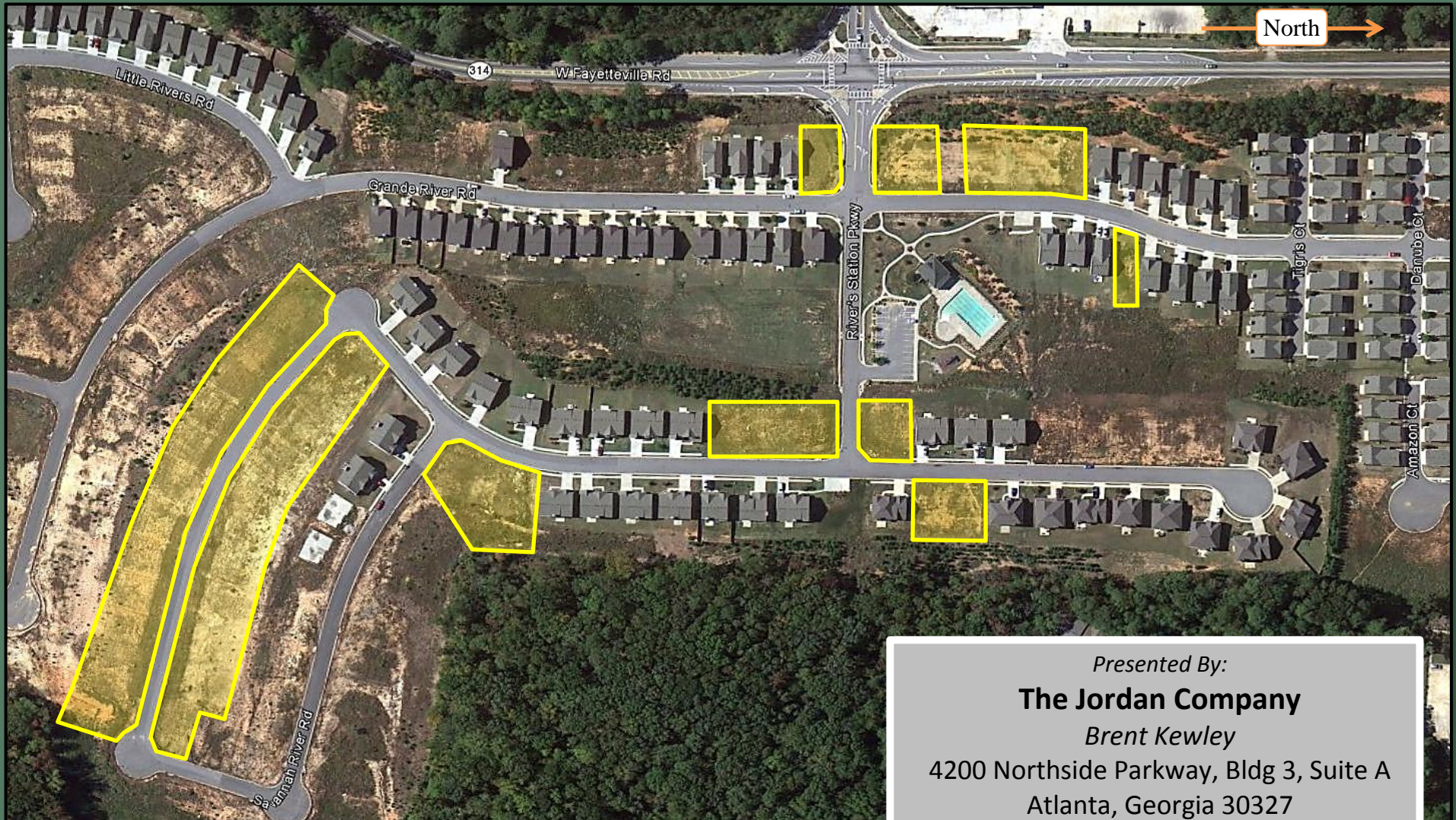


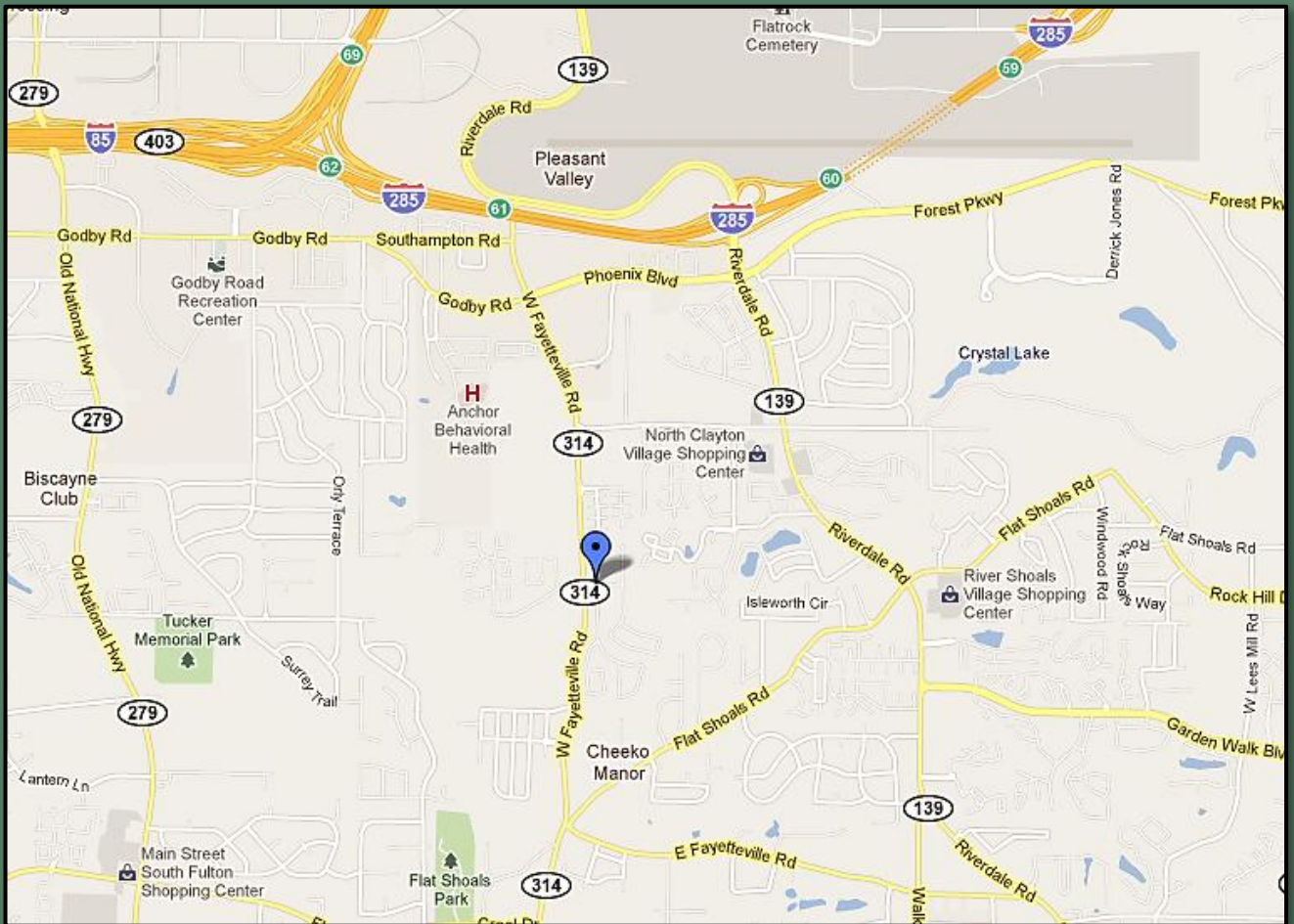
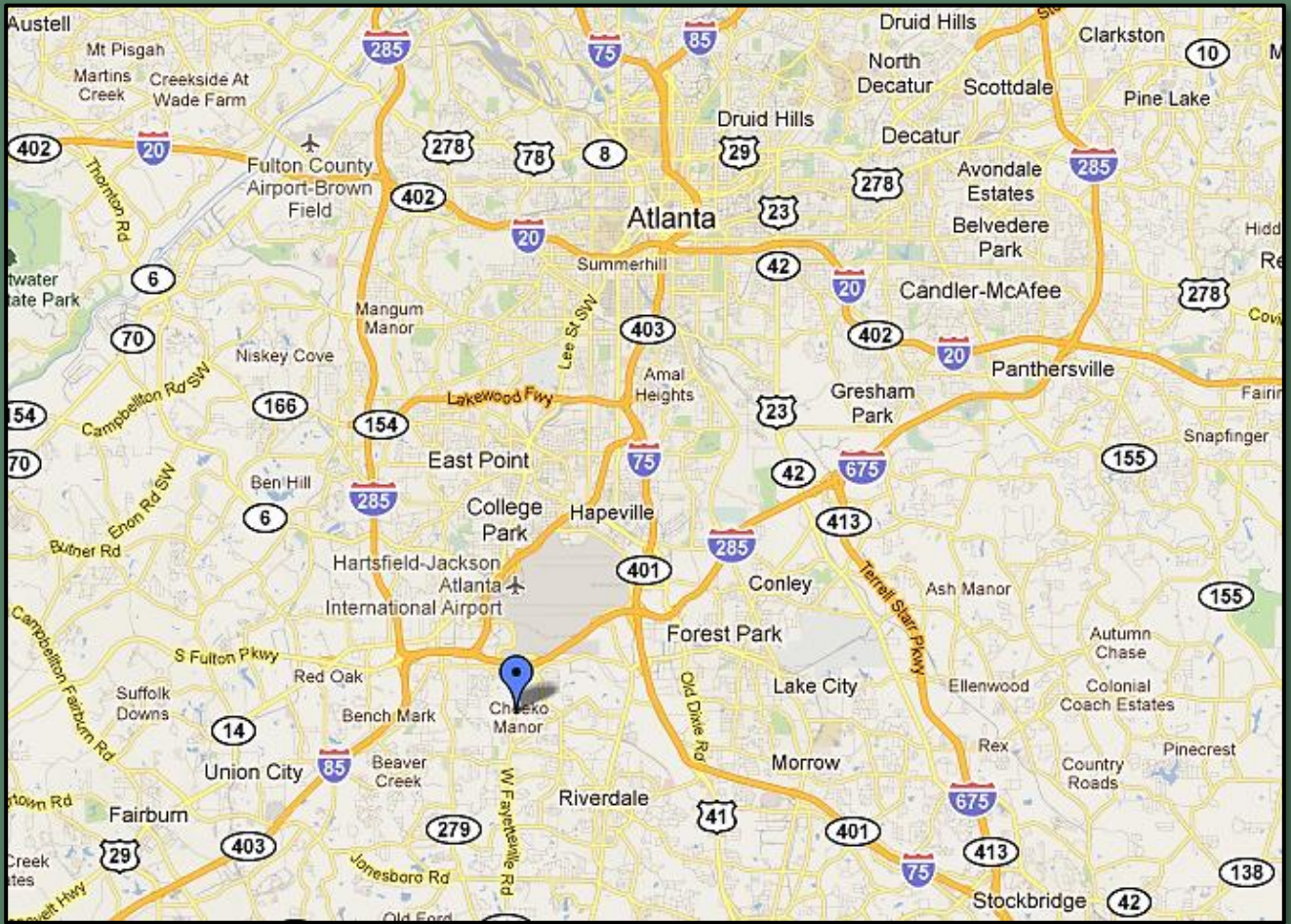
40 Single Family Residential Lots – River Station Subdivision
Unincorporated Clayton County, GA 30228

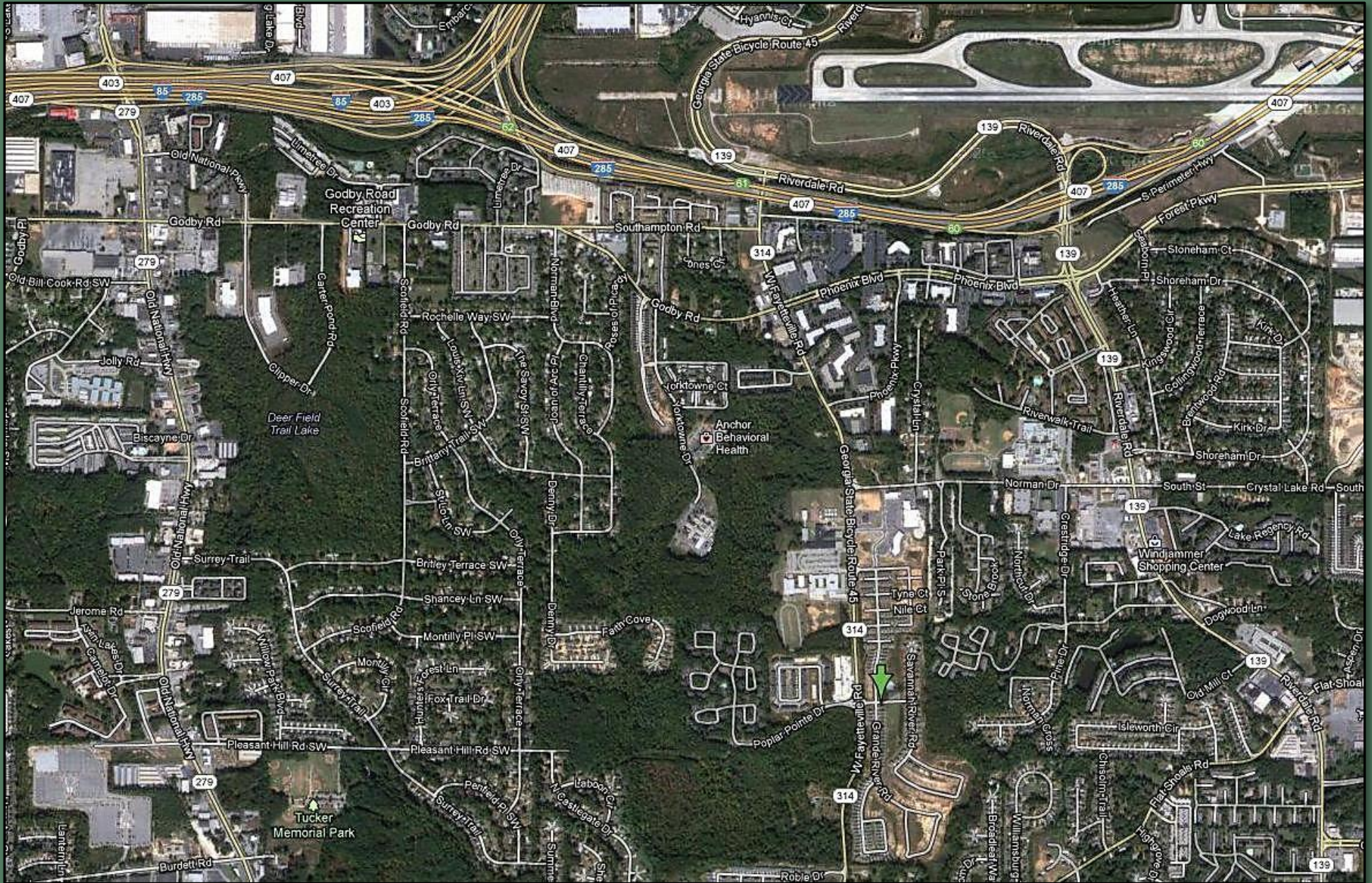


Presented By:
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| | |
|------------------------------------|---|
| <u>Location:</u> | The subject property is located 1.1 miles south of I-285 off of West Fayetteville Road in north Clayton County. Located between I-75 and I-85 the site is positioned near all major interstates, as well as, Hartsfield-Jackson International Airport. 2009 population within a three mile radius is 34,384 with an average income of \$58,835. |
| <u>On-Site:</u> | Subject Property consists of 40 developed lots. |
| <u>Avg. Lot Sizes:</u> | Width 60' x Length 100' |
| <u>Zoning:</u> | PUD (Single Family Residential) |
| | Conditions: |
| | <ul style="list-style-type: none">- Maximum 3 stories- Setbacks: Front) 25' from curb, Side) 0', minimum 10' between buildings, Rear) 20'- Minimum house size: 1,300- Minimum one car garage- Facades to be with 33% full masonry and 33% with masonry accents |
| <u>HOA Fee:</u> | \$500 Per lot Initiation Fee (\$20,000 total) |
| <u>Amenities:</u> | Swimming pool and club house |
| <u>Schools:</u> | Elementary School: GW Northcutt Elementary Middle School: North Clayton Middle High School: Banneker High |
| <u>Property Taxes 2010:</u> | +/- \$370/lot |
| <u>Price:</u> | <u>\$60,000 (\$1,500/lot)</u> |





