

NEW TECH PROPERTIES, LLC

28.92 +/- ACRES . . . AUBURN, GA

**GREAT LOCATION FOR A BUILD-TO-RENT SENIOR
INDEPENDENT LIVING PROJECT**



189 Etheridge Road, Auburn, Georgia 30011

CONTACT PRIORITY REAL ESTATE SERVICES AT:

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INTRODUCTION

New Tech Properties, LLC (NTP) specializes in creating very profitable real estate projects that can use our high-tech decentralized sewer systems.

We have met with the City of Auburn, Georgia leadership, in particular Michael Parks (City Manager), Sarah McQuade (City Planner), Jim Atom (City Engineer), and Bel Outwater (Chair of the Downtown Development Authority) and they have all confirmed that they are in favor of projects that will fill the needs and wants of their very active Senior Citizen Community.

We have also found that Auburn is a city that wants to grow its economy; but they lack the sewer capacity for growth. The city's leadership was very excited to learn that our decentralized system can quickly solve their sewer problems.

Today, there is a tremendous demand for projects that cater to the needs and wants of Senior Citizens in Georgia like the project we are proposing for this land.

According to the American Association of Retired Persons (AARP) by the year 2030, the Senior Citizen population in Georgia is expected to make up 65.5 percent of the total population. Affordable and accessible housing for Seniors has become a serious issue.

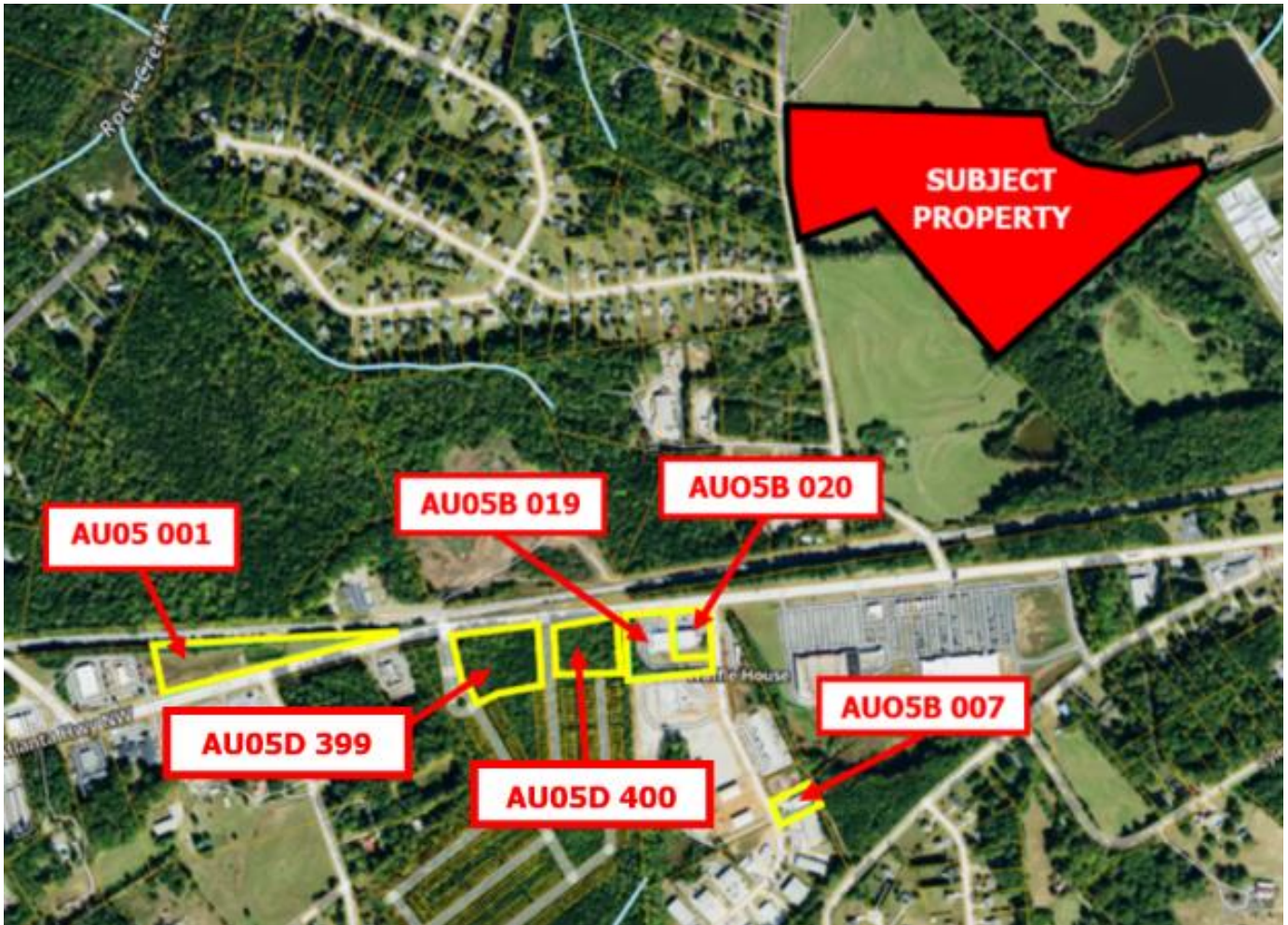
Build-to-rent Senior Independent Living Facilities are very popular today with the Baby Boomers because they want to take advantage of the convenience offered by these modern complexes. They no longer want to deal with the maintenance and repairs that owning a home requires.

