

Bolden Heights Apartments
3350 Mount Gilead Road Atlanta, GA 30311
September 2, 2024

Unit Mix & Rent Schedule						
Unit Mix				Pro Forma Rent Schedule		
Units	Type	Unit Square Feet	Total SF	Market Rent	Monthly Market	Annual Market Rent
70	2 Bed / 1.5 Bath	1,187	83,090	\$1,650	\$115,500	\$1,386,000
13	2 Bed / 1.5 Bath	1,205	15,665	\$1,695	\$22,035	\$264,420
3	3 Bed / 1.5 Bath	1,805	5,415	\$1,795	\$5,385	\$64,620
86			104,170		\$142,920	\$1,715,040

Unit #	Unit #	Unit Type	Square Feet	Tenant Name	Current Rent	Fees - Water	Fees - Pest & Trash	Lease Term	Lease Begin Date	Lease End Date
1	A-01	2 Bed / 1.5 Bath	1,187	Dori Ceasar	\$1,325	\$65	\$15	12-Month	5/31/2024	5/31/2025
2	A-02	2 Bed / 1.5 Bath	1,187	Rayford Reese	\$1,595	\$65	\$15	12-Month	12/1/2023	12/1/2024
3	A-03	2 Bed / 1.5 Bath	1,187	Teresa Grant	\$1,325	\$65	\$15	12-Month	4/1/2024	3/31/2025
4	A-04	2 Bed / 1.5 Bath	1,187	Sonya McQueen	\$1,595	\$65	\$15	12-Month	7/31/2024	7/31/2025
5	A-05	2 Bed / 1.5 Bath	1,187	Monique Adams	\$1,595	\$65	\$15	12-Month	2/8/2024	2/7/2025
6	A-06	2 Bed / 1.5 Bath	1,187	Camara Wilson	\$1,595	\$65	\$15	12-Month	7/31/2024	7/31/2025
7	A-07	2 Bed / 1.5 Bath	1,187	Shanelle Wright	\$1,595	\$65	\$15	12-Month	6/27/2024	6/27/2025
8	A-08	2 Bed / 1.5 Bath	1,187	Darius Holloway	\$1,595	\$65	\$15	12-Month	2/8/2024	2/7/2025
9	A-09	2 Bed / 1.5 Bath	1,187	Samuel Romero	\$1,595	\$65	\$15	12-Month	7/31/2024	7/31/2025
10	A-10	2 Bed / 1.5 Bath	1,187	Celena Hanford	\$1,595	\$65	\$15	12-Month	12/1/2023	12/1/2024
11	A-11	2 Bed / 1.5 Bath	1,187	Donameshi Nunnally	\$1,295	\$65	\$15	12-Month	4/1/2024	3/31/2025
12	A-12	2 Bed / 1.5 Bath	1,187	Angela Lee	\$1,595	\$65	\$15	12-Month	6/30/2024	6/30/2025
13	A-13	2 Bed / 1.5 Bath	1,187	Nicole Sheats	\$1,595	\$65	\$15	12-Month	12/1/2023	12/1/2024
14	A-14	2 Bed / 1.5 Bath	1,187	Dennis Greene	\$1,595	\$65	\$15	12-Month	1/1/2024	12/31/2024
15	A-15	2 Bed / 1.5 Bath	1,187	Cedric Osborne-Williams Jr	\$1,595	\$65	\$15	12-Month	7/14/2024	7/14/2025
16	A-16	2 Bed / 1.5 Bath	1,187	Marcus Forbes	\$1,325	\$65	\$15	12-Month	5/14/2024	5/14/2025
17	B-17	2 Bed / 1.5 Bath	1,187	Candacia Carter	\$1,595	\$65	\$15	12-Month	1/1/2024	12/31/2024
18	B-18	2 Bed / 1.5 Bath	1,187	Montavia Grover	\$1,595	\$65	\$15	12-Month	7/14/2024	7/14/2025
19	B-19	2 Bed / 1.5 Bath	1,187	Tavares Durham	\$1,595	\$65	\$15	12-Month	7/21/2024	7/21/2025
20	B-20	2 Bed / 1.5 Bath	1,187	Pamela Lewis	\$1,595	\$65	\$15	12-Month	12/1/2023	12/1/2024
21	B-21	2 Bed / 1.5 Bath	1,187	Kimberly Harris	\$1,595	\$65	\$15	12-Month	10/1/2023	10/1/2024
22	B-22	2 Bed / 1.5 Bath	1,187	Shakyrá Martin Hines	\$1,595	\$65	\$15	12-Month	7/2/2024	7/2/2025
23	B-23	2 Bed / 1.5 Bath	1,187	Alesha Barron	\$1,595	\$65	\$15	12-Month	11/1/2023	11/1/2024
24	B-24	2 Bed / 1.5 Bath	1,187	Natasha Jenkins	\$1,595	\$65	\$15	12-Month	10/1/2023	10/1/2024
