

The Reserve

AT PEACHTREE CORNERS

3495 Jones Mill Rd Peachtree Corners, GA 30092

354 Unit Value—Add Opportunity



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Investment Highlights

LEADING NORTH ATLANTA SUBURBAN LOCATION

Peachtree Corners is one of the most sought-after submarkets in Metro Atlanta. The Reserve at Peachtree Corners is ideally situated in this dynamic, high-growth region. Located along the Peachtree Industrial Boulevard Corridor, residents of Peachtree Corners have unsurpassed access to GA 400, I-85, and I-285 connecting them to the entire Northern Arc of Atlanta. This unparalleled access to jobs, educational opportunities, retail and other family amenities has propelled the demand for Peachtree Corners rental properties. Not surprisingly, Peachtree Corners was recently ranked by Niche as a top area to live in Georgia, earning an “A+” overall rating in almost every subjective category.

STRONG ORGANIC RENT GROWTH

Recent leasing activity has been brisk. New leases are being signed at significantly higher rates (20%+) while renewals are averaging 10%+ at a renewal rate of 70%.

POISED FOR A FULL INTERIOR RENOVATION

Even with the robust rent growth and renewals, The Reserve at Peachtree Corners presents a compelling Value-Add story for the new investor. With an interior renovation program, new ownership can close the gap on the rent spreads at nearby comps. On one bedrooms, the spread is up to \$285. On two bedrooms, the spread is up to \$440 while on 3 bedrooms, the spread is up to \$310. The property offers some of the largest floor plans in the area and can easily accommodate a variety of Value-Add programs on almost 100% of its units. The property is one of the best Value-Add candidates in the market today.

WELL MAINTAINED PHYSICAL PLANT

The property has been superiorly managed and maintained by the current ownership. All of the building’s systems and grounds are in good condition. Therefore, new ownership can focus their efforts on the Value-Add program and not curing immediate property condition or resident related concerns.

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Unit Mix

Unit Type	Units	Avg. Unit SF	Effective Rent	Effective Rent/SF
1x1	34	835	\$940	\$1.13
1x1	12	932	\$1,029	\$1.10
1x1	6	948	\$1,033	\$1.09
2x1	60	1,086	\$1,031	\$0.95
2x2	44	1,090	\$1,095	\$1.00
2x2	86	1,096	\$1,142	\$1.04
2x2	16	1,172	\$1,139	\$0.97
3x3	96	1,370	\$1,279	\$0.93
Totals/Averages	354	1,138	\$1,129	\$0.99

Area Rental Summary

Property	Built	# Units	Occupancy	Avg SF	Effective Rent	Effective Rent PSF
The Columns at Peachtree Corners	1980	304	95%	985	\$1,265	\$1.28
The Park at Peachtree Corners	1984	460	98%	860	\$1,317	\$1.53
Park Trace Apartments	1988	260	100%	807	\$1,320	\$1.64
The Fields at Peachtree Retreat	1985	240	90%	1,097	\$1,260	\$1.15
Corners at 1700	1977	308	95%	839	\$1,246	\$1.49
Total/Averages			96%	918	\$1,285	\$ 1.43
The Reserve at Peachtree Corners	1985	354	97%	1,138	\$ 1,129	\$0.99

Property Summary

3495 Jones Mill Rd Peachtree Corners, GA 30092			
Year Built	1985	Land Area (acres)	44.97
Buildings	18	Parking Spaces	700
Net Rentable Area (SF)	402,922	Parking Ratio	1.98
Avg SF Per Unit	1,138	Occupancy	97%

Community Features

Resort Style Pool
Overlooking Private Lake

Fitness Center

Dog Park

Business Center

Lakeside Clubhouse

Controlled Access Gates

Playground

Interior Features

100% W/D Connections

Modern Kitchens with Islands

Brick Fireplaces*

Large Floor Plans

Spacious Closets

Faux Hardwood Flooring

*In select units



CORNERS OFFICE PARK
1M SF Office Space

PEACHTREE CORNERS MARKETPLACE



JONES MILL INDUSTRIAL CENTER
1M SF Industrial & Flex Space



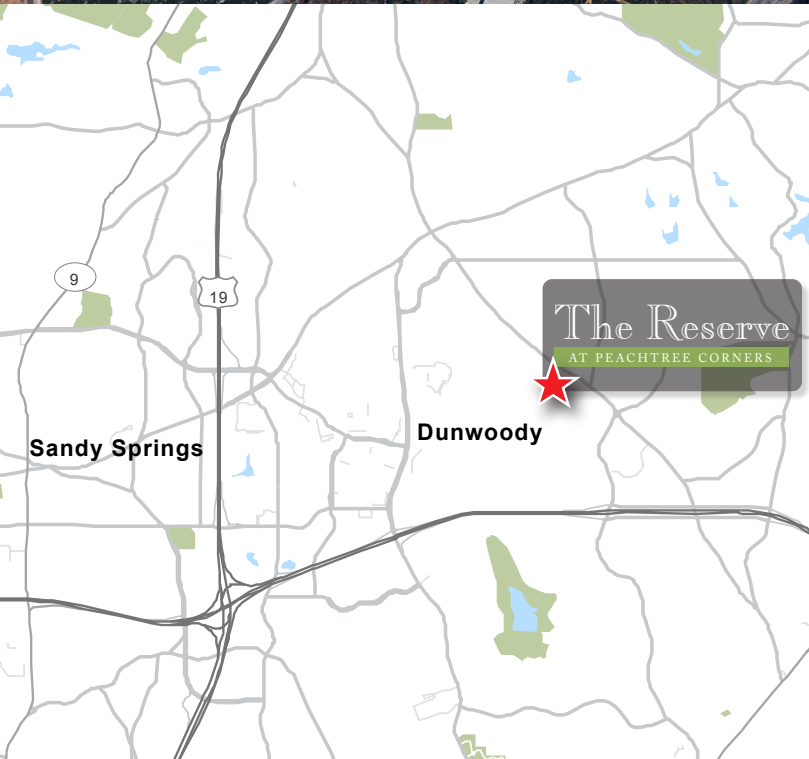
PEACHTREE CORNERS SHOPPING MALL



JIMMY CARTER BLVD INDUSTRIAL PARK
7MM SF Industrial Space



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JLL

3344 Peachtree Rd, NE Suite 1200
Atlanta, Georgia 30339

Bill Shippen

Managing Director
JLL Capital Markets
+1 404 995 2164
william.shippen@am.jll.com

John Weber

Senior Managing Director
JLL Capital Markets
+1 404 309 5025
john.weber@am.jll.com

Vic Ciancetta

Director
JLL Capital Markets
+1 404 995 2184
victor.ciancetta@am.jll.com

Ware Shipman Financing

Director
JLL Capital Markets
+1 404 942 2219
ware.shipman@am.jll.com

Cade Songy

Associate
JLL Capital Markets

Charlie Clark

Analyst
JLL Capital Markets

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