Harvard University's Joint Center for Housing Studies recently found that many Baby Boomers today are selling their longstanding homes and choosing to rent at a Senior Independent Living Facility.

The city of Auburn has indicated that they are open to annexation and allowing the developer to use our high-tech decentralized sewer system for this project because it will benefit their active Senior Citizen Community.

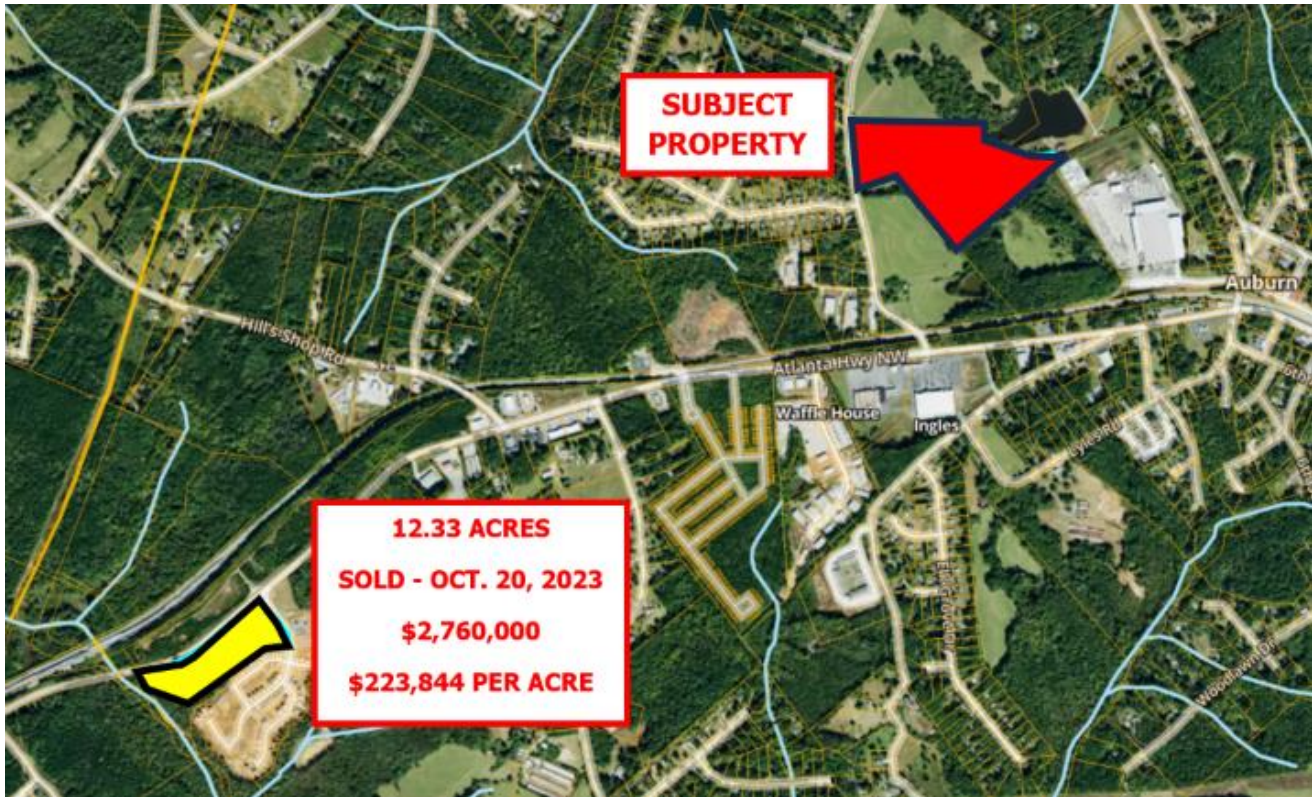
We have a fantastic property and we're offering it at a great price! Based on the comps in this area, commercial land is selling for an average of over \$300,000 per acre. Our quick sale low price for this land is only \$85,000 per acre.

