

**MATTHEWS**<sup>TM</sup>  
REAL ESTATE INVESTMENT SERVICES

OFFERING MEMORANDUM



# Central Park

APARTMENTS

2900 CAMP CREEK PKWY | COLLEGE PARK, GA 30337

## EXCLUSIVELY LISTED BY



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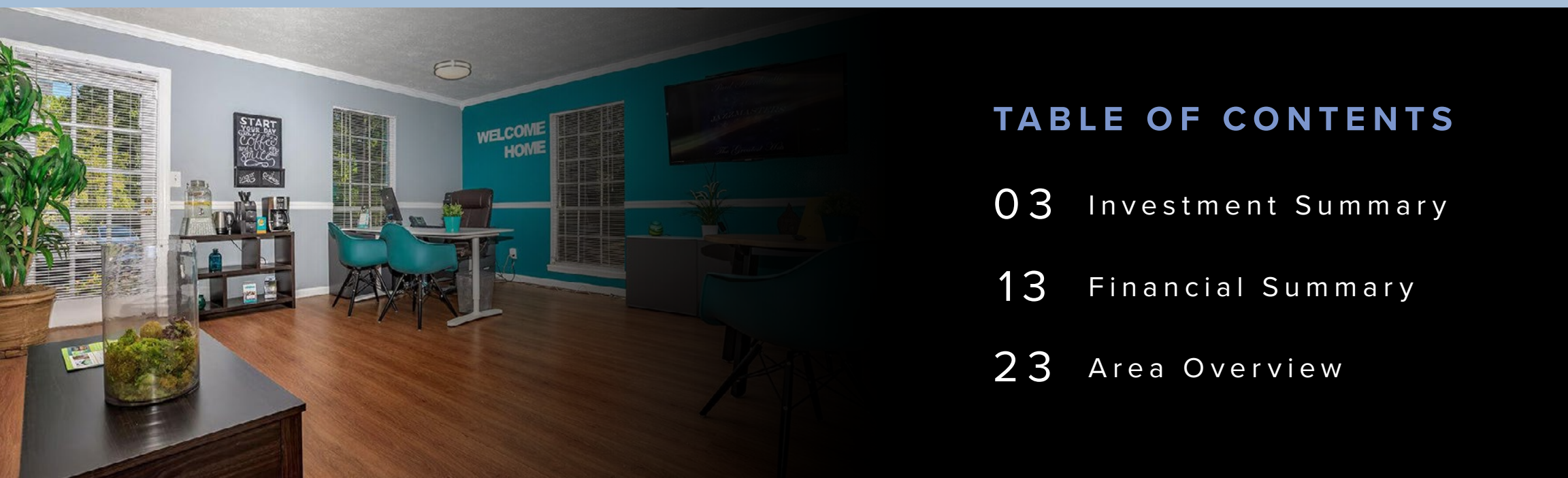


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# INVESTMENT SUMMARY

2900 CAMP CREEK PKWY | COLLEGE PARK, GA 30337



# EXECUTIVE SUMMARY

Matthews Real Estate Investment Services™ is pleased to present this offering of **Central Park Apartments**, conveniently located in College Park, GA. There is a variety of one bedroom and two bedroom floor plans, which offer plush carpeting and/or faux wood flooring, great closet space, a balcony or patio, and work-from-home space. Central Park is located between Interstate 285 and Interstate 85 and is only a short drive to Downtown Atlanta.

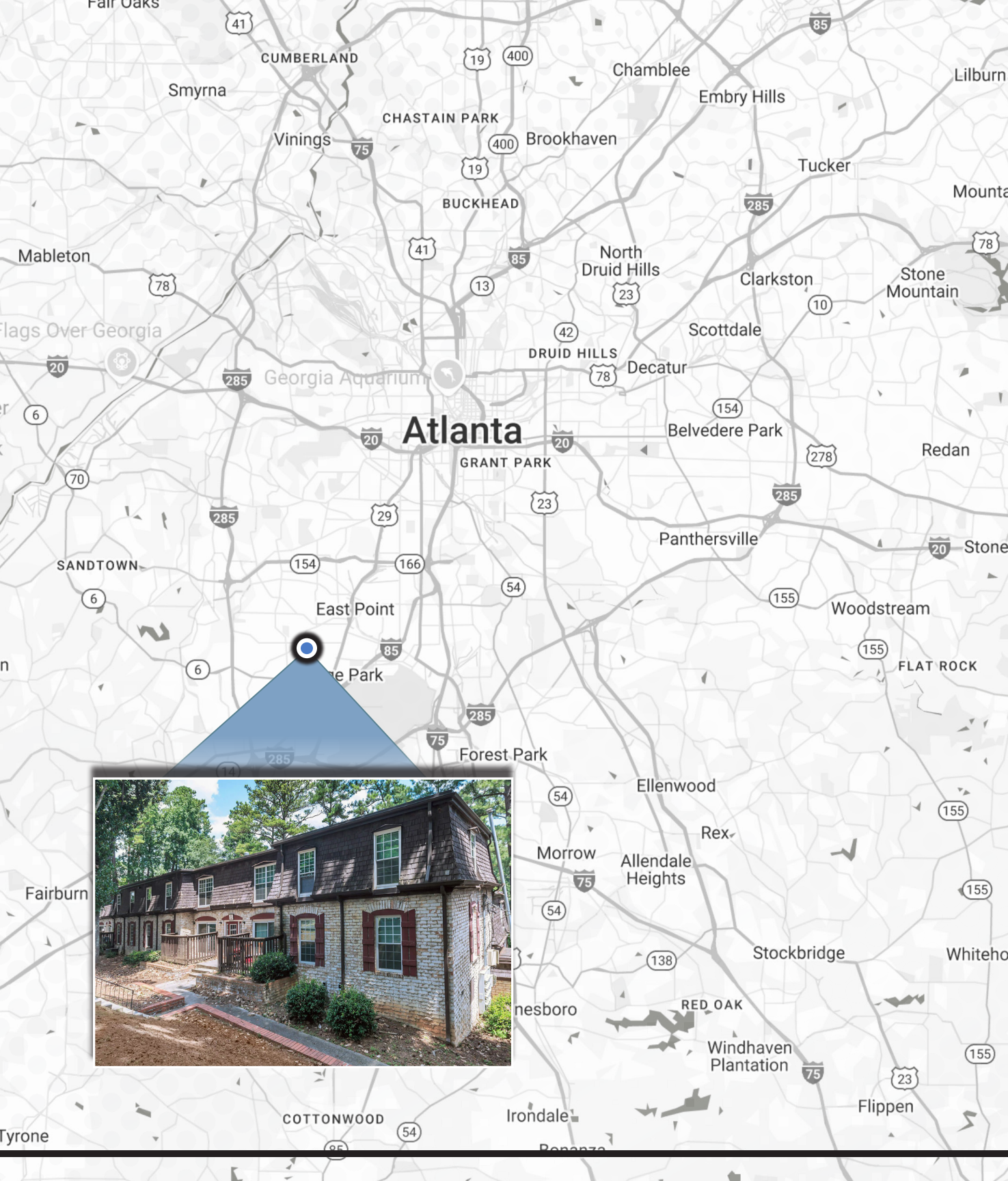
**The community is located less than a mile from major shopping centers, dining, and the Hartsfield-Jackson Atlanta International Airport.**