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Demographics River Station

| Population | 1-mi. | 3-mi. | 5-mi. |
|------------------------------------|--------------|--------------|--------------|
| 2011 Male Population | 5,162 | 26,256 | 74,554 |
| 2011 Female Population | 5,820 | 30,142 | 81,427 |
| % 2011 Male Population | 47.00% | 46.55% | 47.80% |
| % 2011 Female Population | 53.00% | 53.45% | 52.20% |
| 2011 Total Adult Population | 7,909 | 40,921 | 110,448 |
| 2011 Total Daytime Population | 7,314 | 52,346 | 149,142 |
| 2011 Total Daytime Work Population | 3,060 | 24,672 | 72,743 |
| 2011 Median Age Total Population | 28 | 29 | 28 |
| 2011 Median Age Adult Population | 37 | 38 | 38 |
| 2011 Age 0-5 | 1,105 | 5,239 | 15,660 |
| 2011 Age 6-13 | 1,276 | 6,254 | 18,353 |
| 2011 Age 14-17 | 692 | 3,984 | 11,519 |
| 2011 Age 18-20 | 445 | 2,736 | 8,101 |
| 2011 Age 21-24 | 949 | 4,681 | 12,327 |
| 2011 Age 25-29 | 1,208 | 5,455 | 13,540 |
| 2011 Age 30-34 | 882 | 4,402 | 11,636 |
| 2011 Age 35-39 | 799 | 4,037 | 10,939 |
| 2011 Age 40-44 | 769 | 4,051 | 10,700 |
| 2011 Age 45-49 | 747 | 4,391 | 11,404 |
| 2011 Age 50-54 | 669 | 3,896 | 9,916 |
| 2011 Age 55-59 | 499 | 2,668 | 7,180 |
| 2011 Age 60-64 | 395 | 1,777 | 5,081 |
| 2011 Age 65-69 | 225 | 1,051 | 3,262 |
| 2011 Age 70-74 | 144 | 647 | 2,256 |
| 2011 Age 75-79 | 74 | 502 | 1,816 |
| 2011 Age 80-84 | 65 | 363 | 1,269 |
| 2011 Age 85+ | 39 | 266 | 1,022 |
| % 2011 Age 0-5 | 10.06% | 9.29% | 10.04% |
| % 2011 Age 6-13 | 11.62% | 11.09% | 11.77% |
| % 2011 Age 14-17 | 6.30% | 7.06% | 7.38% |
| % 2011 Age 18-20 | 4.05% | 4.85% | 5.19% |
