

3300 College Street

Atlanta, GA 30337

**Multifamily
Investment Opportunity**

Offering Memorandum



MATTHEWS™

3300 College Street

Atlanta, GA 30337

Exclusively Listed By



Austin Graham

FVP & Associate Director

(404) 445-1091

austin.graham@matthews.com

License No. 408272 (GA)



Connor Kerns

FVP & Associate Director

(404) 445-1090

connor.kerns@matthews.com

License No. 408600 (GA)

Maxx Bauman

Broker of Record

Broker Lic. No.: 451849 (GA)

Firm Lic. No.: 80041 (GA)

MATTHEWS™



Property Overview

3300 College Street
Atlanta, GA 30337



Executive Summary

3300 College St

Atlanta, GA 30337

1960

Year Built

22

Total Units

±16,720 SF

Total Gross SF

The Opportunity

Matthews™ is pleased to exclusively present **3300 College Street**, a 22-unit multifamily community located in College Park, Georgia. Built in 1960, the property consists of two-bedroom, one-bathroom garden-style residences averaging approximately 760 square feet, offering investors the opportunity to acquire a manageable-scale, value-add multifamily asset in one of Atlanta's most in-demand submarkets.

3300 College Street is located within the Historic College Park district of Fulton County, an established and walkable Atlanta neighborhood with convenient access to Interstate 85, Interstate 285, and MARTA rail service via the East Point or College Park Stations both approximately 1.4 miles away. The property is positioned near Camp Creek Marketplace, anchored by Target, Lowe's, Publix,

and TJ Maxx, and within walking distance of College Park's Main Street dining and entertainment corridor. Nearby schools include **Woodward Academy, one of the nation's largest independent schools**, along with College Park Elementary, Woodland Middle, and Tri-Cities High School. Residents also benefit from **proximity to the Georgia International Convention Center and Gateway Center Arena**, home of the WNBA's Atlanta Dream, as well as outdoor recreation at Barrett Park and Richard D. Zupp Park. Regional employment is supported by Hartsfield-Jackson Atlanta International Airport, Delta Air Lines, UPS, and other aviation, logistics, and hospitality employers, and positive area demographics, **including a 6% year-over-year increase** in College Park's median household income, **support long-term rental demand**.



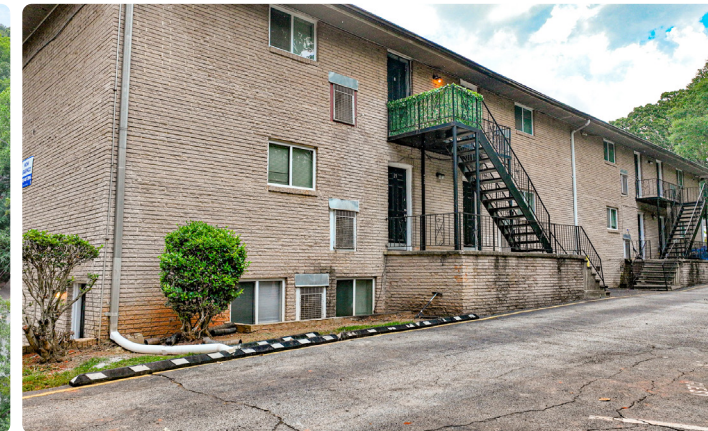
Investment Highlights

Property Highlights

- **Assumable In Place Fannie Mae Financing:** Ability to assume attractive in place agency debt at 3.73% that goes through 2032
- **Favorable Property Condition:** Around 90% of the water heaters are now new, almost all have new flooring & reglazed bathrooms, all vinyl windows less than 10 years old, repainted fire escapes and new electrical breakers
- **Significant Rental Upside:** Ability to update the unit interiors to capture a minimum of 20% rental upside based on the comparable properties in the area
- **Stable Operations:** Occupancy consistently stays at or around 100% occupancy with minimal bad debt.
- **Prime Rental Market:** Minutes from Hartsfield-Jackson Atlanta International Airport, one of the largest employment hubs in the entire Southeast with 63,000+ employees.

