

SOLD PRICE: \$139,000

SOLD DATE: 7/19/2013

FINANCING: Cash

SELLING OFFICE NAME: Non-Member Office (#:231)

SELLING AGENT NAME: Non-Member Non-Member (#:1)

SELLER CONCESSIONS: No

SELLER CONCESSION AMOUNT: 0



STYLE: Loft
STORIES: One
TOTAL BEDROOMS: 2
TOTAL BATHS: 1
TOTAL HALF BATHS: 0
MAIN ABOVE BSMT HTD SQFT RNG: Under 1,000
APX AGE: 93
SHOWING: 24 Hrs Notice to Show
LOCKBOX: No
LOCKBOX TYPE:
LOCKBOX CODE:
LOCKBOX LOCATION:

UNIT #: 210
AREA: 02:North Athens/Clarke Co.
SUBDIVISION/COMPLEX: Downtown
COUNTY: Clarke
ELEMENTARY SCHOOL:
MIDDLE SCHOOL:
HIGH SCHOOL:
AUCTIONEER'S ESTIMATE RANGE:
ABSOLUTE:
APX ACRES: 0
LOT SIZE/ACREAGE: 0-.5

TAX ID: 0
LEGAL LOT:
LEGAL BLOCK:
LEGAL SECTION/PHASE:
PLAT BOOK:
PLAT BOOK PAGE:
DEED BOOK:
DEED BOOK PAGE:
TAX YEAR: 0
CITY TAXES: 0
COUNTY TAXES: 0
MISC TAXES: 0
TOTAL TAXES \$: 0
HOA: Yes
HOA FEE AMOUNT: 301.04
HOA FEE PAID: Monthly
HOA MANDATORY: Yes
CAPITAL FEE AMOUNT:
INITIATION FEE: Yes
INITIATION FEE AMOUNT: 903.12
ASSOC FEES INCLUDE: Cable, Common Area Maint, Common Electricity, Common Taxes, Garbage Pick-up, Gated, Insurance, Water, Other-See Remarks
RENTAL RESTRICTION: No
BUILDER:
DOCUMENTS ON FILE: Plat Map
MANAGEMENT CO: Landmark Properties
MANAGEMENT PHONE:

TTL HTD SF: 843
BSMT FN SF: 0
BSMT UNF SF: 0
RENOVATED/REMODELED:
LISTING TYPE: ER
PROPERTY EVER OCCUPIED: Yes
OWNERSHIP/SEARCH STATUS: Owner

MAIN HTD SF: 0
BSMT FN SF RNG:
BSM UNF SF RNG:
YEAR RENOVATED/REMODELED: 0

MAIN-BD: 0
BSMT-BD: 0
SQFT SRC: Floor Plans

MAIN-BTHS: 0
BSMT-BTHS: 0

MAIN-HB: 0
BSMT-HB: 0

CONSTRUCTION: Brick
FOUNDATION/BASEMENT: Basement
HEAT: Other-See Remarks
AIR: Other-See Remarks
WATER: City/County
SEWER: City/County
YEAR BUILT: 1920
GREEN FEATURES: None

FLOORS: Brick, Carpet, Tile, Wood
KITCHEN FEATURES: Island
APPLIANCES: Dishwasher, Dryer, Range, Refrigerator, Standard Oven, Washer
GARAGE: In Basement
GARAGE/CARPORT CAPACITY: 1
PARKING SPACES: 1
FIREPLACE: None
SECURITY SYSTEM: No
HOME WARRANTY: No
PARKING: Yes

EXTERIOR FEATURES: None
INTERIOR FEATURES: 9 Ft+ Ceilings
EXTRAS: Other-See Remarks
ROOMS: Eat-in Kitchen, Laundry Closet, Living Room
AMENITIES: Cable, Security

DIRECTIONS: Traveling East on Broad Street take left onto Pulaski Street building will be on the left at the corner of Hull and Clayton. Traveling West on Washington take left onto Hull Street and the building will be on the right.

PROPERTY DESCRIPTION FOR PUBLIC: Here is a fantastic opportunity to own property in the heart of downtown Athens at an affordable price. Located on Hull Street between Clayton and Washington the Cotton Exchange Lofts is comprised of only 17 units so these won't last long. Most plans are 2 Bedrooms and 1 bath but there are two 1 Bedroom options available. The benefits of this location are fantastic. Units are walking distance to campus and numerous downtown restaurants, stores, and venues. The ground floor is currently comprised of popular Athens businesses. Athens newest restaurant "5", Trapeze, High wire, and American Threads are all located on the ground floor. In addition, the property offers gated parking in the basement. The HOA fee will vary slightly per unit based on square footage. Lastly, these units have an excellent rental history. All units are currently leased through July 2014 with rates above \$1400 a month which provides a great opportunity for investors or even a parent looking to purchase for 2014. Important! All units require at least 24 hours' notice to show and the listing agent must accompany any agent showing the property. Please contact for details on HOA, showings, rent rolls and unit availability.

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LEASE OPTION: No
LEASE PURCHASE: No
ASSUMABLE: No
OWNER FINANCING: No

OWNER'S NAME:
OWNER'S ADDRESS:
OWNER'S CITY:
OWNER'S PHONE:
OWNER'S STATE:
OWNER'S ZIP:
ALT PHONE:

SA: 3
LB:
VARIABLE: Yes
SELLER INCENTIVES: No
SELLER INCENTIVES FOR BUYER:
POSSESSION: Subject to Tenant Rights
SHORT SALE: No
SIGN: Yes
INTERNET: Yes
DSPLYADDR: Yes
ORIG LP: \$149,900

VARIABLE ARRANGEMENT: 4.5% if no-cobrokerage
SELLER INCENTIVES FOR BROKER/AGENT:
REFER TO MLS#:
SHORT SALE INFO: None
ALLOWAVM: Yes
PRJCLSGDT: 7/31/2013

SELLER DISCLOSURE: No
ALLOWCMMTS: Yes
DOM: 60

UNCNTRDT: 6/20/2013

BRANDED REMARKS:

Office Name: Landmark Properties, Inc. (#:158)

Listing Agent: Scott Talley (Removed) (#:20823)

Main: (706) 543-1910

Fax: (706) 543-1909

Office Corporate License: 47366

SOLD PRICE: \$139,000 SOLD DATE: 7/19/2013 FINANCING: Cash
SELLING OFFICE NAME: Non-Member Office (#:231) SELLING AGENT NAME: Non-Member Non-Member (#:1)
SELLER CONCESSIONS: No SELLER CONCESSION AMOUNT: 0



STYLE: Loft UNIT #: 217
STORIES: One AREA: 02:North Athens/Clarke Co.
TOTAL BEDROOMS: 2 SUBDIVISION/COMPLEX: Downtown
TOTAL BATHS: 1 COUNTY: Clarke
TOTAL HALF BATHS: 0 ELEMENTARY SCHOOL:
MAIN ABOVE BSMT HTD SQFT RNG: MIDDLE SCHOOL:
Under 1,000 HIGH SCHOOL:
APX AGE: 93 AUCTIONEER'S ESTIMATE RANGE:
SHOWING: 24 Hrs Notice to Show ABSOLUTE:
LOCKBOX: No APX ACRES: 0
LOCKBOX TYPE: LOT SIZE/ACREAGE: 0-.5
LOCKBOX CODE:
LOCKBOX LOCATION:

TAX ID: 0 LEGAL LOT: LEGAL BLOCK: LEGAL SECTION/PHASE:
PLAT BOOK: PLAT BOOK PAGE: DEED BOOK: DEED BOOK PAGE:
TAX YEAR: 0 CITY TAXES: 0 COUNTY TAXES: 0 MISC TAXES: 0 TOTAL TAXES \$: 0
HOA: Yes HOA FEE AMOUNT: 323.49 HOA FEE PAID: Monthly HOA MANDATORY: Yes
CAPITAL FEE AMOUNT: INITIATION FEE: Yes INITIATION FEE AMOUNT: 970.47
ASSOC FEES INCLUDE: Cable, Common Area Maint, Common Electricity, Common Taxes, Garbage Pick-up, Gated, RENTAL
Insurance, Water, Other-See Remarks RESTRICTION: No
BUILDER: DOCUMENTS ON FILE: Plat Map
MANAGEMENT CO: Landmark Properties MANAGEMENT PHONE:

TTL HTD SF: 905 MAIN HTD SF: 0 MAIN-BD: 0 MAIN-BTHS: 0 MAIN-HB: 0
BSMT FN SF: 0 BSMT FN SF RNG: BSMT-BD: 0 BSMT-BTHS: 0 BSMT-HB: 0
BSMT UNF SF: 0 BSM UNF SF RNG: SQFT SRC: Floor Plans
RENOVATED/REMODELED: YEAR RENOVATED/REMODELED: 0

LISTING TYPE: ER PROPERTY EVER OCCUPIED: Yes OWNERSHIP/SEARCH STATUS: Owner

CONSTRUCTION: Brick FLOORS: Brick, Carpet, Tile, Wood
FOUNDATION/BASEMENT: Basement KITCHEN FEATURES: Island
HEAT: Other-See Remarks APPLIANCES: Dishwasher, Dryer, Range, Refrigerator, Standard Oven,
AIR: Other-See Remarks Washer
WATER: City/County GARAGE: In Basement
SEWER: City/County GARAGE/CARPORT CAPACITY: 1
YEAR BUILT: 1920 # PARKING SPACES: 1
GREEN FEATURES: None FIREPLACE: None
SECURITY SYSTEM: No
HOME WARRANTY: No
PARKING: Yes

EXTERIOR FEATURES: None
INTERIOR FEATURES: 9 Ft+ Ceilings
EXTRAS: Other-See Remarks
ROOMS: Eat-in Kitchen, Laundry Closet, Living Room
AMENITIES: Cable, Security

DIRECTIONS: Traveling East on Broad Street take left onto Pulaski Street building will be on the left at the corner of Hull and Clayton. Traveling West on Washington take left onto Hull Street and the building will be on the right.

