



829 North Hill Street
Griffin, GA 30223

MATTHEWS™



829 North Hill Street
Griffin, GA 30223

Exclusively Listed By



Connor Kerns
FVP & Associate Director
(404) 445-1090
connor.kerns@matthews.com
License No. 408600 (GA)



Austin Graham
FVP & Associate Director
(404) 445-1091
austin.graham@matthews.com
License No. 408272 (GA)

Maxx Bauman | Broker of Record | Broker License No. 451849 (GA) | Firm License No. 80041 (GA)

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MATTHEWS™



Property Overview

829 North Hill Street | Griffin, GA 30223

Executive Summary

829 North Hill Street | Griffin, GA 30223

60
Number of Units

±70,575 SF
Total Gross SF

2001
Year Built

The Opportunity

Matthews Real Estate Investment Services is pleased to present St. Phillip Villas, a 60-unit multifamily investment opportunity located at 829 N Hill St in Griffin, Georgia. The property is positioned within an established residential corridor just north of downtown Griffin, with convenient access to N Hill Street, US-19/US-41, Southern Crescent Technical College, Wellstar Spalding Medical Center, and major local employment nodes serving Griffin and Spalding County.

St. Phillip Villas offers investors a rare combination of post-2000 vintage construction, large unit sizes, strong in-place occupancy, and competitive in-place rents in a workforce housing market south of Atlanta. Built in 2001 and averaging approximately 1,176 SF per unit, the property features one-, two-, and three-bedroom floor plans that are materially larger than many competing assets. The rent roll supports current average in-place rent of approximately \$1,228 per occupied unit compared with underwritten market rent of approximately \$1,338, leaving a clear mark-to-market opportunity while maintaining an affordable rent profile for the submarket.

Griffin benefits from proximity to the broader South Atlanta growth corridor while retaining a lower-cost housing base than core Atlanta suburbs. The market is supported by healthcare, education, manufacturing, distribution, local government, and service-sector employment. Major demand drivers include Wellstar Spalding Medical Center, Caterpillar's Griffin Power Systems operation, University of Georgia Griffin Campus, Southern Crescent Technical College, Norcom, Spalding County, and the broader Hartsfield-Jackson/Atlanta logistics ecosystem. For residents, St. Phillip Villas provides a convenient, attainable housing option near daily-needs retail, schools, medical employment, and local commuter routes.





60
Number of Units

2001
Year Built

±1,176 SF
Avg Unit Size

±70,575 SF
Total Gross SF

\$1,228
Current Avg Rent

±5.98 AC
Lot Size

\$1,338/Unit
Avg Market Rents

(18%) One Bed
Unit Mix

(60%) Two-Bed
Unit Mix

(22%) Three-Bed
Unit Mix

Property Highlights

Property Highlights

- Garden-style multifamily community with large floor plans and a family-oriented unit mix.
- Brand New Pickleball Court, Gazebo, Fire Pit, Outdoor Grilling area & Playground.
- Central HVAC — 20 New Units
- Electric & Gas — Individually Metered Copper wiring
- Water — Master Metered PVC Plumbing Each Unit has its own Water Heater. Exact ages are difficult to predict, but 10 water heaters have been replaced recently.
- Roofs: 6 years old.
- 23-Units are fully upgraded with New Stainless-Steel Appliances, Washer/Dryers, LVP Flooring, and New Paint. 11-Units are partially upgraded.
- All Units have Washer/Dryer Hookups. Owner owns the W/D machines inside the 23 renovated units. These rent for \$50/month in addition to the rent.
- All Units have a Private Patio/Balcony with a private storage closet.
- No Affordable Housing restrictions. 7 Units are currently occupied by Section 8 voucher tenants.
- Opportunity to capture rent growth through renewals and mark-to-market upside while maintaining a competitive rent point relative to larger South Atlanta suburbs.
- Attractive basis relative to replacement cost given 2001 vintage construction, large unit sizes, and land coverage below many infill garden-style assets.

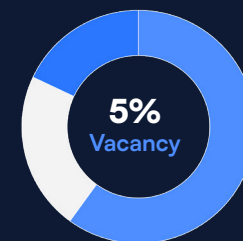
Utilities

Water/Sewer Bill-Back System — Flat Rate:

- **1-Bedroom:** \$65/month
- **2-Bedroom:** \$80/month
- **3-Bedroom:** \$90/month

Other Chargebacks Include:

- **Trash:** \$25/month | **Pest Control:** \$10/month.
- **W/D Machines:** \$50/month



- One Bed 18 (18%)
- Two Beds 60 (60%)
- Three Bed 22 (22%)

Location Highlights

Location & Access

Strategically located in Griffin, Georgia, ±40 miles south of Atlanta, offering residents access to the South Atlanta employment corridor while maintaining a lower-cost housing profile than many metro Atlanta suburbs

Strong Connectivity

Property is positioned along N Hill Street with convenient access to N 9th Street and local commuter routes serving downtown Griffin, US-19/US-41, and surrounding Spalding County neighborhoods

Education Demand Drivers

Minutes from Southern Crescent Technical College's Griffin Campus and nearby education/training facilities, supporting student, faculty, staff, and workforce housing demand

Healthcare Employment

Convenient to Wellstar Spalding Medical Center and related healthcare employment in Griffin