Location Highlights

- **Located in the Historic College Park district** of Fulton County, Georgia, an established and walkable Atlanta neighborhood
- **Convenient access** to Interstate 85, Interstate 285, and MARTA rail service via the College Park Station, approximately 1.4 miles away
- **Positioned near Camp Creek Marketplace**, anchored by Target, Lowe's, Publix, and TJ Maxx, along with a variety of restaurants and service-oriented retailers, and within walking distance of College Park's Main Street dining and entertainment corridor
- **Accessible to Woodward Academy**, one of the nation's largest independent schools, along with College Park Elementary, Woodland Middle, and Tri-Cities High School



Property Highlights

Additional Property Information

Number of Units: 22

Year Built: 1960

Total Gross SF: ±16,720 SF

Average Unit Size: ±760 SF

Acreage: ±0.88 AC

Unit Mix: 2+1 (22)

HVAC: PTAC Units

Metering: Master Metered Water | Individually
Metered Electric | Individually Metered Gas

Electrical: Copper (3 year old breakers)

Plumbing: Copper & Cast Iron

Laundry: On-site (no in unit connections)

Roofs: Pitched Shingle (7 years old)

Section 8: No

Parking: Off-street surface parking (26 spaces)

Utility Summary

Service	Paid By	Fee
Electricity	Tenant	Direct to City
Water & Sewer	Tenant	\$50 for 1st occupant & \$25 for 2nd occupant
Gas	None	Direct to City
Pest Control	Owner	\$0
Trash	Owner	\$0

Distance To:

Hartsfield-Jackson Atlanta International Airport: ±3.5 Miles

East Point MARTA Station: ±1.4 Miles

Woodward Academy: ±0.8 Miles

Downtown Atlanta: ±8 Miles

Camp Creek Marketplace: ±3.4 Miles

Virginia Station Shopping Center: ±1.0 Miles

Walmart: ±2.8 Miles

Piggly Wiggly: ±1.0 Miles



Latin Grammar Charter School
±760 Employees

Washington Plaza



Tri-Cities High School
±1,740 Employees



MARTA Gold Line
Direct north-south rail connection between Hartsfield-Jackson Atlanta International Airport, Downtown/Midtown Atlanta, and the northeastern Atlanta suburbs.



MARTA Gold Line
Linking the airport and south Atlanta/East Point area with Downtown, Midtown, Buckhead, and the Perimeter employment area.



Bullock Habersham Townhomes
±128 Homes

Subject Property



The Gateway Center Arena
Multi-purpose sports and entertainment arena.



Car Rental Agency



6

± 48,200 VPD



Airport Shuttle Service

± 10,700 VPD

± 180,500 VPD



WOODWARD ACADEMY
Private College
±2,685 Students | ±600 Employees



Headquarters
±27,100 Total Employees



Federal Aviation Administration
Federal Government Office
±1,300 Employees



Hartsfield-Jackson Atlanta International Airport
±3.5 Miles Away | ±9 Minute Drive
±63,000 Employees
Home to 367 Active On-Site Businesses

College Park

East Point

Property Photos



Property Photos



Financial Overview

3300 College Street
Atlanta, GA 30337



Financial Summary

Investment Summary

List Price			Historical		Year 1 Adjusted		Matthews Pro Forma	
Price	Price/Unit	Price/Foot	Cap Rate	GRM	Cap Rate	GRM	Cap Rate	GRM
\$2,000,000	\$90,909	\$119.60	3.12%	7.66	6.44%	7.28	9.78%	5.61

Unit Mix

Total Units	Unit Mix	Unit Mix %	Avg SF	Avg Rent PSF	Current Avg Rent	Market Avg Rent	Market Rent PSF	Total Current Monthly Rent	Market Monthly
22	2+1	100%	760	\$1.34	\$1,020	\$1,249	\$1.64	\$20,400	\$27,478
	Average		760	\$1.34	\$1,020	\$1,249	\$1.64	\$20,400	\$27,478
22	Total		16,720	\$29.53	\$20,400	\$27,478	\$36.16	\$244,800	\$329,736