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LEASE OPTION: No LEASE PURCHASE: No ASSUMABLE: No OWNER FINANCING: No

OWNER'S NAME: OWNER'S E-MAIL:
OWNER'S ADDRESS:
OWNER'S CITY: OWNER'S STATE: OWNER'S ZIP:
OWNER'S PHONE: ALT PHONE:

SA: 3 LB: VARIABLE: Yes VARIABLE ARRANGEMENT: 4.5% if no-cobrokerage
SELLER INCENTIVES: No SELLER INCENTIVES FOR BROKER/AGENT:
SELLER INCENTIVES FOR BUYER:
POSSESSION: Subject to Tenant Rights REFER TO MLS#: SELLER DISCLOSURE: No
SHORT SALE: No SHORT SALE INFO: None
SIGN: Yes INTERNET: Yes DSPLYADDR: Yes ALLOWAVM: Yes ALLOWCMMTS: Yes
ORIG LP: \$154,900 UNCNTRDT: 6/10/2013 PRJCLSGDT: 7/31/2013 DOM: 60

BRANDED REMARKS:

Office Name: Landmark Properties, Inc. (#:158)

Listing Agent: Scott Talley (Removed) (#:20823)

Main: (706) 543-1910

Fax: (706) 543-1909

Office Corporate License: 47366

SOLD PRICE: \$146,000

SOLD DATE: 7/18/2013

FINANCING: Cash

SELLING OFFICE NAME: Landmark Properties, Inc. (#:158)

SELLING AGENT NAME: Scott Talley (Removed) (#:20823)

SELLER CONCESSIONS: No

SELLER CONCESSION AMOUNT: 0



STYLE: Loft
 STORIES: One
 TOTAL BEDROOMS: 2
 TOTAL BATHS: 1
 TOTAL HALF BATHS: 0
 MAIN ABOVE BSMT HTD SQFT RNG: Under 1,000
 APX AGE: 93
 SHOWING: 24 Hrs Notice to Show
 LOCKBOX: No
 LOCKBOX TYPE:
 LOCKBOX CODE:
 LOCKBOX LOCATION:

UNIT #: 214
 AREA: 02:North Athens/Clarke Co.
 SUBDIVISION/COMPLEX: Downtown
 COUNTY: Clarke
 ELEMENTARY SCHOOL:
 MIDDLE SCHOOL:
 HIGH SCHOOL:
 AUCTIONEER'S ESTIMATE RANGE:
 ABSOLUTE:
 APX ACRES: 0
 LOT SIZE/ACREAGE: 0-.5

TAX ID: 0
 PLAT BOOK:
 TAX YEAR: 0
 HOA: Yes
 CAPITAL FEE AMOUNT:
 ASSOC FEES INCLUDE: Cable, Common Area Maint, Common Electricity, Common Taxes, Garbage Pick-up, Gated, Insurance, Water, Other-See Remarks
 BUILDER:
 MANAGEMENT CO: Landmark Properties

LEGAL LOT:
 PLAT BOOK PAGE:
 CITY TAXES: 0
 HOA FEE AMOUNT: 0
 LEGAL BLOCK:
 COUNTY TAXES: 0
 INITIATION FEE: Yes
 DEED BOOK:
 DEED BOOK PAGE:
 MISC TAXES: 0
 HOA FEE PAID: Monthly
 LEGAL SECTION/PHASE:
 HOA MANDATORY: Yes
 INITIATION FEE AMOUNT: TBD
 RENTAL RESTRICTION: No
 DOCUMENTS ON FILE: Plat Map
 MANAGEMENT PHONE:

TTL HTD SF: 899
 BSMT FN SF: 0
 BSMT UNF SF: 0
 RENOVATED/REMODELED:

MAIN HTD SF: 0
 BSMT FN SF RNG:
 BSM UNF SF RNG:

MAIN-BD: 0
 BSMT-BD: 0
 SQFT SRC: Floor Plans
 YEAR RENOVATED/REMODELED: 0

MAIN-BTHS: 0
 BSMT-BTHS: 0
 MAIN-HB: 0
 BSMT-HB: 0

LISTING TYPE: ER
 PROPERTY EVER OCCUPIED: Yes
 OWNERSHIP/SEARCH STATUS: Owner

CONSTRUCTION: Brick
 FOUNDATION/BASEMENT: Basement
 HEAT: Other-See Remarks
 AIR: Other-See Remarks
 WATER: City/County
 SEWER: City/County
 YEAR BUILT: 1920
 GREEN FEATURES: None

FLOORS: Brick, Carpet, Tile, Wood
 KITCHEN FEATURES: Island
 APPLIANCES: Dishwasher, Dryer, Range, Refrigerator, Standard Oven, Washer
 GARAGE: In Basement
 GARAGE/CARPORT CAPACITY: 1
 # PARKING SPACES: 1
 FIREPLACE: None
 SECURITY SYSTEM: No
 HOME WARRANTY: No
 PARKING: Yes

EXTERIOR FEATURES: None
 INTERIOR FEATURES: 9 Ft+ Ceilings
 EXTRAS: Other-See Remarks
 ROOMS: Eat-in Kitchen, Laundry Closet, Living Room
 AMENITIES: Cable, Security

DIRECTIONS: Traveling East on Broad Street take left onto Pulaski Street building will be on the left at the corner of Hull and Clayton. Traveling West on Washington take left onto Hull Street and the building will be on the right.

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LEASE OPTION: No
 LEASE PURCHASE: No
 ASSUMABLE: No
 OWNER FINANCING: No

OWNER'S NAME:
 OWNER'S ADDRESS:
 OWNER'S CITY:
 OWNER'S PHONE:

OWNER'S STATE:
 OWNER'S ZIP:

ALT PHONE:

SA: 3 LB: VARIABLE: Yes
 SELLER INCENTIVES: No
 SELLER INCENTIVES FOR BUYER:
 POSSESSION: Subject to Tenant Rights
 SHORT SALE: No
 SIGN: Yes INTERNET: Yes
 ORIG LP: \$159,900

VARIABLE ARRANGEMENT: 4.5% if no co-brokerage
 SELLER INCENTIVES FOR BROKER/AGENT:
 REFER TO MLS#:
 SHORT SALE INFO: None
 DSPLYADDR: Yes
 UNCNTRDT: 6/7/2013

SELLER DISCLOSURE: No
 ALLOWAVM: Yes
 PRJCLSGDT: 7/31/2013
 ALLOWCMMTS: Yes
 DOM: 59

BRANDED REMARKS:

Office Name: Landmark Properties, Inc. (#:158)

Main: (706) 543-1910

Fax: (706) 543-1909

Office Corporate License: 47366

Listing Agent: Scott Talley (Removed) (#:20823)

SOLD PRICE: \$112,000

SOLD DATE: 7/31/2013

FINANCING: Conventional

SELLING OFFICE NAME: Keller Williams Greater Athens (#:123)

SELLING AGENT NAME: Joseph Polaneczky (#:21252)

SELLER CONCESSIONS: Yes

SELLER CONCESSION AMOUNT: 3360



STYLE: Loft
STORIES: One
TOTAL BEDROOMS: 1
TOTAL BATHS: 1
TOTAL HALF BATHS: 0
MAIN ABOVE BSMT HTD SQFT RNG: Under 1,000
APX AGE: 93
SHOWING: 24 Hrs Notice to Show
LOCKBOX: No
LOCKBOX TYPE:
LOCKBOX CODE:
LOCKBOX LOCATION:
UNIT #: 202
AREA: 02:North Athens/Clarke Co.
SUBDIVISION/COMPLEX: Downtown
COUNTY: Clarke
ELEMENTARY SCHOOL:
MIDDLE SCHOOL:
HIGH SCHOOL:
AUCTIONEER'S ESTIMATE RANGE:
ABSOLUTE:
APX ACRES: 0
LOT SIZE/ACREAGE: 0-.5

TAX ID: 0
LEGAL LOT:
LEGAL BLOCK:
LEGAL SECTION/PHASE:
PLAT BOOK:
PLAT BOOK PAGE:
DEED BOOK:
DEED BOOK PAGE:
TAX YEAR: 0
CITY TAXES: 0
COUNTY TAXES: 0
MISC TAXES: 0
TOTAL TAXES \$: 0
HOA: Yes
HOA FEE AMOUNT: 0
HOA FEE PAID: Monthly
HOA MANDATORY: Yes
CAPITAL FEE AMOUNT:
INITIATION FEE: Yes
INITIATION FEE AMOUNT: TBD
ASSOC FEES INCLUDE: Cable, Common Area Maint, Common Electricity, Common Taxes, Garbage Pick-up, Gated, Insurance, Water, Other-See Remarks
RENTAL RESTRICTION: No
BUILDER:
DOCUMENTS ON FILE: Plat Map
MANAGEMENT CO: Landmark Properties
MANAGEMENT PHONE:

TTL HTD SF: 634
MAIN HTD SF: 0
MAIN-BD: 0
MAIN-BTHS: 0
MAIN-HB: 0
BSMT FN SF: 0
BSMT FN SF RNG:
BSMT-BD: 0
BSMT-BTHS: 0
BSMT-HB: 0
BSMT UNF SF: 0
BSM UNF SF RNG:
SQFT SRC: Floor Plans
RENOVATED/REMODELED:
YEAR RENOVATED/REMODELED: 0

LISTING TYPE: ER
PROPERTY EVER OCCUPIED: Yes
OWNERSHIP/SEARCH STATUS: Owner
CONSTRUCTION: Brick
FOUNDATIONS/BASEMENT: Basement
HEAT: Other-See Remarks
AIR: Other-See Remarks
WATER: City/County
SEWER: City/County
YEAR BUILT: 1920
GREEN FEATURES: None
FLOORS: Brick, Carpet, Tile, Wood
KITCHEN FEATURES: Island
APPLIANCES: Dishwasher, Dryer, Range, Refrigerator, Standard Oven, Washer
GARAGE: In Basement
GARAGE/CARPORT CAPACITY: 1
PARKING SPACES: 1
FIREPLACE: None
SECURITY SYSTEM: No
HOME WARRANTY: No
PARKING: Yes

EXTERIOR FEATURES: None
INTERIOR FEATURES: 9 Ft+ Ceilings
EXTRAS: Other-See Remarks
ROOMS: Eat-in Kitchen, Laundry Closet, Living Room
AMENITIES: Cable, Security

DIRECTIONS: Traveling East on Broad Street take left onto Pulaski Street building will be on the left at the corner of Hull and Clayton. Traveling West on Washington take left onto Hull Street and the building will be on the right.