| % 2011 Age 21-24 | 8.64% | 8.30% | 7.90% |
| % 2011 Age 25-29 | 11.00% | 9.67% | 8.68% |
| % 2011 Age 30-34 | 8.03% | 7.80% | 7.46% |
| % 2011 Age 35-39 | 7.28% | 7.16% | 7.01% |
| % 2011 Age 40-44 | 7.00% | 7.18% | 6.86% |
| % 2011 Age 45-49 | 6.80% | 7.79% | 7.31% |
| % 2011 Age 50-54 | 6.09% | 6.91% | 6.36% |
| % 2011 Age 55-59 | 4.54% | 4.73% | 4.60% |
| % 2011 Age 60-64 | 3.60% | 3.15% | 3.26% |
| % 2011 Age 65-69 | 2.05% | 1.86% | 2.09% |
| % 2011 Age 70-74 | 1.31% | 1.15% | 1.45% |
| % 2011 Age 75-79 | 0.67% | 0.89% | 1.16% |
| % 2011 Age 80-84 | 0.59% | 0.64% | 0.81% |

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| | | | |
|---|--------------|--------------|--------------|
| % 2011 Age 85+ | 0.36% | 0.47% | 0.66% |
| 2011 White Population | 468 | 2,619 | 18,485 |
| 2011 Black Population | 9,674 | 49,752 | 119,152 |
| 2011 Asian/Hawaiian/Pacific Islander | 326 | 1,520 | 4,788 |
| 2011 American Indian/Alaska Native | 41 | 165 | 520 |
| 2011 Other Population (Incl 2+ Races) | 473 | 2,341 | 13,035 |
| 2011 Hispanic Population | 534 | 2,531 | 18,408 |
| 2011 Non-Hispanic Population | 10,448 | 53,866 | 137,572 |
| % 2011 White Population | 4.26% | 4.64% | 11.85% |
| % 2011 Black Population | 88.09% | 88.22% | 76.39% |
| % 2011 Asian/Hawaiian/Pacific Islander | 2.97% | 2.70% | 3.07% |
| % 2011 American Indian/Alaska Native | 0.37% | 0.29% | 0.33% |
| % 2011 Other Population (Incl 2+ Races) | 4.31% | 4.15% | 8.36% |
| % 2011 Hispanic Population | 4.86% | 4.49% | 11.80% |
| % 2011 Non-Hispanic Population | 95.14% | 95.51% | 88.20% |
| 2000 Non-Hispanic White | 790 | 4,924 | 24,475 |
