

WOOD BRIDGE

A 352-Unit, 1995 Built, Value-Add Investment Opportunity
ALPHARETTA | ATLANTA MSA | GEORGIA



SEE A BRIGHTER WAY



EXECUTIVE SUMMARY

JLL, as exclusive advisor, is pleased to present for sale Wood Bridge Apartments—a premier 352-unit value-add multifamily investment opportunity located in Alpharetta, Georgia. Built in 1995, the Property consists of 1-, 2- and 3-bedroom apartments that feature stainless steel appliances, granite countertops, garden tubs, washers, dryers, vinyl plank flooring*, built-in bookshelves*, and fireplace/entertainment centers*. Wood Bridge provides residents with a full suite of community amenities including a fitness & yoga studio, internet café, resort style pool, sports courts, playground, pet park, resident garden, and outdoor grilling stations.







Wood Bridge represents a rare acquisition opportunity in metro Atlanta’s most coveted and supply-constrained submarket. The Property is perfectly positioned to serve the area’s affluent professional population, offering access to top-rated schools at a fraction of the cost of homeownership. Residents enjoy seamless connectivity to major Atlanta employment centers while benefiting from proximity to premier retail and entertainment destinations including Avalon, Halcyon, Alpharetta City Center, and the upcoming mixed-use Medley project.

*In Select Units

PROPERTY TOURS – Tours must be scheduled in advance by contacting Kym Seaborn. The owner and JLL respectively request that interested parties refrain from contacting on-site personnel or residents.

