



BRIDGEHAUS
REALTY

Residential Development

7 Unit Single Family Development

Highlights & Timeline

- 3 Acres Zoned Residential RL
- 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

Q1 2024 - Planning & Subdivision (Funding Rd 1)

Q4 2024 - Entitlement & Permitting

Q4 2024 - Land Development (Funding Rd 2)

Q1 2025 - Ground Breaking

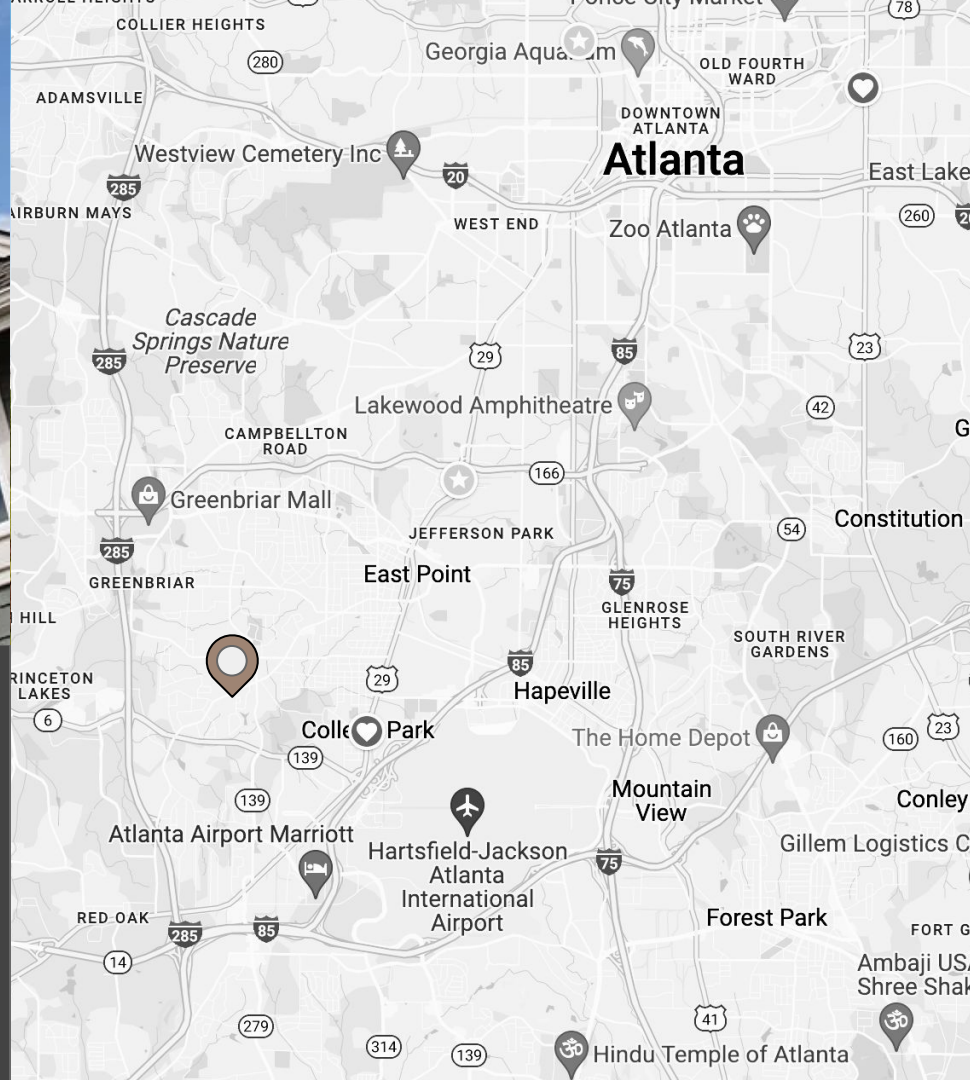
Q1 2025 - Pre Sale Phase

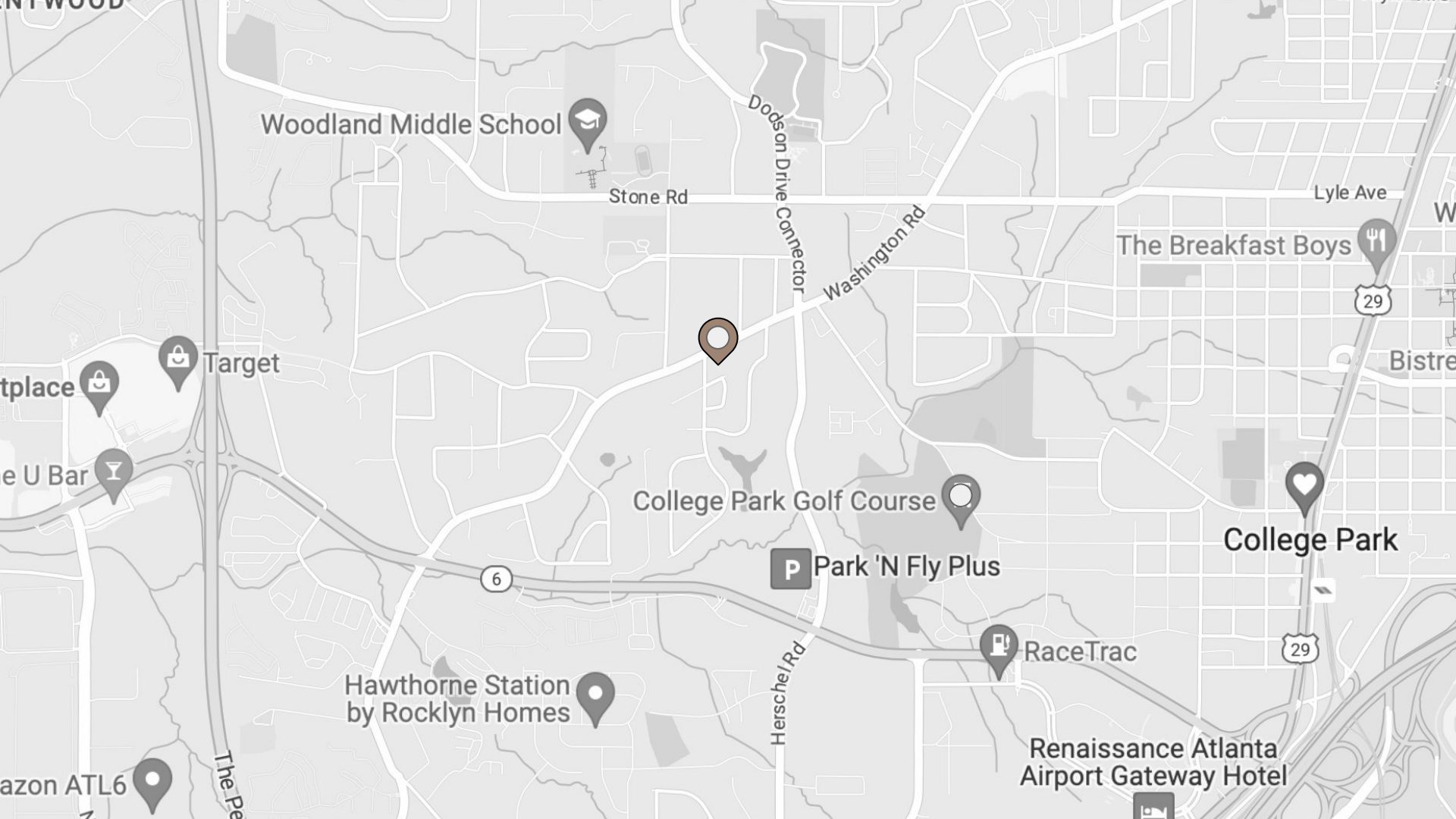
Q4 2025 - Project Complete