| 2000 Non-Hispanic Black | 10,317 | 47,159 | 111,235 |
| 2000 Non-Hispanic Amer Indian/Alaska Native | 22 | 78 | 256 |
| 2000 Non-Hispanic Asian | 509 | 1,880 | 5,264 |
| 2000 Non-Hispanic Hawaiian/Pacific Islander | 2 | 12 | 84 |
| 2000 Non-Hispanic Some Other Race | 19 | 55 | 217 |
| 2000 Non-Hispanic Two or More Races | 256 | 997 | 2,516 |
| % 2000 Non-Hispanic White | 6.63% | 8.94% | 16.99% |
| % 2000 Non-Hispanic Black | 86.59% | 85.58% | 77.22% |
| % 2000 Non-Hispanic Amer Indian/Alaska Native | 0.18% | 0.14% | 0.18% |
| % 2000 Non-Hispanic Asian | 4.27% | 3.41% | 3.65% |
| % 2000 Non-Hispanic Hawaiian/Pacific Islander | 0.02% | 0.02% | 0.06% |
| % 2000 Non-Hispanic Some Other Race | 0.16% | 0.10% | 0.15% |
| % 2000 Non-Hispanic Two or More Races | 2.15% | 1.81% | 1.75% |
| Population Change | 1-mi. | 3-mi. | 5-mi. |
| Total Employees | n/a | n/a | n/a |
| Total Establishemnts | n/a | n/a | n/a |
| 2011 Total Population | 10,982 | 56,398 | 155,980 |
| 2011 Total Households | 4,320 | 21,341 | 57,420 |
| Population Change 1990-2011 | 1,196 | 5,710 | 22,292 |
| Household Change 1990-2011 | 126 | 1,221 | 6,359 |
| % Population Change 1990-2011 | 12.22% | 11.26% | 16.67% |
| % Household Change 1990-2011 | 3.00% | 6.07% | 12.45% |
| Population Change 2000-2011 | -1,282 | -773 | 793 |
| Household Change 2000-2011 | -633 | -503 | 834 |
| % Population Change 2000-2011 | -10.45% | -1.35% | 0.51% |
| % Households Change 2000-2011 | -12.78% | -2.30% | 1.47% |
| Housing | 1-mi. | 3-mi. | 5-mi. |
| 2000 Total Housing Units | 5,201 | 23,013 | 60,066 |