UGA Griffin Campus

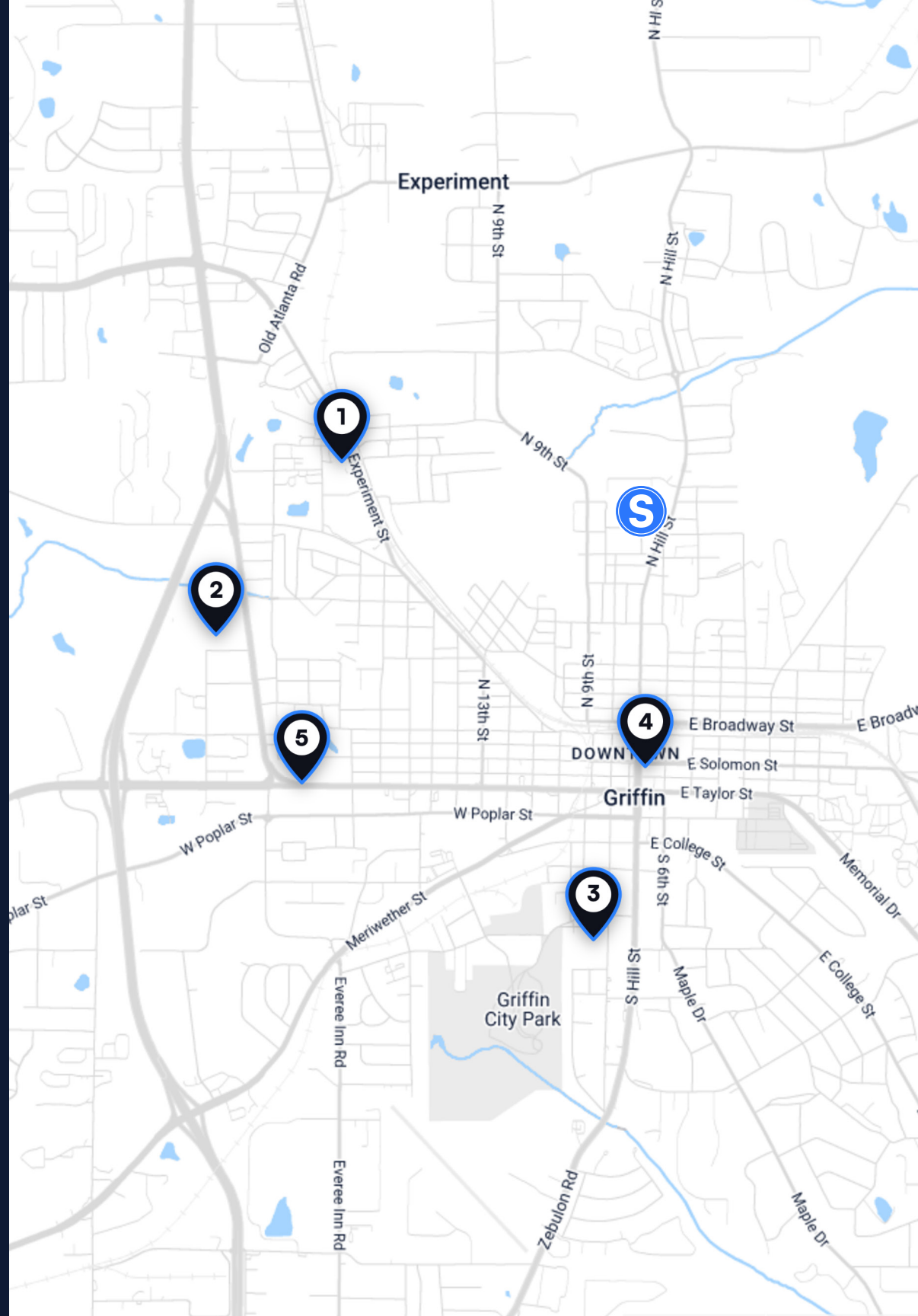
Located near University of Georgia Griffin Campus, a long-standing research and academic institution with agricultural, environmental sciences, food safety, and degree-completion programs

Manufacturing Employment Base

Griffin-Spalding County is an established manufacturing and workforce market with major employers and industrial users including Caterpillar, Norcom, and other regional manufacturing/distribution operations

Daily Demand Drivers

Daily-needs retail, restaurants, parks, schools, and service businesses are located throughout the surrounding Griffin trade area, supporting resident convenience and renter retention



- 1 University of Georgia Griffin
- 2 Wellstar Spalding Medical
- 3 US-19 / US-41 Corridor
- 4 Southern Crescent Technical College
- 5 Downtown Griffin

Amenities

Community Amenities

- Onsite Maintenance
- Onsite Management
- Playground
- Fitness Center
- Off Street Parking
- Firepit
- Pickleball Court

Unit Amenities

- High Speed Internet Access
- Patio/Deck/Porch
- Large Closets
- Air Conditioner
- Cable Ready
- Air Conditioning
- Outdoor Storage
- Wheelchair Accessible
- Laundry: In Unit



Spalding Center

Walmart Supercenter | belk | HOBBY LOBBY

ICHIBAN Japanese Steak & Seafood House | Uncle Bobby's WINGS & BEER | W | SMALLCAKES | Chick-fil-A | CHIPOTLE MEXICAN GRILL