Neighboring properties include This Is It! BBQ & Seafood, Longhorn Steakhouse, Ruby Tuesday, Starbucks, Wayman & Bessie Brady Recreation Center, Camp Creek Marketplace, Publix, Kroger, and many others. **Those locational benefits along with offering large spacious floorplans make this a highly attractive rental option for those working at one of the many close by major economic drivers.**



## PROPERTY HIGHLIGHTS

- 25% rental upside
- Privately owned and operated for the past 12 years
- Ability to bring 37 “down” units back online adding over \$500,000 in gross potential rent
- Attractive unit mix of spacious 1BR and 2BR units
- Located in a designated opportunity zone
- Only 5 minutes away from Camp Creek Marketplace which is home to dozens of national brand restaurants, retail and services
- Zoning and in place utility connections that allow for an additional **138** units to be developed on the site
- One of only a few properties in 2015 to qualify for a \$10,000,000 grant through the “Noise Insulation Program” in which they replaced all roofs, gutters, windows and exterior doors
- Located in what has been called “ATL Airport City” which is a 311 acre assemblage that is set to become the largest mixed-use development, master development ever constructed south of I-20 next to the busiest airport in the world



Central Park Apartments  
**PROPERTY NAME**

2900 Camp Creek Pkwy  
College Park, GA 30337  
**PROPERTY ADDRESS**

Fulton County  
**COUNTY**

1969  
**YEAR BUILT**

280  
**NUMBER OF UNITS**

±257,880 SF  
**GROSS SF**

±921 SF  
**AVG SF PER UNIT**

±23.06 AC  
**LOT SIZE**

PROPERTY DETAILS

## ADDITIONAL PROPERTY INFORMATION

**Unit Mix:** 1+1 Units (143), 2+1 Units (25), 2+1.5 Units (56), 2+2 Units (56)

**HVAC:** Central

**Metering:** Individual Metered Electric | Master Metered Water | Individual Metered Gas

**Electrical:** Combination of Copper/Aluminum

**Plumbing:** Cast Iron

**Roofs:** Flat - Mansard

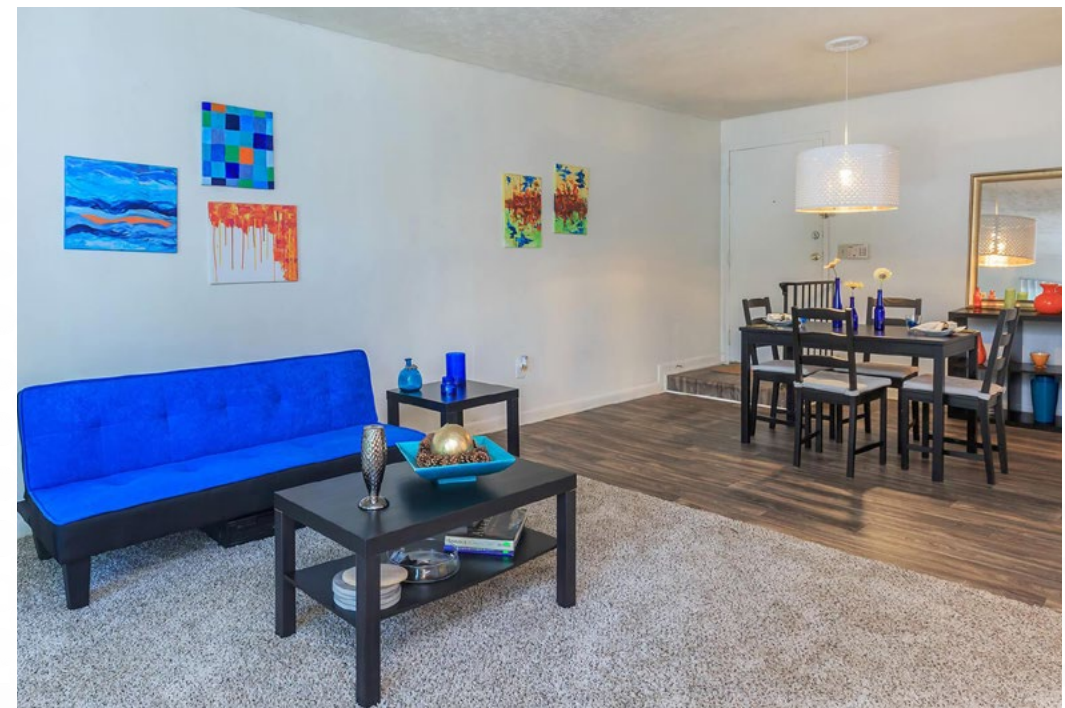
**Zoning:** C1

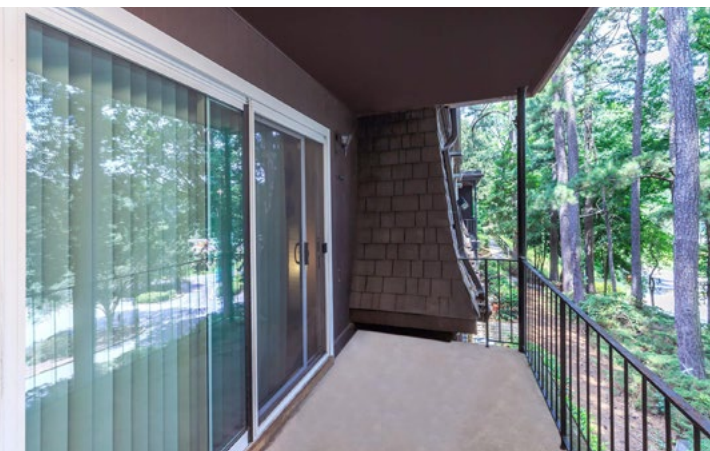
**Opportunity Zone:** Yes

**Parking:** Surface Park (340 Spaces)

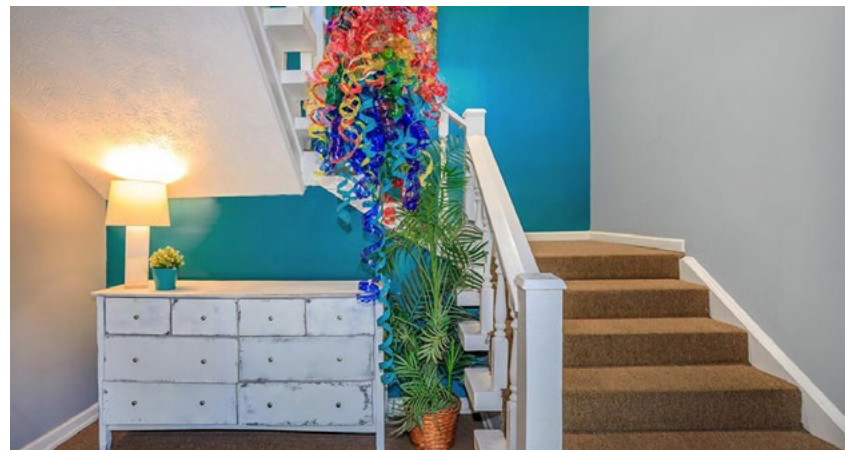
## UTILITY SUMMARY

Service	Paid by	Fee
Electricity	Tenant	Direct
Gas	Tenant	Direct
Water & Sewer	Property	\$50/\$60
Pest Control	Property	\$5
Trash	Property	\$5





