



## **647 LAWTON STREET SW, ATLANTA, GA 30310**

A Spanish 'mission style' gem in the West End. Only a block from the Beltline!





## OPPORTUNITY

City Realty Advisors, LLC is pleased to present **647 Lawton Street SW**, a rare investment opportunity to acquire a charming Spanish 'mission-style' 12-unit 100% leased multifamily apartment building in the heart of West End, Atlanta. Only a block from the Atlanta Beltline and minutes to downtown Atlanta, this non-replicable property offers astute investors a unique income producing asset in Atlanta's West End, a historic neighborhood listed on the National Register of Historic Places. With it's inclusion in the Peachtree Corridor plan, the Beltline, and MARTA, West End will be one of the most transit-oriented neighborhoods in Atlanta.



# ASSET OVERVIEW

Parcel Address: 647 Lawton Street  
SW, Atlanta, GA 30310

Land Size: 0.2974 +/- Acres  
(12,954 +/- square feet)

Current Zoning: R5 Residential

Parking: Off Street

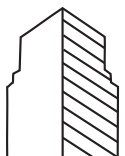
County: Fulton County

Submarket: West End

Walk Score: 80 (Very Walkable)

Transit Score: 57 (Good Transit)

Asking Price: \$3,050,000



**CITY  
REALTY**  
ADVISORS







**647 Lawton Street SW** is not your typical refurbished apartment building. No expense was spared and no detail overlooked in bringing these 12 one bed/one bath units in this 1930's Spanish 'mission-style' building back to their glory, with fully renovated interiors, full kitchens with new cabinets and granite countertops, large baths with tub/-shower combos, LVT flooring, stainless appliances, and lighting. All units have stacked Washer/Dryer units and new mini-split HVAC systems. Externally the building was updated including a new roof. Eight of the twelve units feature spacious bedrooms that open to a private outdoor balcony, a rare find for any vintage apartment building.

Do not miss this generational opportunity to acquire a unique multifamily property in a historic neighborhood largely underserved of for-rent apartments. Significant upside awaits as development along the West End Beltline and surrounding area only improves one of Atlanta's truly unique neighborhoods.





GA Tech

Midtown

Mercedes-Benz Stadium

Downtown

Atlanta University Center

Castleberry Hill

The Mall West End

Kroger

647 Lawton St SW

West End MARTA

GSU Stadium

Summerhill

Lee + White

Westside Beltline







## Annual Operating Income.

|                                      |                  |
|--------------------------------------|------------------|
| Gross Income                         | \$206,400        |
| <b>Less Operating Expenses</b>       |                  |
| Taxes                                | \$30,000         |
| Insurance                            | \$6,000          |
| Management Fee (4%)                  | \$8,256          |
| Trash                                | \$1,836          |
| Landscape Maintenance                | \$3,600          |
| Pest Control                         | \$500            |
| House Utilities (\$40 per month)     | \$480            |
| Apartment Maintenance/ Turnover (3%) | \$6,192          |
| <b>Total Operating Expenses</b>      | <b>\$56,864</b>  |
| <b>Net Operating Income</b>          | <b>\$149,536</b> |

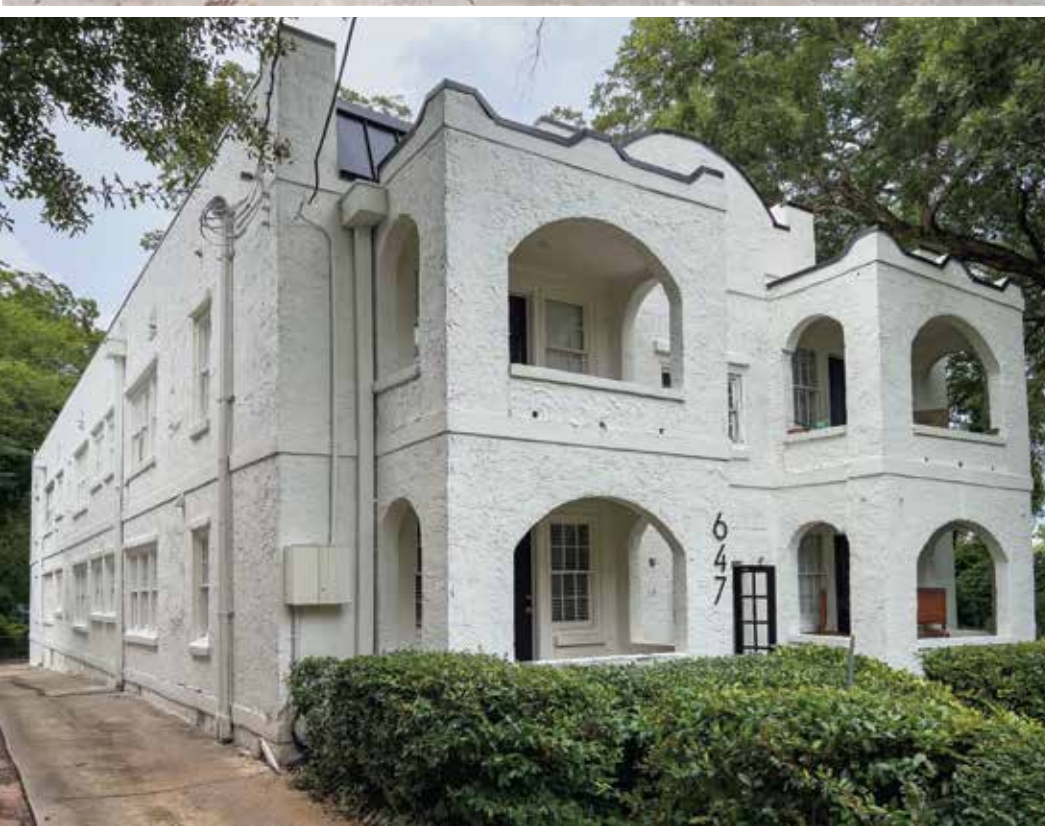


## Rent Roll

| Unit          | Mix         | Monthly Rent    |
|---------------|-------------|-----------------|
| 1             | 1+1+Balcony | \$1,450         |
| 2             | 1+1+Balcony | \$1,450         |
| 3             | 1+1+Balcony | \$1,450         |
| 4             | 1+1+Balcony | \$1,450         |
| 5             | 1+1         | \$1,400         |
| 6             | 1+1         | \$1,400         |
| 7             | 1+1         | \$1,400         |
| 8             | 1+1         | \$1,400         |
| 9             | 1+1+Balcony | \$1,450         |
| 10            | 1+1+Balcony | \$1,450         |
| 11            | 1+1+Balcony | \$1,450         |
| 12            | 1+1+Balcony | \$1,450         |
| <b>Total:</b> |             | <b>\$17,200</b> |











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**For additional questions, please contact:**

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