Atlanta
±40 Miles Away



Subject Property

Susie B Atkinson Elementary
±480 Students and Teachers

University of Georgia Griffin
±1,000 Students

Kennedy Road Middle School
±450 Students and Teachers

Dundee Park
±1 Miles Away

Jackson Road Elementary
±400 Students and Teachers

Club Fitness | ExtraSpace Storage

Southern Crescent Technical College
±3,350 Students and Faculty

A.Z Kelsey High School
±65 Students and Teachers

Orrs Elementary
±550 Students and Teachers

Moore Elementary
±400 Students and Teachers

THE HOME DEPOT | Bully's CAFE | Jersey Mike's SUBS

Food Depot planet fitness

79 ±24,800 VPD

AMIGOS
RESTAURANT & CANTINA

Griffin High School
±2,000 Students and Teachers

La Parrilla
MEXICAN RESTAURANT

THE EMERALD CHANDELIER

LOWE'S | ALDI | MARCO'S | O'Reilly AUTO PARTS | BIG CHIC | FRIED CHICKEN

Margo's
RESTAURANT

Griffith's
DRIVE-IN

NorCom
SYSTEMS INC
±300 Employees

Wellstar Spalding Medical Center
±160 Beds

MARINO WARE | HOSHIZAKI | IMPACT | vernay | Perkins | NORWESCO

Griffin-Spalding Industrial Park
±5,000 Total Employees

Anne Street Elementary
±400 Students and Teachers

Griffin
Golf Course

CATERPILLAR
±900 Employees

Google Earth





Financial Overview

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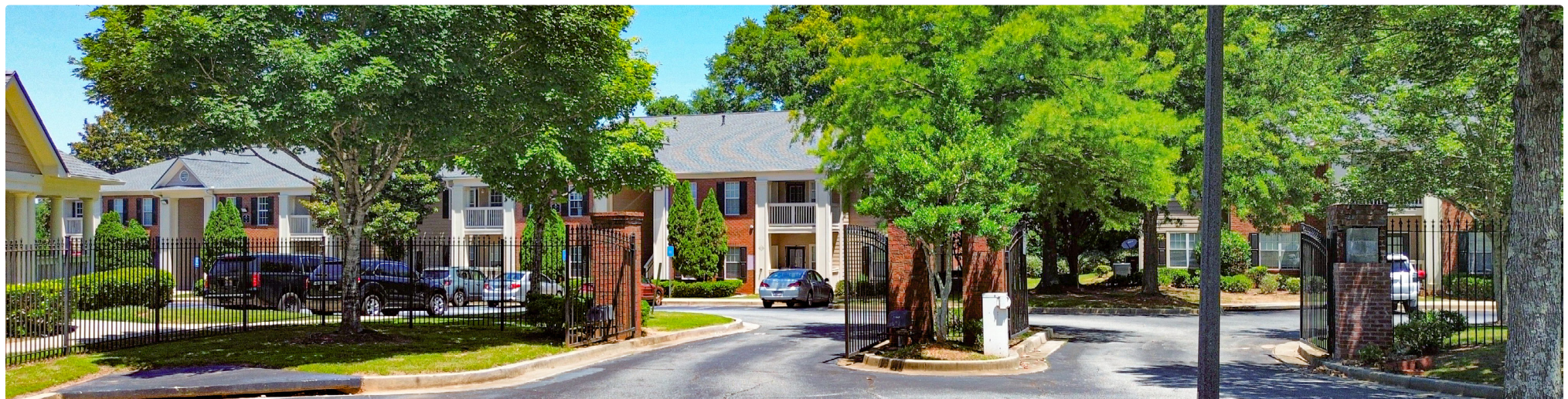
Financial Summary

Investment Summary

	Sale Price	Price/Unit	Price/Foot	T-12		T-3 T-12		Year 1 Tax Adjusted		Year 3 Stabilized	
				Cap Rate	GRM	Cap Rate	GRM	Cap Rate	GRM	Cap Rate	GRM
List Price	\$7,835,000	\$130,583	\$111.02	8.29%	8.10	8.12%	8.10	6.64%	8.25	8.00%	7.30

Unit Mix

Total Units	Unit Mix	Unit Mix %	Avg. Square Feet	Current Avg. Rent PSF	Current Avg. Rent	Market Avg. Rent	Market Rent PSF	Current Max Rent	Total Current Monthly Rent	Market Monthly Rent
2	1+1 - 50	3%	975	\$1.06	\$1,030	\$1,400	\$1.44	\$1,050	\$2,060	\$2,800
9	1+1 - mk	15%	975	\$1.14	\$1,115	\$1,275	\$1.31	\$1,275	\$10,035	\$11,475
12	2+2 - 50	20%	1,175	\$1.04	\$1,226	\$1,300	\$1.11	\$1,300	\$13,484	\$15,600
6	2+2 - 60	10%	1,175	\$1.05	\$1,233	\$1,300	\$1.11	\$1,300	\$7,400	\$7,800
18	2+2 - Mk	30%	1,175	\$1.04	\$1,228	\$1,320	\$1.12	\$1,320	\$20,868	\$23,760
4	3+2 - 60	7%	1,350	\$0.99	\$1,339	\$1,566	\$1.16	\$1,566	\$4,018	\$6,264
9	3+2 - Mk	15%	1,350	\$1.00	\$1,350	\$1,400	\$1.04	\$1,400	\$12,150	\$12,600
	Average		1,176	\$1.05	\$1,228	\$1,338	\$1.15	\$1,327	\$70,015	\$80,299
60	Total		70,575	\$63.00	\$70,015	\$80,299	\$68.75	\$9,621	\$840,180	\$963,588



Annual Operating Summary

	T-12	Per Unit	T-3	Per Unit	Year 1 Tax Adjusted	Per Unit	Year 3 Stabilized	Per Unit
Gross Potential Rent	\$916,319	-	\$946,819	-	\$963,588	Market Rent	\$1,022,271	22% Upside
Renovation Income								
Less Vacancy	-\$42,377	-4.48%	-\$53,868	-5.69%	-\$50,232	-5.2%	-\$51,114	-5.0%
Loss/Gain to Lease	-\$29,737	-3.14%	-\$35,794	-3.78%	-\$73,176	-7.6%	-\$10,223	-1.0%
Less Concessions	-\$2,400	-0.25%	-\$9,600	-1.01%	-\$9,636	-1.0%	-\$10,223	-1.0%
Less Change in Delinquency	\$0	0.00%	\$0	0.00%	-\$9,636	-1.0%	-\$10,223	-1.0%
Expense/Utility Reimbursement	\$54,012	\$900	\$56,611	\$944	\$59,566	\$993	\$61,972	\$1,033
Other Income	\$49,166	\$819	\$34,139	\$569	\$34,822	\$580	\$36,228	\$604
Pet Fees/Rent	\$793	\$13	\$480	\$8	\$490	\$8	\$509	\$8
Parking Fees	-\$2,835	-\$47	\$4	\$0	\$4	\$0	\$4	\$0
Late Fees	\$15,876	\$265	\$4,930	\$82	\$5,029	\$84	\$5,232	\$87
Laundry Fees	\$7,063	\$118	\$7,970	\$133	\$8,130	\$135	\$8,458	\$141
Pest Control Income	\$4,026	\$67	\$4,837	\$81	\$4,934	\$82	\$5,133	\$86
Gross Operating Income	\$969,905		\$956,528		\$933,882		\$1,058,026	
Expenses	\$320,363	32.1%	\$320,363	31.7%	\$413,901	42.06%	\$431,196	38.88%
Net Operating Income	\$649,542	\$0	\$636,165	\$10,603	\$519,980	\$8,666	\$626,831	\$10,447
Loan Payments	\$356,639	-	\$356,639	-	\$356,639	-	\$356,639	-
Pre-Tax Cash Flow	\$292,903	10.7%	\$279,526	10.2%	\$163,341	5.96%	\$270,192	9.85%
Plus Principal Reduction	\$65,514	-	\$65,514	-	\$65,514	-	\$65,514	-
Total Return Before Taxes	\$358,418	13.07%	\$345,041	12.58%	\$228,856	8.35%	\$335,706	12.24%

Financing - New Loan

Years Held	10 Years	Amortization Period	30 Years
Loan Amount	\$5,092,750	LTV	65.0%
Down Payment (35%)	\$2,742,250	Interest	5.75%
Yearly Payment	\$356,639	Monthly Payment	\$29,720
Debt Coverage Limit	1.25x	Closing Costs	1.0%
Payoff or Refinance Months	120	Interest Only (Years)	0 Year(s)