# INTERIORS







## SIGNIFICANT CAPITAL IMPROVEMENTS

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### NIP (Noise Insulation Program)

In 2015 the property had new roofs, gutter systems, windows and exterior doors put onto all of the buildings as a part of the “Noise Insulation Program”

## INTERIOR & EXTERIOR VALUE ADD OPPORTUNITY

---

There is at least 25% rental upside from the current in place rents to market rents in the area achievable through an interior renovation program and an exterior face lift

There are 37 units that are currently in “down” condition which if rehabbed and brought back online would produce over \$500,000 in additional gross potential rent



## DISTANCE TO

- HARTSFIELD-JACKSON ATLANTA INT'L AIRPORT: 2.9 MILES
- THIS IS IT! BBQ & SEAFOOD: 0.95 MILES
- TGI FRIDAYS: 1.44 MILES
- LONGHORN STEAKHOUSE: 1.13 MILES
- STARBUCKS: 1.08 MILES
- RUBY TUESDAY: 1.04 MILES
- PUBLIX: 1.57 MILES
- SHOPPERS WORLD: 1.6 MILES
- KROGER: 2.6 MILES
- CHICK-FILEA: 2.3 MILES
- MCDONALDS: 1.1 MILES
- TARGET: 2.4 MILES



COLLEGE PARK PLAYGROUND

**SUBJECT PROPERTY**  
Central Park Apartments

CAMP CREEK PKWY ± 48,000 VPD

± 158,000 VPD

± 180,500 VPD

  
HARTSFIELD-JACKSON  
ATLANTA  
INTERNATIONAL AIRPORT

# FLOOR PLANS

4 spacious and open floor plans; 1, and 2-bedroom options available

**1 BED 1 BATH**  
710-840 SF



**2 BED 1 BATH**  
980 SF



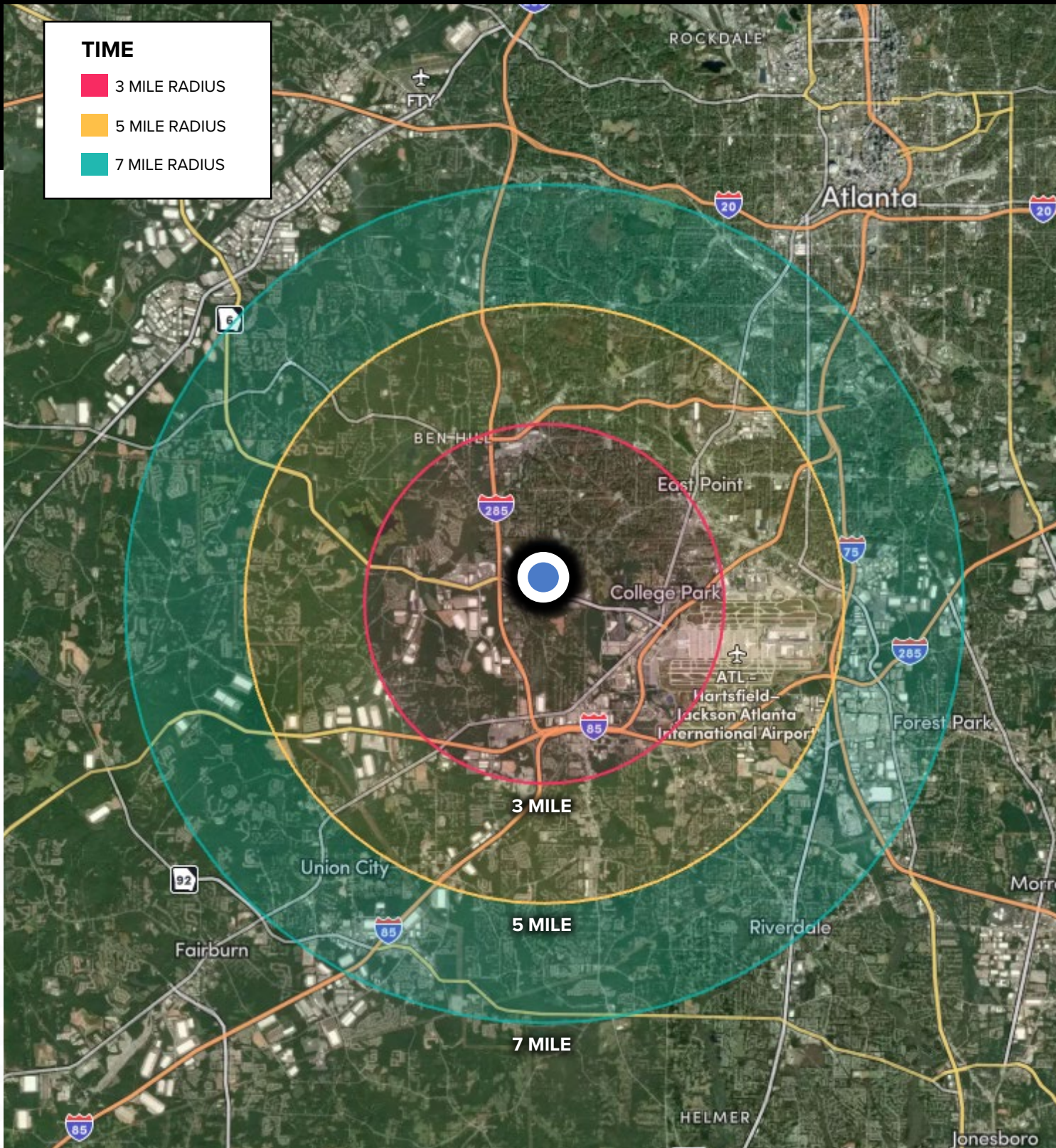
**2 BED 1.5 BATH**  
1,000 SF



**2 BED 2 BATH**  
1,020 SF



# TRADE AREA



**TIME**

- 3 MILE RADIUS
- 5 MILE RADIUS
- 7 MILE RADIUS

**3 MILE RADIUS**  
28.3 SQUARE MILES

<b>58,099</b> TOTAL POPULATION	<b>\$80.6K</b> AVG HH INCOME
<b>24,771</b> HOUSEHOLDS	<b>\$610M</b> CONSUMER SPEND

**5 MILE RADIUS**  
78.5 SQUARE MILES

<b>153,457</b> TOTAL POPULATION	<b>\$77.4K</b> AVG HH INCOME
<b>63,798</b> HOUSEHOLDS	<b>\$1.5B</b> CONSUMER SPEND

**7 MILE RADIUS**  
153.9 SQUARE MILES

<b>312,351</b> TOTAL POPULATION	<b>\$77.5K</b> AVG HH INCOME
<b>125,628</b> HOUSEHOLDS	<b>\$2.8B</b> CONSUMER SPEND



# FINANCIAL SUMMARY

2900 CAMP CREEK PKWY | COLLEGE PARK, GA 30337



# FINANCIAL OVERVIEW



**PRICING: MARKET BID - CONTACT BROKER**

## UNIT SUMMARY

Floor Plans	Unit Size	Beds	# Units	Occupancy Status			Current Monthly Rent	
				Occupied	Vacant	Down - Non Revenue	Market	In-Place
1x1	840 SF	1 BR	143 units	110 units	16 units	17 units	\$ 1,100	\$ 848
2x1	980 SF	2 BR	25 units	22 units	-	3 units	\$ 1,225	\$ 922
2x1.5	1,000 SF	2 BR	56 units	40 units	-	16 units	\$ 1,250	\$ 900
2x2	1,020 SF	2 BR	56 units	55 units	-	1 units	\$ 1,275	\$ 950
<b>Total/Average</b>	<b>921 SF</b>		<b>280 units</b>	<b>227 units</b>	<b>16 units</b>	<b>37 units</b>	<b>\$ 1,176</b>	<b>\$ 889</b>



# HISTORICAL ADJUSTMENTS

	T12 Annualized		Year 1 - Adjusted		MREIS Pro Forma		Pro Forma Broker Notes
	Aug-24	per Unit	\$ total	per Unit	\$ total	per Unit	
<b>OPERATING REVENUE</b>							
Potential Market Rent	\$ 3,147,928	\$ 11,243	\$ 4,015,828	\$ 14,342	\$ 4,015,828	\$ 14,342	Assumes renovated market rents
(Loss to Lease) / Gain to Lease	(\$ 20,995)	(\$ 75)	(\$ 963,799)	(\$ 3,442)	(\$ 40,158)	(\$ 143)	Assumes 1% loss to lease
<b>Gross Potential Revenue</b>	<b>\$ 3,126,934</b>	<b>\$ 11,168</b>	<b>\$ 3,052,030</b>	<b>\$ 10,900</b>	<b>\$ 3,975,670</b>	<b>\$ 14,199</b>	
