



# CHAMPIONS GLEN

Union City, GA



A MULTIFAMILY INVESTMENT OPPORTUNITY PRESENTED BY  JLL

JLL is pleased to present **Champions Glen** (“the Property”), a picturesque, 166-unit apartment community located in one of the fastest growing logistics/industrial regions in the nation. Built in 1989, the Property is strategically situated along the I-85 corridor in Union City, offering unparalleled connectivity to 680,000+ jobs. Positioned at the center of Union City, a thriving area of commerce that boasts numerous car dealerships and a vast warehouse/industrial submarket, residents of Champions Glen have quick access to some of the MSA’s most robust employment centers including Midtown/Downtown Atlanta and the logistics and aeronautic clusters surrounding Hartsfield-Jackson Atlanta International Airport. Other nearby economic catalysts include Amazon’s recently completed 600K SF delivery station which created over 230 jobs on-site and hundreds of additional full time driver jobs, PAC

Worldwide’s 550K SF manufacturing facility which is estimated to create 400 jobs, and the industrial submarket’s 118M SF of total space with over 3.6M SF under construction. Atlanta Metro Studios, one of Atlanta’s premier purpose built sound stage complexes, is conveniently located just 1.2 miles south of Champions Glen. The studio features the two largest purpose built sound stages in North America, consisting 135K SF of soundstages, 50K SF of offices and 60K SF of mill space and full production support.

The Property has market leading curb appeal with a 3 minute drive to national grocer and retailers. The opportunity now exists for the next owner to assume the seller’s existing agency debt on the Property, which won’t expire until 2030. Further, Champions Glen offers exceptional value compared to similarly-aged assets in other similar Atlanta suburbs.

**OFFERING HIGHLIGHTS**

- › 100% un-renovated units. Over 20 years of continuous ownership
- › Opportunity to assume existing agency debt with a historically low interest rate and 2030 maturity.
- › Immersed in one of the fastest growing logistics/industrial regions in the nation, with the 2nd most SF of industrial space under construction of all Atlanta submarkets.
- › 3-minute drive to Walmart and Kroger-anchored retail centers.
- › Suburban quality of life provides access to Amazon’s 600K SF distribution center and PAC Worldwide’s recently completed 550K SF manufacturing facility.
- › 10-minute drive to Atlanta’s Hartsfield Jackson International Airport, catering to over 63K employees, with an estimated \$82B economic impact and is currently undergoing a \$6.6B renovation.
- › 3-minute drive from I-85 ramp, offering quick accessibility to 680,000+ jobs
- › “The Sweet Spot” - unmatched realignment opportunity offers lower risk, higher returns for optimal late cycle execution

**PROPERTY SUMMARY**

<b>Address</b>	6425 Oakley Rd, Union City, GA 30291	
<b>Year Built</b>	1989	<b>Avg. Market Rent</b> \$1,150
<b>No. of Apt. Buildings</b>	18	<b>Avg. Effective Rent/SF</b> \$1.07
<b>Net Rentable Area (SF)</b>	178,925	<b>Land Area (acres)</b> 16.70
<b>Avg. SF Per Unit</b>	1,078	<b>Density</b> 9.94
<b>Occupancy</b>	95.8%	<b>Parking Spaces</b> 250
		<b>Parking Ratio</b> 1.51

› Loan Amount: \$11,020,000    › Interest Rate: 2.89% (Fixed)    › Maturity Date: May-2030 (Full Term I/O)

**UNIT MIX AND EFFECTIVE RENT SUMMARY**

Unit Type	No. of Units	% of Property	Square Feet	Market Rent	Market Rent/SF
1x1	26	16%	800	\$919	\$1.15
2x1	48	29%	1,000	\$1,068	\$1.07
2x2	41	25%	1,100	\$1,013	\$0.92
3x2	51	31%	1,275	\$1,455	\$1.14
<b>Totals / Averages</b>	<b>166</b>	<b>100%</b>	<b>1,078</b>	<b>\$1,150</b>	<b>\$1.07</b>

\*Rent Roll as of 03/11/2021



Walmart

**PAC**  
WORLDWIDE  
550K SF manufacturing facility  
400+ Jobs  
Opened 2021

amazon

DHL

Kellogg's

AMERICAN BUILDING SYSTEMS

DOWNTOWN/MIDTOWN  
230K+ Jobs

COSTCO WHOLESALE

AIRPORT/S HARTSFIELD JACKSON INTERNATIONAL AIRPORT  
63K Employees  
\$82B Economic Impact  
Undergoing \$6.6B