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LEASE OPTION: No
LEASE PURCHASE: No
ASSUMABLE: No
OWNER FINANCING: No

OWNER'S NAME:
OWNER'S ADDRESS:
OWNER'S CITY:
OWNER'S PHONE:
OWNER'S STATE:
OWNER'S ZIP:
ALT PHONE:

SA: 3
LB:
VARIABLE: Yes
VARIABLE ARRANGEMENT: 4.5% if no-co-brokerage
SELLER INCENTIVES: No
SELLER INCENTIVES FOR BROKER/AGENT:
SELLER DISCLOSURE: No
REFER TO MLS#:
SHORT SALE INFO: None
SIGN: Yes
INTERNET: Yes
DSPLYADDR: Yes
ALLOWAVM: Yes
ALLOWCMMTS: Yes
ORIG LP: \$119,900
UNCNTRDT: 6/6/2013
PRJCLSGDT: 7/31/2013
DOM: 72

BRANDED REMARKS:

Office Name: Landmark Properties, Inc. (#:158)

Listing Agent: Scott Talley (Removed) (#:20823)

Main: (706) 543-1910

Fax: (706) 543-1909

Office Corporate License: 47366

SOLD PRICE: \$110,500

SOLD DATE: 7/31/2013

FINANCING: Conventional

SELLING OFFICE NAME: Coldwell Banker Upchurch Realty (#:17)

SELLING AGENT NAME: Cord Sibilsy (#:21333)

SELLER CONCESSIONS: Yes

SELLER CONCESSION AMOUNT: 3311



STYLE: Loft
 STORIES: One
 TOTAL BEDROOMS: 1
 TOTAL BATHS: 1
 TOTAL HALF BATHS: 0
 MAIN ABOVE BSMT HTD SQFT RNG: Under 1,000
 APX AGE: 93
 SHOWING: 24 Hrs Notice to Show
 LOCKBOX: No
 LOCKBOX TYPE:
 LOCKBOX CODE:
 LOCKBOX LOCATION:

UNIT #: 205
 AREA: 02:North Athens/Clarke Co.
 SUBDIVISION/COMPLEX: Downtown
 COUNTY: Clarke
 ELEMENTARY SCHOOL:
 MIDDLE SCHOOL:
 HIGH SCHOOL:
 AUCTIONEER'S ESTIMATE RANGE:
 ABSOLUTE:
 APX ACRES: 0
 LOT SIZE/ACREAGE: 0-.5

TAX ID: 0
 PLAT BOOK:
 TAX YEAR: 0
 HOA: Yes
 CAPITAL FEE AMOUNT:
 ASSOC FEES INCLUDE: Cable, Common Area Maint, Common Electricity, Common Taxes, Garbage Pick-up, Gated, Insurance, Water, Other-See Remarks
 BUILDER:
 MANAGEMENT CO: Landmark Properties

LEGAL LOT:
 PLAT BOOK PAGE:
 CITY TAXES: 0
 HOA FEE AMOUNT: 216.85
 HOA FEE PAID: Monthly
 INITIATION FEE: Yes
 DOCUMENTS ON FILE: Plat Map

LEGAL BLOCK:
 COUNTY TAXES: 0
 HOA FEE PAID: Monthly
 INITIATION FEE AMOUNT: 650.55

LEGAL SECTION/PHASE:
 DEED BOOK:
 MISC TAXES: 0
 HOA MANDATORY: Yes
 INITIATION FEE AMOUNT: 650.55

DEED BOOK PAGE:
 DEED BOOK PAGE:
 TOTAL TAXES \$: 0

RENTAL RESTRICTION: No
 MANAGEMENT PHONE:

TTL HTD SF: 607
 BSMT FN SF: 0
 BSMT UNF SF: 0
 RENOVATED/REMODELED:

MAIN HTD SF: 0
 BSMT FN SF RNG:
 BSM UNF SF RNG:

MAIN-BD: 0
 BSMT-BD: 0

MAIN-BTHS: 0
 BSMT-BTHS: 0
 SQFT SRC: Floor Plans

MAIN-HB: 0
 BSMT-HB: 0

YEAR RENOVATED/REMODELED: 0

LISTING TYPE: ER
 PROPERTY EVER OCCUPIED: Yes
 OWNERSHIP/SEARCH STATUS: Owner

CONSTRUCTION: Brick
 FOUNDATION/BASEMENT: Basement
 HEAT: Other-See Remarks
 AIR: Other-See Remarks
 WATER: City/County
 SEWER: City/County
 YEAR BUILT: 1920
 GREEN FEATURES: None

FLOORS: Brick, Carpet, Tile, Wood
 KITCHEN FEATURES: Island
 APPLIANCES: Dishwasher, Dryer, Range, Refrigerator, Standard Oven, Washer
 GARAGE: In Basement
 GARAGE/CARPORT CAPACITY: 1
 # PARKING SPACES: 1
 FIREPLACE: None
 SECURITY SYSTEM: No
 HOME WARRANTY: No
 PARKING: Yes

EXTERIOR FEATURES: None
 INTERIOR FEATURES: 9 Ft+ Ceilings
 EXTRAS: Other-See Remarks
 ROOMS: Eat-in Kitchen, Laundry Closet, Living Room
 AMENITIES: Cable, Security

DIRECTIONS: Traveling East on Broad Street take left onto Pulaski Street building will be on the left at the corner of Hull and Clayton. Traveling West on Washington take left onto Hull Street and the building will be on the right.

PROPERTY DESCRIPTION FOR PUBLIC: Here is a fantastic opportunity to own property in the heart of downtown Athens at an affordable price. Located on Hull Street between Clayton and Washington the Cotton Exchange Lofts is comprised of only 17 units so these won't last long. Most plans are 2 Bedrooms and 1 bath but there are two 1 Bedroom options available. The benefits of this location are fantastic. Units are walking distance to campus and numerous downtown restaurants, stores, and venues. The ground floor is currently comprised of popular Athens businesses. Athens newest restaurant "5", Trapeze, High wire, and American Threads are all located on the ground floor. In addition, the property offers gated parking in the basement. The HOA fee will vary slightly per unit based on square footage. Lastly, these units have an excellent rental history. All units are currently leased through July 2014 with rates above \$1400 a month which provides a great opportunity for investors or even a parent looking to purchase for 2014. Important! All units require at least 24 hours' notice to show and the listing agent must accompany any agent showing the property. Please contact for details on HOA, showings, rent rolls and unit availability.

PRIVATE REMARKS:

LEASE OPTION: No
 LEASE PURCHASE: No
 ASSUMABLE: No
 OWNER FINANCING: No

OWNER'S NAME:
 OWNER'S ADDRESS:
 OWNER'S CITY:
 OWNER'S PHONE:

OWNER'S STATE:
 OWNER'S ZIP:

ALT PHONE:

SA: 3
 LB:
 VARIABLE: No
 VARIABLE ARRANGEMENT:

SELLER INCENTIVES: No
 SELLER INCENTIVES FOR BUYER:
 POSSESSION: Subject to Tenant Rights
 SHORT SALE: No
 SIGN: Yes
 INTERNET: Yes
 DSPLYADDR: Yes
 ORIG LP: \$114,900

REFER TO MLS#:
 SHORT SALE INFO: None
 ALLOWAVM: Yes
 PRJCLSGDT: 7/31/2013

SELLER DISCLOSURE: No
 ALLOWCMMTS: Yes
 DOM: 58

UNCNTRDT: 6/4/2013

BRANDED REMARKS:

Office Name: Landmark Properties, Inc. (#:158)
 Main: (706) 543-1910
 Fax: (706) 543-1909
 Office Corporate License: 47366

Listing Agent: Scott Talley (Removed) (#:20823)

SOLD PRICE: \$146,000 SOLD DATE: 7/18/2013 FINANCING: Cash
SELLING OFFICE NAME: Landmark Properties, Inc. (#:158) SELLING AGENT NAME: Scott Talley (Removed) (#:20823)
SELLER CONCESSIONS: No SELLER CONCESSION AMOUNT: 0



STYLE: Loft UNIT #: 206
STORIES: One AREA: 02:North Athens/Clarke Co.
TOTAL BEDROOMS: 2 SUBDIVISION/COMPLEX: Downtown
TOTAL BATHS: 1 COUNTY: Clarke
TOTAL HALF BATHS: 0 ELEMENTARY SCHOOL:
MAIN ABOVE BSMT HTD SQFT RNG: MIDDLE SCHOOL:
Under 1,000 HIGH SCHOOL:
APX AGE: 93 AUCTIONEER'S ESTIMATE RANGE:
SHOWING: 24 Hrs Notice to Show ABSOLUTE:
LOCKBOX: No APX ACRES: 0
LOCKBOX TYPE: LOT SIZE/ACREAGE: 0-.5
LOCKBOX CODE:
LOCKBOX LOCATION:

TAX ID: 0 LEGAL LOT: LEGAL BLOCK: LEGAL SECTION/PHASE:
PLAT BOOK: PLAT BOOK PAGE: DEED BOOK: DEED BOOK PAGE:
TAX YEAR: 0 CITY TAXES: 0 COUNTY TAXES: 0 MISC TAXES: 0 TOTAL TAXES \$: 0
HOA: Yes HOA FEE AMOUNT: 308.18 HOA FEE PAID: Monthly HOA MANDATORY: Yes
CAPITAL FEE AMOUNT: INITIATION FEE: Yes INITIATION FEE AMOUNT: 924.54
ASSOC FEES INCLUDE: Cable, Common Area Maint, Common Electricity, Common Taxes, Garbage Pick-up, Gated, RENTAL RESTRICTION: No
Insurance, Water, Other-See Remarks
BUILDER: DOCUMENTS ON FILE: Plat Map
MANAGEMENT CO: Landmark Properties MANAGEMENT PHONE:

TTL HTD SF: 899 MAIN HTD SF: 0 MAIN-BD: 0 MAIN-BTHS: 0 MAIN-HB: 0
BSMT FN SF: 0 BSMT FN SF RNG: BSMT-BD: 0 BSMT-BTHS: 0 BSMT-HB: 0
BSMT UNF SF: 0 BSM UNF SF RNG: SQFT SRC: Floor Plans
RENOVATED/REMODELED: YEAR RENOVATED/REMODELED: 0

LISTING TYPE: ER PROPERTY EVER OCCUPIED: Yes OWNERSHIP/SEARCH STATUS: Owner

CONSTRUCTION: Brick FLOORS: Brick, Carpet, Tile, Wood
FOUNDATION/BASEMENT: Basement KITCHEN FEATURES: Island
HEAT: Other-See Remarks APPLIANCES: Dishwasher, Dryer, Range, Refrigerator, Standard Oven, Washer
AIR: Other-See Remarks GARAGE: In Basement
WATER: City/County GARAGE/CARPORT CAPACITY: 1
SEWER: City/County # PARKING SPACES: 1
YEAR BUILT: 1920 FIREPLACE: None
GREEN FEATURES: None SECURITY SYSTEM: No
HOME WARRANTY: No
PARKING: Yes

EXTERIOR FEATURES: None
INTERIOR FEATURES: 9 Ft+ Ceilings
EXTRAS: Other-See Remarks
ROOMS: Eat-in Kitchen, Laundry Closet, Living Room
AMENITIES: Cable, Security

DIRECTIONS: Traveling East on Broad Street take left onto Pulaski Street building will be on the left at the corner of Hull and Clayton. Traveling West on Washington take left onto Hull Street and the building will be on the right.

PROPERTY DESCRIPTION FOR PUBLIC: Here is a fantastic opportunity to own property in the heart of downtown Athens at an affordable price. Located on Hull Street between Clayton and Washington the Cotton Exchange Lofts is comprised of only 17 units so these won't last long. Most plans are 2 Bedrooms and 1 bath but there are two 1 Bedroom options available. The benefits of this location are fantastic. Units are walking distance to campus and numerous downtown restaurants, stores, and venues. The ground floor is currently comprised of popular Athens businesses. Athens newest restaurant "5", Trapeze, High wire, and American Threads are all located on the ground floor. In addition, the property offers gated parking in the basement. The HOA fee will vary slightly per unit based on square footage. Lastly, these units have an excellent rental history. All units are currently leased through July 2014 with rates above \$1400 a month which provides a great opportunity for investors or even a parent looking to purchase for 2014. Important! All units require at least 24 hours' notice to show and the listing agent must accompany any agent showing the property. Please contact for details on HOA, showings, rent rolls and unit availability.