Pro Forma Annual Operating Summary

	Pro Forma Estimates	% of Current SGI	T-12	Per Unit	T-12	Per Unit	Year 1 Tax Adjusted	Per Unit	Year 3 Stabilized	Per Unit
Real Estate Taxes		8.39%	\$79,451	\$1,324	\$79,451	\$1,324	\$99,491	\$1,658	\$101,491	\$1,692
Property Management Fee	3.0% GOI	2.56%	\$24,226	\$404	\$24,226	\$404	\$28,016	\$467	\$31,741	\$529
Insurance	\$1,025 Per Unit	6.48%	\$61,389	\$1,023	\$61,389	\$1,023	\$61,500	\$1,025	\$63,985	\$1,066
Payroll	\$1,200 Per Unit	4.70%	\$44,529	\$742	\$44,529	\$742	\$72,000	\$1,200	\$74,909	\$1,248
General and Administrative	\$150 Per Unit	0.03%	\$265	\$4	\$265	\$4	\$9,000	\$150	\$9,364	\$156
Contract Services	\$30 Per Unit	0.21%	\$1,975	\$33	\$1,975	\$33	\$1,800	\$30	\$1,873	\$31
Landscaping/Grounds	\$150 Per Unit	0.97%	\$9,169	\$153	\$9,169	\$153	\$9,000	\$150	\$9,364	\$156
Turnover	\$150 Per Unit	0.04%	\$350	\$6	\$350	\$6	\$9,000	\$150	\$9,364	\$156
Repairs & Maintenance	\$300 Per Unit	0.92%	\$8,684	\$145	\$8,684	\$145	\$18,000	\$300	\$18,727	\$312
Electricity	2% Over Actual	1.14%	\$10,752	\$179	\$10,752	\$179	\$10,967	\$183	\$11,410	\$190
Water/Sewer	2% Over Actual	6.71%	\$63,523	\$1,059	\$63,523	\$1,059	\$64,794	\$1,080	\$67,411	\$1,124
Trash Removal	2% Over Actual	0.97%	\$9,150	\$153	\$9,150	\$153	\$9,333	\$156	\$9,710	\$162
Marketing/Advertising	\$150 Per Unit	0.73%	\$6,900	\$115	\$6,900	\$115	\$9,000	\$150	\$9,364	\$156
Reserves	\$200 Per Unit	0.00%	\$0	\$0	\$0	\$0	\$12,000	\$200	\$12,485	\$208
Total Expenses		33.49%	\$320,363	\$5,339	\$320,363	\$5,339	\$413,901	\$6,898	\$431,196	\$7,187
		<u>Current</u>	<u>Per Unit</u>	<u>% of SG</u>						
Non-Controllable Expenses: Taxes, Ins., Reserves		\$150,009	\$2,500	15.6%						
Total Expense Without Taxes & Reserves		\$240,912	\$4,015	25.00%						







Rent Roll

Unit Mix	Unit #	# of Units	SF	Current Rent	Current Rent/SF	Market Rent	Market Rent/SF
3+2 - 60	A101	1	1,350	\$1,566	\$1.16	\$1,566	\$1.16
3+2 - Mk	A102	1	1,350	\$1,400	\$1.04	\$1,400	\$1.04
3+2 - Mk	A103	1	1,350	\$1,400	\$1.04	\$1,400	\$1.04
3+2 - Mk	A104	1	1,350	\$1,400	\$1.04	\$1,400	\$1.04
3+2 - Mk	A201	1	1,350	\$1,400	\$1.04	\$1,400	\$1.04
3+2 - Mk	A202	1	1,350	\$1,350	\$1.00	\$1,400	\$1.04
3+2 - 60	A203	1	1,350	\$886	\$0.66	\$1,566	\$1.16
3+2 - Mk	A204	1	1,350	\$1,350	\$1.00	\$1,400	\$1.04
2+2 - 50	B101	1	1,175	\$1,200	\$1.02	\$1,300	\$1.11
2+2 - Mk	B102	1	1,175	\$1,200	\$1.02	\$1,320	\$1.12
2+2 - Mk	B103	1	1,175	\$1,200	\$1.02	\$1,320	\$1.12
2+2 - Mk	B104	1	1,175	\$1,200	\$1.02	\$1,320	\$1.12
2+2 - 50	B105	1	1,175	\$1,200	\$1.02	\$1,300	\$1.11
2+2 - 60	B106	1	1,175	\$1,200	\$1.02	\$1,300	\$1.11
2+2 - 50	B107	1	1,175	\$1,102	\$0.94	\$1,300	\$1.11
2+2 - Mk	B108	1	1,175	\$1,200	\$1.02	\$1,320	\$1.12
2+2 - Mk	B201	1	1,175	\$1,200	\$1.02	\$1,320	\$1.12
2+2 - 50	B202	1	1,175	\$0	\$0.00	\$1,300	\$1.11
2+2 - Mk	B203	1	1,175	\$1,228	\$1.05	\$1,320	\$1.12
2+2 - 60	B204	1	1,175	\$1,200	\$1.02	\$1,300	\$1.11
2+2 - Mk	B205	1	1,175	\$1,275	\$1.09	\$1,320	\$1.12
2+2 - 60	B206	1	1,175	\$1,300	\$1.11	\$1,300	\$1.11
2+2 - Mk	B207	1	1,175	\$1,225	\$1.04	\$1,320	\$1.12
2+2 - Mk	B208	1	1,175	\$1,200	\$1.02	\$1,320	\$1.12
2+2 - 50	C103	1	1,175	\$1,200	\$1.02	\$1,300	\$1.11
2+2 - Mk	C104	1	1,175	\$0	\$0.00	\$1,320	\$1.12
2+2 - 50	C107	1	1,175	\$1,250	\$1.06	\$1,300	\$1.11
2+2 - Mk	C108	1	1,175	\$1,200	\$1.02	\$1,320	\$1.12
2+2 - 50	C201	1	1,175	\$1,282	\$1.09	\$1,300	\$1.11
2+2 - Mk	C202	1	1,175	\$1,320	\$1.12	\$1,320	\$1.12
2+2 - Mk	C203	1	1,175	\$1,200	\$1.02	\$1,320	\$1.12