LAND COMPS



Parcel ID	Address	Date Sold	# of Acres	Sale Price	Price Per Acre	NOTES
AU05D 399	0 Auburn Gate LN	6/3/2022	2.18	\$ 900,000	\$ 412,844	New BP Convenience Store C-4
AU05D 400	44 Auburn Run LN	10/24/2022	1.00	\$ 550,000	\$ 550,000	New Automated Drive-Thru Car Wash
AU05 001	1685 Atlanta Hwy	7/19/2022	2.35	\$ 600,000	\$ 255,319	Vacant Land-Zoned C-1
AU05B 007	80 Auburn Park Dr.	9/23/2021	0.52	\$ 100,000	\$ 192,308	Garage-Service & Repair C-3
AU05B 019	1550 Atlanta Hwy	4/27/2018	1.91	\$ 410,000	\$ 214,660	O'Reilly Auto Parts Store C-3
AU05B 020	5 Auburn Park Dr.	6/29/2012	0.96	\$ 250,000	\$ 260,417	Dollar Tree-FKA Family Dollar
			8.92	\$ 2,810,000	\$ 315,022	= Avg. Price Per Acre-All Sales

LAND COMPS (CONTINUED)



SENIOR INDEPENDENT LIVING FACILITY COMPS

ADDRESS	SALE PRICE	YEAR BUILT	TOTAL UNITS	PRICE PER UNIT	SOLD DATE
1. Cameila Place 294 Rope Mill Rd./Woodstock, GA 30188	\$19,100,000	2016	96	\$ 198,958	5/2/2022
2. Phoenix Senior Living Buckhead 2848 Lenox Rd./Atlanta, GA 30324	\$ 8,252,883	1998	75	\$ 110,038	12/22/2021
3. The Phoenix at Roswell 11725 Pointe Pl./Roswell, GA 30076	\$ 4,325,000	1998	32	\$ 135,156	12/21/2021
4. Gaines Park Personal Care Homes 1740 Old 41 Hwy NW/Kennesaw, GA 30152	\$ 5,760,000	1997	44	\$ 130,909	7/21/2021
5. Kimberly Assisted Living Home 700 W. Memorial Dr./Dallas, GA 30132	\$ 3,360,000	1998	34	\$ 98,824	7/7/2021
6. Laurel Glen at Carrollton Assisted Living 150 Cottage Ln./Carrollton, GA 30117	\$10,488,841	1990	68	\$ 154,248	6/30/2021
7. Sunrise at Five Forks 3997 Five Forks Trickum Rd./Lilburn, GA 30047	\$10,017,500	2003	69	\$ 145,181	1/15/2021