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PROPERTY OVERVIEW

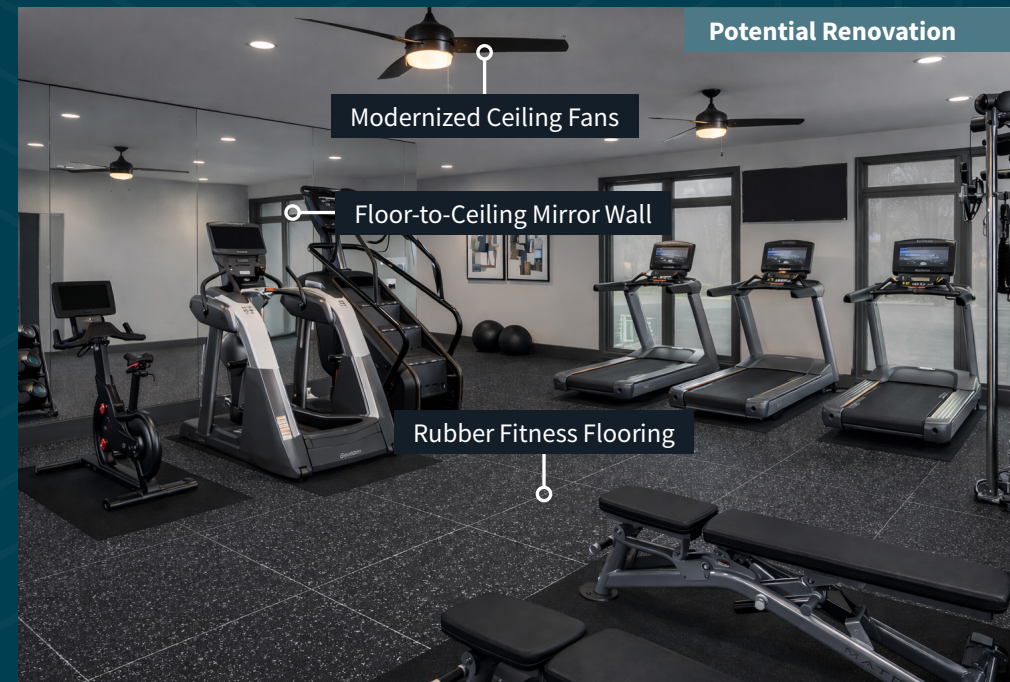
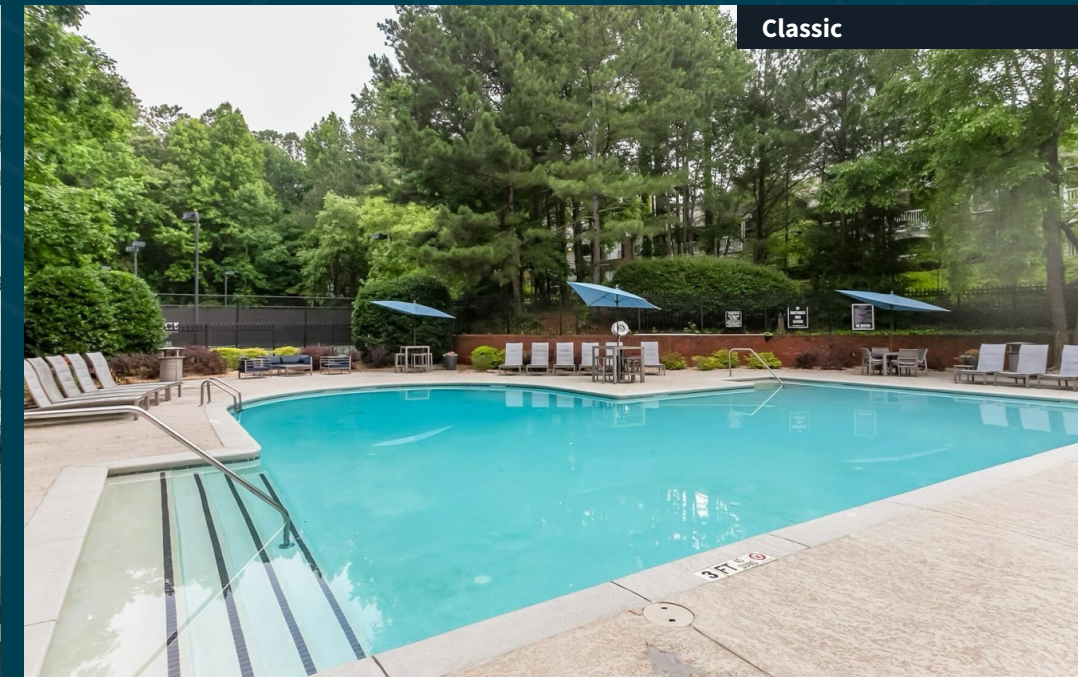
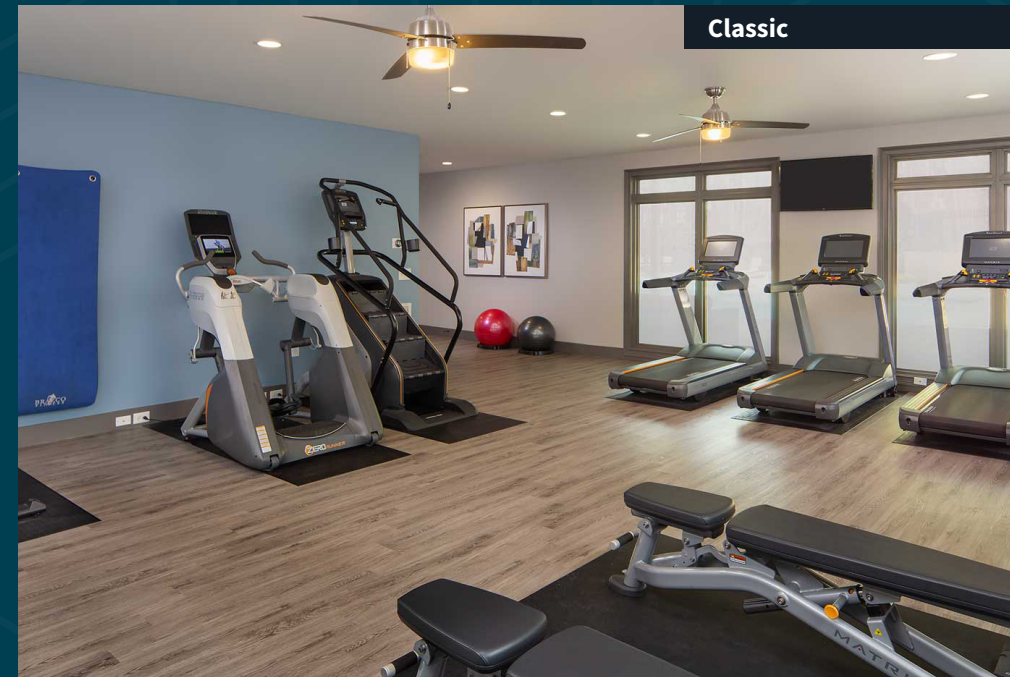
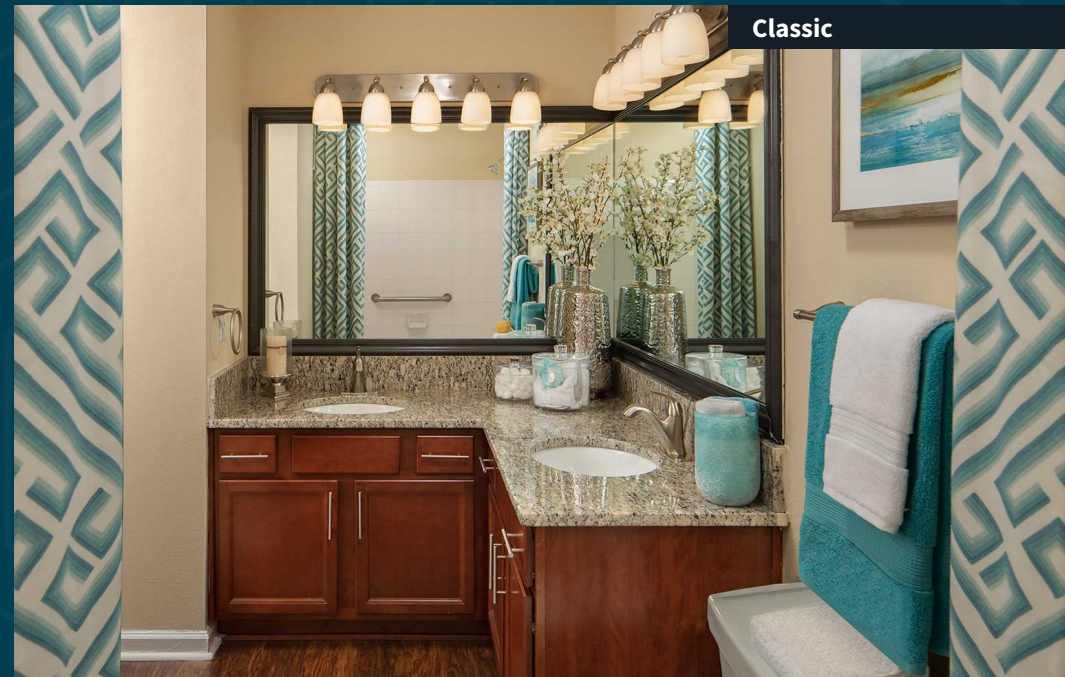
 ADDRESS 680 Park Bridge Pkwy, Alpharetta, GA 30005	 AVERAGE HOME SIZE ±1,124 SF
 YEAR COMPLETED 1995	 BUILDING TYPE Garden Apartments
 NUMBER OF HOMES 352 Units	 ACREAGE ±38.653 acres (+9.1 du/ac)
 TOTAL RESIDENTIAL NRSF ±395,683	 NUMBER OF BUILDINGS 18
 OCCUPANCY ±92%	 PARKING SPACES 725