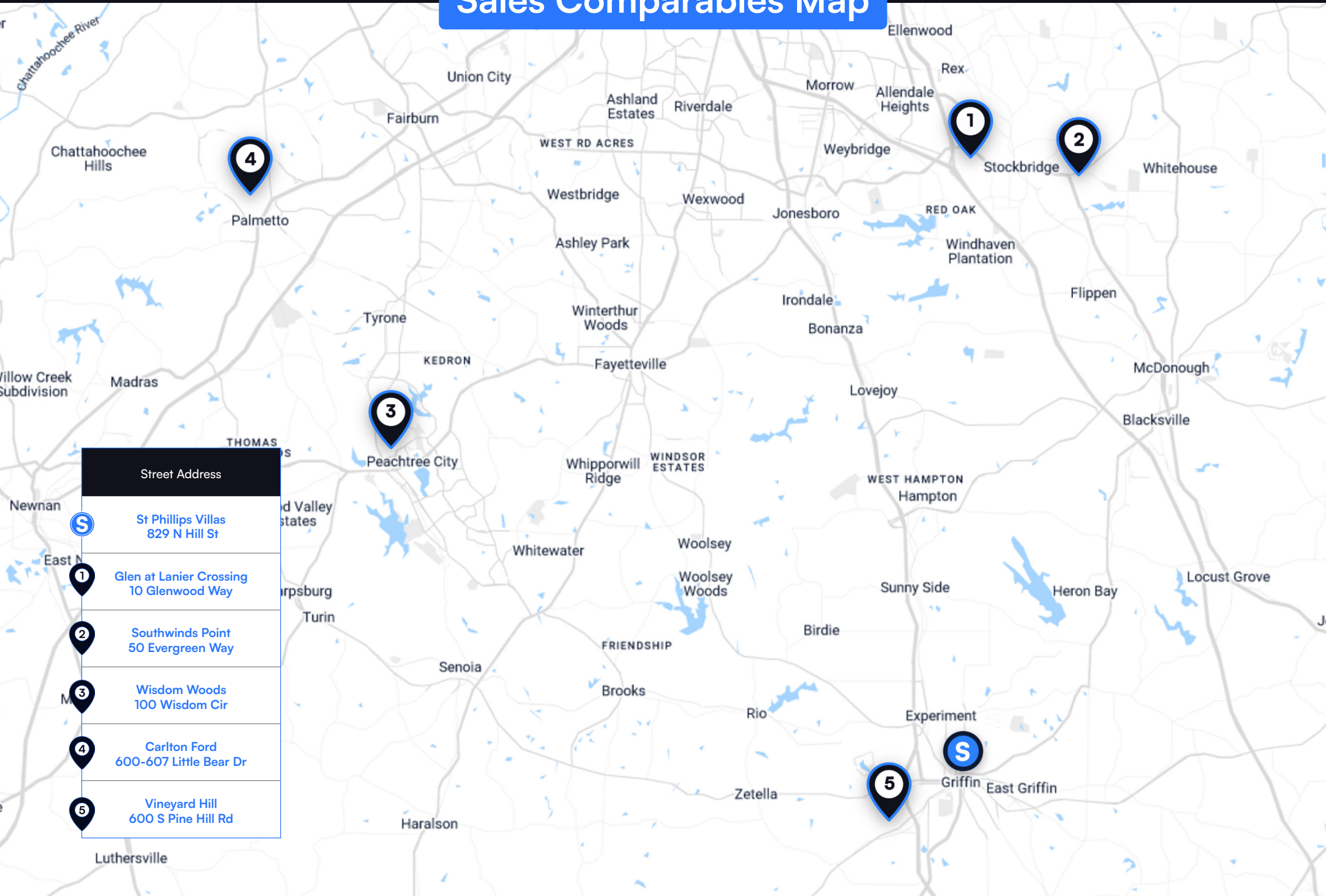
Rent Roll Continued

Unit Mix	Unit #	# of Units	SF	Current Rent	Current Rent/SF	Market Rent	Market Rent/SF
2+2 - Mk	C204	1	1,175	\$1,320	\$1.12	\$1,320	\$1.12
2+2 - Mk	C205	1	1,175	\$1,200	\$1.02	\$1,320	\$1.12
2+2 - 50	C206	1	1,175	\$1,300	\$1.11	\$1,300	\$1.11
2+2 - Mk	C207	1	1,175	\$1,200	\$1.02	\$1,320	\$1.12
2+2 - 50	C208	1	1,175	\$1,200	\$1.02	\$1,300	\$1.11
2+2 - 50	C301	1	1,175	\$1,250	\$1.06	\$1,300	\$1.11
2+2 - Mk	C302	1	1,175	\$1,275	\$1.09	\$1,320	\$1.12
2+2 - 60	C303	1	1,175	\$1,200	\$1.02	\$1,300	\$1.11
2+2 - Mk	C304	1	1,175	\$1,225	\$1.04	\$1,320	\$1.12
2+2 - 50	C305	1	1,175	\$1,200	\$1.02	\$1,300	\$1.11
2+2 - 60	C306	1	1,175	\$1,200	\$1.02	\$1,300	\$1.11
2+2 - 60	C307	1	1,175	\$1,300	\$1.11	\$1,300	\$1.11
2+2 - 50	C308	1	1,175	\$1,300	\$1.11	\$1,300	\$1.11
1+1 - mk	D101	1	975	\$1,275	\$1.31	\$1,275	\$1.31
1+1 - mk	D102	1	975	\$1,100	\$1.13	\$1,275	\$1.31
1+1 - mk	D103	1	975	\$1,050	\$1.08	\$1,275	\$1.31
1+1 - mk	D104	1	975	\$1,050	\$1.08	\$1,275	\$1.31
1+1 - 50	D105	1	975	\$1,010	\$1.04	\$1,400	\$1.44
3+2 - Mk	D106	1	1,350	\$1,400	\$1.04	\$1,400	\$1.04
1+1 - mk	D107	1	975	\$1,135	\$1.16	\$1,275	\$1.31
3+2 - 60	D108	1	1,350	\$0	\$0.00	\$1,566	\$1.16
1+1 - mk	D201	1	975	\$1,050	\$1.08	\$1,275	\$1.31
1+1 - 50	D202	1	975	\$1,050	\$1.08	\$1,400	\$1.44
1+1 - mk	D203	1	975	\$1,050	\$1.08	\$1,275	\$1.31
3+2 - Mk	D204	1	1,350	\$1,050	\$0.78	\$1,400	\$1.04
1+1 - mk	D205	1	975	\$1,050	\$1.08	\$1,275	\$1.31
3+2 - 60	D206	1	1,350	\$1,566	\$1.16	\$1,566	\$1.16
1+1 - mk	D207	1	975	\$1,275	\$1.31	\$1,275	\$1.31
3+2 - Mk	D208	1	1,350	\$1,400	\$1.04	\$1,400	\$1.04
Totals		60	70,575	\$70,015	\$59.92	\$80,299	
Averages			1176	\$1,228	\$1.05	\$1,338	\$1.15