| 2000 Occupied Housing Units | 4,927 | 21,769 | 56,606 |
| 2000 Owner Occupied Housing Units | 1,591 | 8,983 | 25,087 |

| | | | |
|---|--------------|--------------|--------------|
| 2000 Renter Occupied Housing Units | 3,336 | 12,786 | 31,519 |
| 2000 Vacant Housing Units | 275 | 1,244 | 3,460 |
| % 2000 Occupied Housing Units | 94.73% | 94.59% | 94.24% |
| % 2000 Owner Occupied Housing Units | 30.58% | 39.03% | 41.77% |
| % 2000 Renter Occupied Housing Units | 64.13% | 55.56% | 52.47% |
| % 2000 Vacant Housing Units | 5.29% | 5.41% | 5.76% |
| Income | 1-mi. | 3-mi. | 5-mi. |
| 2011 Median Household Income | \$41,401 | \$42,950 | \$40,858 |
| 2011 Per Capita Income | \$19,693 | \$19,734 | \$18,991 |
| 2011 Average Household Income | \$50,063 | \$52,150 | \$51,588 |
| 2011 Household Income < \$10,000 | 154 | 1,087 | 4,110 |
| 2011 Household Income \$10,000-\$14,999 | 232 | 1,121 | 2,977 |
| 2011 Household Income \$15,000-\$19,999 | 271 | 1,264 | 3,521 |
| 2011 Household Income \$20,000-\$24,999 | 221 | 1,150 | 3,826 |
| 2011 Household Income \$25,000-\$29,999 | 365 | 1,654 | 4,054 |
| 2011 Household Income \$30,000-\$34,999 | 500 | 1,898 | 5,166 |
| 2011 Household Income \$35,000-\$39,999 | 323 | 1,621 | 4,347 |
| 2011 Household Income \$40,000-\$44,999 | 337 | 1,484 | 4,127 |
| 2011 Household Income \$45,000-\$49,999 | 312 | 1,078 | 3,116 |
| 2011 Household Income \$50,000-\$59,999 | 502 | 2,030 | 5,368 |
| 2011 Household Income \$60,000-\$74,999 | 346 | 2,287 | 5,620 |
| 2011 Household Income \$75,000-\$99,999 | 359 | 2,164 | 5,284 |