PRIVATE REMARKS:

LEASE OPTION: No LEASE PURCHASE: No ASSUMABLE: No OWNER FINANCING: No

OWNER'S NAME: OWNER'S E-MAIL:
OWNER'S ADDRESS:
OWNER'S CITY: OWNER'S STATE: OWNER'S ZIP:
OWNER'S PHONE: ALT PHONE:

SA: 3 LB: VARIABLE: No VARIABLE ARRANGEMENT:
SELLER INCENTIVES: No SELLER INCENTIVES FOR BROKER/AGENT:
SELLER INCENTIVES FOR BUYER:
POSSESSION: Subject to Tenant Rights REFER TO MLS#: SELLER DISCLOSURE: No
SHORT SALE: No SHORT SALE INFO: None
SIGN: Yes INTERNET: Yes DSPYADDR: Yes ALLOWAVM: Yes ALLOWCMMTS: Yes
ORIG LP: \$159,900 UNCNRD: 6/7/2013 PRJCLSGDT: 7/31/2013 DOM: 42

BRANDED REMARKS:

Office Name: Landmark Properties, Inc. (#:158)
Main: (706) 543-1910
Fax: (706) 543-1909
Office Corporate License: 47366

Listing Agent: Scott Talley (Removed) (#:20823)

SOLD PRICE: \$139,000 SOLD DATE: 7/19/2013 FINANCING: Cash
SELLING OFFICE NAME: Non-Member Office (#:231) SELLING AGENT NAME: Non-Member Non-Member (#:1)
SELLER CONCESSIONS: No SELLER CONCESSION AMOUNT: 0



STYLE: Loft UNIT #: 216
STORIES: One AREA: 02:North Athens/Clarke Co.
TOTAL BEDROOMS: 2 SUBDIVISION/COMPLEX: Downtown
TOTAL BATHS: 1 COUNTY: Clarke
TOTAL HALF BATHS: 0 ELEMENTARY SCHOOL:
MAIN ABOVE BSMT HTD SQFT RNG: MIDDLE SCHOOL:
Under 1,000 HIGH SCHOOL:
APX AGE: 93 AUCTIONEER'S ESTIMATE RANGE:
SHOWING: 24 Hrs Notice to Show ABSOLUTE:
LOCKBOX: No APX ACRES: 0
LOCKBOX TYPE: LOT SIZE/ACREAGE: 0-.5
LOCKBOX CODE:
LOCKBOX LOCATION:

TAX ID: 0 LEGAL LOT: LEGAL BLOCK: LEGAL SECTION/PHASE:
PLAT BOOK: PLAT BOOK PAGE: DEED BOOK: DEED BOOK PAGE:
TAX YEAR: 0 CITY TAXES: 0 COUNTY TAXES: 0 MISC TAXES: 0 TOTAL TAXES \$: 0
HOA: Yes HOA FEE AMOUNT: 0 HOA FEE PAID: Monthly HOA MANDATORY: Yes
CAPITAL FEE AMOUNT: INITIATION FEE: Yes INITIATION FEE AMOUNT: 322.98
ASSOC FEES INCLUDE: Cable, Common Area Maint, Common Electricity, Common Taxes, Garbage Pick-up, Gated, RENTAL RESTRICTION: No
Insurance, Water, Other-See Remarks
BUILDER: DOCUMENTS ON FILE: Plat Map
MANAGEMENT CO: Landmark Properties MANAGEMENT PHONE:

TTL HTD SF: 904 MAIN HTD SF: 0 MAIN-BD: 0 MAIN-BTHS: 0 MAIN-HB: 0
BSMT FN SF: 0 BSMT FN SF RNG: BSMT-BD: 0 BSMT-BTHS: 0 BSMT-HB: 0
BSMT UNF SF: 0 BSM UNF SF RNG: SQFT SRC: Floor Plans
RENOVATED/REMODELED: YEAR RENOVATED/REMODELED: 0

LISTING TYPE: ER PROPERTY EVER OCCUPIED: Yes OWNERSHIP/SEARCH STATUS: Owner

CONSTRUCTION: Brick FLOORS: Brick, Carpet, Tile, Wood
FOUNDATION/BASEMENT: Basement KITCHEN FEATURES: Island
HEAT: Other-See Remarks APPLIANCES: Dishwasher, Dryer, Range, Refrigerator, Standard Oven, Washer
AIR: Other-See Remarks GARAGE: In Basement
WATER: City/County GARAGE/CARPORT CAPACITY: 1
SEWER: City/County # PARKING SPACES: 1
YEAR BUILT: 1920 FIREPLACE: None
GREEN FEATURES: None SECURITY SYSTEM: No
HOME WARRANTY: No
PARKING: Yes

EXTERIOR FEATURES: None
INTERIOR FEATURES: 9 Ft+ Ceilings
EXTRAS: Other-See Remarks
ROOMS: Eat-in Kitchen, Laundry Closet, Living Room
AMENITIES: Cable, Security

DIRECTIONS: Traveling East on Broad Street take left onto Pulaski Street building will be on the left at the corner of Hull and Clayton. Traveling West on Washington take left onto Hull Street and the building will be on the right.

PROPERTY DESCRIPTION FOR PUBLIC: Here is a fantastic opportunity to own property in the heart of downtown Athens at an affordable price. Located on Hull Street between Clayton and Washington the Cotton Exchange Lofts is comprised of only 17 units so these won't last long. Most plans are 2 Bedrooms and 1 bath but there are two 1 Bedroom options available. The benefits of this location are fantastic. Units are walking distance to campus and numerous downtown restaurants, stores, and venues. The ground floor is currently comprised of popular Athens businesses. Athens newest restaurant "5", Trapeze, High wire, and American Threads are all located on the ground floor. In addition, the property offers gated parking in the basement. The HOA fee will vary slightly per unit based on square footage. Lastly, these units have an excellent rental history. All units are currently leased through July 2014 with rates above \$1400 a month which provides a great opportunity for investors or even a parent looking to purchase for 2014. Important! All units require at least 24 hours' notice to show and the listing agent must accompany any agent showing the property. Please contact for details on HOA, showings, rent rolls and unit availability.

PRIVATE REMARKS:

LEASE OPTION: No LEASE PURCHASE: No ASSUMABLE: No OWNER FINANCING: No

OWNER'S NAME: OWNER'S E-MAIL:
OWNER'S ADDRESS:
OWNER'S CITY: OWNER'S STATE: OWNER'S ZIP:
OWNER'S PHONE: ALT PHONE:

SA: 3 LB: VARIABLE: No VARIABLE ARRANGEMENT:
SELLER INCENTIVES: No SELLER INCENTIVES FOR BROKER/AGENT:
SELLER INCENTIVES FOR BUYER:
POSSESSION: Subject to Tenant Rights REFER TO MLS#: SELLER DISCLOSURE: No
SHORT SALE: No SHORT SALE INFO: None
SIGN: Yes INTERNET: Yes DSPYADDR: Yes ALLOWAVM: Yes ALLOWCMMTS: Yes
ORIG LP: \$154,900 UNCNRDT: 6/10/2013 PRJCLSGDT: 7/31/2013 DOM: 40

BRANDED REMARKS:

Office Name: Landmark Properties, Inc. (#:158)
Main: (706) 543-1910
Fax: (706) 543-1909
Office Corporate License: 47366

Listing Agent: Scott Talley (Removed) (#:20823)

SOLD PRICE: \$139,000

SOLD DATE: 7/19/2013

FINANCING: Cash

SELLING OFFICE NAME: Non-Member Office (#:231)

SELLING AGENT NAME: Non-Member Non-Member (#:1)

SELLER CONCESSIONS: No

SELLER CONCESSION AMOUNT: 0



STYLE: Loft
STORIES: One
TOTAL BEDROOMS: 2
TOTAL BATHS: 1
TOTAL HALF BATHS: 0
MAIN ABOVE BSMT HTD SQFT RNG: Under 1,000
APX AGE: 93
SHOWING: 24 Hrs Notice to Show
LOCKBOX: No
LOCKBOX TYPE:
LOCKBOX CODE:
LOCKBOX LOCATION:
UNIT #: 203
AREA: 02:North Athens/Clarke Co.
SUBDIVISION/COMPLEX: Downtown
COUNTY: Clarke
ELEMENTARY SCHOOL:
MIDDLE SCHOOL:
HIGH SCHOOL:
AUCTIONEER'S ESTIMATE RANGE:
ABSOLUTE:
APX ACRES: 0
LOT SIZE/ACREAGE: 0-.5

TAX ID: 0
LEGAL LOT:
LEGAL BLOCK:
LEGAL SECTION/PHASE:
PLAT BOOK:
PLAT BOOK PAGE:
DEED BOOK:
DEED BOOK PAGE:
TAX YEAR: 0
CITY TAXES: 0
COUNTY TAXES: 0
MISC TAXES: 0
TOTAL TAXES \$: 0
HOA: Yes
HOA FEE AMOUNT: 331.14
HOA FEE PAID: Monthly
HOA MANDATORY: Yes
CAPITAL FEE AMOUNT:
INITIATION FEE: Yes
INITIATION FEE AMOUNT: 993.42
ASSOC FEES INCLUDE: Cable, Common Area Maint, Common Electricity, Common Taxes, Garbage Pick-up, Gated, Insurance, Water, Other-See Remarks
RENTAL RESTRICTION: No
BUILDER:
DOCUMENTS ON FILE: Plat Map
MANAGEMENT CO: Landmark Properties
MANAGEMENT PHONE:

TTL HTD SF: 927
MAIN HTD SF: 0
MAIN-BD: 0
MAIN-BTHS: 0
MAIN-HB: 0
BSMT FN SF: 0
BSMT FN SF RNG:
BSMT-BD: 0
BSMT-BTHS: 0
BSMT-HB: 0
BSMT UNF SF: 0
BSM UNF SF RNG:
SQFT SRC: Floor Plans
RENOVATED/REMODELED:
YEAR RENOVATED/REMODELED: 0

LISTING TYPE: ER
PROPERTY EVER OCCUPIED: Yes
OWNERSHIP/SEARCH STATUS: Owner
CONSTRUCTION: Brick
FOUNDATION/BASEMENT: Basement
HEAT: Other-See Remarks
AIR: Other-See Remarks
WATER: City/County
SEWER: City/County
YEAR BUILT: 1920
GREEN FEATURES: None
FLOORS: Brick, Carpet, Tile, Wood
KITCHEN FEATURES: Island
APPLIANCES: Dishwasher, Dryer, Range, Refrigerator, Standard Oven, Washer
GARAGE: In Basement
GARAGE/CARPORT CAPACITY: 1
PARKING SPACES: 1
FIREPLACE: None
SECURITY SYSTEM: No
HOME WARRANTY: No
PARKING: Yes

EXTERIOR FEATURES: None
INTERIOR FEATURES: 9 Ft+ Ceilings
EXTRAS: Other-See Remarks
ROOMS: Eat-in Kitchen, Laundry Closet, Living Room
AMENITIES: Cable, Security

DIRECTIONS: Traveling East on Broad Street take left onto Pulaski Street building will be on the left at the corner of Hull and Clayton. Traveling West on Washington take left onto Hull Street and the building will be on the right.