<b>Vacancy (incl. Renovation Downtime)</b>							
Vacancy (incl. Renovation Downtime)	(\$ 702,303)	(\$ 2,508)	(\$ 602,374)	(\$ 2,151)	(\$ 200,791)	(\$ 717)	Assumes 5% vacancy (37 down units brought back online)
Concessions	(\$ 54,847)	(\$ 196)	(\$ 61,241)	(\$ 219)	(\$ 37,749)	(\$ 135)	Assumes 1% concessions
Collection Loss / Bad Debt	(\$ 417,320)	(\$ 1,490)	(\$ 238,841)	(\$ 853)	(\$ 74,743)	(\$ 267)	Assumes 2% bad debt
<b>Base Rental Revenue</b>	<b>\$ 1,952,464</b>	<b>\$ 6,973</b>	<b>\$ 2,149,573</b>	<b>\$ 7,677</b>	<b>\$ 3,662,387</b>	<b>\$ 13,080</b>	
<b>Other Income</b>							
Expense Reimbursements	\$ 128,140	\$ 458	\$ 134,974	\$ 482	\$ 134,974	\$ 482	Based on historical T-12
Other Residential Income	\$ 279,689	\$ 999	\$ 182,000	\$ 650	\$ 182,000	\$ 650	Assumes \$650/unit on other income
<b>Other Income</b>	<b>\$ 407,830</b>	<b>\$ 1,457</b>	<b>\$ 316,974</b>	<b>\$ 1,132</b>	<b>\$ 316,974</b>	<b>\$ 1,132</b>	
<b>EFFECTIVE GROSS REVENUE</b>	<b>\$ 2,360,294</b>	<b>\$ 8,430</b>	<b>\$ 2,466,546</b>	<b>\$ 8,809</b>	<b>\$ 3,979,361</b>	<b>\$ 14,212</b>	
<b>OPERATING EXPENSES</b>							
Repair & Maintenance	\$ 137,647	\$ 492	\$ 112,000	\$ 400	\$ 112,000	\$ 400	Assumes \$400/unit for repairs & maintenance
Contract Services	\$ 72,220	\$ 258	\$ 70,000	\$ 250	\$ 70,000	\$ 250	Assumes \$250/unit for contract services
Landscaping / Grounds	\$ 17,455	\$ 62	\$ 21,000	\$ 75	\$ 21,000	\$ 75	Assumes \$75/unit for landscaping
Personnel	\$ 321,308	\$ 1,148	\$ 308,000	\$ 1,100	\$ 308,000	\$ 1,100	Assumes \$1,100/unit for maintenance/leasing payroll
Marketing / Advertising	\$ 41,998	\$ 150	\$ 35,000	\$ 125	\$ 35,000	\$ 125	Assumes \$125/unit for marketing
Administrative Expenses	\$ 173,644	\$ 620	\$ 98,000	\$ 350	\$ 98,000	\$ 350	Assumes \$350/unit for administrative expenses
Turnover / Make-Ready	\$ 201,340	\$ 719	\$ 56,000	\$ 200	\$ 56,000	\$ 200	Assumes \$200/unit for turnover costs
Electricity	\$ 49,898	\$ 178	\$ 50,896	\$ 182	\$ 50,896	\$ 182	Based on T-12 electricity costs grown at 2%
Fuel (Gas & Oil)	\$ 27,881	\$ 100	\$ 28,439	\$ 102	\$ 28,439	\$ 102	Based on T-12 gas costs grown at 2%
Water & Sewer	\$ 308,421	\$ 1,102	\$ 314,589	\$ 1,124	\$ 314,589	\$ 1,124	Based on T-12 water/sewer costs grown at 2%
Other Utilities	\$ 86,200	\$ 308	\$ 87,924	\$ 314	\$ 87,924	\$ 314	Based on T-12 trash removal costs grown at 2%
Insurance	\$ 354,595	\$ 1,266	\$ 336,000	\$ 1,200	\$ 336,000	\$ 1,200	Assumes \$1,200/unit for insurance
Real Estate Taxes	\$ 96,108	\$ 343	\$ 279,425	\$ 998	\$ 279,425	\$ 998	Assumes tax reassessment at 38.309 mileage rate
Property Management Fee	\$ 95,182	\$ 340	\$ 73,996	\$ 264	\$ 119,381	\$ 426	Assumes 3% management fee
<b>TOTAL OPERATING EXPENSES</b>	<b>\$ 1,983,897</b>	<b>\$ 7,085</b>	<b>\$ 1,871,270</b>	<b>\$ 6,683</b>	<b>\$ 1,916,654</b>	<b>\$ 6,845</b>	
<b>NET OPERATING INCOME</b>							
Net Operating Income (Bef. Reserves)	\$ 376,397	\$ 1,344	\$ 595,276	\$ 2,126	\$ 2,062,707	\$ 7,367	
Replacement Reserves	\$ 70,000	\$ 250	\$ 70,000	\$ 250	\$ 70,000	\$ 250	Assumes \$250/unit in reserves
<b>NET OPERATING INCOME (AFT. RESERVES)</b>	<b>\$ 306,397</b>	<b>\$ 1,094</b>	<b>\$ 525,276</b>	<b>\$ 1,876</b>	<b>\$ 1,992,707</b>	<b>\$ 7,117</b>	