Annual Operating Summary

		T-12		Year 1 Adjusted		Matthews Pro Forma		Broker Notes
		Total	Per Unit	Total	Per Unit	Total	Per Unit	
Gross Potential Rent	<u>Pro Forma Estimates</u>	\$261,020		\$329,736	Market Rent	\$360,311	47% Upside	
Less Vacancy	-5%	\$0	0%	-\$16,487	-5.0%	-\$18,016	-5.0%	Assumes a 5% vacancy factor
Loss/Gain to Lease	Actual	\$0	0%	-\$54,960	-16.7%	-\$3,603	-1.0%	Assumes 1% loss to lease
Less Change in Delinquency	-1%	\$0	0%	-\$3,297	-1.0%	-\$3,603	-1.0%	Assumes 1% bad debt write offs
Other Income	2% Over Actual	\$1,870	\$85	\$1,908	\$87	\$2,024	\$92	Based on T-12 other income grown at 2%
Gross Operating Income		\$262,891		\$256,900		\$337,114		
Expenses		\$200,457	76.3%	\$128,071	46.85%	\$141,546	39.86%	
Net Operating Income		\$62,433	\$2,838	\$128,828	\$5,856	\$195,568	\$8,889	
Loan Payments		\$93,530		\$93,530		\$93,530		
Pre-Tax Cash Flow		-\$31,097	-4.4%	\$35,299	5.04%	\$102,038	14.58%	% of Down Payment
Plus Principal Reduction		\$15,964		\$15,964		\$15,964		
Total Return Before Taxes		-\$15,132	-2.16%	\$51,263	7.32%	\$118,002	16.86%	% of Down Payment

Pro Forma Annual Operating Summary

Pro Forma Estimates		% of Current SGI	T-12		Year 1 Adjusted		Matthews Pro Forma		% of SGI	Broker Notes
			Total	Per Unit	Total	Per Unit	Total	Per Unit		
Real Estate Taxes	2.5% Over Actual	12.03%	\$31,390	\$1,427	\$32,175	\$1,463	\$34,649	\$1,575	9.6%	Assumes tax growth of 2.5%
Property Management Fee	6.0% GOI	12.55%	\$32,765	\$1,489	\$15,414	\$701	\$20,227	\$919	5.6%	Assumes a 6% management fee
Insurance	\$1,000 Per Unit	8.48%	\$22,127	\$1,006	\$22,000	\$1,000	\$23,692	\$1,077	6.6%	Assumes insurance expense of \$1000/unit
General and Administrative	\$150 Per Unit	0.79%	\$2,061	\$94	\$3,300	\$150	\$3,554	\$162	1.0%	Assumes general administrative expense of \$150/unit
Contract Services	\$100 Per Unit	0.67%	\$1,753	\$80	\$2,200	\$100	\$2,369	\$108	0.7%	Assumes contract services expense of \$100/unit
Turnover	\$200 Per Unit	0%	\$0	\$0	\$4,400	\$200	\$4,738	\$215	1.3%	Assumes turnover expense of \$200/unit
Repairs & Maintenance	\$800 Per Unit	32.71%	\$85,378	\$3,881	\$17,600	\$800	\$18,953	\$862	5.3%	Assumes repairs and maintenance expense of \$800/unit
Electricity	2% Over Actual	0.60%	\$1,557	\$71	\$1,588	\$72	\$1,710	\$78	0.5%	Based on T-12 electricity expense grown at 2%
Water/Sewer	2% Over Actual	6.06%	\$15,821	\$719	\$16,137	\$734	\$17,378	\$790	4.8%	Based on T-12 water/sewer expense grown at 2%
Trash Removal	2% Over Actual	1.66%	\$4,323	\$196	\$4,409	\$200	\$4,748	\$216	1.3%	Based on T-12 trash expense grown at 2%
Other Utilities/Fuel/Gas	2% Over Actual	1.26%	\$3,282	\$149	\$3,347	\$152	\$3,605	\$164	1.0%	Based on T-12 other utilities grown at 2%
Marketing/Advertising	\$50 Per Unit	0%	\$0	\$0	\$1,100	\$50	\$1,185	\$54	0.3%	Assumes marketing expense of \$50/unit
Reserves	\$200 Per Unit	0%	\$0	\$0	\$4,400	\$200	\$4,738	\$215	1.3%	Assumes \$200/unit in Reserves
Total Expenses		76.25%	\$200,457	\$9,112	\$128,071	\$5,821	\$141,546	\$6,434	39.3%	
			<u>Current</u>	<u>Per Unit</u>	<u>% of SGI</u>					
Non-Controllable Expenses: Taxes, Ins., Reserves:			\$53,517	\$2,433	16.2%					
Total Expense Without Taxes & Reserves			\$169,067	\$7,685	51.27%					

