.5	1,100	\$0	\$0.00	\$900	\$0.82	Vacant
24	2x1.5	1,100	\$835	\$0.76	\$900	\$0.82	Occupied
25	2x1.5	1,100	\$835	\$0.76	\$900	\$0.82	Occupied
26	2x1.5	1,100	\$835	\$0.76	\$900	\$0.82	Occupied
27	2x1.5	1,100	\$835	\$0.76	\$900	\$0.82	Occupied
28	2x1.5	1,100	\$835	\$0.76	\$900	\$0.82	Occupied
29	2x1.5	1,100	\$0	\$0.00	\$900	\$0.82	Vacant
30	2x1.5	1,100	\$835	\$0.76	\$900	\$0.82	Occupied

Rent Roll Continued

Unit #	Unit Mix	Avg. Square Feet	Current Avg. Rent	Current Avg. Rent PSF	Market Avg. Rent	Market Rent PSF	Occupied/Vacant
31	2x1.5	1,100	\$835	\$0.76	\$900	\$0.82	Occupied
32	2x1.5	1,100	\$790	\$0.72	\$900	\$0.82	Occupied
33	2x1.5	1,100	\$880	\$0.80	\$900	\$0.82	Occupied
34	2x1.5	1,100	\$845	\$0.77	\$900	\$0.82	Occupied
35	2x1.5	1,100	\$835	\$0.76	\$900	\$0.82	Occupied
36	2x1.5	1,100	\$835	\$0.76	\$900	\$0.82	Occupied
37	2x1.5	1,100	\$835	\$0.76	\$900	\$0.82	Occupied
38	2x1.5	1,100	\$835	\$0.76	\$900	\$0.82	Occupied
42	2x1	675	\$835	\$1.24	\$900	\$1.33	Occupied
43	2x1.5	1,100	\$835	\$0.76	\$900	\$0.82	Occupied
44	2x1.5	1,100	\$790	\$0.72	\$900	\$0.82	Occupied
45	2x1.5	1,100	\$835	\$0.76	\$900	\$0.82	Occupied
46	2x1.5	1,100	\$830	\$0.75	\$900	\$0.82	Occupied
47	2x1.5	1,100	\$835	\$0.76	\$900	\$0.82	Occupied
48	2x1.5	1,100	\$790	\$0.72	\$900	\$0.82	Occupied
49	2x1.5	1,100	\$835	\$0.76	\$900	\$0.82	Occupied
50	2x1.5	1,100	\$845	\$0.77	\$900	\$0.82	Occupied
51	2x1.5	1,100	\$790	\$0.72	\$900	\$0.82	Occupied
52	2x1.5	1,100	\$835	\$0.76	\$900	\$0.82	Occupied
53	2x1.5	1,100	\$835	\$0.76	\$900	\$0.82	Occupied
54	2x1.5	1,100	\$858	\$0.78	\$900	\$0.82	Occupied
55	2x1.5	1,100	\$835	\$0.76	\$900	\$0.82	Occupied
56	2x1.5	1,100	\$835	\$0.76	\$900	\$0.82	Occupied
57	2x1.5	1,100	\$835	\$0.76	\$900	\$0.82	Occupied
58	2x1.5	1,100	\$835	\$0.76	\$900	\$0.82	Occupied
59	2x1.5	1,100	\$835	\$0.76	\$900	\$0.82	Occupied
60	2x1.5	1,100	\$835	\$0.76	\$900	\$0.82	Occupied