# Central Park APARTMENTS

2900 CAMP CREEK PKWY | COLLEGE PARK, GA 30337

YEAR BUILT: 1969 | TOTAL UNITS: 280 | BUILDING SIZE: 255,100 SF

1



1437 Lucile Ave | Atlanta, GA

2



Stanton View | Atlanta, GA

3



Residences on Riverdale | College Park, GA

4



Hidden Valley | Decatur, GA

5



Stanton Yards | Atlanta, GA



# SALES COMPARABLES

	ADDRESS	CITY, ST	UNITS	YEAR BUILT	BUILDING SF	SALE PRICE	PRICE PER UNIT	PRICE PER SF	SALE DATE
<b>S</b>	<b>Central Park 2900 Camp Creek Pkwy</b>	<b>College Park, GA</b>	<b>280</b>	<b>1969</b>	<b>255,100</b>		<b>Market Bid - Contact Broker</b>		<b>TBD</b>
<b>1</b>	1437 Lucile Ave	Atlanta, GA	12	1960	13,400	\$864,840	\$72,070.00	\$64.54	8/22/2024
<b>2</b>	Stanton View 20404 Stanton Rd	Atlanta, GA	88	1972	69,600	\$7,338,000	\$83,386.36	\$105.43	8/5/2024
<b>3</b>	Residences on Riverdale 5801 Riverdale Rd	College Park, GA	159	1970	269,444	\$12,250,000	\$77,044.03	\$45.46	5/31/2024
<b>4</b>	Hidden Valley 2823 Misty Waters Dr	Decatur, GA	250	1970	269,100	\$16,485,000	\$65,940.00	\$61.26	8/9/2024
<b>5</b>	Stanton Yards 1900 Stanton Delowe	Atlanta, GA	164	1965	139,000	\$14,500,000	\$88,414.63	\$104.32	12/24/2023
	<b>Average</b>						<b>\$77,371.00</b>	<b>\$76.20</b>	

# SALES COMPARABLES MAP



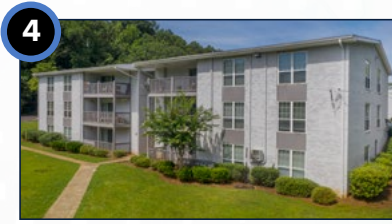
1437 Lucile Ave | Atlanta, GA



Stanton View | Atlanta, GA



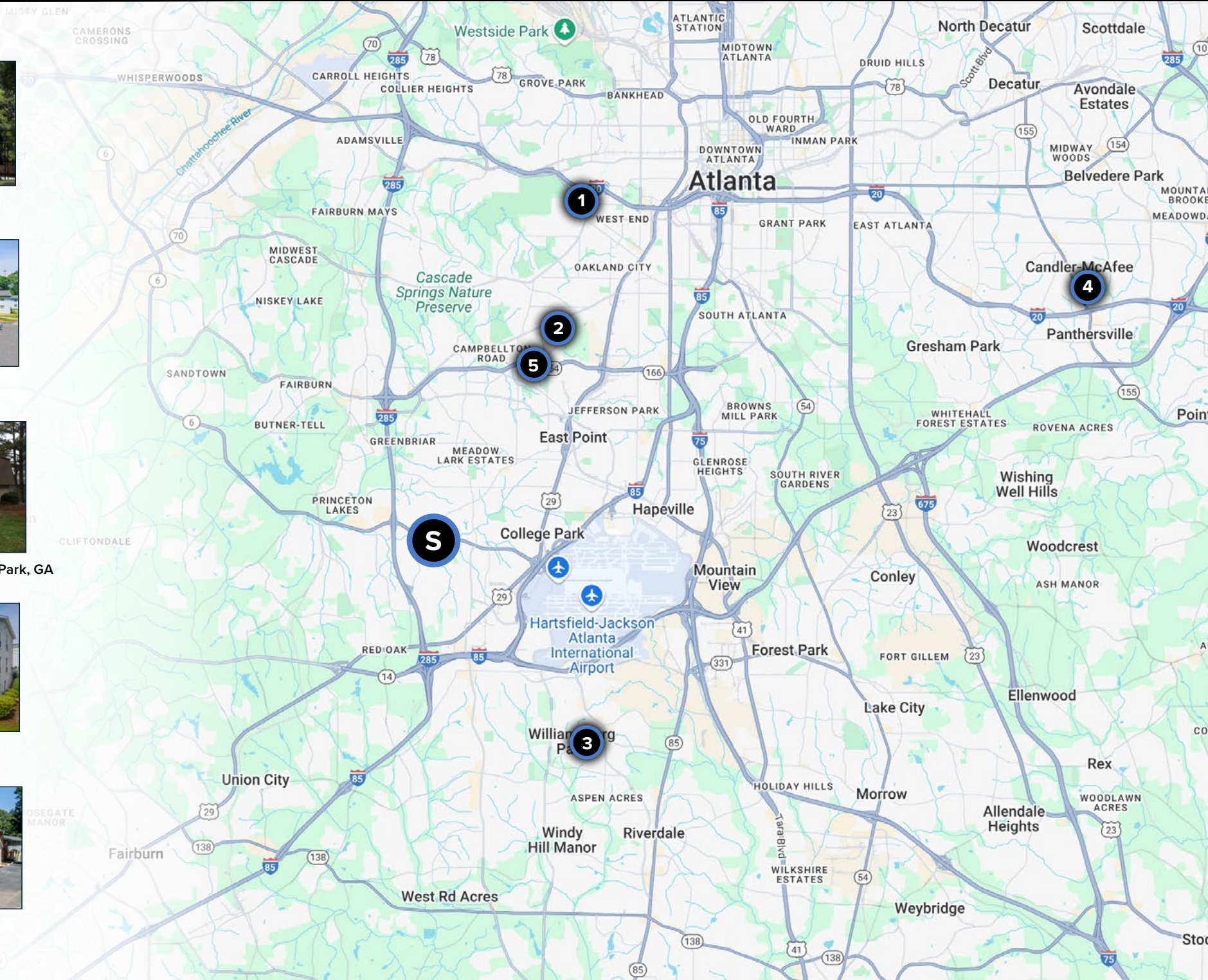
Residences on Riverdale | College Park, GA