GREAT EXAMPLE OF WHAT A SENIOR INDEPENDENT LIVING FACILITY MIGHT LOOK LIKE IN AUBURN, GA

CAMELLIA PLACE – WOODSTOCK, GEORGIA

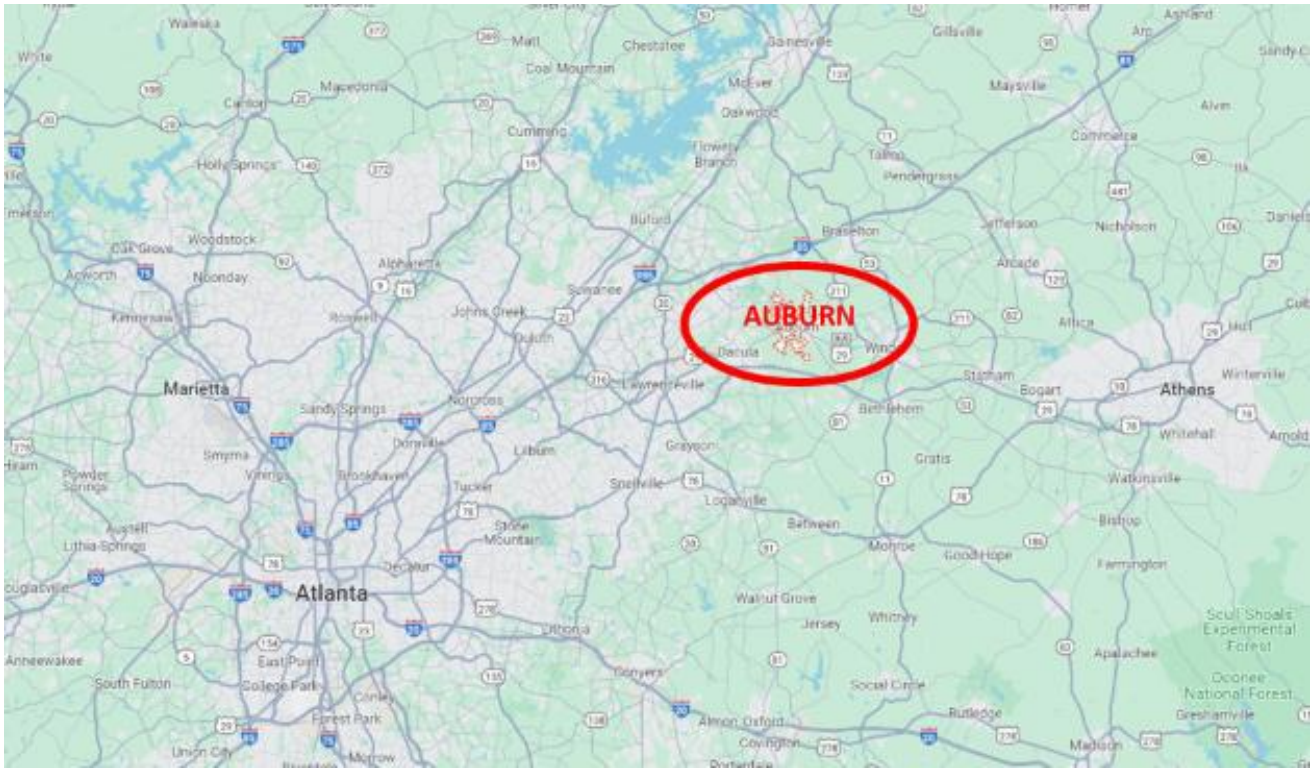
This project sits on just 8.15 acres.

Sold for \$19,100,000 on 5/2/2022



Visit their website at <https://camelliaplace.com> to learn more.