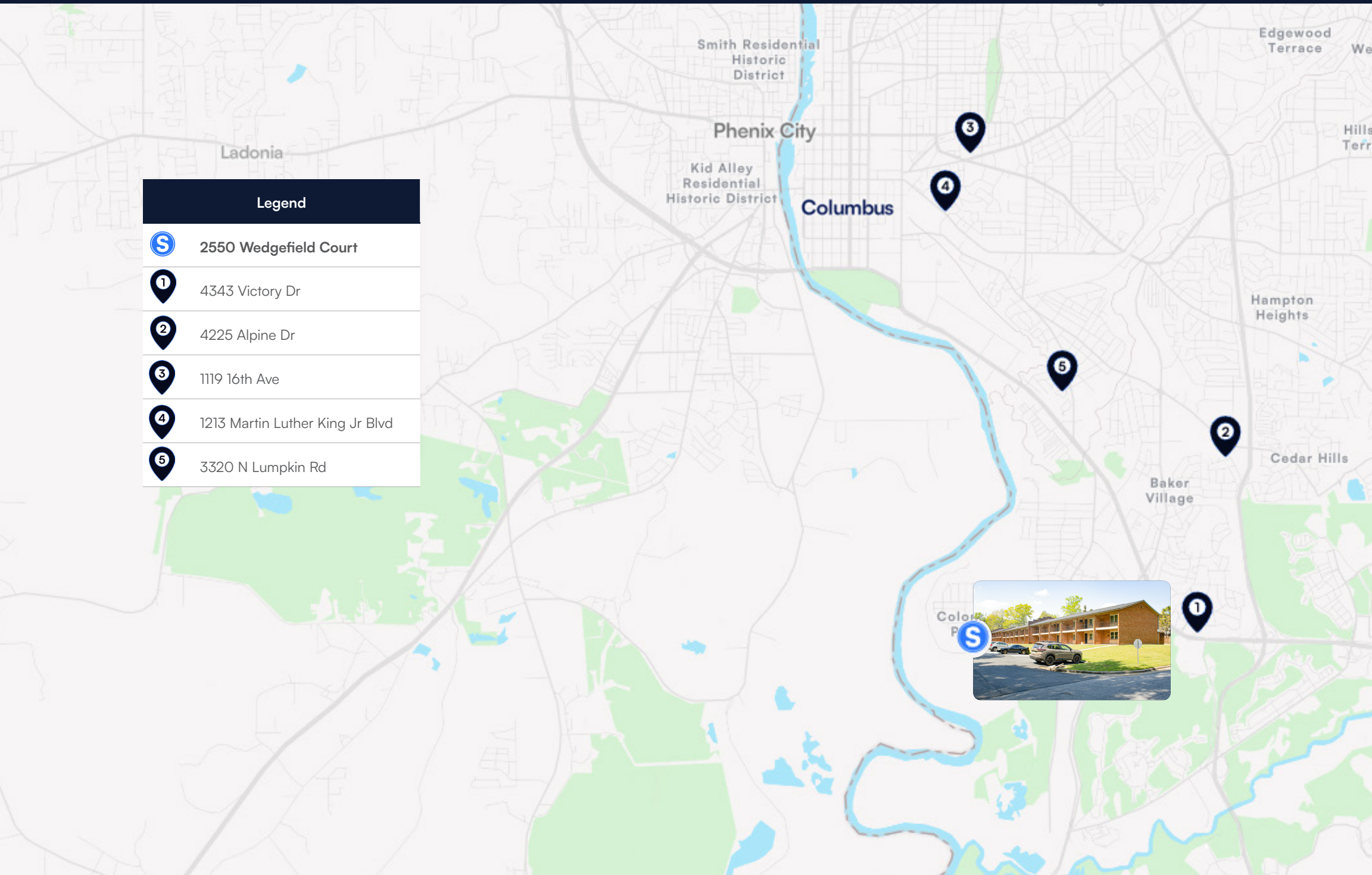
Rent Roll Continued

Unit #	Unit Mix	Avg. Square Feet	Current Avg. Rent	Current Avg. Rent PSF	Market Avg. Rent	Market Rent PSF	Occupied/ Vacant
61	2x1.5	1,100	\$835	\$0.76	\$900	\$0.82	Occupied
62	2x1.5	1,100	\$835	\$0.76	\$900	\$0.82	Occupied
63	2x1.5	1,100	\$835	\$0.76	\$900	\$0.82	Occupied
64	2x1.5	1,100	\$835	\$0.76	\$900	\$0.82	Occupied
65	2x1.5	1,100	\$835	\$0.76	\$900	\$0.82	Occupied
66	2x1.5	1,100	\$835	\$0.76	\$900	\$0.82	Occupied
67	2x1.5	1,100	\$835	\$0.76	\$900	\$0.82	Occupied
68	2x1.5	1,100	\$835	\$0.76	\$900	\$0.82	Occupied
69	1x1	675	\$725	\$1.07	\$775	\$1.15	Occupied
70	1x1	675	\$710	\$1.05	\$775	\$1.15	Occupied
71	1x1	675	\$725	\$1.07	\$775	\$1.15	Occupied
72	1x1	675	\$725	\$1.07	\$775	\$1.15	Occupied
73	1x1	675	\$0	\$0.00	\$775	\$1.15	Vacant
74	1x1	675	\$675	\$1.00	\$775	\$1.15	Occupied
75	1x1	675	\$0	\$0.00	\$775	\$1.15	Vacant
76	1x1	675	\$675	\$1.00	\$775	\$1.15	Occupied
77	1x1	675	\$725	\$1.07	\$775	\$1.15	Occupied
78	1x1	675	\$720	\$1.07	\$775	\$1.15	Occupied
Totals		77,825	\$57,258	\$55.78	\$66,250	\$0.87	4.00
Averages		1038	\$818	\$0.80	\$883	\$0.87	5.3%