Single Family Residential Development

East Point - Ga





Woodland Middle School

Stone Rd

Dodson Drive Connector

Washington Rd

Lyle Ave

The Breakfast Boys

29

Target

place

e U Bar

College Park Golf Course

P Park 'N Fly Plus

College Park

6

29

Hawthorne Station
by Rocklyn Homes

Herschel Rd

RaceTrac

Renaissance Atlanta
Airport Gateway Hotel

amazon ATL6

The Perimeter

Zoning & Use

R-L Residential Single Family

Lot size 18,000+ Sqft

Impact

Community lots increased
by 5 new lots less than 3%

7 New Residential Homes

<12% Impervious Surface

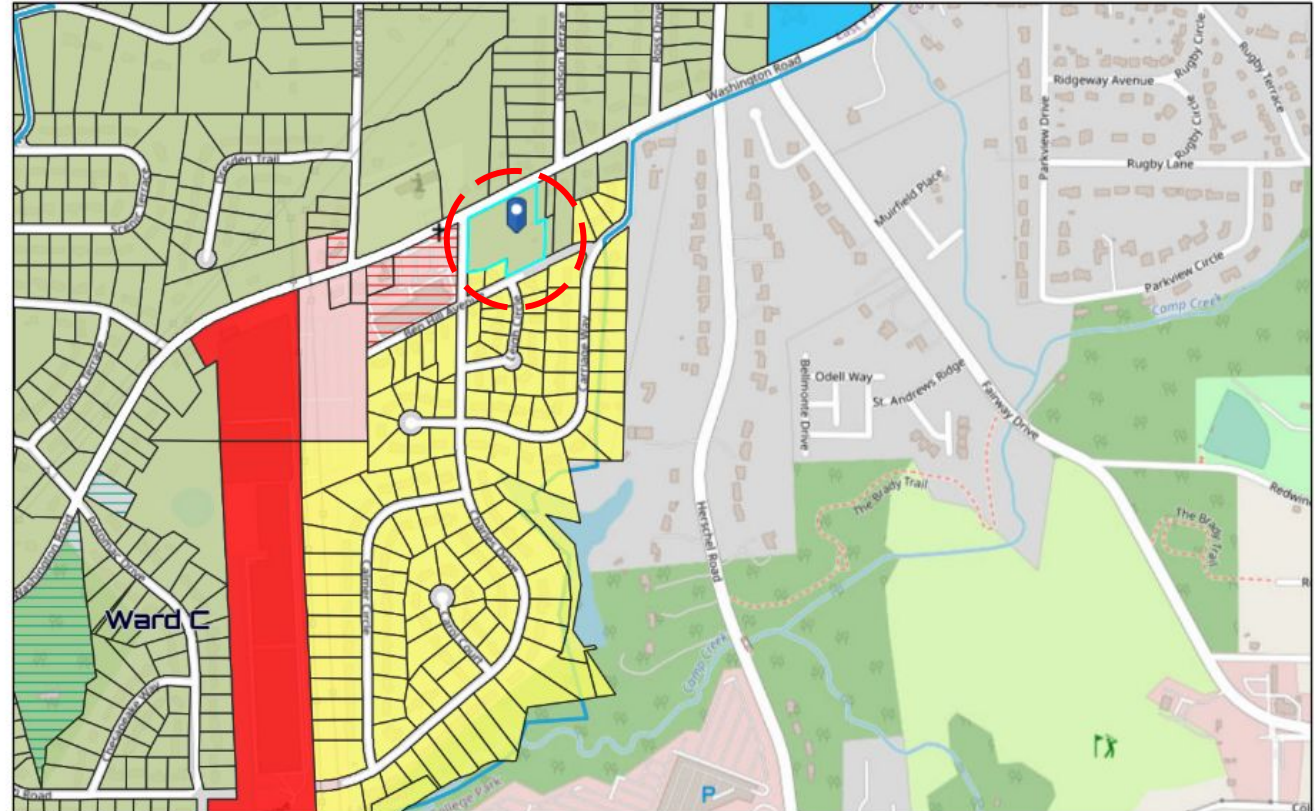
Esthetic

Natural Tree Line Buffer

Decorative Privacy Fencing

Individual Mailbox per Unit

Exterior materials to match



Project Highlights

What is required?

- Subdivide into 7 Lots
- Lot size 1/2 acre (18,000+ sqft)
- Variance for Detention Pond

What are we building?

- 7 Single Family Homes
- Living sqft 2200+
- 3+ Bedrooms • 2.5+ Bath
- 2 Car Garage

Who will live there?