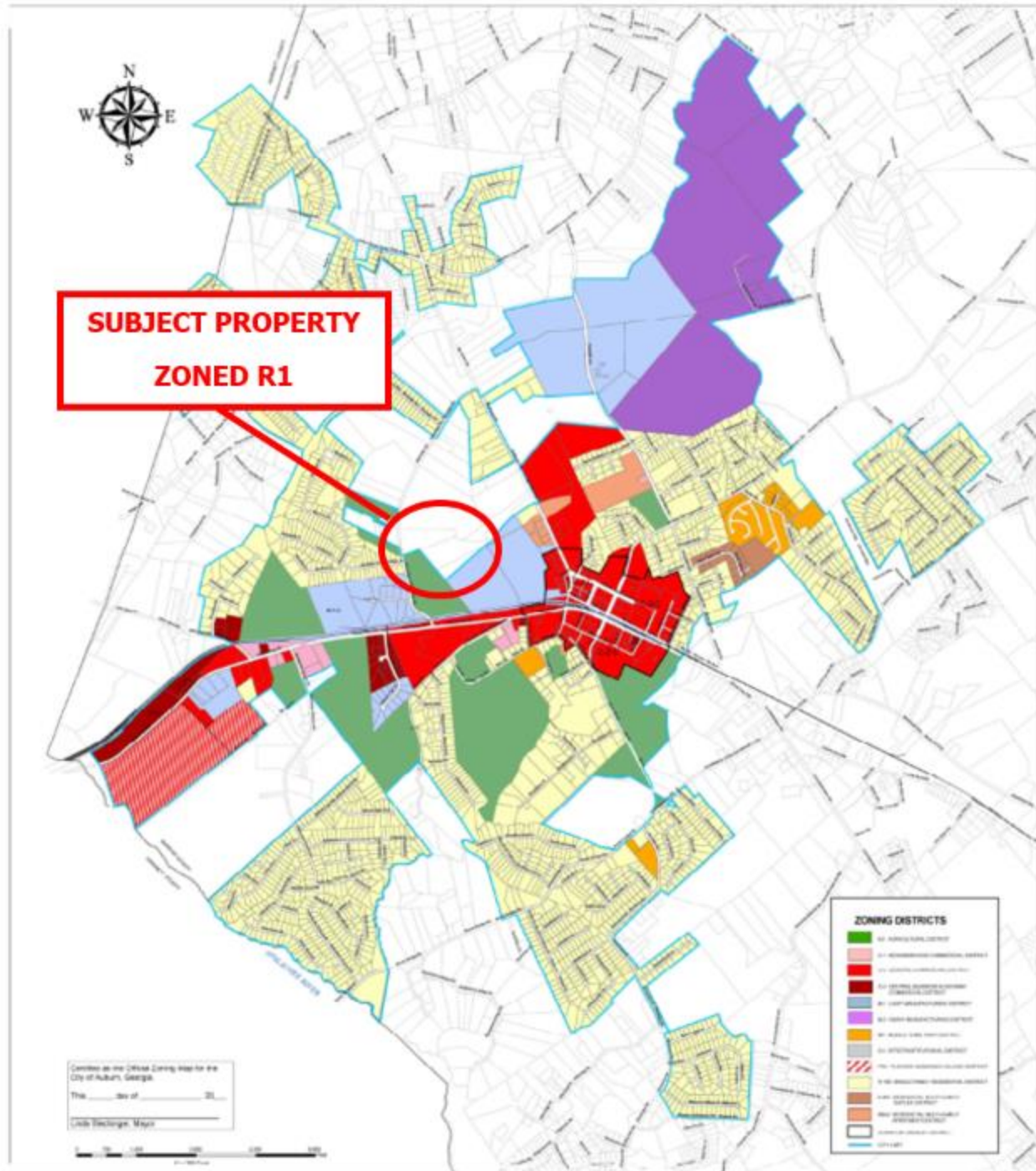
GREAT LOCATION



<https://www.cityofauburn-ga.org/>

CURRENT ZONING

The property is currently zoned R1 in Barrow County. But the city of Auburn is open to allowing the developer to annex the property into the city and up-zone it to commercial. The city is also open to using our high-tech decentralized sewer system for this project.



FLOOD ZONE



ELEVATION / TOPOGRAPHY

979.5 ft 1,039.9 ft



Contour Interval (feet):