| 2011 Household Income \$100,000-\$124,999 | 213 | 1,487 | 3,156 |
| 2011 Household Income \$125,000-\$149,999 | 74 | 437 | 1,299 |
| 2011 Household Income \$150,000-\$199,999 | 86 | 342 | 890 |
| 2011 Household Income \$200,000-\$249,999 | 1 | 74 | 151 |
| 2011 Household Income \$250,000-\$499,999 | 24 | 148 | 373 |
| 2011 Household Income \$500,000+ | 1 | 16 | 35 |
| 2011 Household Income \$200,000+ | 26 | 237 | 559 |
| % 2011 Household Income < \$10,000 | 3.56% | 5.09% | 7.16% |
| % 2011 Household Income \$10,000-\$14,999 | 5.37% | 5.25% | 5.18% |
| % 2011 Household Income \$15,000-\$19,999 | 6.27% | 5.92% | 6.13% |
| % 2011 Household Income \$20,000-\$24,999 | 5.11% | 5.39% | 6.66% |
| % 2011 Household Income \$25,000-\$29,999 | 8.45% | 7.75% | 7.06% |
| % 2011 Household Income \$30,000-\$34,999 | 11.57% | 8.89% | 9.00% |
| % 2011 Household Income \$35,000-\$39,999 | 7.48% | 7.60% | 7.57% |
| % 2011 Household Income \$40,000-\$44,999 | 7.80% | 6.95% | 7.19% |
| % 2011 Household Income \$45,000-\$49,999 | 7.22% | 5.05% | 5.43% |
| % 2011 Household Income \$50,000-\$59,999 | 11.62% | 9.51% | 9.35% |
| % 2011 Household Income \$60,000-\$74,999 | 8.01% | 10.72% | 9.79% |
| % 2011 Household Income \$75,000-\$99,999 | 8.31% | 10.14% | 9.20% |
| % 2011 Household Income \$100,000-\$124,999 | 4.93% | 6.97% | 5.50% |
| % 2011 Household Income \$125,000-\$149,999 | 1.71% | 2.05% | 2.26% |
| % 2011 Household Income \$150,000-\$199,999 | 1.99% | 1.60% | 1.55% |
| % 2011 Household Income \$200,000-\$249,999 | 0.02% | 0.35% | 0.26% |
| % 2011 Household Income \$250,000-\$499,999 | 0.56% | 0.69% | 0.65% |