Rent Roll

Unit Mix	SF	Current Rent	Current Rent/SF	Market Rent	Market Rent/SF
2+1	760	\$1,050	\$1.38	\$1,249	\$1.64
2+1	760	\$1,125	\$1.48	\$1,249	\$1.64
2+1	760	\$975	\$1.28	\$1,249	\$1.64
2+1	760	\$1,000	\$1.32	\$1,249	\$1.64
2+1	760	\$925	\$1.22	\$1,249	\$1.64
2+1	760	\$1,075	\$1.41	\$1,249	\$1.64
2+1	760	\$1,025	\$1.35	\$1,249	\$1.64
2+1	760	\$975	\$1.28	\$1,249	\$1.64
2+1	760	\$1,125	\$1.48	\$1,249	\$1.64
2+1	760	\$1,000	\$1.32	\$1,249	\$1.64
2+1	760	\$975	\$1.28	\$1,249	\$1.64
2+1	760	\$1,050	\$1.38	\$1,249	\$1.64
2+1	760	\$925	\$1.22	\$1,249	\$1.64
2+1	760	\$1,200	\$1.58	\$1,249	\$1.64
2+1	760	\$1,000	\$1.32	\$1,249	\$1.64
2+1	760	\$950	\$1.25	\$1,249	\$1.64
2+1	760	\$975	\$1.28	\$1,249	\$1.64
2+1	760	\$925	\$1.22	\$1,249	\$1.64
2+1	760	-	-	\$1,249	\$1.64
2+1	760	\$975	\$1.28	\$1,249	\$1.64
2+1	760	-	-	\$1,249	\$1.64
2+1	760	\$1,150	\$1.51	\$1,249	\$1.64
Totals	16,720	\$20,400	\$26.84	\$27,478	\$1.64
Averages	760	\$1,020	\$1.34	\$1,249	\$1.64

| Assumable Fannie Mae Financing



Assumable Fannie Mae Financing

Original Loan	\$1,260,000
---------------	-------------

Outstanding Balance	\$1,117,696
---------------------	-------------

Origination Date	September 30, 2020
------------------	--------------------

Amortization	30 yr
--------------	-------

Interest Rate	3.73% (fixed)
---------------	---------------

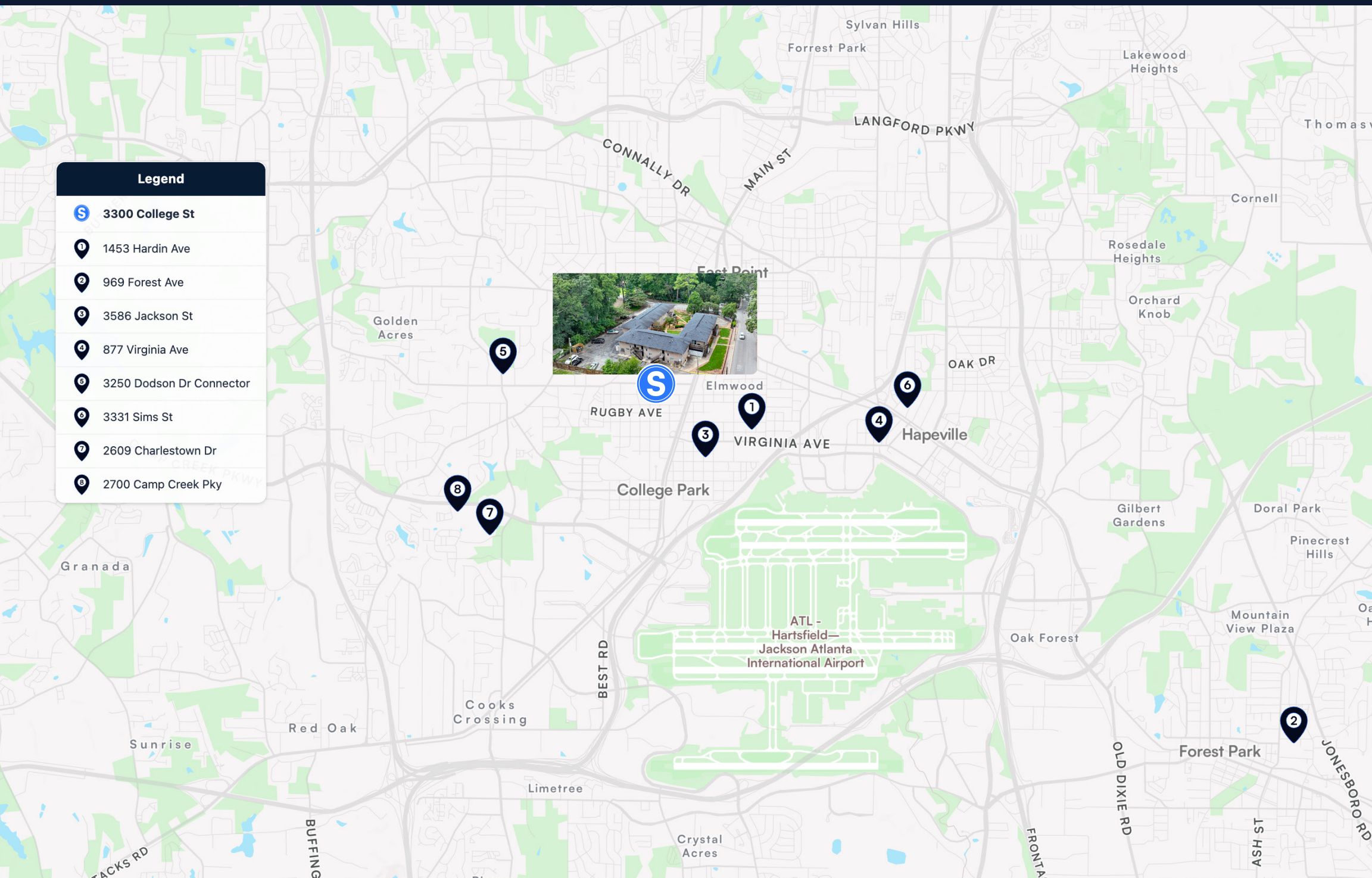
Maturity Date	October 1, 2032
---------------	-----------------