10

Range

60.4 ft

Min 979.5 ft

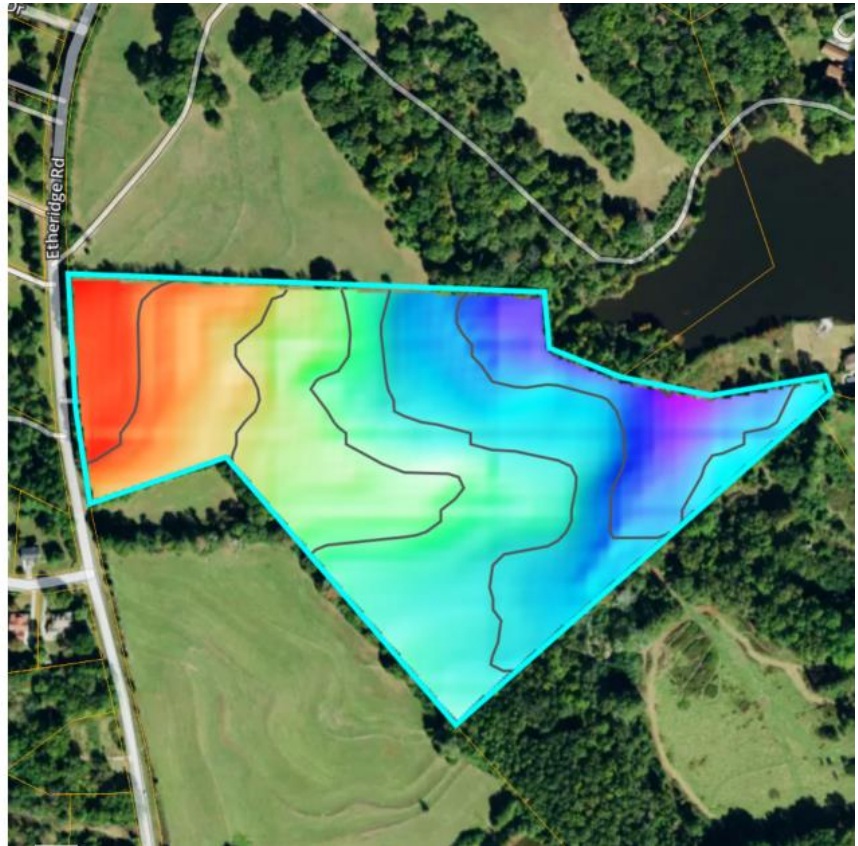
Max 1,039.9 ft

Slope

4.2 %

Min 0.1 %

Max 11.7 %



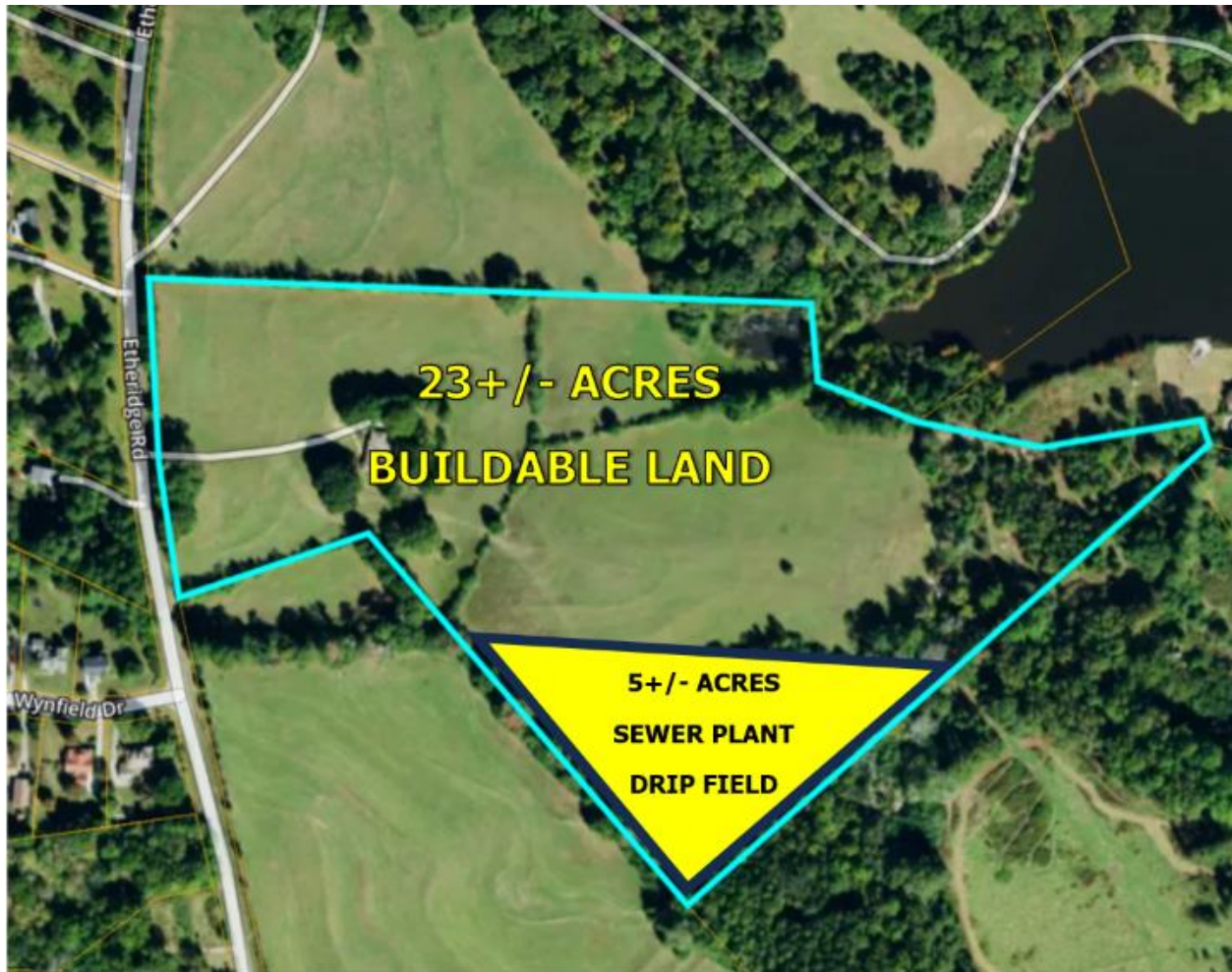
SOILS ON PROPERTY

Soil Code	Soil Description	% of Field	Non-IRR Class	NCCPI Score
ApC	Appling sandy loam, 6 to 10...	48.9	3e	73.5
MIC2	Madison sandy clay loam, 6 to 1...	14.8	4e	56.4
MdC	Madison sandy loam, 6 to 10...	12.4	3e	63.4
ApB	Appling sandy loam, 2 to 6...	9.4	2e	75
LuE	Rion-Wateree complex, 10 to 25 perce...	9.2	6s	49.2
MdB	Madison sandy loam, 2 to 6...	4.1	2e	64.7
Au	Augusta loam	1.1	3w	60



POTENTIAL LOCATION FOR OUR HIGH-TECH DECENTRALIZED SEWER SYSTEM

Designated below is a potential location for our sewer plant and drip field. However, the plant only takes up a very small area and the drip field can be spread out and designed to fit into the project.



Based on 200 Units, we estimate that this project will use our 50,000 gallon a day High-Tech "STEP" Sewer System. The materials (Tanks and Drip Field) would only cost about \$3,000.00 per Unit.

Our High-Tech "STEP" Sewer System uses 2-inch pressurized piping that only needs to be 3 to 4 feet below the ground. This eliminates having to dig the deep trenches and using the large piping that are required with a gravity sewer system. Also, there is no need for any lift stations. Usually, our developers can save hundreds of thousands of dollars on their up-front installation cost by using our high-tech decentralized sewer system.

STRUCTURES ON THE PROPERTY

The property has a 3 Bedroom, 2 Bath house that would need to be removed. NTP has not priced what it would cost to remove the house.



Summary of Subject Property Features and Highlights

- Prime location for a Build-To-Rent Senior Independent Living Project.
- The subject property is logistically located in downtown Auburn.