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PRIVATE REMARKS:
LEASE OPTION: No
LEASE PURCHASE: No
ASSUMABLE: No
OWNER FINANCING: No

OWNER'S NAME:
OWNER'S ADDRESS:
OWNER'S CITY:
OWNER'S PHONE:
OWNER'S STATE:
OWNER'S ZIP:
ALT PHONE:

SA: 3
LB:
VARIABLE: Yes
VARIABLE ARRANGEMENT: 4.5% if no co-broker
SELLER INCENTIVES: No
SELLER INCENTIVES FOR BUYER:
POSSESSION: Subject to Tenant Rights
SHORT SALE: No
SIGN: Yes
INTERNET: Yes
DSPLYADDR: Yes
ALLOWAVM: Yes
ALLOWCMMTS: Yes
ORIG LP: \$154,900
UNCNTRDT: 6/20/2013
PRJCLSGDT: 7/31/2013
DOM: 40

BRANDED REMARKS:

Office Name: Landmark Properties, Inc. (#:158)
Main: (706) 543-1910
Fax: (706) 543-1909
Office Corporate License: 47366

Listing Agent: Scott Talley (Removed) (#:20823)

SOLD PRICE: \$139,000 SOLD DATE: 7/19/2013 FINANCING: Cash
SELLING OFFICE NAME: Non-Member Office (#:231) SELLING AGENT NAME: Non-Member Non-Member (#:1)
SELLER CONCESSIONS: No SELLER CONCESSION AMOUNT: 0



STYLE: Loft UNIT #: 215
STORIES: One AREA: 02:North Athens/Clarke Co.
TOTAL BEDROOMS: 2 SUBDIVISION/COMPLEX: Downtown
TOTAL BATHS: 1 COUNTY: Clarke
TOTAL HALF BATHS: 0 ELEMENTARY SCHOOL:
MAIN ABOVE BSMT HTD SQFT RNG: MIDDLE SCHOOL:
Under 1,000 HIGH SCHOOL:
APX AGE: 93 AUCTIONEER'S ESTIMATE RANGE:
SHOWING: 24 Hrs Notice to Show ABSOLUTE:
LOCKBOX: No APX ACRES: 0
LOCKBOX TYPE: LOT SIZE/ACREAGE: 0-.5
LOCKBOX CODE:
LOCKBOX LOCATION:

TAX ID: 0 LEGAL LOT: LEGAL BLOCK: LEGAL SECTION/PHASE:
PLAT BOOK: PLAT BOOK PAGE: DEED BOOK: DEED BOOK PAGE:
TAX YEAR: 0 CITY TAXES: 0 COUNTY TAXES: 0 MISC TAXES: 0 TOTAL TAXES \$: 0
HOA: Yes HOA FEE AMOUNT: 327.06 HOA FEE PAID: Monthly HOA MANDATORY: Yes
CAPITAL FEE AMOUNT: INITIATION FEE: Yes INITIATION FEE AMOUNT: 981.18
ASSOC FEES INCLUDE: Cable, Common Area Maint, Common Electricity, Common Taxes, Garbage Pick-up, Gated, RENTAL RESTRICTION: No
Insurance, Water, Other-See Remarks
BUILDER: DOCUMENTS ON FILE: Plat Map
MANAGEMENT CO: Landmark Properties MANAGEMENT PHONE:

TTL HTD SF: 905 MAIN HTD SF: 0 MAIN-BD: 0 MAIN-BTHS: 0 MAIN-HB: 0
BSMT FN SF: 0 BSMT FN SF RNG: BSMT-BD: 0 BSMT-BTHS: 0 BSMT-HB: 0
BSMT UNF SF: 0 BSM UNF SF RNG: SQFT SRC: Floor Plans
RENOVATED/REMODELED: YEAR RENOVATED/REMODELED: 0

LISTING TYPE: ER PROPERTY EVER OCCUPIED: Yes OWNERSHIP/SEARCH STATUS: Owner

CONSTRUCTION: Brick FLOORS: Brick, Carpet, Tile, Wood
FOUNDATION/BASEMENT: Basement KITCHEN FEATURES: Island
HEAT: Other-See Remarks APPLIANCES: Dishwasher, Dryer, Range, Refrigerator, Standard Oven, Washer
AIR: Other-See Remarks GARAGE: In Basement
WATER: City/County GARAGE/CARPORT CAPACITY: 1
SEWER: City/County # PARKING SPACES: 1
YEAR BUILT: 1920 FIREPLACE: None
GREEN FEATURES: None SECURITY SYSTEM: No
HOME WARRANTY: No
PARKING: Yes

EXTERIOR FEATURES: None
INTERIOR FEATURES: 9 Ft+ Ceilings
EXTRAS: Other-See Remarks
ROOMS: Eat-in Kitchen, Laundry Closet, Living Room
AMENITIES: Cable, Security

DIRECTIONS: Traveling East on Broad Street take left onto Pulaski Street building will be on the left at the corner of Hull and Clayton. Traveling West on Washington take left onto Hull Street and the building will be on the right.

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PRIVATE REMARKS:
LEASE OPTION: No LEASE PURCHASE: No ASSUMABLE: No OWNER FINANCING: No

OWNER'S NAME: OWNER'S E-MAIL:
OWNER'S ADDRESS:
OWNER'S CITY: OWNER'S STATE: OWNER'S ZIP:
OWNER'S PHONE: ALT PHONE:

SA: 3 LB: VARIABLE: Yes VARIABLE ARRANGEMENT: 4.5% if no co-broker
SELLER INCENTIVES: No SELLER INCENTIVES FOR BROKER/AGENT:
SELLER INCENTIVES FOR BUYER:
POSSESSION: Subject to Tenant Rights REFER TO MLS#: SELLER DISCLOSURE: No
SHORT SALE: No SHORT SALE INFO: None
SIGN: Yes INTERNET: Yes DSPYADDR: Yes ALLOWAVM: Yes ALLOWCMMTS: Yes
ORIG LP: \$154,900 UNCNRDT: 6/20/2013 PRJCLSGDT: 7/31/2013 DOM: 37

BRANDED REMARKS:

Office Name: Landmark Properties, Inc. (#:158)
Main: (706) 543-1910
Fax: (706) 543-1909
Office Corporate License: 47366

Listing Agent: Scott Talley (Removed) (#:20823)

SOLD PRICE: \$149,900

SOLD DATE: 7/18/2013

FINANCING: Cash

SELLING OFFICE NAME: Keller Williams Greater Athens (#:123)

SELLING AGENT NAME: Terri Davis (#:20422)

SELLER CONCESSIONS: No

SELLER CONCESSION AMOUNT: 0



STYLE: Loft
 STORIES: One
 TOTAL BEDROOMS: 2
 TOTAL BATHS: 1
 TOTAL HALF BATHS: 0
 MAIN ABOVE BSMT HTD SQFT RNG: Under 1,000
 APX AGE: 93
 SHOWING: 24 Hrs Notice to Show
 LOCKBOX: No
 LOCKBOX TYPE:
 LOCKBOX CODE:
 LOCKBOX LOCATION:

UNIT #: 213
 AREA: 02:North Athens/Clarke Co.
 SUBDIVISION/COMPLEX: Downtown
 COUNTY: Clarke
 ELEMENTARY SCHOOL:
 MIDDLE SCHOOL:
 HIGH SCHOOL:
 AUCTIONEER'S ESTIMATE RANGE:
 ABSOLUTE:
 APX ACRES: 0
 LOT SIZE/ACREAGE: 0-.5

TAX ID: 0
 LEGAL LOT:
 PLAT BOOK:
 TAX YEAR: 0
 HOA: Yes
 CAPITAL FEE AMOUNT:
 ASSOC FEES INCLUDE: Cable, Common Area Maint, Common Electricity, Common Taxes, Garbage Pick-up, Gated, Insurance, Water, Other-See Remarks
 BUILDER:
 MANAGEMENT CO: Landmark Properties

LEGAL BLOCK:
 PLAT BOOK PAGE:
 CITY TAXES: 0
 COUNTY TAXES: 0
 HOA FEE AMOUNT: 312.26
 INITIATION FEE: Yes
 DOCUMENTS ON FILE: Plat Map

DEED BOOK:
 DEED BOOK PAGE:
 MISC TAXES: 0
 HOA FEE PAID: Monthly
 INITIATION FEE AMOUNT: 936.78
 MANAGEMENT PHONE:

LEGAL SECTION/PHASE:
 TOTAL TAXES \$: 0
 HOA MANDATORY: Yes
 RENTAL RESTRICTION: No

TTL HTD SF: 874
 BSMT FN SF: 0
 BSMT UNF SF: 0
 RENOVATED/REMODELED:

MAIN HTD SF: 0
 BSMT FN SF RNG:
 BSM UNF SF RNG:

MAIN-BD: 0
 BSMT-BD: 0
 YEAR RENOVATED/REMODELED: 0

MAIN-BTHS: 0
 BSMT-BTHS: 0
 SQFT SRC: Floor Plans

MAIN-HB: 0
 BSMT-HB: 0

LISTING TYPE: ER
 PROPERTY EVER OCCUPIED: Yes
 OWNERSHIP/SEARCH STATUS: Owner

CONSTRUCTION: Brick
 FOUNDATION/BASEMENT: Basement
 HEAT: Other-See Remarks
 AIR: Other-See Remarks
 WATER: City/County
 SEWER: City/County
 YEAR BUILT: 1920
 GREEN FEATURES: None

FLOORS: Brick, Carpet, Tile, Wood
 KITCHEN FEATURES: Island
 APPLIANCES: Dishwasher, Dryer, Range, Refrigerator, Standard Oven, Washer
 GARAGE: In Basement
 GARAGE/CARPORT CAPACITY: 1
 # PARKING SPACES: 1
 FIREPLACE: None
 SECURITY SYSTEM: No
 HOME WARRANTY: No
 PARKING: Yes

EXTERIOR FEATURES: None
 INTERIOR FEATURES: 9 Ft+ Ceilings
 EXTRAS: Other-See Remarks
 ROOMS: Eat-in Kitchen, Laundry Closet, Living Room
 AMENITIES: Cable, Security

DIRECTIONS: Traveling East on Broad Street take left onto Pulaski Street building will be on the left at the corner of Hull and Clayton. Traveling West on Washington take left onto Hull Street and the building will be on the right.

