



**Single Family R**  
**Development**  
East Point - Ga



# Highlights & Timeline

- .7 Acres Zoned Mixed Use
- Near Public Transportation & Main Roads
- 5 minutes from Downtown
- 10 minutes from Hartsfield-Jackson Airport
- Near Golf, Restaurants, Schools & Shopping
- Walk to Parks and nature preserves

Q4 2024 - Planning (Funding Rd 1)

Q1 2025 - Permitting (Funding Rd 2)

Q2 2025 - Site Prep (Funding Closed)

Q2 2025 - Ground Breaking

Q3 2025 - Pre Sale Phase

Q4 2025 - Project Complete

# Zoning & Use

Lot size 7,500+ Sqft

## Impact

4 New Residential Homes

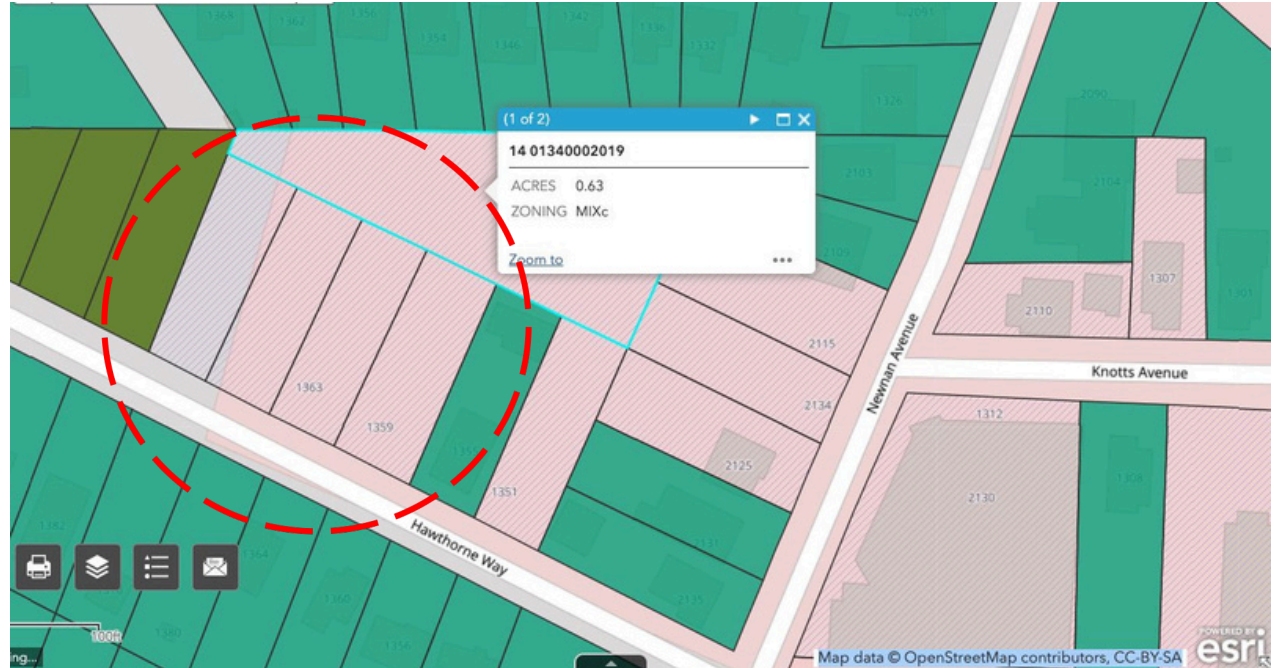
## Esthetic

Decorative Privacy Fencing

Individual Mailbox per Unit

Exterior materials to match

## Mixed Use – Previously R1A Residential Single Family



# Project Highlights

## What are we building?

- Lot size .17 acre (7,500 sqft)
- 4 Single Family Homes
- Living sqft 2000-2500
- 3+ Bedrooms - 2.5+ Bath
- 2 Car Garage

## Who will live there?

- Retirees
- Families with kids
- Ages 30 - 75



# Site Survey

## What are Existing Conditions?

- 4 Lots - .17 acre Lots (7,500 Sqft)
- Existing Sidewalk & Curbs

## What is required?

- Site Prep
- Single Family Plans (4)
- Civil Engineering Site
- Development
- Architectural Liaison & Stamp