Sales Comparables

	Street Address	City	State	Postal Code	Number of Units	Year Built	Building Size (SF)	Sale Price/ Value	Price Per Unit	Price Per SF	Sale Date
	Riverwalk Townhomes 2550 Wedgefield Court	Columbus	GA	31903	75 Units	1968	77,825	\$4,475,000	\$59,667	\$60.15	-
	Victoria Place 4343 Victory Dr	Columbus	GA	31903	16 Units	1964	16,000	\$900,000	\$56,250	\$56.25	12/9/25
	Alpine Apartments 4225 Alpine Dr	Columbus	GA	31903	55 Units	1963	60,000	\$2,880,000	\$52,364	\$48.00	8/20/25
	1119 16th Ave	Columbus	GA	31906	12 Units	1971	8,088	\$860,000	\$71,667	\$106.33	10/3/25
	The Sands Apartments 1213 Martin Luther King Jr Blvd	Columbus	GA	31906	22 Units	1965	21,896	\$1,150,000	\$52,273	\$52.52	5/30/25
	Springfield Crossing 3320 N Lumpkin Rd	Columbus	GA	31903	120 Units	2001	183,700	\$8,652,000	\$72,100	\$47.10	3/10/25
	Averages								\$60,931	\$62.04	











Sales Comparables Map

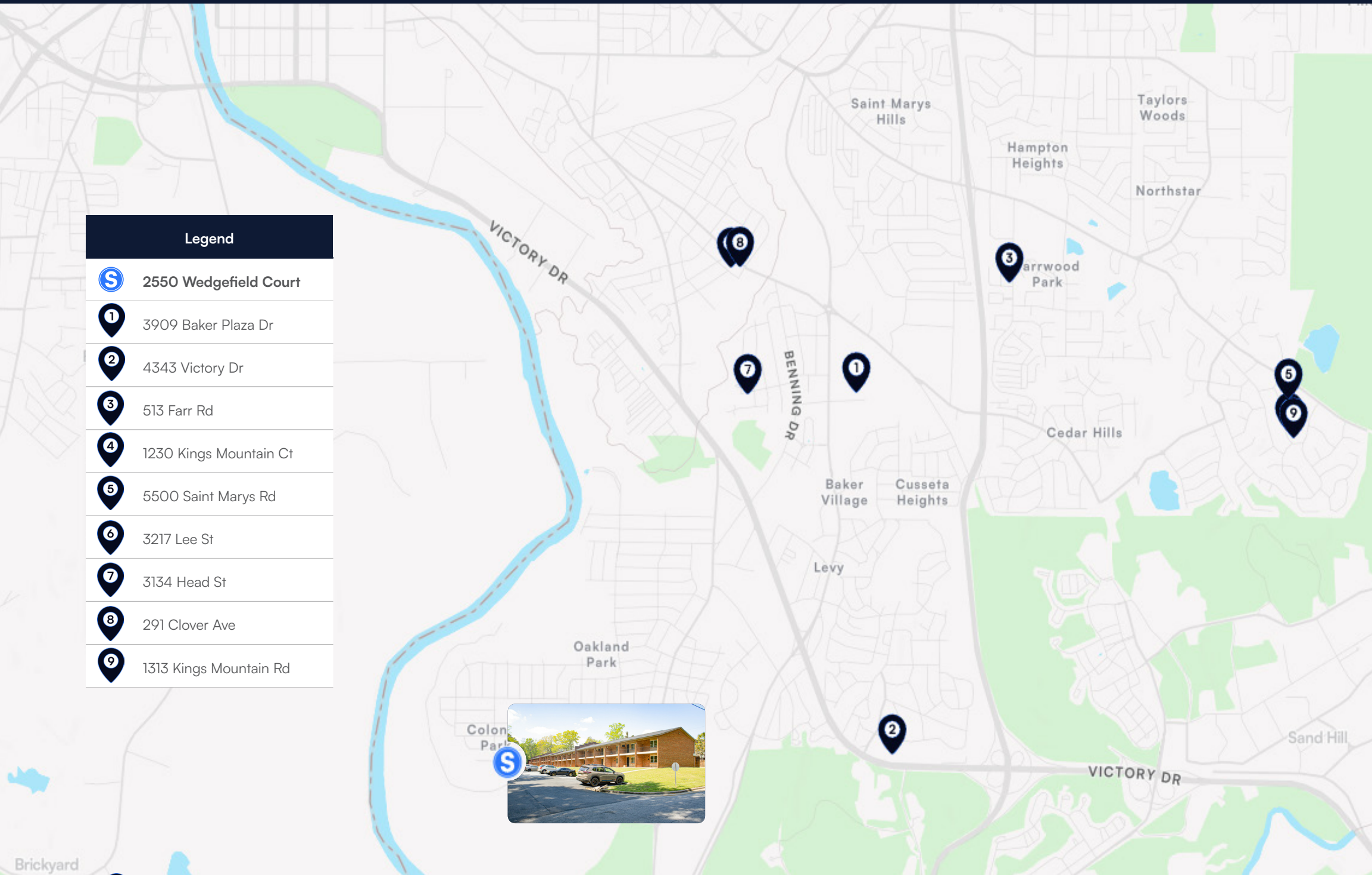


2-Bedroom Rent Comparables