Servicer	Arbor
----------	-------

Sales Comparables

	Property Name / Address	Units	Square Feet	Avg Unit SF	Year Built	Closing Price	Price Per Unit	Per SQ FT	Sale Date
	Subject Property 3300 College St Atlanta, GA 30337	22	16,720	760	1960	-	-	-	-
	Air Court Apartments 1453 Hardn Ave Atlanta, GA 30337	8	5,022 SF	628 SF	1965	\$1,226,000	\$153,250	\$149.04	11/14/25
	Azul Door 969 Forest Ave Forest Park, GA 30297	48	40,750 SF	849 SF	1965	\$4,332,500	\$90,260.42	\$149.04	6/18/26
	3586 Jackson St College Park, GA 30337	20	18,970 SF	949 SF	1969	\$2,500,000	\$125,000	\$131.79	2/11/26
	877 Virginia Ave Atlanta, GA 30354	14	9,800 SF	700 SF	1960	\$1,580,000	\$112,857.14	\$161.22	12/2/25
	Dodson Courtyard 3250 Dodson Dr Connector East Point, GA 30344	75	61,050 SF	814 SF	1967	\$6,000,000	\$80,000	\$98.28	9/3/25
	Hapeville Flats 3331 Sims St Atlanta, GA 30354	24	24,000 SF	1,000 SF	1961	\$2,835,000	\$118,125	\$99.28	1/14/25
	Westpoint Creek Townhomes 2609 Charlestown Dr Atlanta, GA 30337	220	32,0117 SF	1,455 SF	1970	\$21,000,000	\$95,454.55	\$65.60	9/29/25
	The Commons at Camp Creek 2700 Camp Creek Pky Atlanta, GA 30337	124	130,696 SF	1,054 SF	1971	\$11,500,000	\$92,741.94	\$87.99	5/29/26
	Averages						\$108,461.13	\$117.78	