- Retirees
- Families with kids
- Ages 30 - 75



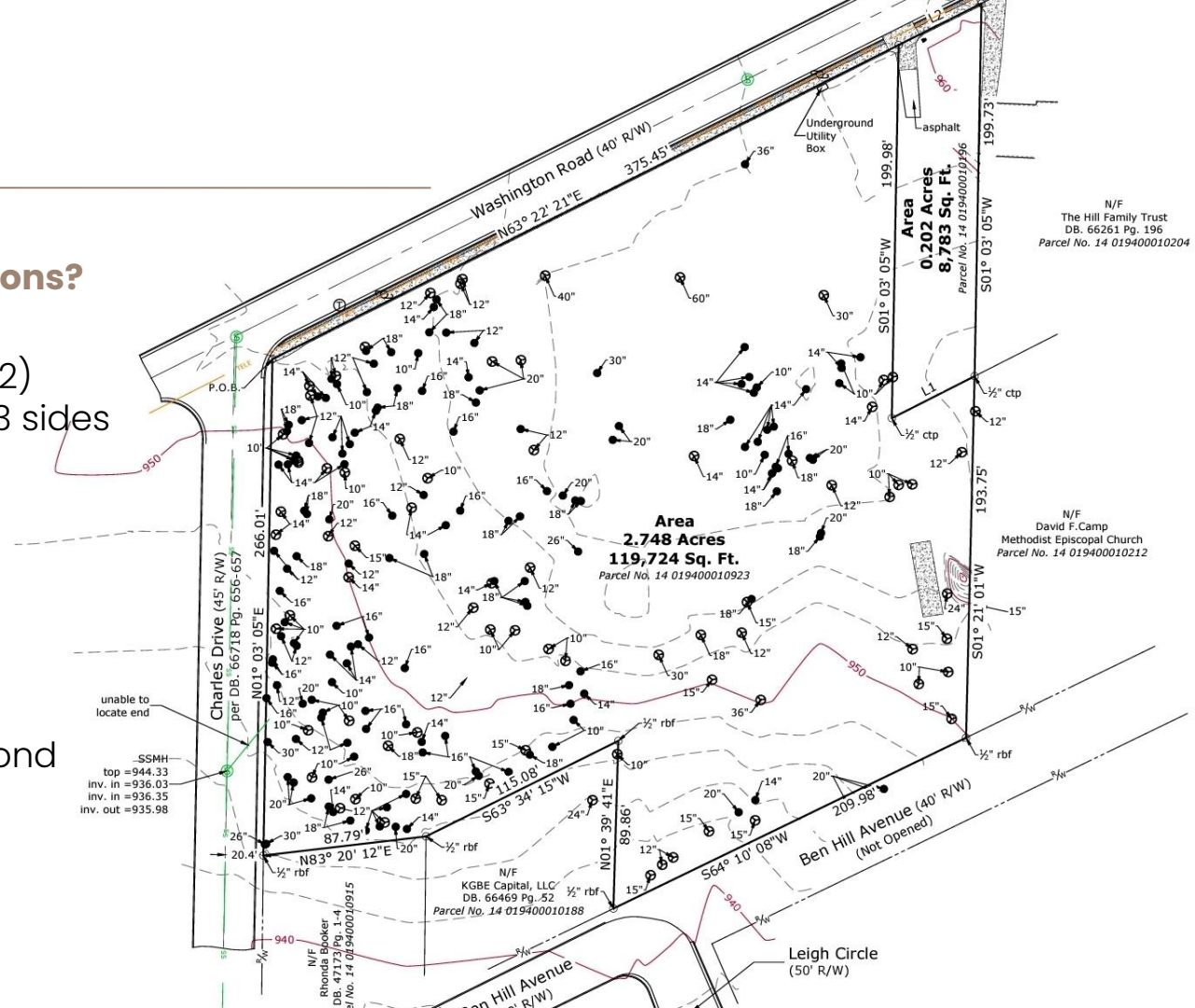
Site Survey

What are Existing Conditions?

- 2 Lots
- 2.95 acre (2.748 + .202)
- Existing Frontage on 3 sides
- Wooden

What is required?

