

IMPROVEMENTS

Buildings

98 buildings, clubhouse/amenity buildings, separate leasing office, garage/storage buildings, and maintenance structures.

Structures

Modern Cottage architecture: wood-frame on concrete block posts or slab with LP® SmartSide® exteriors (5/50 warranty vs 0/25 for Hardi Plank), accented with stacked stone. Crawlspace contain closed cell foam insulation.

Roofs

Pitched standing seam metal with wood truss framing and shed and dormer rooflines. Gutters/downspouts on some buildings.

Doors/ Windows

Entry doors are paneled insulated fiberglass with window. Windows are single-hung, vinyl clad, with insulated glass.

Miscellaneous

All interior and exterior lighting is LED, and exterior is Dark Star Compliant. IT infrastructure is owned, as are streetlights (LED) with small monthly fee for power/service.

SYSTEMS

HVAC

Individual electric heat pump systems with closet-mounted air handler and exterior pad-mounted heat pump.

Electric / Gas

Units are all electric and individually metered.

Plumbing

PEX supply/PVC waste lines. Units equipped with two 50-gallon AO Smith electric water heaters and full-size washer and dryer appliances.

Life Safety

Fully sprinklered; intrusion alarm systems; hard-wired smoke detectors with battery back-up; fire extinguishers. Served by 9 hydrants and 18 hose connection bibs.

INTERIORS

Finishes

9' ceilings with vaulted ceilings up to 22'; wood-look LVP and carpet flooring; flooring on 1st floors is all LVP; window blinds; paneled interior doors; ceiling fans; private entrance deck.

Kitchens

Painted wood cabinets; quartz countertops; Energy Star Whirlpool or Frigidaire stainless steel appliances; FF refrigerator with icemaker; electric range/oven with stainless steel vent hood; microwave oven; dishwasher; double-bowl stainless sink with disposal; pendant lighting.

Bathrooms

Decorator base cabinet; vanity mirror; cultured marble countertop with integral sink; porcelain commode; fiberglass tub/shower unit; brushed nickel hardware; designer lighting.

Typical Furnishings

Sofas, chairs, dining table/chairs, coffee and side tables, counter stools, tv stands, beds, night tables, desks, desk chairs.

UNIT FEATURES

- Furnished 2-story townhouses with private bedrooms and bathrooms
- Solid core doors with keyed locks for each bedroom
- Wi-Fi throughout
- 9-Foot ceilings with upper-level vault up to 22' in height
- Chef-style kitchens with Energy Star Whirlpool or Frigidaire stainless steel appliances
- Quartz countertops
- Stainless steel vent hood
- Microwave oven
- Washer & dryer appliances
- Brushed nickel finishes
- Painted Shaker cabinets
- Wine rack & open shelving
- Wood-style LVT flooring

- Modern ceiling fans
- Window blinds
- Walk-in closets
- Individually controlled thermostats
- Computer desks each bedroom
- Private patio/balcony with each Cottage

UNIT MIX SUMMARY

TYPE	UNIT STYLE	# UNITS	SF/UNIT*	# BEDS	SF/BED*
2BR-2BA, E1	Dogwood	5	984 SF	10	492 SF
2BR-2BA, E2	Dogwood 2	5	984 SF	10	492 SF
2BR-2BA, E3	Dogwood Lodge	6	984 SF	12	492 SF
3BR-3BA, E1	Silverbell 1	2	1,476 SF	6	492 SF
3BR-3BA, E2	Silverbell 2	5	1,476 SF	15	492 SF
3BR-3BA, E3	Silverbell Lodge	30	1,437 SF	90	479 SF
3BR-3BA, E4	Hawthorn	7	1,279 SF	21	426 SF
4BR-4BA, E1	Hickory	4	1,675 SF	16	419 SF
4BR-4BA, E2	Sugarberry	7	1,592 SF	28	398 SF
5BR-5.5BA, E1	Walnut	10	1,928 SF	50	386 SF
6BR-6.5BA, E1	Magnolia Cottage	4	2,142 SF	24	357 SF
6BR-6.5BA, E2	Magnolia Cottage	2	2,156 SF	12	359 SF
6BR-6.5BA, E3	Magnolia Lodge	12	2,142 SF	72	357 SF
6BR-6.5BA, ME1	Magnolia Manor	14	2,142 SF	84	357 SF
6BR-6.5BA, ME2	Magnolia Manor	10	2,156 SF	60	359 SF
Total / Average		123	1,670 SF	510	403 SF

PROPERTY SUMMARY

Number of Units	123 Units
Number of Beds	510 Beds
Date Delivered/Completed	August 2017
Number of Buildings	98 Buildings
Stories	2 Stories
Gross Building Area	223,882 SF
Net Rentable Area	200,510 SF
Average Unit Size	1,670 SF per Unit / 403 SF per Bed

SITE

Address 120 Pumping Station Road, Milledgeville, GA 31061

County Baldwin County

Location

East Milledgeville, along southwest side of the Oconee River Greenway, within one mile of downtown Milledgeville and the Georgia College campus. The site is situated off of the east side of South Elbert Street and Underwood Road; Pumping Station Road extends off of Underwood Road.

Traffic Counts

South Elbert Street: 9,400 VPD

Parking 586 Spaces / 4.8 per Unit / 1.1 per Bed (556 open spaces and 30 detached garages in 11 buildings)

UTILITIES/MISCELLANEOUS

SERVICE/UTILITY	SOURCE/COMPANY	PAID BY*
HVAC/Hot Water/Cooking	Electric / GA Power	Landlord
Water/Sewer	City of Milledgeville	Landlord
Trash Removal	Advanced Disposal / City	Landlord
Cable/Internet & Phone	WhiteSky Communications	Landlord
Pest Control	Bug House Pest Control	Landlord
Furnishings	Fully Furnished	Landlord

**All basic furnishings and all utilities are included. Water/sewer and electric usage is covered up to a cap expense of \$35/bed. Conservice manages billing services, and residents pay a monthly billing fee of \$4.13. Cable package includes premium channels.*