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| | | | |
|--|--------------|---------------|---------------|
| % 2011 Household Income \$500,000+ | 0.02% | 0.07% | 0.06% |
| % 2011 Household Income \$200,000+ | 0.60% | 1.11% | 0.97% |
| Retail Sales Volume | 1-mi. | 3-mi. | 5-mi. |
| 2011 Children/Infants Clothing Stores | \$1,206,218 | \$6,134,989 | \$16,478,778 |
| 2011 Jewelry Stores | \$904,872 | \$4,605,542 | \$12,319,871 |
| 2011 Mens Clothing Stores | \$1,790,764 | \$9,097,990 | \$24,825,539 |
| 2011 Shoe Stores | \$1,695,285 | \$8,598,310 | \$23,351,577 |
| 2011 Womens Clothing Stores | \$3,310,149 | \$16,758,350 | \$45,921,756 |
| 2011 Automobile Dealers | \$25,871,943 | \$130,355,247 | \$339,784,001 |
| 2011 Automotive Parts/Acc/Repair Stores | \$2,893,928 | \$14,645,705 | \$39,044,942 |
| 2011 Other Motor Vehicle Dealers | \$826,464 | \$4,193,736 | \$11,376,094 |
| 2011 Tire Dealers | \$774,084 | \$3,922,582 | \$10,407,198 |
| 2011 Hardware Stores | \$361,737 | \$1,834,672 | \$4,907,173 |
| 2011 Home Centers | \$2,741,036 | \$13,742,806 | \$36,444,463 |
| 2011 Nursery/Garden Centers | \$821,751 | \$4,164,316 | \$10,948,381 |
| 2011 Outdoor Power Equipment Stores | \$398,072 | \$1,985,901 | \$4,967,252 |
| 2011 Paint/Wallpaper Stores | \$111,999 | \$560,462 | \$1,463,197 |
| 2011 Appliance/TV/Other Electronics Stores | \$2,021,884 | \$10,286,748 | \$27,988,419 |
| 2011 Camera/Photographic Supplies Stores | \$367,792 | \$1,859,805 | \$4,978,071 |
| 2011 Computer/Software Stores | \$1,161,576 | \$5,857,925 | \$15,684,782 |