25	C-25	2 Bed / 1.5 Bath	1,187	Kwame Thomas	\$1,595	\$65	\$15	12-Month	7/19/2024	7/19/2025
26	C-26	2 Bed / 1.5 Bath	1,187	Edward Taylor	\$1,595	\$65	\$15	12-Month	10/1/2023	10/1/2024
27	C-27	2 Bed / 1.5 Bath	1,187	Dorothy Miller	\$1,595	\$65	\$15	12-Month	6/30/2024	6/30/2025
28	C-28	2 Bed / 1.5 Bath	1,187	Katarie Thomas	\$1,595	\$65	\$15	12-Month	7/11/2024	7/11/2025
29	C-29	2 Bed / 1.5 Bath	1,187	Tangela Mott	\$1,305	\$65	\$15	12-Month	4/30/2024	4/30/2025
30	C-30	2 Bed / 1.5 Bath	1,187	Khyala Thomas	\$1,595	\$65	\$15	12-Month	1/1/2024	12/31/2024
31	D-31	2 Bed / 1.5 Bath	1,187	Annie Barber	\$1,595	\$65	\$15	12-Month	11/4/2023	11/4/2024
32	D-32	2 Bed / 1.5 Bath	1,187	Tanesha Wise	\$1,650	\$65	\$15	12-Month	2/8/2024	2/7/2025
33	D-33	2 Bed / 1.5 Bath	1,187	Darlene Waters	\$1,595	\$65	\$15	12-Month	7/14/2024	7/14/2025
34	D-34	2 Bed / 1.5 Bath	1,187	Christopher W. Harris	\$1,595	\$65	\$15	12-Month	6/30/2024	6/30/2025
35	D-35	2 Bed / 1.5 Bath	1,187	Larry White	\$1,595	\$65	\$15	12-Month	6/30/2024	6/30/2025
36	D-36	2 Bed / 1.5 Bath	1,187	Jackie Lankford	\$1,595	\$65	\$15	12-Month	11/1/2023	11/1/2024
37	E-37	2 Bed / 1.5 Bath	1,187	Sharon Cooper	\$1,595	\$65	\$15	12-Month	9/1/2024	8/31/2025
38	E-39	2 Bed / 1.5 Bath	1,187	Chrishonia Watts	\$1,595	\$65	\$15	12-Month	10/1/2023	9/30/2024
39	E-40	2 Bed / 1.5 Bath	1,187	Deseria Carmichael	\$1,650	\$65	\$15	12-Month	2/8/2024	2/7/2025
40	F-41	3 Bed / 1.5 Bath	1,805	Jolisa Nettles	\$1,650	\$65	\$15	12-Month	2/8/2024	2/7/2025
41	F-42	3 Bed / 1.5 Bath	1,805	Michael Nettles	\$1,650	\$65	\$15	12-Month	11/1/2023	10/31/2024
42	F-44	3 Bed / 1.5 Bath	1,805	Darnell Clayborn	\$1,650	\$65	\$15	12-Month	2/9/2024	2/8/2025
43	G-45	2 Bed / 1.5 Bath	1,187	Santarious Moncrief	\$1,595	\$65	\$15	12-Month	11/1/2023	11/1/2024
44	G-46	2 Bed / 1.5 Bath	1,187	Latricia Montgomery	\$1,325	\$65	\$15	12-Month	4/1/2024	3/31/2025
45	G-47	2 Bed / 1.5 Bath	1,187	Shante Lumpkins	\$1,595	\$65	\$15	12-Month	1/31/2024	1/30/2025
46	G-48	2 Bed / 1.5 Bath	1,187	Joye Fendley	\$1,595	\$65	\$15	12-Month	6/30/2024	6/30/2025
47	G-49	2 Bed / 1.5 Bath	1,187	Decreshia Stroud	\$1,595	\$65	\$15	12-Month	1/31/2024	1/30/2025
48	G-50	2 Bed / 1.5 Bath	1,187	Dean Retzlaff	\$1,650	\$65	\$15	12-Month	2/9/2024	2/8/2025
49	G-51	2 Bed / 1.5 Bath	1,187	Cheryl Peoples	\$1,595	\$65	\$15	12-Month	1/31/2024	1/30/2025
50	G-52	2 Bed / 1.5 Bath	1,187	Antonio Roberts	\$1,650	\$65	\$15	12-Month	2/9/2024	2/8/2025
51	G-53	2 Bed / 1.5 Bath	1,187	Shelly Scott	\$1,650	\$65	\$15	12-Month	2/9/2024	2/8/2025
52	G-54	2 Bed / 1.5 Bath	1,187	Panita McFarland	\$1,595	\$65	\$15	12-Month	7/14/2024	7/14/2025
53	H-55	2 Bed / 1.5 Bath	1,187	Ronea Tyes	\$1,595	\$65	\$15	12-Month	6/30/2024	6/30/2025
54	H-56	2 Bed / 1.5 Bath	1,187	Jaquavion Brooks	\$1,595	\$65	\$15	12-Month	11/1/2023	11/1/2024
55	H-57	2 Bed / 1.5 Bath	1,187	Martay Fleming	\$1,595	\$65	\$15	12-Month	7/31/2024	7/31/2025