Hidden Valley | Decatur, GA



Stanton Yards | Atlanta, GA



# ONE BEDROOM RENT COMPARABLES

	NAME/ADDRESS	LOCATION	YEAR BUILT	UNITS	BUILDING SF	UNIT MIX	UNIT SIZE (SF)	MONTHLY RENT	AVG RENT/SF
<b>S</b>	<b>Central Park 2900 Camp Creek Parkway</b>	<b>College Park</b>	<b>1969</b>	<b>280</b>	<b>255,100</b>	<b>1+1</b>	<b>840</b>	<b>-</b>	<b>-</b>
<b>1</b>	Elite at City View 4001 Lakemont Dr	College Park	1976	362	418,516	1+1	730	\$989	\$1.35
<b>2</b>	Elite at Lake View 3200 Lakeview Pl	Atlanta	1976	326	481,016	1+1	636	\$1,119	\$1.76
<b>3</b>	Regency Park 3200 Desert Dr	East Point	1970	607	521,241	1+1	640	\$1,078	\$1.68
<b>4</b>	Polaris at Camp Creek 2800 Camp Creek	Atlanta	1968	155	217,240	1+1	825	\$1,112	\$1.35
<b>5</b>	Commons at Camp Creek Townhomes 2700 Camp Creek Pky	Atlanta	1971	124	129,396	1+1	822	\$1,200	\$1.46
<b>6</b>	Village of College Park 4060 Herschel Rd	College Park	1971	80	88,954	1+1	780	\$880	\$1.13
	<b>Average</b>							<b>\$1,063</b>	<b>\$1.46</b>