- Entitlement
- Subdivide into 7 Lots
- Request to waive the required Detention Pond



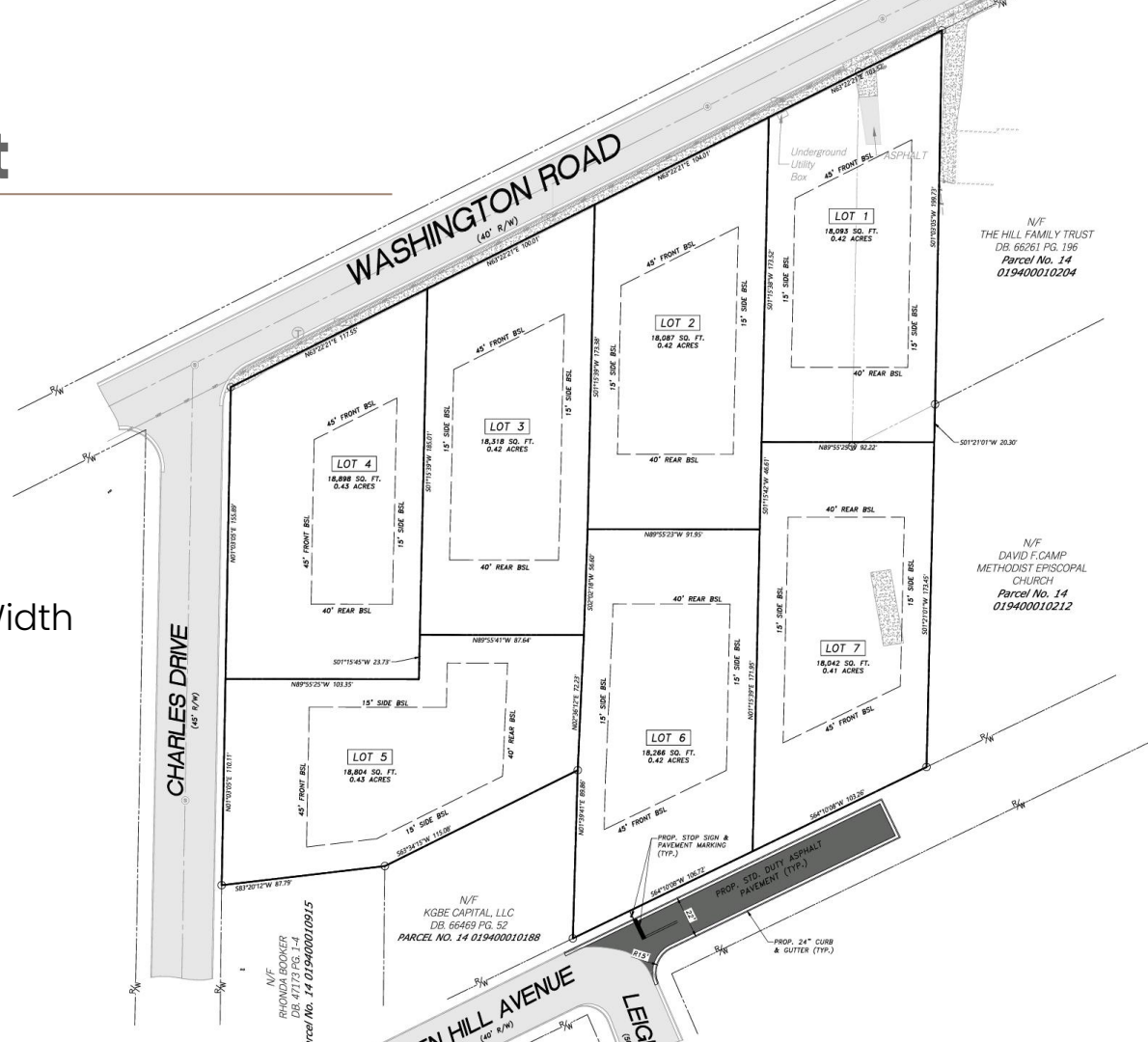
Subdivision Plat

What is required?