PROPERTY DESCRIPTION FOR PUBLIC: Here is a fantastic opportunity to own property in the heart of downtown Athens at an affordable price. Located on Hull Street between Clayton and Washington the Cotton Exchange Lofts is comprised of only 17 units so these won't last long. Most plans are 2 Bedrooms and 1 bath but there are two 1 Bedroom options available. The benefits of this location are fantastic. Units are walking distance to campus and numerous downtown restaurants, stores, and venues. The ground floor is currently comprised of popular Athens businesses. Athens newest restaurant "5", Trapeze, High wire, and American Threads are all located on the ground floor. In addition, the property offers gated parking in the basement. The HOA fee will vary slightly per unit based on square footage. Lastly, these units have an excellent rental history. All units are currently leased through July 2014 with rates above \$1400 a month which provides a great opportunity for investors or even a parent looking to purchase for 2014. Important! All units require at least 24 hours' notice to show and the listing agent must accompany any agent showing the property. Please contact for details on HOA, showings, rent rolls and unit availability.

PRIVATE REMARKS:

LEASE OPTION: No
 LEASE PURCHASE: No
 ASSUMABLE: No
 OWNER FINANCING: No

OWNER'S NAME:
 OWNER'S ADDRESS:
 OWNER'S CITY:
 OWNER'S PHONE:

OWNER'S STATE:
 OWNER'S ZIP:

ALT PHONE:

SA: 3
 LB: VARIABLE: Yes
 SELLER INCENTIVES: No
 SELLER INCENTIVES FOR BUYER:
 POSSESSION: Subject to Tenant Rights
 SHORT SALE: No
 SIGN: Yes
 INTERNET: Yes
 ORIG LP: \$149,900

VARIABLE ARRANGEMENT: 4.5% if no co brokerage
 SELLER INCENTIVES FOR BROKER/AGENT:

REFER TO MLS#:
 SHORT SALE INFO: None
 DSPLYADDR: Yes
 UNCNTRDT: 6/22/2013

SELLER DISCLOSURE: No
 ALLOWAVM: Yes
 ALLOWCMMTS: Yes
 PRJCLSGDT: 7/31/2013
 DOM: 27

BRANDED REMARKS:

Office Name: Landmark Properties, Inc. (#:158)
 Main: (706) 543-1910
 Fax: (706) 543-1909
 Office Corporate License: 47366

Listing Agent: Scott Talley (Removed) (#:20823)

SOLD PRICE: \$139,000 SOLD DATE: 7/19/2013 FINANCING: Cash
SELLING OFFICE NAME: Non-Member Office (#:231) SELLING AGENT NAME: Non-Member Non-Member (#:1)
SELLER CONCESSIONS: No SELLER CONCESSION AMOUNT: 0



STYLE: Loft UNIT #: 207
STORIES: One AREA: 02:North Athens/Clarke Co.
TOTAL BEDROOMS: 2 SUBDIVISION/COMPLEX: Downtown
TOTAL BATHS: 1 COUNTY: Clarke
TOTAL HALF BATHS: 0 ELEMENTARY SCHOOL:
MAIN ABOVE BSMT HTD SQFT RNG: MIDDLE SCHOOL:
Under 1,000 HIGH SCHOOL:
APX AGE: 93 AUCTIONEER'S ESTIMATE RANGE:
SHOWING: 24 Hrs Notice to Show ABSOLUTE:
LOCKBOX: No APX ACRES: 0
LOCKBOX TYPE: LOT SIZE/ACREAGE: 0-.5
LOCKBOX CODE:
LOCKBOX LOCATION:

TAX ID: 0 LEGAL LOT: LEGAL BLOCK: LEGAL SECTION/PHASE:
PLAT BOOK: PLAT BOOK PAGE: DEED BOOK: DEED BOOK PAGE:
TAX YEAR: 0 CITY TAXES: 0 COUNTY TAXES: 0 MISC TAXES: 0 TOTAL TAXES \$: 0
HOA: Yes HOA FEE AMOUNT: 309.71 HOA FEE PAID: Monthly HOA MANDATORY: Yes
CAPITAL FEE AMOUNT: INITIATION FEE: Yes INITIATION FEE AMOUNT: 929.13
ASSOC FEES INCLUDE: Cable, Common Area Maint, Common Electricity, Common Taxes, Garbage Pick-up, Gated, RENTAL RESTRICTION: No
Insurance, Water, Other-See Remarks
BUILDER: DOCUMENTS ON FILE: Plat Map
MANAGEMENT CO: Landmark Properties MANAGEMENT PHONE:

TTL HTD SF: 867 MAIN HTD SF: 0 MAIN-BD: 0 MAIN-BTHS: 0 MAIN-HB: 0
BSMT FN SF: 0 BSMT FN SF RNG: BSMT-BD: 0 BSMT-BTHS: 0 BSMT-HB: 0
BSMT UNF SF: 0 BSM UNF SF RNG: SQFT SRC: Floor Plans
RENOVATED/REMODELED: YEAR RENOVATED/REMODELED: 0

LISTING TYPE: ER PROPERTY EVER OCCUPIED: Yes OWNERSHIP/SEARCH STATUS: Owner

CONSTRUCTION: Brick FLOORS: Brick, Carpet, Tile, Wood
FOUNDATION/BASEMENT: Basement KITCHEN FEATURES: Island
HEAT: Other-See Remarks APPLIANCES: Dishwasher, Dryer, Range, Refrigerator, Standard Oven, Washer
AIR: Other-See Remarks GARAGE: In Basement
WATER: City/County GARAGE/CARPORT CAPACITY: 1
SEWER: City/County # PARKING SPACES: 1
YEAR BUILT: 1920 FIREPLACE: None
GREEN FEATURES: None SECURITY SYSTEM: No
HOME WARRANTY: No
PARKING: Yes

EXTERIOR FEATURES: None
INTERIOR FEATURES: 9 Ft+ Ceilings
EXTRAS: Other-See Remarks
ROOMS: Eat-in Kitchen, Laundry Closet, Living Room
AMENITIES: Cable, Security

DIRECTIONS: Traveling East on Broad Street take left onto Pulaski Street building will be on the left at the corner of Hull and Clayton. Traveling West on Washington take left onto Hull Street and the building will be on the right.

PROPERTY DESCRIPTION FOR PUBLIC: Here is a fantastic opportunity to own property in the heart of downtown Athens at an affordable price. Located on Hull Street between Clayton and Washington the Cotton Exchange Lofts is comprised of only 17 units so these won't last long. Most plans are 2 Bedrooms and 1 bath but there are two 1 Bedroom options available. The benefits of this location are fantastic. Units are walking distance to campus and numerous downtown restaurants, stores, and venues. The ground floor is currently comprised of popular Athens businesses. Athens newest restaurant "5", Trapeze, High wire, and American Threads are all located on the ground floor. In addition, the property offers gated parking in the basement. The HOA fee will vary slightly per unit based on square footage. Lastly, these units have an excellent rental history. All units are currently leased through July 2014 with rates above \$1400 a month which provides a great opportunity for investors or even a parent looking to purchase for 2014. Important! All units require at least 24 hours' notice to show and the listing agent must accompany any agent showing the property. Please contact for details on HOA, showings, rent rolls and unit availability.

PRIVATE REMARKS:

LEASE OPTION: No LEASE PURCHASE: No ASSUMABLE: No OWNER FINANCING: No

OWNER'S NAME: OWNER'S E-MAIL:
OWNER'S ADDRESS:
OWNER'S CITY: OWNER'S STATE: OWNER'S ZIP:
OWNER'S PHONE: ALT PHONE:

SA: 3 LB: VARIABLE: Yes VARIABLE ARRANGEMENT: No Selling Commission on Seller Concessions
SELLER INCENTIVES: No SELLER INCENTIVES FOR BUYER:
POSSESSION: Subject to Tenant Rights REFER TO MLS#: SELLER DISCLOSURE: No
SHORT SALE: No SHORT SALE INFO: None
SIGN: Yes INTERNET: Yes DSPYADDR: Yes ALLOWAVM: Yes ALLOWCMMTS: Yes
ORIG LP: \$149,900 UNCINTRDT: 6/20/2013 PRJCLSGDT: 7/31/2013 DOM: 12

BRANDED REMARKS:

Office Name: Landmark Properties, Inc. (#:158)
Main: (706) 543-1910
Fax: (706) 543-1909
Office Corporate License: 47366

Listing Agent: Scott Talley (Removed) (#:20823)

SOLD PRICE: \$139,000 SOLD DATE: 7/19/2013 FINANCING: Cash
SELLING OFFICE NAME: Non-Member Office (#:231) SELLING AGENT NAME: Non-Member Non-Member (#:1)
SELLER CONCESSIONS: No SELLER CONCESSION AMOUNT: 0



STYLE: Loft UNIT #: 208
STORIES: One AREA: 02:North Athens/Clarke Co.
TOTAL BEDROOMS: 2 SUBDIVISION/COMPLEX: Downtown
TOTAL BATHS: 1 COUNTY: Clarke
TOTAL HALF BATHS: 0 ELEMENTARY SCHOOL:
MAIN ABOVE BSMT HTD SQFT RNG: MIDDLE SCHOOL:
Under 1,000 HIGH SCHOOL:
APX AGE: 93 AUCTIONEER'S ESTIMATE RANGE:
SHOWING: 24 Hrs Notice to Show ABSOLUTE:
LOCKBOX: No APX ACRES: 0
LOCKBOX TYPE: LOT SIZE/ACREAGE: 0-.5
LOCKBOX CODE:
LOCKBOX LOCATION:

TAX ID: 0 LEGAL LOT: LEGAL BLOCK: LEGAL SECTION/PHASE:
PLAT BOOK: PLAT BOOK PAGE: DEED BOOK: DEED BOOK PAGE:
TAX YEAR: 0 CITY TAXES: 0 COUNTY TAXES: 0 MISC TAXES: 0 TOTAL TAXES \$: 0
HOA: Yes HOA FEE AMOUNT: 280.63 HOA FEE PAID: Monthly HOA MANDATORY: Yes
CAPITAL FEE AMOUNT: INITIATION FEE: Yes INITIATION FEE AMOUNT: 841.89
ASSOC FEES INCLUDE: Cable, Common Area Maint, Common Electricity, Common Taxes, Garbage Pick-up, Gated, RENTAL RESTRICTION: No
Insurance, Water, Other-See Remarks
BUILDER: DOCUMENTS ON FILE: Plat Map
MANAGEMENT CO: Landmark Properties MANAGEMENT PHONE:

TTL HTD SF: 785 MAIN HTD SF: 0 MAIN-BD: 0 MAIN-BTHS: 0 MAIN-HB: 0
BSMT FN SF: 0 BSMT FN SF RNG: BSMT-BD: 0 BSMT-BTHS: 0 BSMT-HB: 0
BSMT UNF SF: 0 BSM UNF SF RNG: SQFT SRC: Floor Plans
RENOVATED/REMODELED: YEAR RENOVATED/REMODELED: 0

LISTING TYPE: ER PROPERTY EVER OCCUPIED: Yes OWNERSHIP/SEARCH STATUS: Owner

CONSTRUCTION: Brick FLOORS: Brick, Carpet, Tile, Wood
FOUNDATION/BASEMENT: Basement KITCHEN FEATURES: Island
HEAT: Other-See Remarks APPLIANCES: Dishwasher, Dryer, Range, Refrigerator, Standard Oven, Washer
AIR: Other-See Remarks GARAGE: In Basement
WATER: City/County GARAGE/CARPORT CAPACITY: 1
SEWER: City/County # PARKING SPACES: 1
YEAR BUILT: 1920 FIREPLACE: None
GREEN FEATURES: None SECURITY SYSTEM: No
HOME WARRANTY: No
PARKING: Yes

EXTERIOR FEATURES: None
INTERIOR FEATURES: 9 Ft+ Ceilings
EXTRAS: Other-See Remarks
ROOMS: Eat-in Kitchen, Laundry Closet, Living Room
AMENITIES: Cable, Security

DIRECTIONS: Traveling East on Broad Street take left onto Pulaski Street building will be on the left at the corner of Hull and Clayton. Traveling West on Washington take left onto Hull Street and the building will be on the right.

