

**873 Monroe Drive, Atlanta, GA 30308**

County: Fulton



Type:	Multifamily
No. Units:	2
Year Built:	1920
Unit 1 Rent:	\$1100
Unit 2 Rent:	\$1200
FMLS#	3811105
GAMLS#	02562166
Loopnet:	16004108

Fulton County Assessment Value (2007): \$447,900

**Sale Price: \$399,000**

Type:	Duplex	Occupancy:	100%
Building Size:	2,180 SF	Cap Rate:	9%
Lot Size:	0.17 Acres	Topography:	Level
Taxes:	\$7,551	Tax Year:	2007
Construction:	Brick/Frame	Stories:	2
Elementary:	Morningside	Middle:	Inman
High School:	Grady	Parking:	2 spaces per unit

GREAT VALUE! Positive cash flow. Duplex with 2 bedrooms and 2 baths per unit.

Two parking spaces per unit. Way below market value.

**LOCATION, LOCATION, LOCATION.**

In sought after Morningside and Virginia Highlands area.



Each office in independently owned and operated.

**Contact Information:**

**Collis Clovie**  
Century 21 Intown  
**404-242-9070** Direct  
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# DEMOGRAPHICS

## Summary Information

		2008 Estimate	2013 Estimate
<b>Population:</b>		3886	4725
<b>Number of Households:</b>		2450	2658
<b>Census Tract/Block</b>	13.00 / 1		
<b>10 Year Population Growth</b>	12.45%	<b>Household Growth Last 10 Years</b>	13.79%
<b>Estimated Growth In 5 Years</b>	8.49%	<b>Household Forecast Growth</b>	7.83%
<b>Owner Occupied</b>	33%	<b>Median Home Value</b>	\$314,700
<b>Absentee Owner</b>	67	<b>Median Mortgage</b>	\$1,711
<b>Average Household Size</b>	1.6	<b>Average House Hold Income</b>	\$60,961
<b>College Graduate</b>	41%	<b>Median Rent</b>	\$695
		<b>Median Vehicles Value</b>	
		<b>Married</b>	21%
		<b>Unmarried</b>	79%

## Home Characteristics

Value		Year Built	
<b>Below \$100,000</b>	4%	<b>1999-2000</b>	0%
<b>\$100,000 And \$150,000</b>	9%	<b>1995-1998</b>	4%
<b>\$150,000 And \$200,000</b>	11%	<b>1990-1994</b>	2%
<b>\$200,000 And \$300,000</b>	20%	<b>1980-1989</b>	7%
<b>\$300,000 And \$500,000</b>	48%	<b>1970-1979</b>	10%
<b>\$500,000 and above</b>	7%	<b>1900-1969</b>	78%

## Affluency Factors

<b>Household Income</b>		<b>Mortgage Expense</b>		<b>Rent Expense</b>	
<b>0 TO \$25,000</b>	23%	<b>Under \$300</b>	0%	<b>Less Than \$499</b>	15%
<b>\$25,000 TO \$35,000</b>	12%	<b>\$300-\$799</b>	3%	<b>\$500 &amp; \$749</b>	41%
<b>\$35,000 TO \$50,000</b>	21%	<b>\$800-\$1999</b>	59%	<b>\$750 &amp; \$999</b>	30%
<b>\$50,000 TO \$75,000</b>	21%	<b>\$2000 and Over</b>	39%	<b>\$1000 &amp; Over</b>	13%
<b>\$75,000 TO \$100,000</b>	7%				
<b>\$100,000 and Above</b>	16%				

## Professional Lifestyle/Characteristics

<u>Education</u>		<u>Profession</u>		<u>Lifestyle</u>		<u>Commute Time</u>	
No Diploma	14%	Mgr/Prof	62%	Owner Occupied	33%	0-14 Min	31%
High School	6%	Technical	35%	Absentee Owner	67%	15- 29 Min	43%
Some College	20%	Sales	17%	Married	21%	30- 59 Min	16%
College Graduate	41%	Administrative	7%	Unmarried	79%	Over 60 Min	3%
Graduate Degree	14%	Private House Hold	2%				
		Service	14%				
		Protective Services	1%				
		Farming	0%				
		Skilled	14%				
		Blue Collar	4%				
		Private Worker	78%				

## Comparable Listings in Same Zip Code Area

Multi-Dwelling													
Mul	ML #	Pic	VT	Status	Address	State	Area	Map	Subdivision	Type	# Units	Year Built or Sold / Expire Date	Price
1	<input type="checkbox"/> <a href="#">3801273</a>	<input type="checkbox"/>	1	Active	<a href="#">533 Saint Charles Avenue</a>	GEORGIA	23 - ATLANTA NORTH	836B6	Midtown	Duplex	2	1920	\$539,900
2	<input type="checkbox"/> <a href="#">3804175</a>	<input type="checkbox"/>	0	Active	<a href="#">335 5TH ST</a>	GEORGIA	23 - ATLANTA NORTH	835K6	MIDTOWN	Duplex	2	1920	\$469,500
3	<input type="checkbox"/> <a href="#">3811105</a>	<input type="checkbox"/>	0	Active	<a href="#">873 MONROE DR</a>	GEORGIA	23 - ATLANTA NORTH	836B5	MIDTOWN	Duplex	2	1920	\$399,000