HOME MIX SUMMARY



SIGNIFICANT VALUE-ADD OPPORTUNITY

All Units To Be Renovated



INVESTMENT HIGHLIGHTS

Rare Acquisition Opportunity

21
Years since Wood Bridge last sold

±3
Multifamily sales per year in Alpharetta since 2020

Exceptional Property Performance

0.6%
Average concession loss (trailing 18 months)

0.0%
Bad debt (trailing 18 months)

4.7%
Effective renewal rent growth (trailing 12 months)

Atlanta's Most Desirable Submarket

Source: Niche.com 2025

#2 Best places to raise a family in Georgia

#2 Best suburbs to live in Georgia

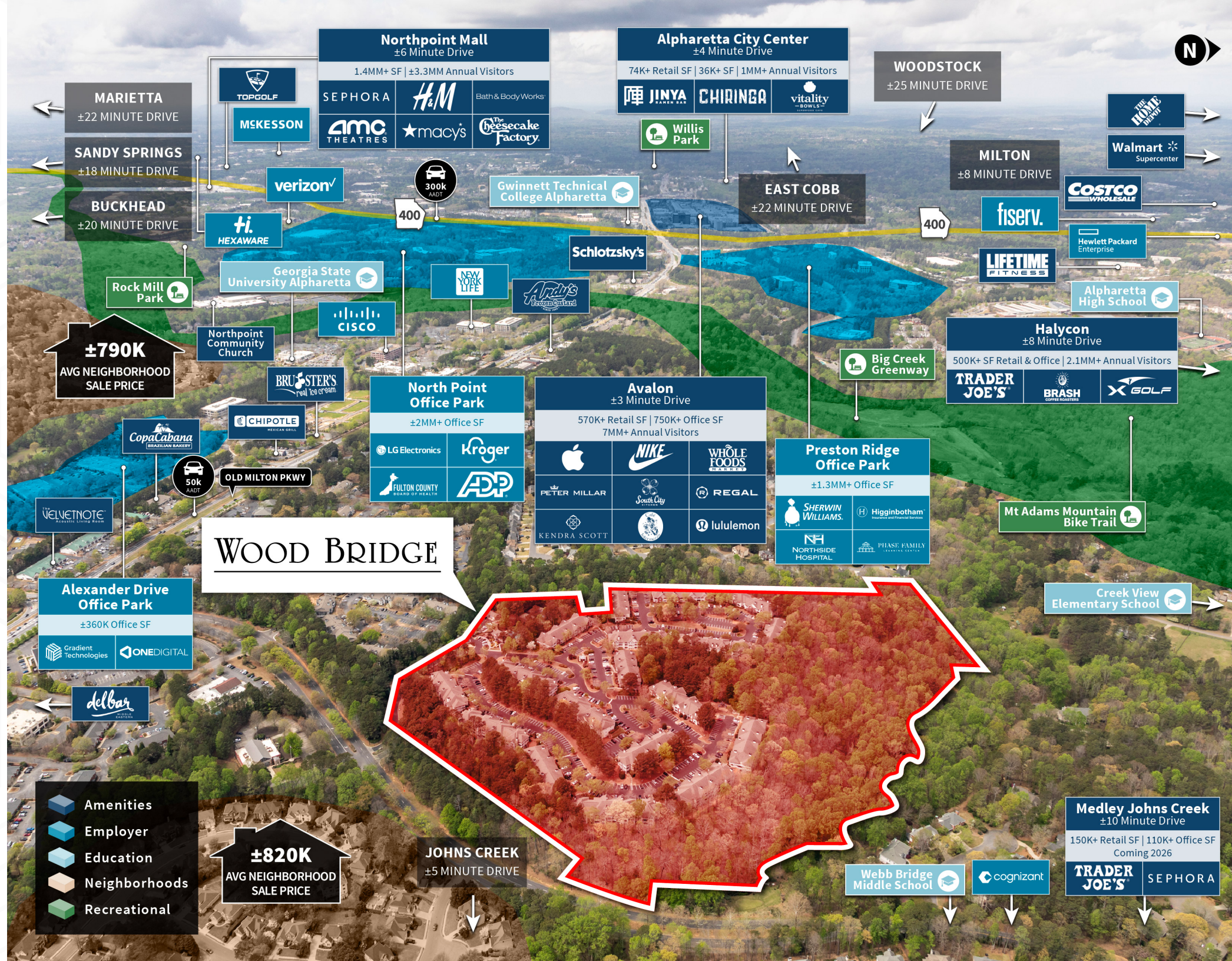
#4 Best public schools in Georgia

Outstanding Area Demographics

±\$191K
Avg household income (1-mile radius)

±38
Avg age (1-mile radius)

±2.4
Avg residents per unit



Adjacent to Atlanta's Employment Hubs

Alpharetta ±5 Minutes	Johns Creek ±10 Minutes	Sandy Springs ±18 Minutes
AT&T	Alcon	Mercedes-Benz
GLOBAL INDUSTRIAL	NORTHSIDE HOSPITAL	ups
MITSUBISHI	MCKESSON	State Farm
Buckhead ±20 Minutes	Cumberland/ Marietta ±22 Minutes	Midtown ±25 Minutes
J.P.Morgan	THE HOME DEPOT	Deloitte.
amazon	LOCKHEED MARTIN	Google
salesforce	Wellstar HEALTH SYSTEM	BCG
		K&S King & Spalding

Access to Top Tier Schools without The Cost Burden of Homeownership

\$683K
Median Sale Price
(Redfin, 30005 zip code)

±59%
Discount to Homeownership

- Creek View Elementary School
- Webb Bridge Middle School
- Alpharetta High School

INVESTMENT HIGHLIGHTS

Supply Constrained Submarket

Wood Bridge Apartments faces limited competitive supply, with 3 properties under construction & 0 in lease-up within a 5-mile radius of the asset. Alpharetta's limited future supply coupled with robust population growth positions Wood Bridge to capitalize on the increasing supply-demand imbalance and achieve above-market rent growth for the foreseeable future.