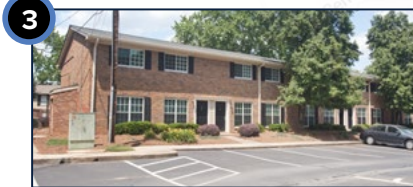
# ONE BEDROOM RENT COMPARABLES MAP



Elite at City View | College Park, GA



Elite at Lakeview | Atlanta, GA



Regency Park | East Point, GA



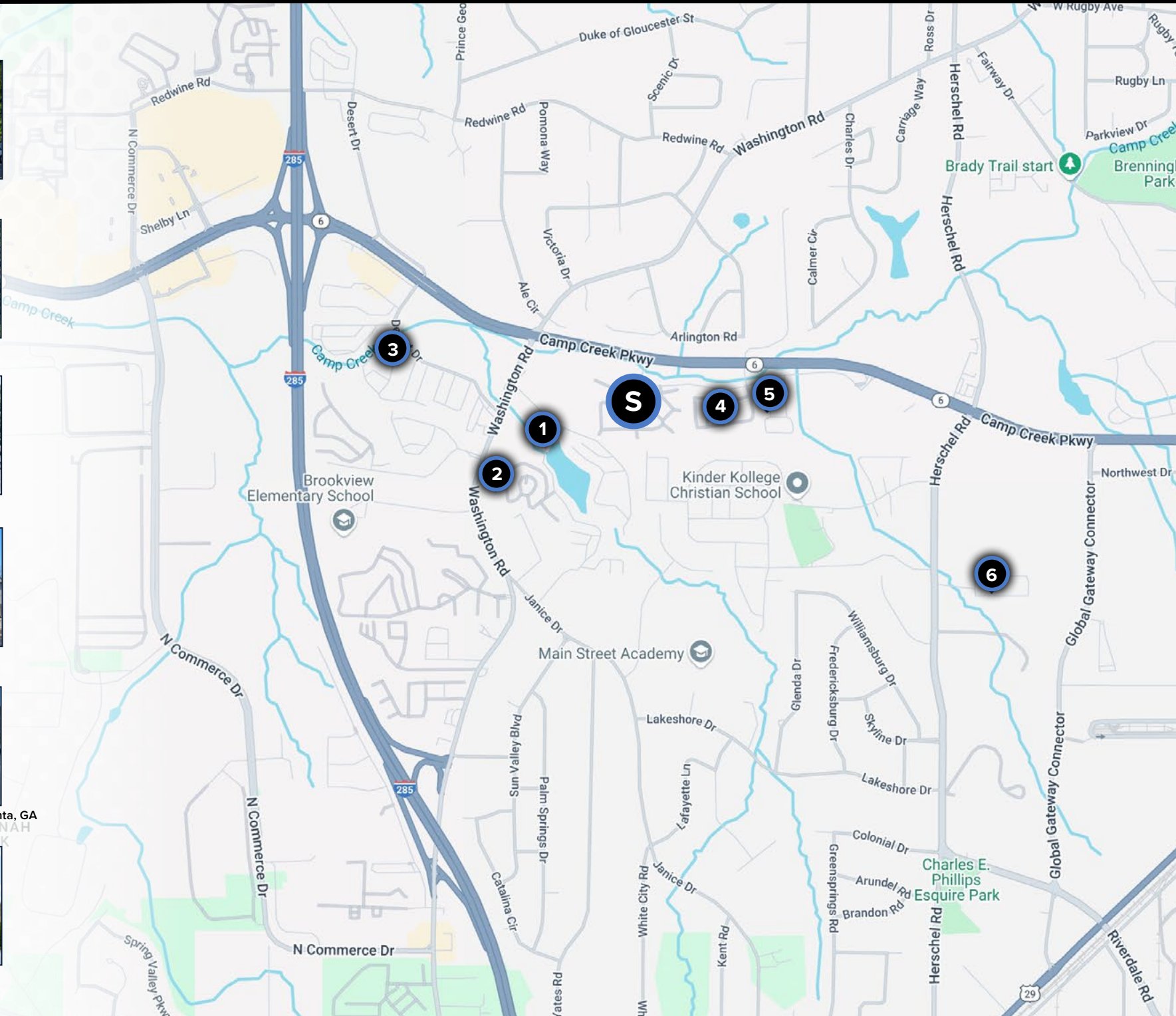
Polaris at Camp Creek | Atlanta, GA



Commons at Camp Creek Townhomes | Atlanta, GA



Village of College Park | College Park, GA



# TWO BEDROOM RENT COMPARABLES

	NAME/ADDRESS	LOCATION	YEAR BUILT	UNITS	BUILDING SF	UNIT MIX	UNIT SIZE (SF)	MONTHLY RENT	AVG RENT/SF
<b>5</b>	<b>Central Park 2900 Camp Creek Pkwy</b>	<b>College Park</b>	<b>1969</b>	<b>280</b>	<b>255,100</b>	<b>2+2</b>	<b>1,005</b>	<b>-</b>	<b>-</b>
<b>1</b>	Elite at City View 4001 Lakemont Dr	College Park	1976	362	418,516	2+1.5	1,122	\$1,149	\$1.02
<b>2</b>	Elite at Lake View 3200 Lakeview	Atlanta	1976	326	481,016	2+1.5	1,146	\$1,129	\$0.99
<b>3</b>	WestPoint Creek Townhomes 2609 Charlestown Dr	Atlanta	1970	220	320,117	2+1.5	1,210	\$1,337	\$1.10
<b>4</b>	Regency Park 3200 Desert Dr	East Point	1970	607	521,241	2+1.5	1,075	\$1,390	\$1.29
<b>5</b>	The Park at Galloway 4031 Seven Oaks Ln	East Point	1970	486	576,142	2+1.5	986	\$1,200	\$1.22
<b>6</b>	Polaris at Camp Creek 2800 Camp Creek	Atlanta	1968	155	217,240	2+1.5	1,114	\$1,253	\$1.12
<b>7</b>	Commons at Camp Creek Townhomes 2700 Camp Creek Pky	Atlanta	1971	124	129,396	2+1.5	1,036	\$1,400	\$1.35
<b>8</b>	Woods at Camp Creek 3222 Kenelworth Dr	Atlanta	1970	152	152,710	2+1.5	1,115	\$1,249	\$1.12
<b>9</b>	Village of College Park 4060 Herschel Rd	College Park	1971	80	88,954	2+1	950	\$1,129	\$1.19
	<b>Average</b>							<b>\$1,248</b>	<b>\$1.16</b>

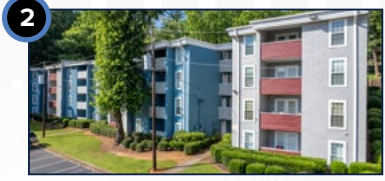
# TWO BEDROOM RENT COMPARABLES MAP



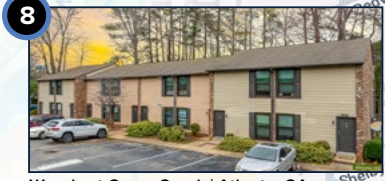
1 Elite at City View | College Park, GA



7 Commons at Camp Creek Townhomes | Atlanta, GA



2 Elite at Lake View | Atlanta, GA



8 Woods at Camp Creek | Atlanta, GA



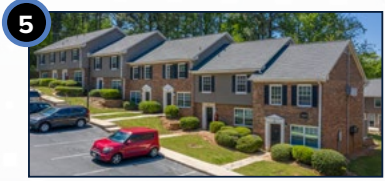
3 Westpoint Creek Townhomes | Atlanta, GA



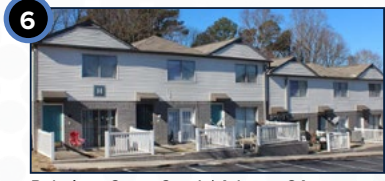
9 Village of College Park | College Park, GA



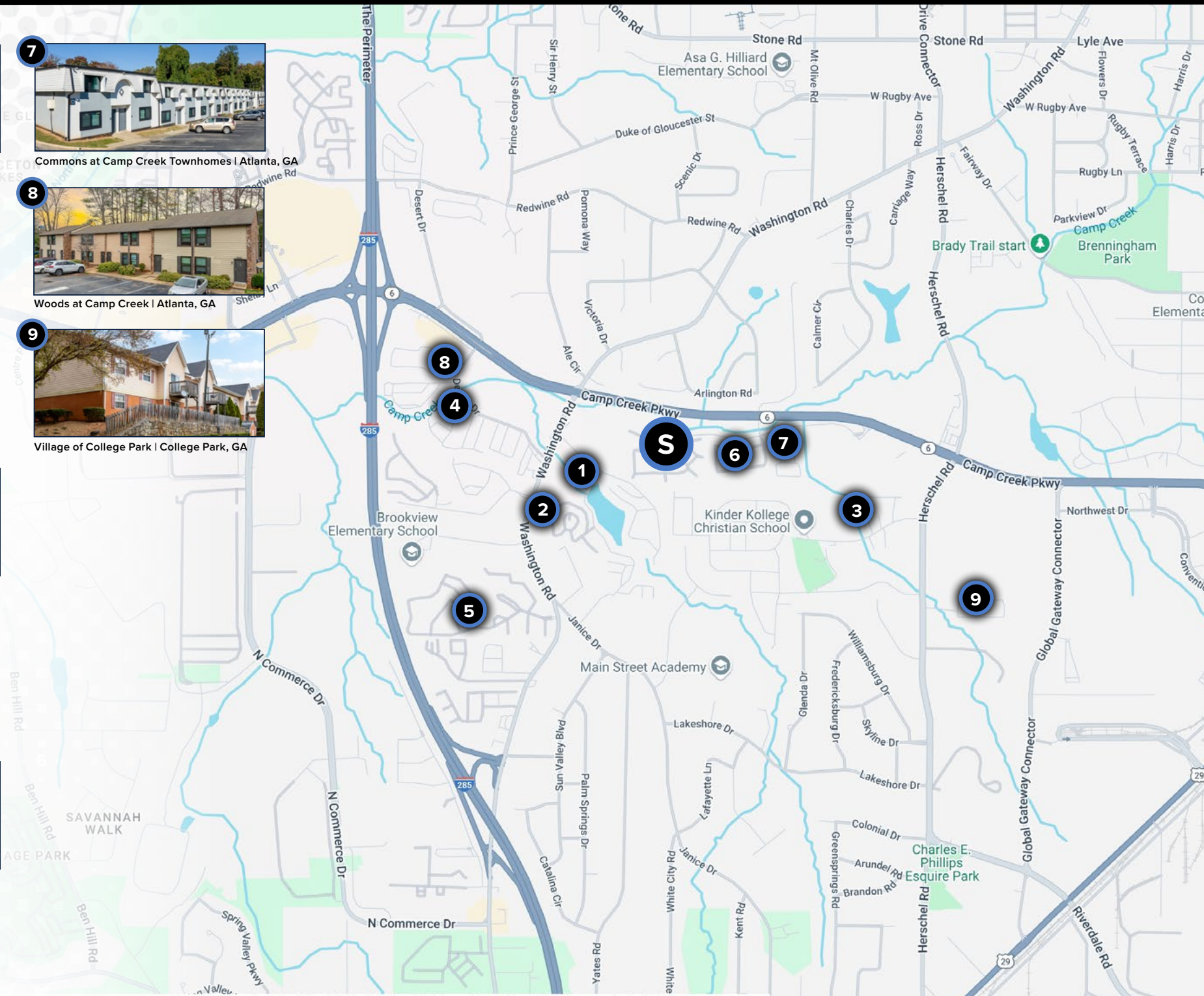
4 Regency Park | East Point, GA



5 The Park at Galaway | East Point, GA



6 Polaris at Camp Creek | Atlanta, GA





# MARKET OVERVIEW

2900 CAMP CREEK PKWY | COLLEGE PARK, GA 30337



Being the capital of Georgia, Atlanta is the most populous city in the state with nearly 500,000 residents. It is the principal commercial and transportation center of the southeastern United States. Also serving as a major educational center, Atlanta is home to many prestigious schools including Emory University, Georgia Institute of Technology and Georgia State University. The educated workforce is what attracts corporations to conduct business operations in the city. The city pays homage to its culture and past with the Atlanta History center as well as the Martin Luther King Jr. National Historic Site which is dedicated to the African American leader's life and times.