| 2011 Beer/Wine/Liquor Stores | \$1,300,769 | \$6,613,307 | \$17,843,524 |
| 2011 Convenience/Specialty Food Stores | \$2,495,142 | \$13,585,572 | \$35,258,622 |
| 2011 Restaurant Expenditures | \$11,159,466 | \$60,000,830 | \$157,594,811 |
| 2011 Supermarkets/Other Grocery excl Conv | \$16,237,355 | \$82,041,260 | \$219,190,022 |
| 2011 Furniture Stores | \$2,275,438 | \$11,516,649 | \$30,777,395 |
| 2011 Home Furnishings Stores | \$1,279,793 | \$6,524,278 | \$17,841,501 |
| 2011 Gen Merch/Appliance/Furniture Stores | \$19,841,497 | \$100,487,639 | \$270,460,665 |
| 2011 Gasoline Stations w/ Convenience Stores | \$11,550,922 | \$59,611,887 | \$163,564,938 |
| 2011 Other Gasoline Stations | \$9,055,780 | \$46,026,314 | \$128,306,320 |
| 2011 Department Stores excl Leased Depts | \$21,863,381 | \$110,774,385 | \$298,449,079 |
| 2011 General Merchandise Stores | \$17,566,060 | \$88,970,991 | \$239,683,265 |
| 2011 Other Health/Personal Care Stores | \$1,641,935 | \$8,273,384 | \$21,723,076 |
| 2011 Pharmacies/Drug Stores | \$7,868,345 | \$39,745,339 | \$106,075,790 |
| 2011 Pet/Pet Supplies Stores | \$1,142,635 | \$5,762,283 | \$15,510,073 |
| 2011 Book/Periodical/Music Stores | \$247,098 | \$1,271,412 | \$4,210,642 |
| 2011 Hobby/Toy/Game Stores | \$787,912 | \$3,885,683 | \$9,616,951 |
| 2011 Musical Instrument/Supplies Stores | \$216,780 | \$1,095,201 | \$2,891,277 |
| 2011 Sewing/Needlework/Piece Goods Stores | \$57,401 | \$292,060 | \$860,889 |
| 2011 Sporting Goods Stores | \$622,105 | \$3,322,548 | \$10,181,381 |
| 2011 Video Tape Stores - Retail | \$181,092 | \$917,312 | \$2,456,701 |