## Design Standard

- Lot Size Min. 7,500 sqft
- Min. 50ft Lot Frontage Width
- Front Setback 35ft
- Side Setback 8ft
- Rear Setback 20ft
- Min. 1800 Sqft Living Space
- 30ft Max Height



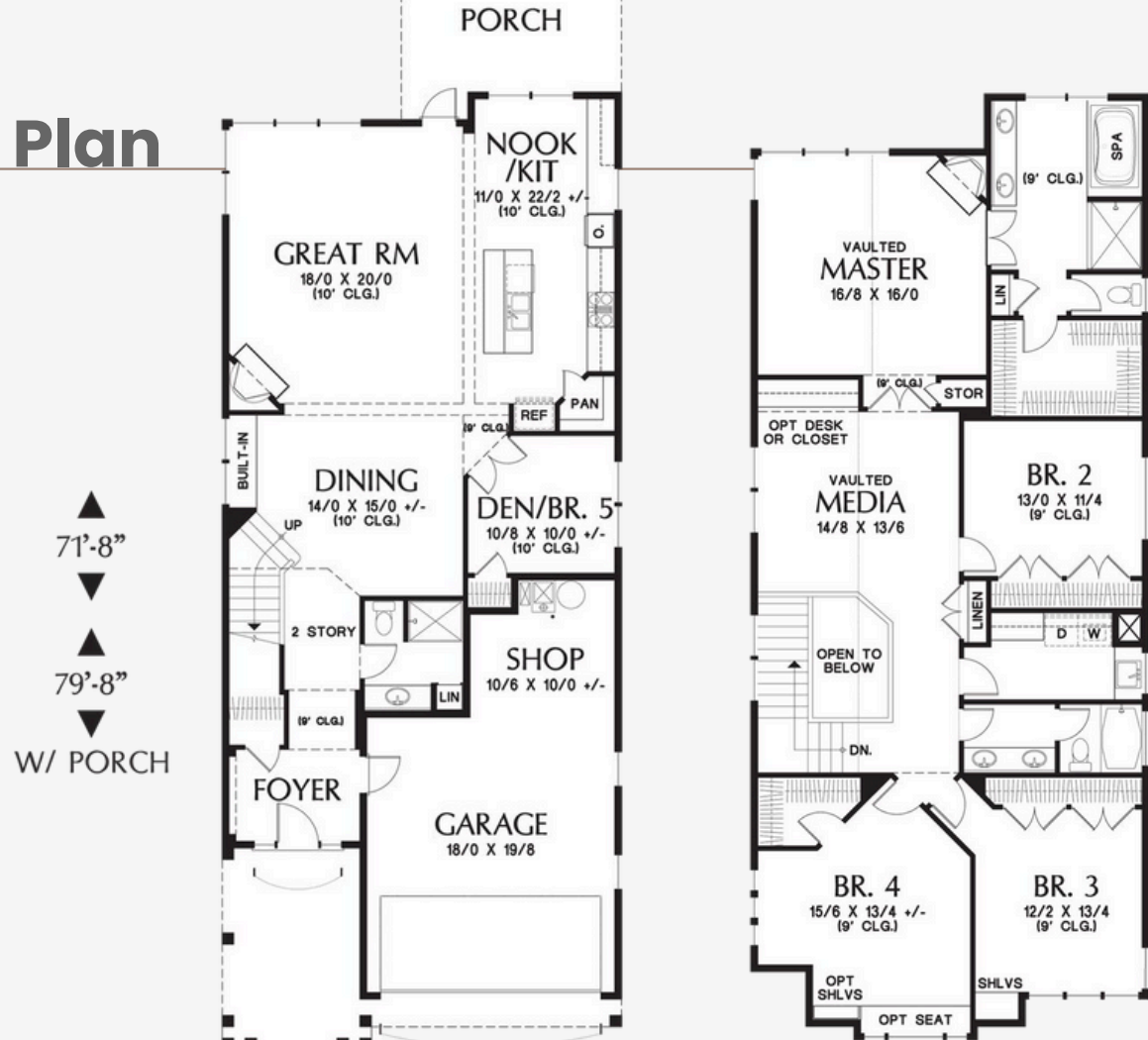
# Typical Unit Exteriors



Rear Rendering



# Typical Unit Plan



# Highlights



4 Units  
3+Bedrooms - 2.5+ Baths  
7,500+ Sqft Lot (1/2 acre)  
2200+ Living Sqft  
2 Car Garage, 1 - 2 Story

Craftsman Style  
High Ceilings  
Open Concept  
Solid Surface Countertop  
Large Yard