Sales Comparables

	Street Address	City	Sale Price	Per Unit	Sale Date	Units	Building SF	PSF	Year Built Renovated	10 Yr	Avg Unit SF	Notes
	St Phillips Villas 829 N Hill St	Griffin	\$7,835,000	\$130,583	TBD	60	70,575	\$111.02	2001	4.31%	1,176	95% Occupied - 18% 1 beds/60% 2 beds/22% 3 beds
	Glen at Lanier Crossing 10 Glenwood Way	Stockbridge	\$42,012,187	\$159,137	3/26/26	264	275,928	\$152.26	2003	4.22%	1,045	\$4.2M in CapEx complete on 238 Units - 26 in classic condition - 90% Occupied - 27% 1 beds/50% 2 beds/23% 3 beds
	Southwinds Point 50 Evergreen Way	Stockbridge	\$28,600,000	\$119,167	3/25/26	240	250,844	\$114.02	1993/2016	4.23%	1,045	29.2% 1 beds/48.3% 2 beds/22.5% 2 beds
	Wisdom Woods 100 Wisdom Cir	Peachtree City	\$4,500,000	\$204,545	12/12/25	22	16,434	\$273.82	1985	4.04%	747	All 2 bed/1 bath units - upgraded in great condition
	Carlton Ford 600-607 Little Bear Dr	Palmetto	\$3,730,000	\$116,563	12/2/25	32	28,800	\$129.51	1985	4.09%	900	All 2 bed/1 bath units - upgraded in great condition
	Vineyard Hill 600 S Pine Hill Rd	Griffin	\$17,000,000	\$132,813	4/10/25	128	152,272	\$111.64	1995	4.50%	1,190	All 3 bed units - 3% loan assumption w/supplemental bringing it up to 5% blended - no Longer affordable
	Averages			\$146,445				\$156.25				