- The City of Auburn has a vibrant and active Senior Citizen population.
- The Auburn City Leadership has expressed a great interest in approving facilities and/or projects that will serve their Senior population.
- The City of Auburn has set a foundation for tremendous economic and population growth and has a need for these types of facilities as well as any related Commercial growth.
- The Auburn City Leadership has expressed a great interest in approving our Decentralized Sewer System. They currently rely on Barrow County for Sewer capabilities. Our sewer system would provide the city with more flexibility for growth which is why they are excited about our system relative to the subject property and future projects.
- Our Sewer Systems typically save Developers hundreds of thousands of dollars plus it eliminates the need for lift stations.
- The Subject Property is currently in Barrow County, but the City of Auburn has expressed a desire to quickly approve Annexation. The Auburn City limits adjoin the subject property.
- 23+/- Buildable Acres (Mostly Cleared Pastureland), leaves 5+/- acres to install our High-Tech Decentralized Sewer System.
- The topography of the subject property has a 4.2% +/- slope from Etheridge Road to the Northeast edge of the property.
- The City of Auburn Public Water is on the property.
- \$85,000 per Acre = Fantastic Low Sales Price!
- Based on our verifiable comparative sales of Commercial Properties located very close to the subject property, the average sales price per acre ranges from \$192,308 per acre to \$550,000 per acre which makes our Quick Low Sales Price of \$85,000 per acre a Great Bargain!

Send your Letters of Intent to either of the following email addresses:

wazbell@presrealestate.com (Will Azbell, Agent)

rsburgess@presrealestate.com (Richard Burgess, Broker)