	Property Name/Address	City	State	Postal Code	Unit Mix	Unit Size (SF)	Monthly Rent	Avg Rent/SF
④	Riverwalk Townhomes 2550 Wedgefield Court	Columbus	GA	31903	2+1.5	1,100	\$832	\$0.76
①	Valor Pointe 3909 Baker Plaza Dr	Columbus	GA	31903	2+2	1,065	\$1,010	\$0.95
②	Magnolia Place 4343 Victory Dr	Columbus	GA	31903	2+1	-	\$875	-
③	Ridge Pointe Apartments 513 Farr Rd	Columbus	GA	31907	2+1	1,000	\$950	\$0.95
④	Kings Mountain 1230 Kings Mountain Ct	Columbus	GA	31907	2+1	775	\$875	\$1.13
⑤	Village at Holly Park 5500 Saint Marys Rd	Columbus	GA	31907	2+1	864	\$950	\$1.10
⑥	3217 Lee St	Columbus	GA	31903	2+1	688	\$950	\$1.38
⑦	3134 Head St	Columbus	GA	31903	2+1	-	\$925	-
⑧	291 Clover Ave	Columbus	GA	31903	2+1	664	\$850	\$1.28
⑨	1313 Kings Mountain Rd	Columbus	GA	31907	2+1	-	\$825	-
	Averages						\$912	\$1.13

Rent Comparables Map

Legend	
	2550 Wedgefield Court
	3909 Baker Plaza Dr
	4343 Victory Dr
	513 Farr Rd
	1230 Kings Mountain Ct
	5500 Saint Marys Rd
	3217 Lee St
	3134 Head St
	291 Clover Ave
	1313 Kings Mountain Rd