# ATLANTA

**\$453.3B**

GROSS DOMESTIC  
PRODUCT

**ATL** 

BUSIEST AIRPORT  
IN THE WORLD

**±6.14M**

MSA POPULATION



# SURROUNDING TENANTS



REGENCY PARK  
607 UNITS

**CAMP CREEK MARKETPLACE II**

Burlington HIBBETT MATTRESS FIRM  
FIVE GUYS LA FITNESS DSW BANK OF AMERICA  
Jason's deli FRIDAYS GNC LIVE WELL

**CAMP CREEK MARKETPLACE**  
RETAIL

target OLD NAVY five BELOW PET SMART SHOE CARNIVAL LOWE'S  
ROSS TJ-maxx crumbl cookies  
DOLLAR TREE LANE BRYANT Staples NOTHING bundt CAKES



TACO BELL SHERWIN WILLIAMS This Is It! LOUISIANA LEGGERS POPEYES  
COURTYARD BY MARRIOTT Hampton by Hilton

**CAMP CREEK MARKETPLACE**  
RESTAURANTS

LONGHORN STEAKHOUSE Olive Garden KIKU Mee's PANDA EXPRESS  
Chick-fil-A Wendy's PAPA JOHN'S Red Lobster

WASHINGTON RD ± 14,400 VPD



**SUBJECT PROPERTY**  
Central Park Apartments

CAMP CREEK PKWY ± 48,000 VPD

## GLOBAL HEADQUARTERS



AT&T



## ECONOMY

Metro Atlanta is recognized as an international gateway and the economic engine of the Southeast. **The metro area has the ninth largest population in the country with over 6.14 million residents.** As the largest economy of all metros in the region, metro Atlanta offers diverse businesses and services, with dominant sectors including logistics, professional and business services, media operations, and information technology. Being a trade and transportation hub of the southeast, the city's economy is driven by the service, communications, retail trade, manufacturing, finance, and insurance industries.

**The Atlanta metropolitan economy is the 10th largest in the country and has a GDP of \$399.13 billion.** The area is home to major corporations like Coca-Cola, The Home Depot, Chick-Fil-A, and UPS. Atlanta has a total of 16 Fortune 500 companies. Additionally, the Hartsfield- Jackson Atlanta International Airport serves as a major component to its economic growth and is one of the busiest airports in the world where Delta Air Lines is the city's largest employer.

**The economy of Atlanta employs about 257,000 people.** The largest industries include Professional, Scientific, & Technical Services, Educational Services, and Health Care & Social Assistance. The highest paying industries are Information (\$88,911), Finance & Insurance (\$81,761), and Professional, Scientific, & Technical Services (\$80,082). The state's top domestic production includes Motorized vehicles (\$68.9B), Mixed Freight (\$63.5B), and Electronics (\$51.2B). Georgia's most common trade partners are Florida, Tennessee, and North Carolina.

# SIXWEST DEVELOPMENT IN COLLEGE PARK

Next-level mixed-use destination adjacent to the world's busiest airport

A vibrant new gateway development that integrates business, retail, residential, hospitality and entertainment. Six West is located next to the world's busiest airport and offers immediate access to Georgia International Convention Center via a new pedestrian bridge.

This highly walkable community connects visitors to an energizing mix of restaurants and cafes, live music, boutique shops and traditional retail, sports entertainment, a variety of personal services and more.

Six West's streetscape is surrounded by a SK walking trail and is further enhanced with a multi-purpose park and generous amounts of green space.

This master-planned development is also an integral part of Aerotropolis Atlanta -the blueprint for transforming the airport vicinity into a dynamic area with multi-modal transportation options.

Six West is well-positioned to become an unrivaled live/work/play destination south of Atlanta!



**RETAIL**  
GENERAL COMMERCIAL ENTERTAINMENT

**739,500 SF**



**OFFICE**  
CLASS A GENERAL/MEDICAL OFFICE

**2.3 MSF**



**HOTEL**  
UP TO 4 HOTELS

**1,176 KEYS**



**RESIDENTIAL**  
MULTIFAMILY / TOWNHOMES SINGLE FAMILY

**448 HOMES**



## RENDERING PHOTOS





**WOODWARD ACADEMY**  
 ESTABLISHED 1900  
 LARGEST INDEPENDENT DAY SCHOOL  
 IN CONTINENTAL US WITH OVER  
 2,700 STUDENTS

DOWNTOWN COLLEGE PARK



NEXT-LEVEL MIXED-USE DESTINATION  
 ADJACENT TO THE WORLD'S BUSIEST AIRPORT

CAMP CREEK PKWY

**SUBJECT PROPERTY**  
 Central Park  
 Apartments



EXIT 72

ROOSEVELT HWY



85

85

# POINTS OF INTEREST

Atlanta is the most-visited destination in the state of Georgia. Atlanta offers lots of tourist attractions such as the Georgia Aquarium, the World of Coca-Cola, the Atlanta Botanical Garden, and many more. Atlanta also hosts several annual food, film, and music festivals each season. Atlanta is known for its fabulous shopping malls. Shopping centers such as Lenox Square with 250 stores, Perimeter Mall with 158 stores, and Cumberland Mall with 143 stores all make Atlanta a shopaholic's paradise. Over 50 million people visit Atlanta annually.



Atlanta's **CULINARY SCENE** is a vibrant tapestry of flavors, reflecting its diverse cultural heritage. The city is renowned for iconic dishes like fried chicken, Southern BBQ, and peach cobbler, showcasing the best of Southern cuisine. Neighborhoods like Buford Highway offer a treasure trove of international eateries, from Ethiopian to Korean.



**THE GEORGIA AQUARIUM** is one of the largest aquariums in the world, featuring thousands of marine animals, including whale sharks and manta rays. It's a great spot for families and marine life enthusiasts.



Atlanta's **ART SCENE** is a vibrant tapestry of traditional and contemporary influences, boasting institutions like the High Museum of Art and the Atlanta Contemporary Art Center. Neighborhoods such as Little Five Points and Krog Street Market are alive with street art, independent galleries, and creative shops, reflecting the city's eclectic culture.



## PROFESSIONAL SPORTS TEAMS

- Atlanta Braves
- Atlanta Falcons
- Atlanta Hawks
- Atlanta United FC
- Atlanta Thrashers

# CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property **2900 Camp Creek Pkwy, College Park, GA** (“Property”). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services™. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services™ has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants’ plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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Owner and Matthews Real Estate Investment Services™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser’s sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews Real Estate Investment Services™ or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

**MATTHEWS**<sup>TM</sup>

REAL ESTATE INVESTMENT SERVICES

OFFERING MEMORANDUM



# Central Park

## A P A R T M E N T S

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