EnSuite Master Bath  
Walk in Closet  
Hardwoods & Tile  
Rear Patio  
Privacy Fence





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# Market Analysis

## Fulton County and City Perspectives

Zooming in on Fulton County, which encompasses Atlanta, similar trends are observed. The median listing home price in Fulton County, GA was \$440K in July 2023, marking a year-over-year decrease of -4.3%. The sale-to-list price ratio of 100% underscores the balanced market dynamics in Fulton County as well. Additionally, within the county's 17 cities, the range of median listing home prices offers a glimpse into the diversity of options, from Milton to Union City.

### Annual Comparison

	February 2023	February 2022	% Change
<b>Total Home Sales</b>	3,840	5,314	<b>-27.7%</b>
<b>Median Sales Price</b>	\$387,000	\$380,000	<b>1.8%</b>
<b>Average Sales Price</b>	\$461,500	\$442,000	<b>4.4%</b>

### Monthly Comparison

	February 2023	January 2023	% Change
<b>Total Home Sales</b>	3,840	2,861	<b>34.2%</b>
<b>Median Sales Price</b>	\$387,000	\$375,000	<b>3.2%</b>
<b>Average Sales Price</b>	\$461,500	\$442,500	<b>4.3%</b>

Source: Source: Atlanta REALTORS® Association (ARA)

# Revenue Analysis



## Unit Projections

- Sale Price Range of \$450K - \$500K
- Average Price per Sqft \$225
- Average Home Sqft 2,200+

## Comparables for New Construction Homes

- List Price range of \$450K - \$550K
- Average Price per Sqft range \$140 - \$275
- Average Home Sqft range 1800 - 2600

- Home values in Atlanta increased by 16.6% over the last year.
- Over the last 5 years home values in Atlanta increased by over 74%.
- Median list price per square foot for a home in Atlanta is \$252.
- Days on market (median) is 49.
- Median selling price of a home in Atlanta is \$385,000.
- Sale-to-list price ratio is 98%, meaning that homes in Atlanta are selling for approximately the asking price on average.



# Build & Design Team Summary

## Builders

**Earth 1st Construction** 3rd Generation Construction Firm established in 1996 building and remodeling quality homes throughout Metro Atlanta. Georgia Licensed General Contractor and experience in residential, commercial & government sectors **Thompson Custom Home Builders** An Atlanta based company. We are here to assist you with building your dream home from start to finish. Our goal is to provide our clients with quality craftsmanship while making the process as stress free as possible.

## Design Team

**Bridgehaus Realty & Design** Neill Bridges Georgia Tech, BS Architecture Project Management, Concept Design, Preliminary Schematics JIRA – John I. Rivers Architect Established in January 2014, With 57 years of experience in the profession of Architecture, Planning, & Construction Management.

# Executive Summary



## Bridgehaus Realty & Investment Co.

Over 30 years of Real Estate Investment and Development experience; from Commercial Builds & Renovations, Residential Fix & Flips, to Property Management & Acquisitions. The principals also have a wealth of experience in management of major corporations and projects.

### Neill Bridges – Principal

Georgia Institute of Technology (Georgia Tech) – BS Architecture

20 Years Commercial & Residential Real Estate Experience in Design, Project Management, Property Management, Acquisitions, & Funding  
Owner Operator of 595 North Event Center a 1 Million+ Annual Grossing Event Hall est. 2008

### Keis “KP” Patterson – Principal

10 Years Commercial & Residential Real Estate Experience in Acquisitions, Procurement & Funding

Senior Project Manager for various Healthcare Organizations with a focus in the Healthcare IT Implementation sector.

### Shirley Bridges – Board of advisors

30 Years Commercial & Residential Real Estate Experience – Former Senior VP/CIO of Delta Airlines – Managed Budgets of \$500 Million per year

### Keisha Lazenby – Board of advisors

Senior Director Home Depot, Senior VP Equifax – IT

### Nicole Ransom – Realtor

### Sammie Carson, The Carson Firm – Attorney

### Source Accounting Solutions – Accountant



# BRIDGEHAUSREALTY

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