PROPERTY DESCRIPTION FOR PUBLIC: Here is a fantastic opportunity to own property in the heart of downtown Athens at an affordable price. Located on Hull Street between Clayton and Washington the Cotton Exchange Lofts is comprised of only 17 units so these won't last long. Most plans are 2 Bedrooms and 1 bath but there are two 1 Bedroom options available. The benefits of this location are fantastic. Units are walking distance to campus and numerous downtown restaurants, stores, and venues. The ground floor is currently comprised of popular Athens businesses. Athens newest restaurant "5", Trapeze, High wire, and American Threads are all located on the ground floor. In addition, the property offers gated parking in the basement. The HOA fee will vary slightly per unit based on square footage. Lastly, these units have an excellent rental history. All units are currently leased through July 2014 with rates above \$1400 a month which provides a great opportunity for investors or even a parent looking to purchase for 2014. Important! All units require at least 24 hours' notice to show and the listing agent must accompany any agent showing the property. Please contact for details on HOA, showings, rent rolls and unit availability.

PRIVATE REMARKS:
LEASE OPTION: No LEASE PURCHASE: No ASSUMABLE: No OWNER FINANCING: No

OWNER'S NAME: OWNER'S E-MAIL:
OWNER'S ADDRESS:
OWNER'S CITY: OWNER'S STATE: OWNER'S ZIP:
OWNER'S PHONE: ALT PHONE:

SA: 3 LB: VARIABLE: Yes VARIABLE ARRANGEMENT: No Selling Commission for Seller Concessions
SELLER INCENTIVES: No SELLER INCENTIVES FOR BUYER:
POSSESSION: Subject to Tenant Rights REFER TO MLS#: SELLER DISCLOSURE: No
SHORT SALE: No SHORT SALE INFO: None
SIGN: Yes INTERNET: Yes DSPYADDR: Yes ALLOWAVM: Yes ALLOWCMMTS: Yes
ORIG LP: \$149,900 UNCNRDT: 6/20/2013 PRJCLSGDT: 7/31/2013 DOM: 12

BRANDED REMARKS:

Office Name: Landmark Properties, Inc. (#:158)
Main: (706) 543-1910
Fax: (706) 543-1909
Office Corporate License: 47366

Listing Agent: Scott Talley (Removed) (#:20823)

SOLD PRICE: \$139,000 SOLD DATE: 7/19/2013 FINANCING: Cash
SELLING OFFICE NAME: Non-Member Office (#:231) SELLING AGENT NAME: Non-Member Non-Member (#:1)
SELLER CONCESSIONS: No SELLER CONCESSION AMOUNT: 0



STYLE: Loft UNIT #: 209
STORIES: One AREA: 02:North Athens/Clarke Co.
TOTAL BEDROOMS: 2 SUBDIVISION/COMPLEX: Downtown
TOTAL BATHS: 1 COUNTY: Clarke
TOTAL HALF BATHS: 0 ELEMENTARY SCHOOL:
MAIN ABOVE BSMT HTD SQFT RNG: MIDDLE SCHOOL:
Under 1,000 HIGH SCHOOL:
APX AGE: 93 AUCTIONEER'S ESTIMATE RANGE:
SHOWING: 24 Hrs Notice to Show ABSOLUTE:
LOCKBOX: No APX ACRES: 0
LOCKBOX TYPE: LOT SIZE/ACREAGE: 0-.5
LOCKBOX CODE:
LOCKBOX LOCATION:

TAX ID: 0 LEGAL LOT: LEGAL BLOCK: LEGAL SECTION/PHASE:
PLAT BOOK: PLAT BOOK PAGE: DEED BOOK: DEED BOOK PAGE:
TAX YEAR: 0 CITY TAXES: 0 COUNTY TAXES: 0 MISC TAXES: 0 TOTAL TAXES \$: 0
HOA: Yes HOA FEE AMOUNT: 270.93 HOA FEE PAID: Monthly HOA MANDATORY: Yes
CAPITAL FEE AMOUNT: INITIATION FEE: Yes INITIATION FEE AMOUNT: 812.79
ASSOC FEES INCLUDE: Cable, Common Area Maint, Common Electricity, Common Taxes, Garbage Pick-up, Gated, RENTAL RESTRICTION: No
Insurance, Water, Other-See Remarks
BUILDER: DOCUMENTS ON FILE: Plat Map
MANAGEMENT CO: Landmark Properties MANAGEMENT PHONE:

TTL HTD SF: 759 MAIN HTD SF: 0 MAIN-BD: 0 MAIN-BTHS: 0 MAIN-HB: 0
BSMT FN SF: 0 BSMT FN SF RNG: BSMT-BD: 0 BSMT-BTHS: 0 BSMT-HB: 0
BSMT UNF SF: 0 BSM UNF SF RNG: SQFT SRC: Floor Plans
RENOVATED/REMODELED: YEAR RENOVATED/REMODELED: 0

LISTING TYPE: ER PROPERTY EVER OCCUPIED: Yes OWNERSHIP/SEARCH STATUS: Owner

CONSTRUCTION: Brick FLOORS: Brick, Carpet, Tile, Wood
FOUNDATION/BASEMENT: Basement KITCHEN FEATURES: Island
HEAT: Other-See Remarks APPLIANCES: Dishwasher, Dryer, Range, Refrigerator, Standard Oven, Washer
AIR: Other-See Remarks GARAGE: In Basement
WATER: City/County GARAGE/CARPORT CAPACITY: 1
SEWER: City/County # PARKING SPACES: 1
YEAR BUILT: 1920 FIREPLACE: None
GREEN FEATURES: None SECURITY SYSTEM: No
HOME WARRANTY: No
PARKING: Yes

EXTERIOR FEATURES: None
INTERIOR FEATURES: 9 Ft+ Ceilings
EXTRAS: Other-See Remarks
ROOMS: Eat-in Kitchen, Laundry Closet, Living Room
AMENITIES: Cable, Security

DIRECTIONS: Traveling East on Broad Street take left onto Pulaski Street building will be on the left at the corner of Hull and Clayton. Traveling West on Washington take left onto Hull Street and the building will be on the right.

PROPERTY DESCRIPTION FOR PUBLIC: Here is a fantastic opportunity to own property in the heart of downtown Athens at an affordable price. Located on Hull Street between Clayton and Washington the Cotton Exchange Lofts is comprised of only 17 units so these won't last long. Most plans are 2 Bedrooms and 1 bath but there are two 1 Bedroom options available. The benefits of this location are fantastic. Units are walking distance to campus and numerous downtown restaurants, stores, and venues. The ground floor is currently comprised of popular Athens businesses. Athens newest restaurant "5", Trapeze, High wire, and American Threads are all located on the ground floor. In addition, the property offers gated parking in the basement. The HOA fee will vary slightly per unit based on square footage. Lastly, these units have an excellent rental history. All units are currently leased through July 2014 with rates above \$1400 a month which provides a great opportunity for investors or even a parent looking to purchase for 2014. Important! All units require at least 24 hours' notice to show and the listing agent must accompany any agent showing the property. Please contact for details on HOA, showings, rent rolls and unit availability.

PRIVATE REMARKS:
LEASE OPTION: No LEASE PURCHASE: No ASSUMABLE: No OWNER FINANCING: No

OWNER'S NAME: OWNER'S E-MAIL:
OWNER'S ADDRESS:
OWNER'S CITY: OWNER'S STATE: OWNER'S ZIP:
OWNER'S PHONE: ALT PHONE:

SA: 3 LB: VARIABLE: Yes VARIABLE ARRANGEMENT: No selling commission paid on Seller Concessions
SELLER INCENTIVES: No SELLER INCENTIVES FOR BUYER:
SELLER INCENTIVES FOR BUYER: REFER TO MLS#: SELLER DISCLOSURE: No
POSSESSION: Subject to Tenant Rights SHORT SALE INFO: None
SHORT SALE: No SIGN: Yes INTERNET: Yes DSPYADDR: Yes ALLOWAVM: Yes ALLOWCMMTS: Yes
ORIG LP: \$149,900 UNCNRDT: 6/20/2013 PRJCLSGDT: 7/31/2013 DOM: 12

BRANDED REMARKS:

Office Name: Landmark Properties, Inc. (#:158)
Main: (706) 543-1910
Fax: (706) 543-1909
Office Corporate License: 47366

Listing Agent: Scott Talley (Removed) (#:20823)

SOLD PRICE: \$175,000 SOLD DATE: 4/25/2014 FINANCING: Cash
SELLING OFFICE NAME: Coldwell Banker Upchurch Realty (#:17) SELLING AGENT NAME: Bryan Bufford (#:21088)
SELLER CONCESSIONS: No SELLER CONCESSION AMOUNT: 0



STYLE: Loft UNIT #: 213
STORIES: One AREA: 00: In Town
TOTAL BEDROOMS: 2 SUBDIVISION/COMPLEX: Downtown
TOTAL BATHS: 1 COUNTY: Clarke
TOTAL HALF BATHS: 0 ELEMENTARY SCHOOL:
MAIN ABOVE BSMT HTD SQFT RNG: MIDDLE SCHOOL:
Under 1,000 HIGH SCHOOL:
APX AGE: 94 AUCTIONEER'S ESTIMATE RANGE:
SHOWING: 24 Hrs Notice to Show ABSOLUTE:
LOCKBOX: No APX ACRES: 0
LOCKBOX TYPE: LOT SIZE/ACREAGE: 0-.5
LOCKBOX CODE:
LOCKBOX LOCATION:

TAX ID: 0 LEGAL LOT: LEGAL BLOCK: LEGAL SECTION/PHASE:
PLAT BOOK: PLAT BOOK PAGE: DEED BOOK: DEED BOOK PAGE:
TAX YEAR: 0 CITY TAXES: 0 COUNTY TAXES: 0 MISC TAXES: 0 TOTAL TAXES \$: 0
HOA: Yes HOA FEE AMOUNT: 312.26 HOA FEE PAID: Monthly HOA MANDATORY: Yes
CAPITAL FEE AMOUNT: INITIATION FEE: Yes INITIATION FEE AMOUNT: 936.78
ASSOC FEES INCLUDE: Cable, Common Area Maint, Common Electricity, Common Taxes, Garbage Pick-up, Gated, RENTAL
Insurance, Water, Other-See Remarks RESTRICTION: No
BUILDER: DOCUMENTS ON FILE: Plat Map
MANAGEMENT CO: MANAGEMENT PHONE:

TTL HTD SF: 874 MAIN HTD SF: 0 MAIN-BD: 0 MAIN-BTHS: 0 MAIN-HB: 0
BSMT FN SF: 0 BSMT FN SF RNG: BSMT-BD: 0 BSMT-BTHS: 0 BSMT-HB: 0
BSMT UNF SF: 0 BSM UNF SF RNG: SQFT SRC: Floor Plans
RENOVATED/REMODELED: YEAR RENOVATED/REMODELED: 0

LISTING TYPE: ER PROPERTY EVER OCCUPIED: Yes OWNERSHIP/SEARCH STATUS: Owner

CONSTRUCTION: Brick FLOORS: Brick, Carpet, Tile, Wood
FOUNDATION/BASEMENT: Basement KITCHEN FEATURES: Island
HEAT: Other-See Remarks APPLIANCES: Dishwasher, Dryer, Range, Refrigerator, Standard Oven,
AIR: Other-See Remarks Washer
WATER: City/County GARAGE: In Basement
SEWER: City/County GARAGE/CARPORT CAPACITY: 1
YEAR BUILT: 1920 # PARKING SPACES: 1
GREEN FEATURES: None FIREPLACE: None
SECURITY SYSTEM: No
HOME WARRANTY: No
PARKING: Yes

EXTERIOR FEATURES: None
INTERIOR FEATURES: 9 Ft+ Ceilings
EXTRAS: Other-See Remarks
ROOMS: Eat-in Kitchen, Laundry Closet, Living Room
AMENITIES: Cable, Security

DIRECTIONS: Traveling East on Broad Street take left onto Pulaski Street building will be on the left at the corner of Hull and Clayton. Traveling West on Washington take left onto Hull Street and the building will be on the right.

PROPERTY DESCRIPTION FOR PUBLIC: Here is a fantastic opportunity to own property in the heart of downtown Athens at an affordable price. Located on Hull Street between Clayton and Washington the Cotton Exchange Lofts is comprised of only 17 units. This unit offers 2 Bedrooms and 1 bath. The benefits of this location are fantastic. The Unit is walking distance to campus and numerous downtown restaurants, stores, and venues. The ground floor is currently comprised of popular Athens businesses. In addition, the property offers gated parking in the basement. The HOA fee will vary slightly per unit based on square footage. Lastly, these units have an excellent rental history.

PRIVATE REMARKS:

LEASE OPTION: No LEASE PURCHASE: No ASSUMABLE: No OWNER FINANCING: No

OWNER'S NAME: OWNER'S E-MAIL:
OWNER'S ADDRESS:
OWNER'S CITY: OWNER'S STATE: OWNER'S ZIP:
OWNER'S PHONE: ALT PHONE:

SA: 0 LB: VARIABLE: Yes VARIABLE ARRANGEMENT: Flat Rate to Selling and Listing Agent
SELLER INCENTIVES: No SELLER INCENTIVES FOR BROKER/AGENT:
SELLER INCENTIVES FOR BUYER:
POSSESSION: Subject to Tenant Rights REFER TO MLS#: SELLER DISCLOSURE: No
SHORT SALE: No SHORT SALE INFO: None
SIGN: No INTERNET: Yes DSPLYADDR: Yes ALLOWAVM: Yes ALLOWCMNTS: Yes
ORIG LP: \$175,000 UNCNRD: 4/1/2014 PRJCLSGDT: 4/25/2014 DOM: 10

BRANDED REMARKS:

Office Name: Landmark Properties, Inc. (#:158)
Main: (706) 543-1910
Fax: (706) 543-1909
Office Corporate License: 47366

Listing Agent: Scott Talley (Removed) (#:20823)

SOLD PRICE: \$204,000 SOLD DATE: 5/10/2016 FINANCING: Cash
SELLING OFFICE NAME: Keller Williams Greater Athens (#:123) SELLING AGENT NAME: Joseph Polaneczky (#:21252)
SELLER CONCESSIONS: No SELLER CONCESSION AMOUNT: 0



STYLE: Loft UNIT #: 202
STORIES: One AREA: 00: In Town
TOTAL BEDROOMS: 1 SUBDIVISION/COMPLEX: DOWNTOWN
TOTAL BATHS: 1 COUNTY: Clarke
TOTAL HALF BATHS: 0 ELEMENTARY SCHOOL: Chase Street
MAIN ABOVE BSMT HTD SQFT RNG: MIDDLE SCHOOL: Clarke
Under 1,000 HIGH SCHOOL: Clarke Central
APX AGE: 96 AUCTIONEER'S ESTIMATE RANGE:
SHOWING: Call LA for Appointment, LA Must Accompany ABSOLUTE:
LOCKBOX: No APX ACRES: 0
LOCKBOX TYPE: LOT SIZE/ACREAGE: 0-Condo/Townhouse
LOCKBOX CODE:
LOCKBOX LOCATION:

TAX ID: 171A5 B202 LEGAL LOT: LEGAL BLOCK: LEGAL SECTION/PHASE:
PLAT BOOK: PLAT BOOK PAGE: DEED BOOK: DEED BOOK PAGE:
TAX YEAR: 2015 CITY TAXES: 0 COUNTY TAXES: 1568.06 MISC TAXES: 0 TOTAL TAXES \$: 1568.06
HOA: Yes HOA FEE AMOUNT: 265 HOA FEE PAID: Monthly HOA MANDATORY: Yes
CAPITAL FEE AMOUNT: INITIATION FEE: No INITIATION FEE AMOUNT: 0
ASSOC FEES INCLUDE: Cable, Common Area Maint, Common Electricity, Common Taxes, Garbage Pick-up, Gated, RENTAL RESTRICTION: No
Insurance, Termite Bond, Water, Other-See Remarks
BUILDER: DOCUMENTS ON FILE: Deed Restrictions/Covenants, Legal Description, Seller Disclosure
MANAGEMENT CO: Parker and Associates MANAGEMENT PHONE:

TTL HTD SF: 765 MAIN HTD SF: 0 MAIN-BD: 0 MAIN-BTHS: 0 MAIN-HB: 0
BSMT FN SF: 0 BSMT FN SF RNG: BSMT-BD: 0 BSMT-BTHS: 0 BSMT-HB: 0
BSMT UNF SF: 0 BSM UNF SF RNG: SQFT SRC: Owner
RENOVATED/REMODELED: Yes YEAR RENOVATED/REMODELED: 2015
LISTING TYPE: ER PROPERTY EVER OCCUPIED: Yes OWNERSHIP/SEARCH STATUS: Owner

CONSTRUCTION: Brick, Stone FLOORS: Brick, Carpet, Tile, Wood
FOUNDATION/BASEMENT: Basement KITCHEN FEATURES: Back Splash, Custom Cabinetry, Solid Surface Countertop
HEAT: Central, Electric, Heat Pump APPLIANCES: Dishwasher, Disposal, Dryer, Microwave, Refrigerator, Standard Oven, Washer
AIR: Central Electric, Heat Pump GARAGE: Drive Under, Garage
WATER: City/County # GARAGE/CARPOT CAPACITY: 1
SEWER: City/County # PARKING SPACES: 1
YEAR BUILT: 1920 FIREPLACE: None
GREEN FEATURES: Low Flow Plumbing Fixtures SECURITY SYSTEM: No
HOME WARRANTY: No
PARKING: Yes

EXTERIOR FEATURES: Other-See Remarks
INTERIOR FEATURES: 9 Ft+ Ceilings, Built-ins, Window Blinds, Window Treatments
EXTRAS: Garage Door Opener, High Speed Internet Available
ROOMS: Eat-in Kitchen, Foyer, Laundry Closet, Living Room, Office, Owner's Suite, Owner's Suite on First, Storage, Other-See Remarks
AMENITIES: None

DIRECTIONS: Hall Street is downtown and one way north to south. Building Entrance is between Washington and Clayton, across from Last Resort mural.

PROPERTY DESCRIPTION FOR PUBLIC: Hip Downtown Loft. One of a kind. Literally nothing like it on market in town. Low Sq Footage lives huge. For all intents and purposes the space has been set up to have foyer, laundry, office, bar, kitchen/dining area, living room, and master. Soaring ceilings make this place feel even bigger and the renovations will make you pinch yourself to know you are steps away from the best bars, restaurants, cafes, breweries, and cultural events Athens has to offer. Open Floorplan makes for great entertaining and room to move. Located in the Historic Cotton Exchange building, this unit will go fast. Artisan Restoration with all work done by local artisan, builder, woodworker, cabinetmaker, and iron worker. Purchase includes everything from the vintage mid-century furniture down to the silverware and vintage drink glasses. Let the pics do the talking and call for your own private tour. Owner is licensed realtor in the state of Georgia.

PRIVATE REMARKS: Hip Downtown Loft. One of a kind. Literally nothing like it on market in town. Low Sq Footage lives huge. For all intents and purposes the space has been set up to have foyer, laundry, office, bar, kitchen/dining area, living room, and master. Soaring ceilings make this place feel even bigger and the renovations will make you pinch yourself to know you are steps away from the best bars, restaurants, cafes, breweries, and cultural events Athens has to offer. Open Floorplan makes for great entertaining and room to move. Located in the Historic Cotton Exchange building, this unit will go fast. Artisan Restoration with all work done by local artisan, builder, woodworker, cabinetmaker, and iron worker. Purchase includes everything from the vintage mid-century furniture down to the silverware and vintage drink glasses. Let the pics do the talking and call for your own private tour. Owner is licensed realtor in the state of Georgia.

LEASE OPTION: No LEASE PURCHASE: No ASSUMABLE: No OWNER FINANCING: No

OWNER'S NAME: OWNER'S E-MAIL:
OWNER'S ADDRESS:
OWNER'S CITY: OWNER'S STATE: OWNER'S ZIP:
OWNER'S PHONE: ALT PHONE:

SA: 4.0 LB: VARIABLE: No VARIABLE ARRANGEMENT:
SELLER INCENTIVES: No SELLER INCENTIVES FOR BROKER/AGENT:
SELLER INCENTIVES FOR BUYER:
POSSESSION: Closing REFER TO MLS#: SELLER DISCLOSURE: Yes
SHORT SALE: No SHORT SALE INFO: None
SIGN: INTERNET: Yes DSPLYADDR: Yes ALLOWAVM: Yes ALLOWCMMTS: No
ORIG LP: \$212,900 UNCNRDTR: PRJCLSGDT: DOM: 55

BRANDED REMARKS:

Main: (706) 316-2900
Fax: (706) 316-2999
Office Corporate License: 46736

Contact #: (706) 224-7451 ext. Cell
Agent Email: joeypol@gmail.com **License Number:** 322130

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