7 Multifamily Assets Built since 2020 in Alpharetta



+3.7% Avg. Projected Rent Growth (2026 - 2030)

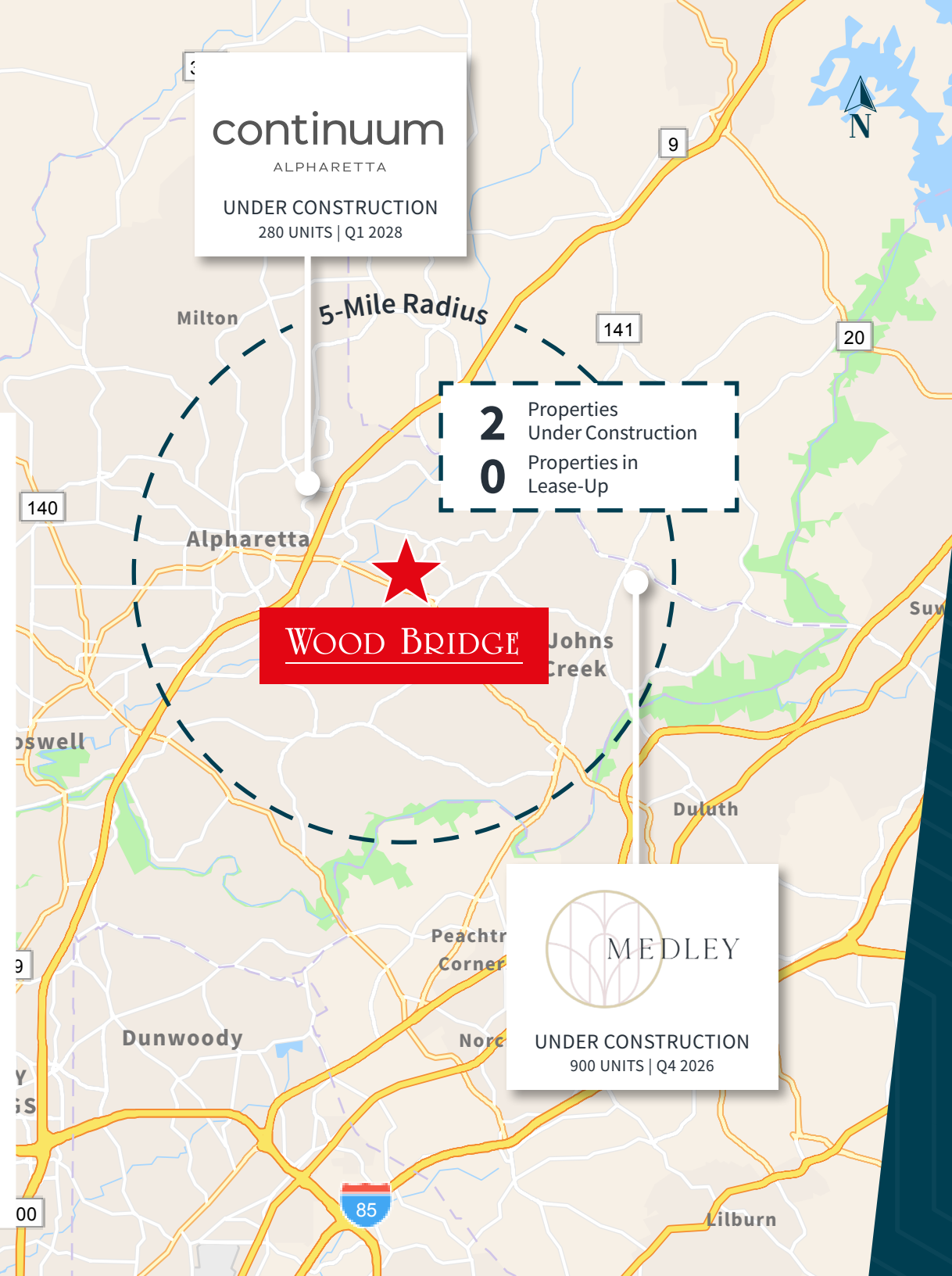


96% In-Place & Projected Occupancy



±20% Population Growth (Since 2010)

Alpharetta has grown in population by over 10K with only ±3.7K apartment units built since 2010



UNPARALLELED ACCESS TO A PLETHORA OF RETAIL AND ENTERTAINMENT

Avalon

±3 Minutes

570K+ SF of Retail

750K+ SF of Office

7MM+ Annual Visitors



WILLIAMS-SONOMA



Alpharetta City Center

±4 Minutes

74K+ SF of Retail

36K+ SF of Office

1MM+ Annual Visitors



Halcyon

±8 Minutes

500K+ SF of Retail & Office

2.1MM+ Annual Visitors



The Market Hall at Halcyon



Medley Johns Creek

±10 Minutes

150K+ SF of Retail

110K+ SF of Office

2026 Delivery



Perimeter Mall

±18 Minutes

570K+ SF of Retail

750K+ SF of Office

2.1MM+ Annual Visitors



WOOD BRIDGE

Execution Team

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