MARKET OVERVIEW

Riverwalk Townhomes

2550 Wedgefield Court, Columbus, GA 31903

COLUMBUS, GA



COLUMBUS, GA

206,922

Total Population

95,000

Employed Population

\$47,600

Median HH Income

24.8%

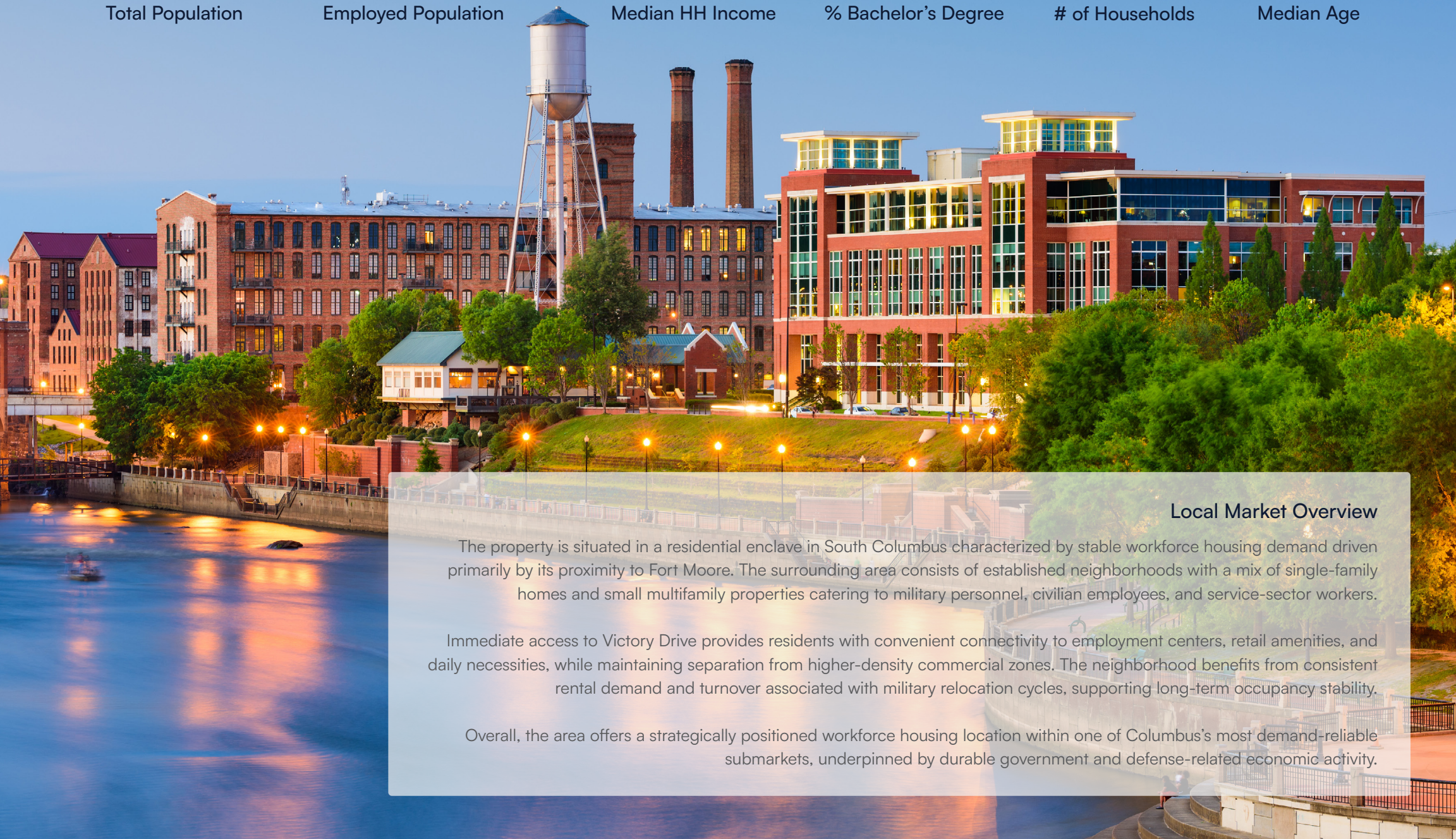
% Bachelor's Degree

80,300

of Households

34.5

Median Age



Local Market Overview

The property is situated in a residential enclave in South Columbus characterized by stable workforce housing demand driven primarily by its proximity to Fort Moore. The surrounding area consists of established neighborhoods with a mix of single-family homes and small multifamily properties catering to military personnel, civilian employees, and service-sector workers.

Immediate access to Victory Drive provides residents with convenient connectivity to employment centers, retail amenities, and daily necessities, while maintaining separation from higher-density commercial zones. The neighborhood benefits from consistent rental demand and turnover associated with military relocation cycles, supporting long-term occupancy stability.

Overall, the area offers a strategically positioned workforce housing location within one of Columbus's most demand-reliable submarkets, underpinned by durable government and defense-related economic activity.