Coca-Cola

GE

Kellogg's

BENJAMIN BANNEKER HIGH SCHOOL

CHAMPIONS GLEN

85

Walmart  
330 Jobs in Union City

SHANNON 85 DISTRIBUTION CENTER

P&G  
1M SF Warehouse

Kraft  
947K SF Distribution Center  
247 Jobs

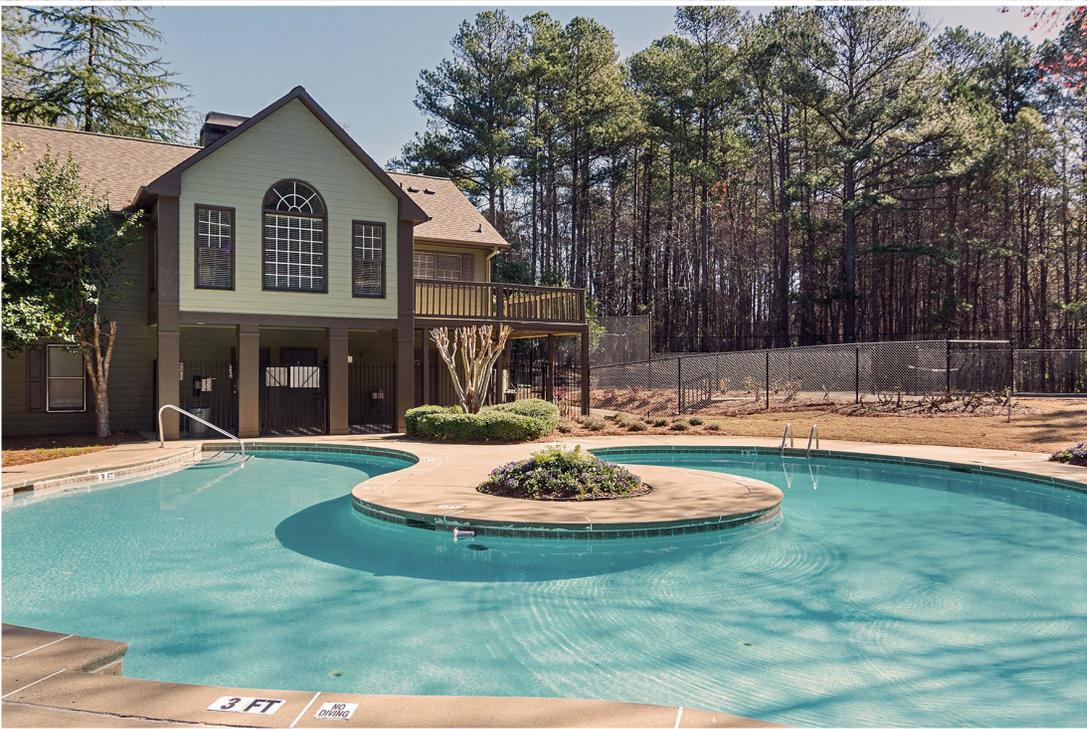
amazon  
600K SF distribution center  
230+ jobs  
Built 2020

DHL

XPO Logistics

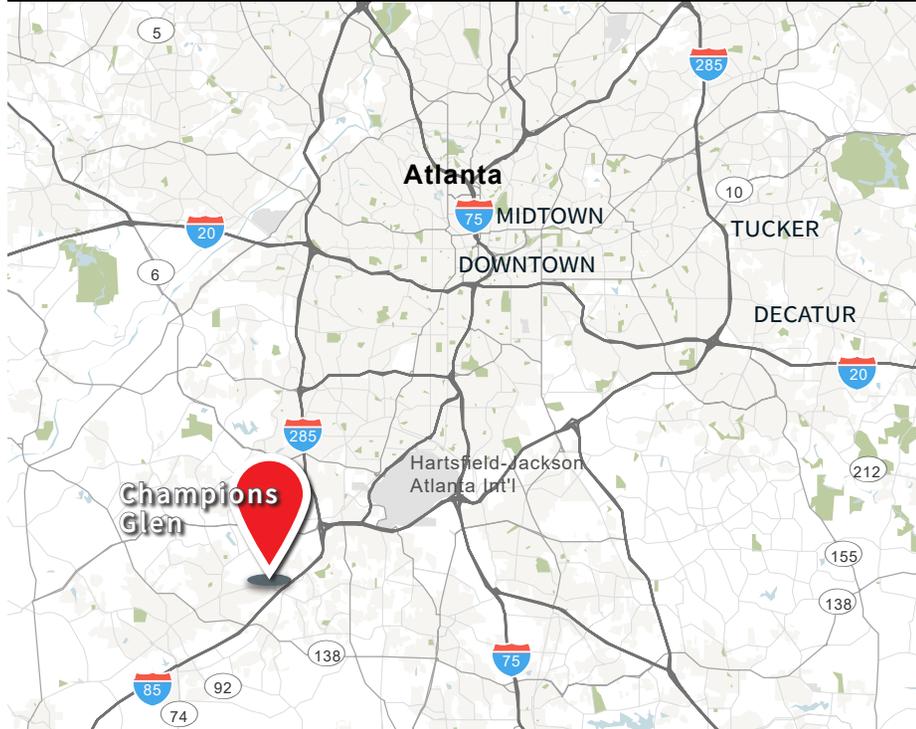
Kroger

85



# CHAMPIONS GLEN

6425 Oakley Rd, Union City, GA 30291



## DIRECTIONS

**From Hartsfield-Jackson Airport:** Take I-85 S from N Terminal Pkwy. In 6.0 miles, take exit 66 for Flat Shoals Rd. Keep right at the fork and merge onto Flat Shoals Rd. In 1.0 mile, Turn left onto Oakley Rd. Go 0.5 mile and Champions Glen will be on your right.

EXCLUSIVELY PRESENTED BY



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