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- Variance for Detention Pond

Design Standard

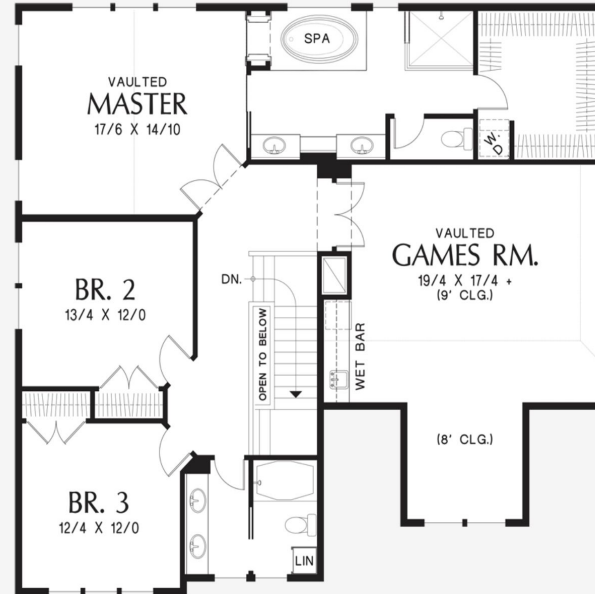
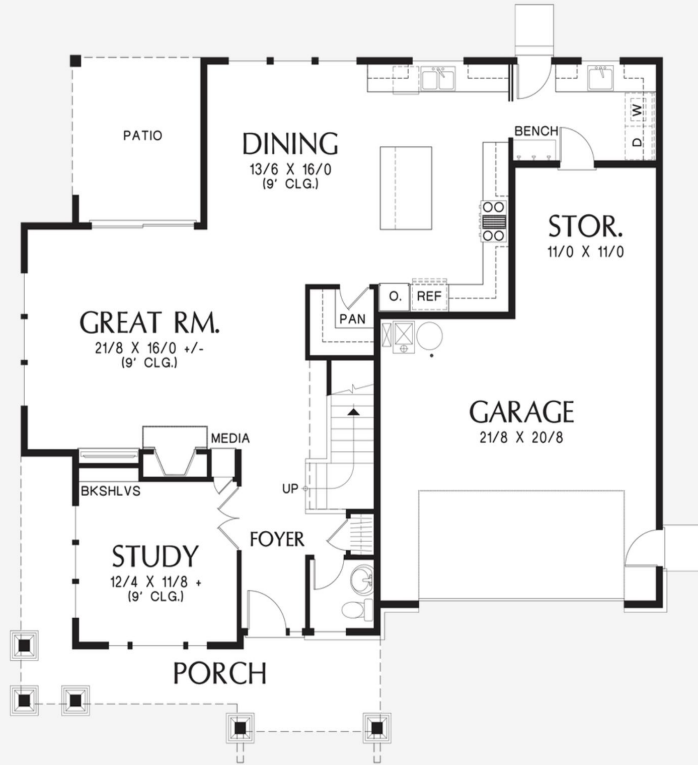
- Lot Size Min. 18,000sqft
- Min. 100ft Lot Frontage Width
- Front Setback 45ft
- Side Setback 15ft
- Rear Setback 40ft
- Min. 1800 Sqft
- 30ft Max Height



Typical Unit Exteriors



Typical Unit Plan



Highlights



7 Units
3+Bedrooms - 2.5+ Baths
18,000+ 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
Total Home Sales	3,840	5,314	-27.7%
Median Sales Price	\$387,000	\$380,000	1.8%
Average Sales Price	\$461,500	\$442,000	4.4%

Monthly Comparison

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

Source: Source: Atlanta REALTORS® Association (ARA)

Revenue Analysis



Unit Projections

- Sale Price Range of \$450K - \$550K
- 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 \$185 - \$275
- Average Home Sqft range 1800 - 2600

Investment Return

- **Investment Minimum \$50K**
- **Minimum Annual Return 12%+**

- 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.
- Average build time per Home 9 months
- Project Completed 24 Months

Build & Design Team Summary



DESIGN TEAM

Bridgehaus Realty & Design

Concept Design, Preliminary Schematics
www.bridgehausrealty.net

Robyn Studios Architecture & Interiors

Architectural & Interior Design
www.robystudios.com

JDM Consultants

Surveyors + Civil Engineers

BUILDERS

Earth 1st Construction

Georgia Licensed General Contractor
Residential, Commercial & Government

Reclaimed Karma

Custom Design & Construction Specialists
www.reclaimedkarma.com

Thompson Custom Home Builders

Residential Builder

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 – Attorney – The Carson Firm

Accountant – Source Accounting Solutions



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