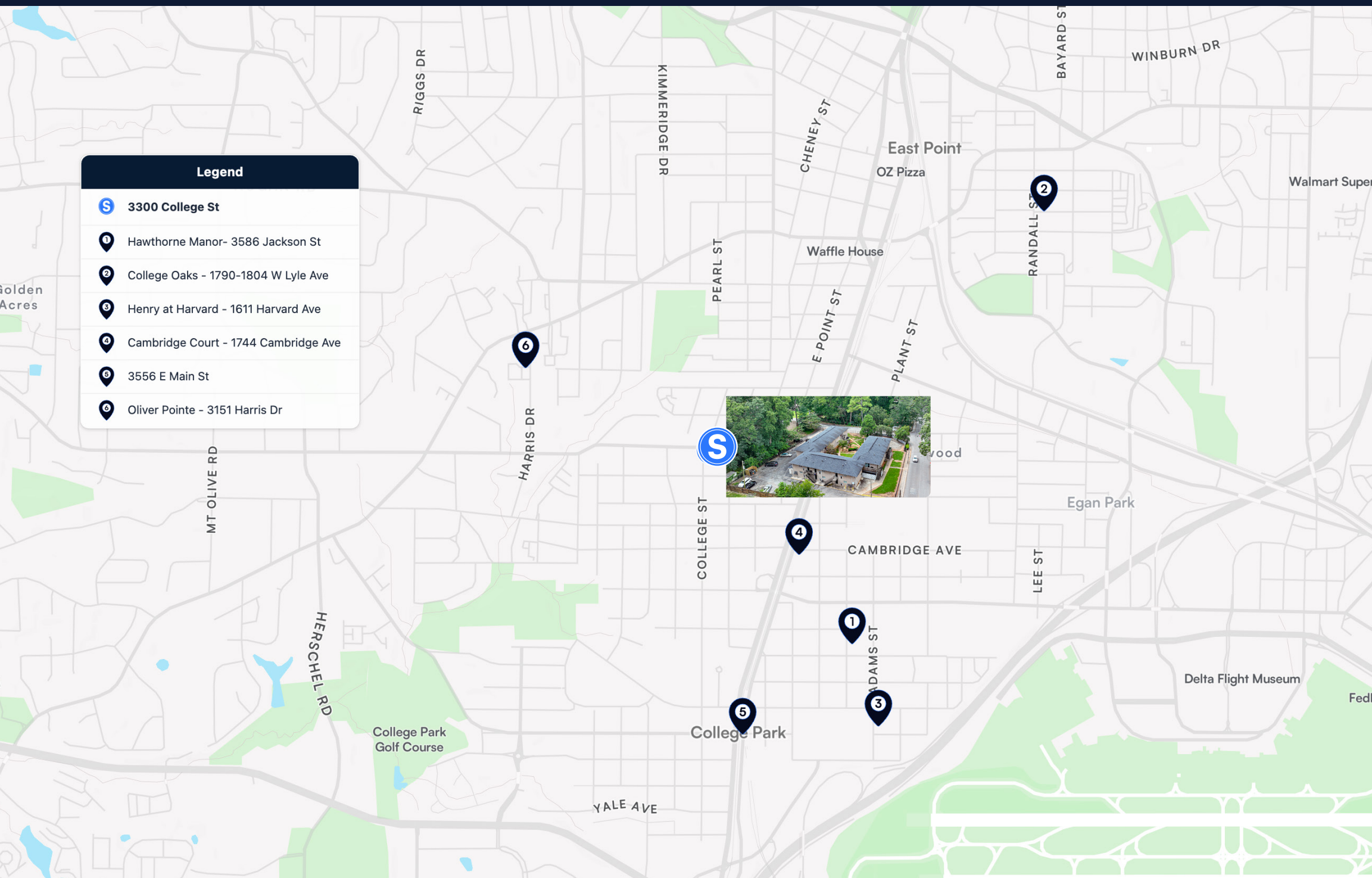
Sales Comparables Map



Rent Comparables

	Street Address	City	Units	Building Size (SF)	Year Built	Unit Mix	Monthly Rent	SF	Rent/ SF	Miles from Subject
	3300 College St	College Park	22	19,686	1960	2+1	\$1,020	760	\$1.34	Subject
	Hawthorne Manor- 3586 Jackson St	Atlanta	20	21,394	1969	2+2	\$1,399	1,015	\$1.38	0.4
	College Oaks - 1790-1804 W Lyle Ave	Atlanta	14	15,934	1967 / 2021	2+1.5	\$1,350	900	\$1.50	0.4
	Henry at Harvard - 1611 Harvard Ave	College Park	24	26,096	1961	2+1	\$1,400	733	\$1.91	0.1
	Cambridge Court - 1744 Cambridge Ave	College Park	10	11,000	1965	2+1.5	\$1,550	1,100	\$1.41	0.2
	3556 E Main St	College Park	6	7,570	1920	2+1	\$1,425	1,262	\$1.13	0.3
	Oliver Pointe - 3151 Harris Dr	East Point	52	64,968	1966 / 2021	2+1	\$1,200	1,206	\$1.00	1.5
Averages						2 Beds	\$1,387	1,036	\$1.39	

Rent Comparables Map



Market Overview

3300 College Street
Atlanta, GA 30337



Neighborhood Overview

A historic community with a convenient location, strong connectivity, and ongoing investment.