Sales Comparables Map

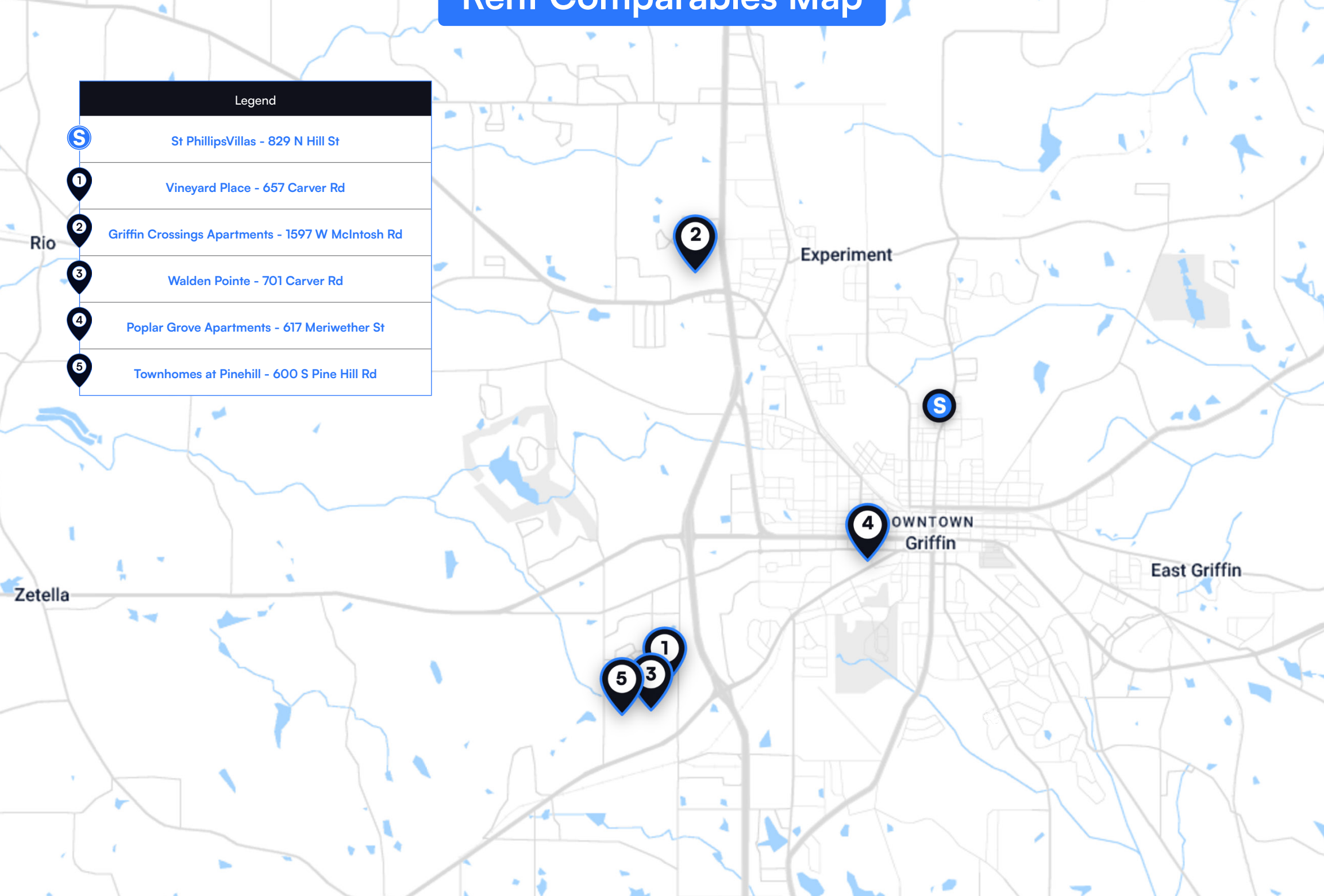


Rent Comparables

	Street Address	City	Units	Building Size (SF)	Year Built/ Reno	Unit Mix	Monthly Rent	SF	Rent/SF
S	St Phillips Villas - 829 N Hill St	Griffin	60	70,575	2001	1+1	\$1,073	975	\$1.10
						2+2	\$1,229	1,175	\$1.05
						3+2	\$1,345	1,350	\$1.00
1	Vineyard Place - 657 Carver Rd	Griffin	112	117,182	1989	2+2	\$1,340	1,093	\$1.23
						3+2	\$1,450	1,240	\$1.17
2	Griffin Crossings Apartments - 1597 W McIntosh Rd	Griffin	272	248,088	1987	1+1	\$1,224	824	\$1.49
						2+2	\$1,325	944	\$1.40
						3+2	\$1,605	1,090	\$1.47
3	Walden Pointe - 701 Carver Rd	Griffin	219	262,576	1999	1+1	\$1,145	998	\$1.15
						2+2	\$1,345	1,280	\$1.05
						3+3	\$1,685	1,480	\$1.14
4	Poplar Grove Apartments - 617 Meriwether St	Griffin	36	27,000	1945 / 2012	2+1	\$1,587	879	\$1.81
5	Townhomes at Pinehill - 600 S Pine Hill Rd	Griffin	128	152,170	1995	3+2.5	\$1,600	1,196	\$1.34
Averages						1 beds	\$1,185	911	\$1.32
						2 beds	\$1,399	1,049	\$1.37
						3 beds	\$1,585	1,252	\$1.28

Rent Comparables Map

Legend	
	St Phillips Villas - 829 N Hill St
	Vineyard Place - 657 Carver Rd
	Griffin Crossings Apartments - 1597 W McIntosh Rd
	Walden Pointe - 701 Carver Rd
	Poplar Grove Apartments - 617 Meriwether St
	Townhomes at Pinehill - 600 S Pine Hill Rd





Market Overview

829 North Hill Street | Griffin, GA 30223

Griffin, GA

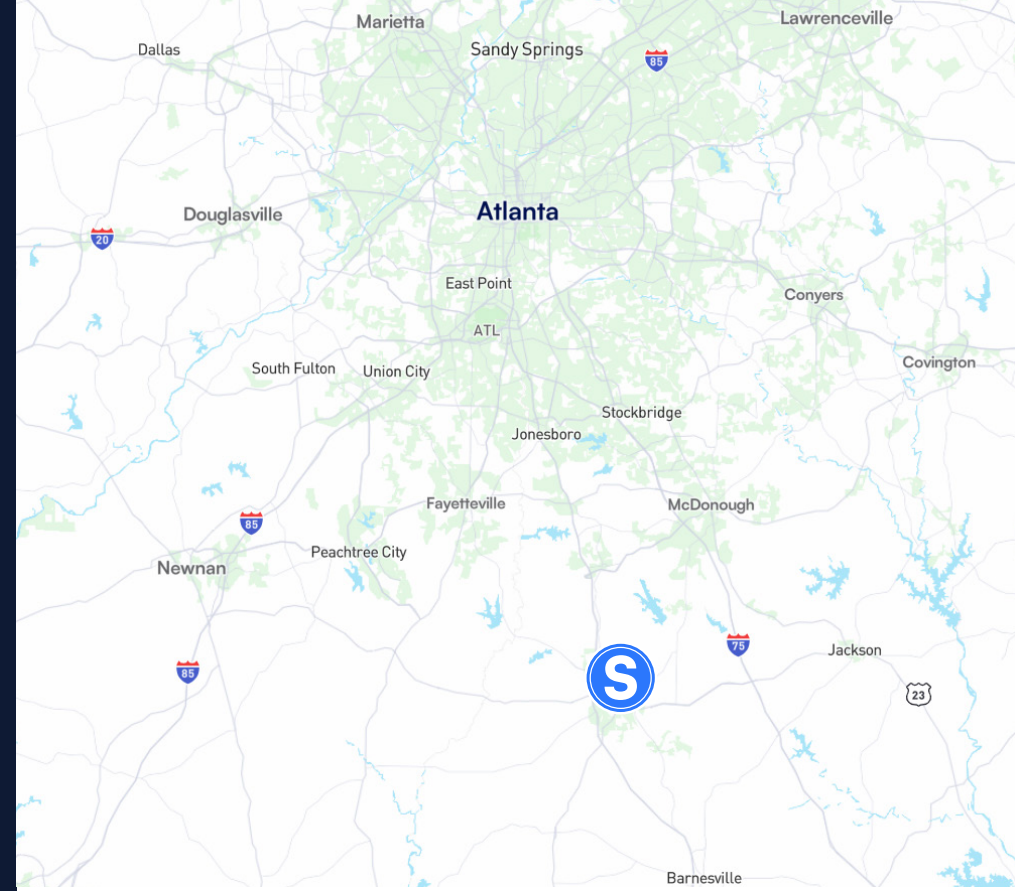
Neighborhood Overview

Griffin is a residential and commercial area in Griffin, located within Spalding County in the Atlanta area near the city core and neighborhoods. **The area serves as a local hub for small businesses, government services, healthcare, and institutions, supporting a stable base of employment and housing demand.** Positioned along North Hill Street and near U.S. Highway 41, the area benefits from direct connectivity and proximity to key civic and employment nodes. The local economy is anchored by retail, public sector offices, and related services, with several employers and institutional facilities located throughout the district.

Multifamily demand in this area is supported by a combination of local employment, healthcare services, school activity, and migration tied to affordability and access to the central city. In addition, the area's role as a service hub for surrounding parts of Griffin and Spalding County supports consistent rental demand from workers, students, service employees, and a broad mix of residents.

Property Demographics

POPULATION	1-MILE	3-MILE	5-MILE
2020 Population	7,368	29,745	47,904
2025 Population	8,006	31,869	51,158
2020-2025 Population Growth	1.7%	1.4%	1.4%
2030 Population Projection	8,389	33,300	53,420
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2020 Households	2,788	11,301	18,517
2025 Households	3,040	12,135	19,820
2030 Household Projection	3,188	12,692	20,714
INCOME	1-MILE	3-MILE	5-MILE
Avg Household Income	\$46,715	\$62,562	\$75,480



Distance to Atlanta | ±40 Miles

Regional Map

ATLANTA
±6M Population
±40 Miles away

REGIONAL POSITION

Positioned approximately 40 miles south of Atlanta in the heart of Georgia's growth corridor, Griffin offers strategic access to Metro Atlanta while maintaining lower operating costs. Located between Atlanta and Macon, Griffin provides connectivity to one of the Southeast's most important logistics and manufacturing regions.