56	H-58	2 Bed / 1.5 Bath	1,187	Kristen Cosey	\$1,595	\$65	\$15	12-Month	11/1/2023	11/1/2024
57	H-59	2 Bed / 1.5 Bath	1,187	Miquel Mckibben	\$1,595	\$65	\$15	12-Month	9/1/2024	8/31/2025
58	H-60	2 Bed / 1.5 Bath	1,187	Lacey Black	\$1,595	\$65	\$15	12-Month	1/31/2024	1/30/2025
59	H-61	2 Bed / 1.5 Bath	1,187	Journey Landis	\$1,595	\$65	\$15	12-Month	9/1/2024	8/31/2025
60	H-62	2 Bed / 1.5 Bath	1,187	Timothy Wright	\$1,445	\$65	\$15	12-Month	6/30/2024	5/31/2025
61	H-63	2 Bed / 1.5 Bath	1,187	VACANT	\$0	\$65	\$0	12-Month		
62	H-64	2 Bed / 1.5 Bath	1,187	VACANT	\$0	\$65	\$0	12-Month		
63	I-65	2 Bed / 1.5 Bath	1,187	Ava Jenkins	\$1,595	\$65	\$15	12-Month	11/1/2023	11/1/2024
64	I-66	2 Bed / 1.5 Bath	1,187	Rico Mullen	\$1,595	\$65	\$15	12-Month	6/30/2024	6/30/2025
65	I-67	2 Bed / 1.5 Bath	1,187	Crystal Thomas	\$1,595	\$65	\$15	12-Month	12/1/2023	12/1/2024
66	I-68	2 Bed / 1.5 Bath	1,187	Darrell Browning	\$1,595	\$65	\$15	12-Month	12/1/2023	12/1/2024
67	I-69	2 Bed / 1.5 Bath	1,187	Bradley Peterson	\$1,595	\$65	\$15	12-Month	6/30/2024	6/30/2025
68	I-70	2 Bed / 1.5 Bath	1,187	Quindarius Johnson	\$1,595	\$65	\$15	12-Month	7/31/2024	7/31/2025
69	I-71	2 Bed / 1.5 Bath	1,187	Damon McCall	\$1,595	\$65	\$15	12-Month	1/1/2024	12/31/2024
70	I-72	2 Bed / 1.5 Bath	1,187	James Cain	\$1,595	\$65	\$15	12-Month	6/30/2024	6/30/2025
71	J-81	2 Bed / 1.5 Bath	1,205	Tiara Williams	\$1,595	\$65	\$15	12-Month	7/11/2024	7/11/2025
72	J-82	2 Bed / 1.5 Bath	1,205	Isaiah Webb	\$1,595	\$65	\$15	12-Month	6/30/2024	6/30/2025
73	J-83	2 Bed / 1.5 Bath	1,205	Shajuanna Heard	\$1,595	\$65	\$15	12-Month	12/1/2023	12/1/2024
74	J-84	2 Bed / 1.5 Bath	1,205	Larry Lyman	\$1,595	\$65	\$15	12-Month	7/31/2024	7/31/2025
75	J-85	2 Bed / 1.5 Bath	1,205	Thomas Williams	\$1,595	\$65	\$15	12-Month	6/30/2024	6/30/2025
76	J-86	2 Bed / 1.5 Bath	1,205	Andre Hutcherson	\$1,415	\$65	\$15	12-Month	5/1/2024	5/1/2025
77	J-87	2 Bed / 1.5 Bath	1,205	Zayne Porter	\$1,450	\$65	\$15	12-Month	6/4/2024	6/4/2025
78	J-88	2 Bed / 1.5 Bath	1,205	Michael Coley	\$1,500	\$65	\$15	12-Month	6/30/2024	6/29/2025
79	J-89	2 Bed / 1.5 Bath	1,205	Daniel Haddock	\$1,595	\$65	\$15	12-Month	11/1/2023	11/1/2024
80	J-90	2 Bed / 1.5 Bath	1,205	Demonica Harris	\$1,415	\$65	\$15	12-Month	4/30/2024	4/30/2025
81	J-91	2 Bed / 1.5 Bath	1,205	Shanterrie Sullivan	\$1,415	\$65	\$15	12-Month	5/31/2024	5/31/2025
82	J-92	2 Bed / 1.5 Bath	1,205	Janet Williams	\$1,595	\$65	\$15	12-Month	7/31/2024	7/31/2025
83	J-93	2 Bed / 1.5 Bath	1,205	Teresa Ashe	\$1,415	\$65	\$15	12-Month	4/30/2024	4/30/2025
84	J-94	2 Bed / 1.5 Bath	1,187	Dev. Center LLC, Rosaleanas -	\$1,595	\$65	\$15	12-Month	7/31/2024	7/31/2025
85	J-95	2 Bed / 1.5 Bath	1,187	Teresa Culpepper	\$1,295	\$65	\$15	12-Month	5/2/2024	5/2/2025
86	J-96	2 Bed / 1.5 Bath	1,187	Whitney Mitchell	\$1,595	\$65	\$15	12-Month	1/31/2024	1/30/2025
	Total				\$131,340	\$5,525	\$1,245			