Located just south of Atlanta, College Park offers residents a blend of small-town charm and city convenience. With deep historic roots, access to major employers, and continued growth, this established community is a smart place to call home.

BY THE NUMBERS

17,000+

Residents

32

Median Age

78.5%

Renter-Occupied
Households

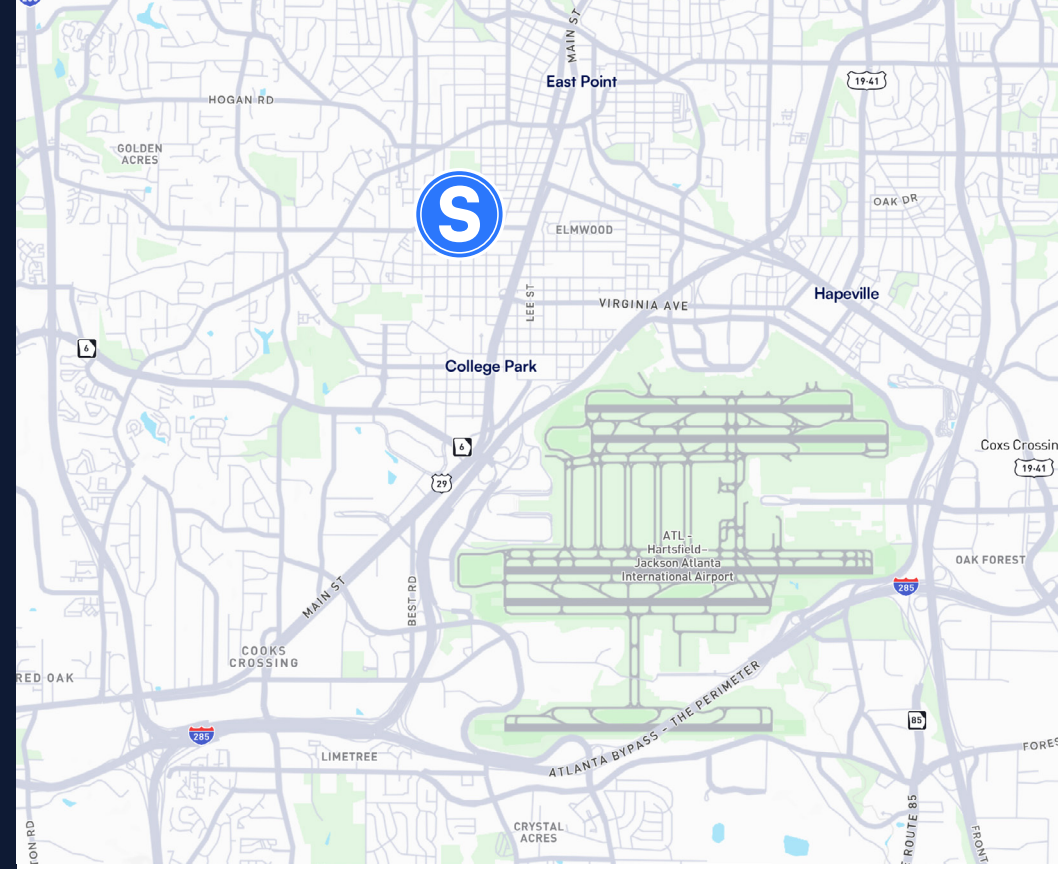
6%

Increase in Median
Household Income

ESTABLISHED & GROWING

Founded in 1890 and incorporated in 1930, College Park has a rich history of progress and community.

With strategic investments, infrastructure improvements, and a strong sense of identity, the city continues to grow while preserving its character.