TRANSIT & LOGISTICS ACCESS

I-75 (McDonough Exit) | ±18 Mi
Hartsfield-Jackson Atlanta International Airport | ±32 Mi
Downtown Atlanta | ±40 Mi

Griffin, GA

Atlanta, GA

Atlanta remains one of the nation's leading multifamily markets, driven by strong population growth, corporate relocations, and a diversified economy anchored by technology, healthcare, logistics, and professional services. Continued in-migration, expanding mixed-use development, and high-income employment growth continue supporting strong apartment demand and institutional investment activity across the metro. Top-tier communities in amenity-rich urban districts continue benefiting from proximity to major employment hubs, walkability, transit access, and lifestyle destinations, while suburban submarkets remain competitive through relative affordability, strong school systems, and established retail corridors.

65K+ Residents

Added Annually

7th Largest U.S. Metro

6.44M+ Total Population

\$92.6K

Median HH Income

Source: U.S. Census Bureau, Atlanta Regional Commission, CoStar Group, Georgia Department of Economic Development | 2025 Dataset





Higher Education

Griffin is strategically positioned within one of Georgia's growing educational corridors, providing residents and employers access to a strong network of higher education institutions. From technical workforce training and industry certifications to bachelor's and graduate degree programs, these institutions support talent development across healthcare, manufacturing, agriculture, business, education, and technology sectors. Their presence helps strengthen the local workforce, attract employers, and create long-term economic growth opportunities throughout the region.

University of Georgia Griffin Campus Enrollment (2025—2026)

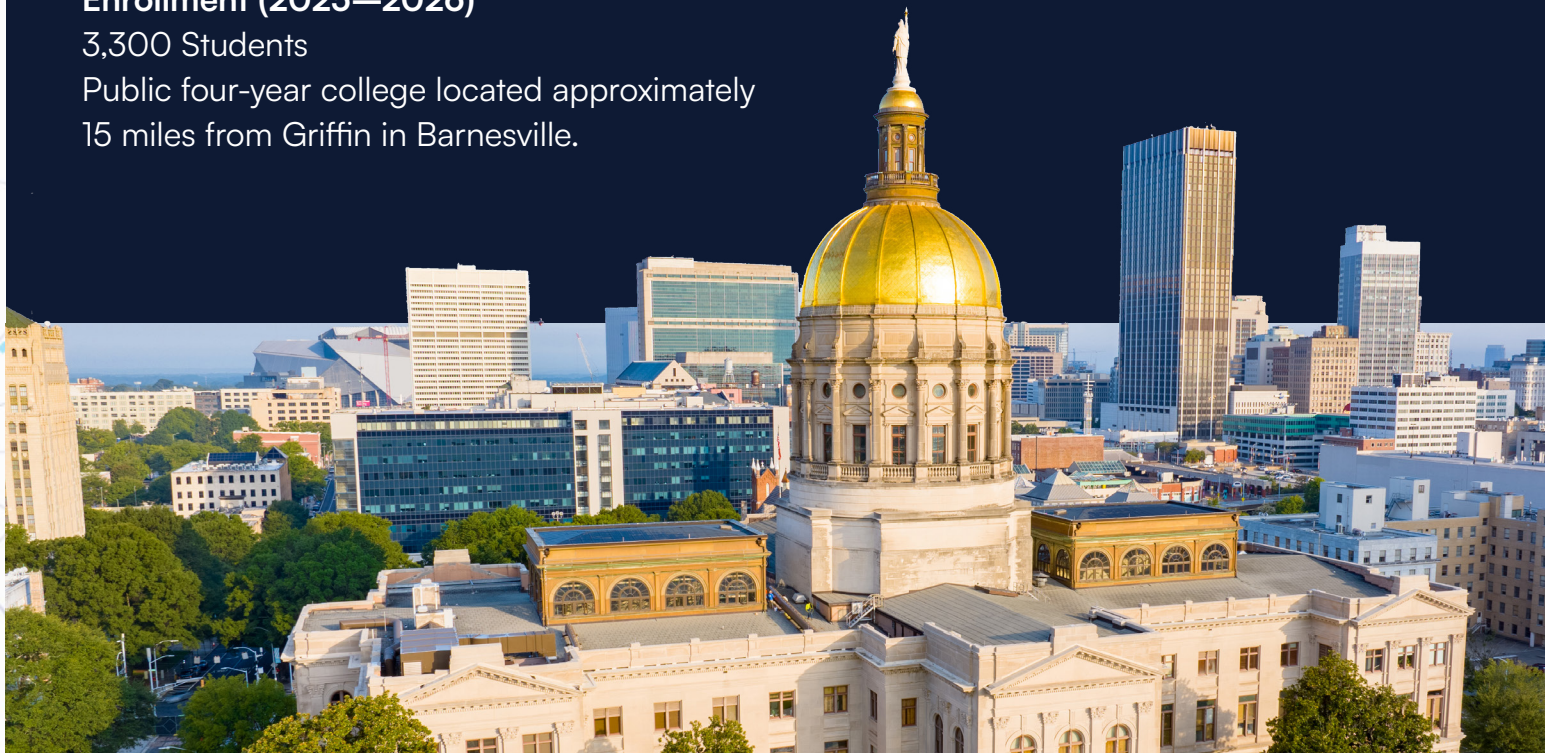
Part of the University of Georgia system serving 44,000+ students statewide

Southern Crescent Technical College Enrollment (2025—2026)

6,867 Students | Enrollment increased 11.1% from Fall 2024

Gordon State College Enrollment (2025—2026)

3,300 Students
Public four-year college located approximately 15 miles from Griffin in Barnesville.



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Connor Kerns
FVP & Associate Director
(404) 445-1090
connor.kerns@matthews.com
License No. 408600 (GA)



Austin Graham
FVP & Associate Director
(404) 445-1091
austin.graham@matthews.com
License No. 408272 (GA)

Maxx Bauman | Broker of Record | Broker License No. 451849 (GA) | Firm License No. 80041 (GA)

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **829 North Hill Street | Griffin, GA 30223** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™ has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

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.