Willow Way
APARTMENTS

A 66 unit, Value-Add Investment Opportunity

ROME | GEORGIA

JLL

SEE A BRIGHTER WAY

EXECUTIVE SUMMARY

JLL, as exclusive advisor, is pleased to present Willow Way, a 66-unit multi-housing opportunity located in Rome, GA (the "Property").

The Property features 1-bedroom quadplexes & 2-bedroom townhomes that feature solid wood cabinets, tile backsplashes, white electric ranges, ceiling fans with light fixtures, and tiled bathrooms with white vanities and fixtures.

The Offering is inclusive of ±2.7 acres of adjacent, vacant land. The vacant land presents an opportunity to add additional units and amenity spaces.

The Property presents a compelling opportunity to acquire a value-add multifamily asset just north of downtown Rome, Georgia, at a basis that allows for meaningful upside through unit renovations, operational improvements, and lease-up to market rents. The Property benefits from Rome's diversified regional economy and steady rental demand, with residents enjoying convenient proximity to downtown's shopping, dining, entertainment, and employment base.

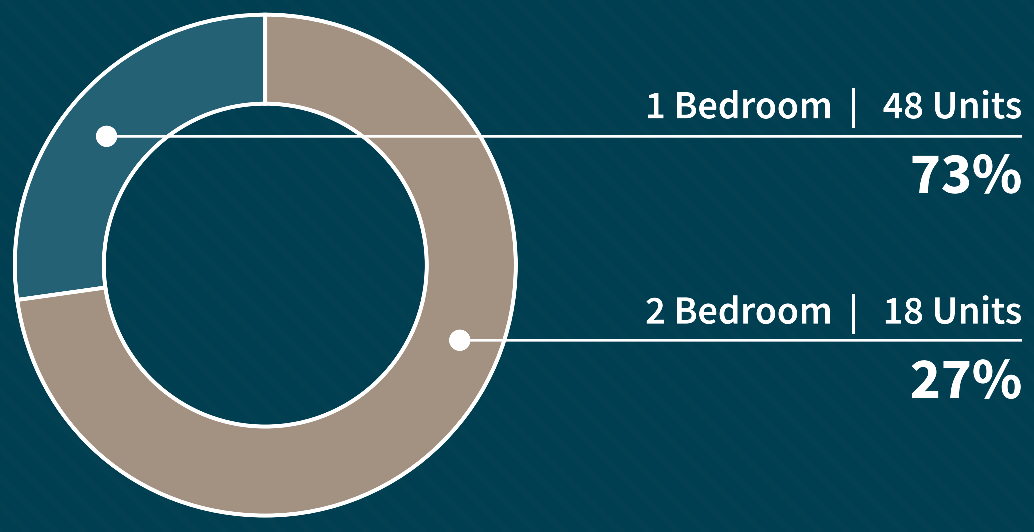
PROPERTY TOURS – Tours must be scheduled in advance by contacting Kym Seaborn. The owner and JLL respectively request that interested parties refrain from contacting on-site personnel or residents.

Kym Seaborn
T: +1 (404) 626-2620
Kym.Seaborn@jll.com

PROPERTY OVERVIEW

ADDRESS 640 Warren Rd, Rome, GA 30165	**AVERAGE HOME SIZE** ±772 SF
YEAR COMPLETED 1992	**BUILDING TYPE** Quadplexes / Townhomes
NUMBER OF UNITS 66 Homes	**ACREAGE** ±6.7 acres (291,852 SF)
TOTAL RESIDENTIAL NRSF ±51,420	**NUMBER OF BUILDINGS** 14
OCCUPANCY ±95%	**PARKING SPACES** 132

HOME MIX SUMMARY



INVESTMENT HIGHLIGHTS

RARE LONG-TERM HOLD IN A SUPPLY-CONSTRAINED TRADING MARKET

Willow Way presents investors a rare opportunity to acquire an asset that has remained under single ownership for more than 20 years. In addition, only five multifamily assets have traded within a 15-mile radius of the Property over the past six years, positioning the Property as a unique acquisition opportunity, in a supply-constrained submarket.

20+ YEARS SINGLE OWNERSHIP

5 MULTIFAMILY TRADES IN PAST 6 YEARS

SUBSTANTIAL EMBEDDED MARK-TO-MARKET RENT UPSIDE

Willow Way 's in-place rents sit meaningfully below comparable renovated communities in the Rome submarket, creating a clear, underwritable path to rent growth through targeted unit upgrades and repositioning.

The Property is currently using a 1x1 unit as a leasing office. There is potential to relocate the leasing office and convert this unit back to a revenue-generating residential unit, providing ±$12,000 in additional annual rental income.

±$12K POTENTIAL ADDITIONAL RENTAL INCOME

CLEAR ROADMAP TO IMPROVED PROPERTY PERFORMANCE

Willow Way offers investors a clear path to improved operations and income. Building on a solid operating foundation, upside remains through reducing month-to-month lease exposure, tightening credit practices to lower bad debt, and raising rents to market levels.

±58% OF PROPERTY MONTH-TO-MONTH

DISCOUNT TO RECENT SALES

Willow Way is being offered at a discount relative to recent comparable sales in Northwest Georgia, providing investors with an attractive basis to enter the submarket, by acquiring a well-located multifamily asset below replacement cost and recent trade pricing.

±$109K/Unit AVERAGE NORTHWEST GEORGIA SALE PRICE

PROXIMITY TO MAJOR EMPLOYERS AND DEMAND DRIVERS

Willow Way is strategically located near a diverse base of major employers spanning manufacturing, healthcare, and higher education, positioning the Property to capture consistent rental demand from a broad cross-section of the local workforce.

±7,800 MANUFACTURING JOBS

±6,400 HEALTHCARE JOBS

±5,000 EDUCATION SERVICES JOBS

2027 MICROSOFT DATA CENTER

±$1B TOTAL INVESTMENT

±150 NEW JOBS

Willow Way
APARTMENTS

Execution Team

Peter Yorck
Senior Managing Director
619.997.7051
peter.yorck@jll.com

John Weber
Senior Managing Director
404.309.5025
john.weber@jll.com

John Topping
Senior Director
404.538.7875
john.topping@jll.com

Nick Brown
Director
847.989.9169
nick.brown@jll.com

Financing Advisors

Chip Sykes
Managing Director
843.805.5102
chip.sykes@jll.com

Ware Shipman
Director
817.891.6416
ware.shipman@jll.com

Analytical Support

Jackson Todd
Senior Analyst
404.995.2146
jackson.todd@jll.com

Jeremy Lazoff
Senior Analyst
240.360.7727
jeremy.lazoff@jll.com

Hunter Bloom
Analyst
404.995.2147
hunter.bloom@jll.com

Kym Seaborn
Operations Manager
404.626.2620
kym.seaborn@jll.com

JLL
SEE A BRIGHTER WAY