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



Employment

Atlanta ranks among the top 10 largest employment centers in the United States, supported by a highly diversified economy spanning corporate headquarters, logistics, healthcare, technology, financial services, and film production. Hartsfield-Jackson's global connectivity and the metro's business-friendly environment continue driving long-term expansion across IT, logistics, life sciences, and professional services.

Ranked #7 Nationally

for Fortune 500 HQ Concentration

3,130,000+

Total Workforce Base

21K+

Jobs Added YoY

Source: CoStar Group, Bureau of Labor Statistics, Metro Atlanta Chamber, Georgia Department of Economic Development | 2025 Dataset

Top Employers

Largest Employer



42,000+
Employees

Northside Hospital

32,000+ Employees

Piedmont Healthcare

29,600+ Employees

Children's Healthcare of Atlanta

10,500+ Employees

Georgia Tech

9,400+ Employees

Cox Enterprises

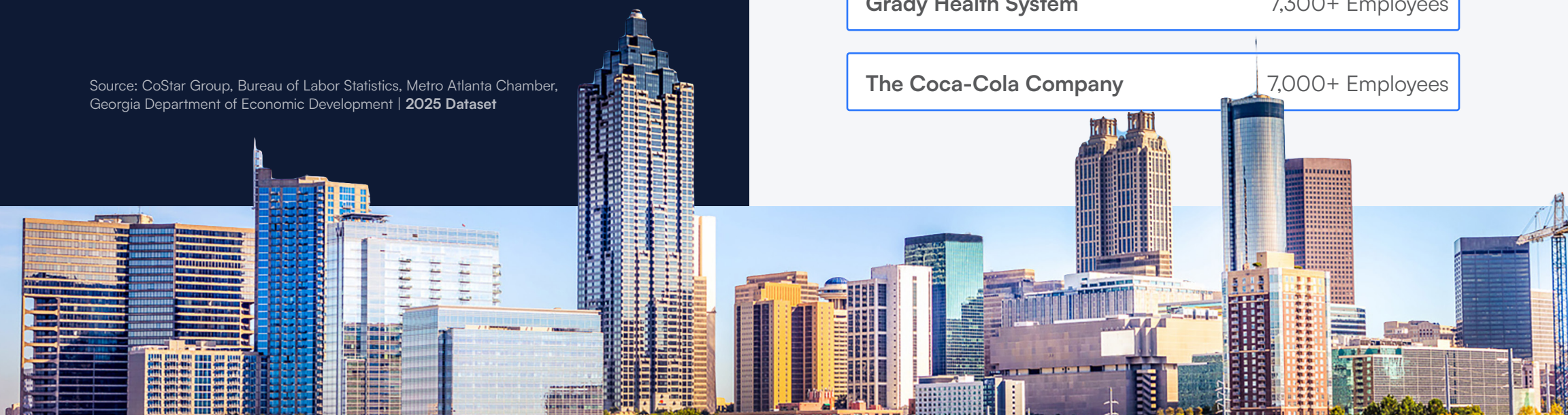
7,700+ Employees

Grady Health System

7,300+ Employees

The Coca-Cola Company

7,000+ Employees



Atlanta Multifamily Performance

\$6.6B+

Sales Volume

11.4%

Vacancy Rate

5.6%

Market Cap Rate

15,755

Units Under
Construction

552,075

Inventory Units

\$1,659

Market Asking
Rent Per Unit

Atlanta's multifamily market continues attracting strong institutional interest due to its scale, liquidity, and long-term growth fundamentals. Continued population growth, corporate expansion, and sustained renter demand support ongoing absorption across the metro, while active development and transaction activity reflect continued investor confidence in Atlanta's long-term outlook. The market's combination of economic diversification, relative affordability, and expanding employment centers continues positioning Atlanta as one of the Southeast's most active multifamily investment markets.

Source: CoStar Group | 2025 Dataset



MATTHEWS™

Exclusively Listed By



Austin Graham

FVP & Associate Director

(404) 445-1091

austin.graham@matthews.com

License No. 408272 (GA)



Connor Kerns

FVP & Associate Director

(404) 445-1090

connor.kerns@matthews.com

License No. 408600 (GA)

Maxx Bauman | Broker of Record | Broker Lic. No.: 451849 (GA) | Firm Lic. 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 **3300 College Street, Atlanta, GA 30337** (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.

Matthews™ is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews™, the property, or the seller by such entity.

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 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.