Local Attractions & Amenities



Columbus offers residents a compelling blend of outdoor recreation, military-driven economic stability, and accessible urban conveniences—all within minutes of home. Anchored by Fort Moore and enhanced by riverfront amenities, the city delivers a lifestyle that balances career opportunity with leisure. From scenic waterfront trails to regional retail destinations and higher education institutions, Columbus provides the everyday essentials and lifestyle features that today’s residents prioritize.

Recreation & Outdoors: The Columbus Riverwalk serves as a centerpiece of the community, stretching along the Chattahoochee River with miles of walking, biking, and scenic gathering spaces. Residents also enjoy whitewater rafting, kayaking, and access to nearby parks and greenways that promote an active outdoor lifestyle.

Military Presence — Fort Moore: One of the largest military installations in the country, Fort Moore is a major economic and cultural driver for the region. The base supports a strong population of active-duty personnel, civilian employees, and contractors, contributing to long-term housing demand and economic stability.

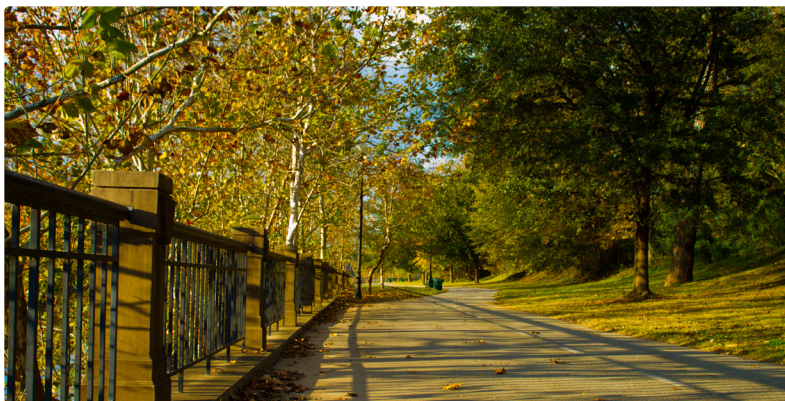
Education & Culture: Columbus State University provides higher education opportunities along with arts, music, and cultural programming that enrich the community. The RiverCenter for the Performing Arts and university-led initiatives further enhance the city’s cultural offerings.

Dining & Retail: Peachtree Mall serves as the region’s primary retail hub, featuring national retailers, dining options, and everyday conveniences. The surrounding retail corridors and Uptown Columbus district offer a mix of local restaurants, boutiques, and entertainment venues.

Healthcare Access: Residents benefit from proximity to major healthcare providers including Piedmont Columbus Regional, offering comprehensive medical services, specialty care, and emergency facilities.

Commuter Accessibility: Columbus is well-connected via major roadways, with convenient access to Fort Moore, Downtown Columbus, and regional employment centers, supporting efficient daily commutes.

Columbus continues to evolve as a well-rounded community, combining riverfront recreation, institutional stability, and modern conveniences—positioning it as an attractive market for both residents and investors.



ATLANTA, GA

The Atlanta MSA is one of the nation's most dynamic and resilient markets, supported by a diverse economy and its role as a hub for commerce, culture, and transportation. A strong tourism industry,

global corporate presence, and growing population continue to fuel demand for housing, making Atlanta a prime market for long-term investments.

Total Population
6,305,839

Annual Visitors
51 Million

Tourism Economic Impact
\$20 Billion

GDP
\$571+ Billion



Tourism & Cultural Events

Atlanta boasts a vibrant tourism and cultural scene anchored by world-class attractions like the Georgia Aquarium, World of Coca-Cola, and the Martin Luther King Jr. National Historical Park, alongside a thriving arts and theater district. Major events such as

the Peach Bowl, Atlanta Film Festival, Music Midtown, and Atlanta Jazz Festival highlight the city's diverse cultural identity, while professional sports teams like the Falcons, Braves, and Hawks further cement their reputation as a premier entertainment hub.



Georgia Aquarium
2.2M Annual Visitors



Peach Bowl
\$73.4M in Economic Impact



FIFA World Cup 2026
Est. \$503M in Economic Impact



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By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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Owner and Matthews™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™ or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.