

Downtown Housing Matrix



Condos + Townhouses

Does not include resales

Development	Developer	Sales Contact	Units	Contracts No. %	Closed to Date	Avail. For Sale	Size (Low/High)	Price (000s) (Low/High)	SF Cost (Low/High)	Mo. Fees (Low/High)	1st Move-in Completion
Completed since June 2005											
Lofts on Main 51 E. Main	Wood/Messler /Santero	Real Estate Partners 423-595-8364 Gina Sakich	10 (shells)	10 100%	9	0	1,500 3,500	\$135.0 \$312.0	\$90.0 \$89.1	\$150 \$350	Nov-05 Nov-06
River Pier Landing Riverfront at Chestnut	KPH Devel.	KPH Development 423-266-4323	18 (shells)	18 100%	18	0	1,500 4,000	\$300.0 \$1,000.0	\$200.0 \$250.0	\$116 \$384	May-06 May-06
Museum Bluffs - Riverside Cherry St. at 2nd	Windsor/ Aughtry	Real Estate Partners 423-595-0943 Darlene Brown	27	0%	27	0	1,200 3,793	\$359.9 \$1,495.0	\$299.9 \$394.1	\$125 \$600	Nov-05 Nov-06
Cherry Street Townhomes Cherry St. at 3rd	Chatt. Land Co.	Chatt. Land Co. 423-756-2525	14	14 100%	14	0	3,800 3,800	\$775.0 \$800.0	\$203.9 \$210.5	n/a n/a	Nov-05 Nov-05
Battery Place Battery Pl. at Douglas St.	TAG Bailey	Tag Bailey 423-667-2203	23	2 9%	16	5	1,500 1,600	\$350.0 \$359.0	\$233.3 \$224.4	\$100 \$100	Sep-06 Nov-06
Clark Centre Main at Market	RonDon Devel.	Boyd Steele NW Ga. Bank	11	0 0%	8	3	1,343 4,286	\$262.0 \$899.0	\$195.1 \$209.8	\$146 \$285	Feb-06 Nov-06
1800 Cowart Townhomes 236 18th St. W	Hefferlin+ Kronenberg	Real Estate Partners 423-356-9584 Belinda Winslett	7	7 100%	7	0	1,389 1,714	\$189.9 \$237.9	\$136.7 \$138.8	n/a n/a	Sep-05 Sep-05
Four Seventeen Frazier at Tampa	Jay Floyd/ Jim Adams	The James Company (423) 499-9999 James Perry	12	1 8%	7	4	1,897 2,182	\$569.0 \$625.0	\$299.9 \$286.4	\$244 \$283	Apr-07 Apr-07
Linforth 314 Lindsay Street <i>(Condo Conversion)</i>	Van Cleave/ McDonald	Prudential Realty (423) 364 4663 Linda Brock	6	1 17%	3	2	930 1,000	\$165.0 \$167.5	\$177.4 \$167.5	\$100 \$100	Aug-07 Aug-08

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				No.	%							
Completed since June 2005												
Cowart Lofts 1609 Long St.	Citiscapc Devel.	Keller - Williams	20	20	100%	20	0	712 1,029	\$104.0	\$146.1	\$100	Nov-05
		423-505-1815 Donna C. Williams							\$162.0	\$157.4	\$130	Nov-05
Cowart Place 226 17th St. W	Tower Const.	Crye-Leike	9	9	100%	9	0	900 1,400	\$125.0	\$138.9	\$90	Apr-06
		423-204-6811 Julie Chaimberlain							\$195.0	\$139.3	\$90	Apr-06
Palmetto 8 (Phases 1 & 2) Palmetto at 8th	Citiscapc Devel.	Keller - Williams	36	1	3%	24	11	740 1,600	\$120.0	\$162.2	\$100	Sep-06
		423-505-1815 Donna C. Williams							\$279.9	\$174.9	\$200	Sep-07
Market St. Lofts (former Sou. Railroad Lofts) Market at 13th Streets	Mainstream	Innovative Realty	22	1	5%	8	13	890 1,215	\$144.9	\$162.8	\$175	Jan-07
		(423) 320-8123 Tonjia Landreth							\$203.5	\$167.5	\$175	
Adamstown - Phase 1 1392 to 1416 Adams St. N. of Main St.	PBR Devel.	Innovative Realty	14	2		1	12	1,500 1,500	\$196.6	\$131.1	n/a	Feb-08
		423-242-8277 Denise Leach							\$196.5	\$131.0	n/a	Feb-08
17s on the Southside 710-722 Cowart St	BEC Devel.	Keller - Williams	7	7	100%	7	0	1,586 2,210	\$218.5	\$137.8	\$50	May-06
		423-505-1815 Donna C. Williams							\$300.0	\$135.7	\$50	May-06
Tower Place 236 18th St. W	Tower Place LLC	Real Estate Partners	4	4	100%	0	0	812 2,058	\$118.0	\$145.3	\$50	Dec-06
		423-356-9584 Belinda Winslett							\$199.9	\$97.1	\$50	Dec-06
River Point (Phases 1 & 2) 526-540 Whitehall	Jim Morrison Development	Keller - Williams	13	0	0%	13	0	2,900 3,960	\$640.0	\$220.7	\$350	Feb-06
		423-595-3359 Jill Kisling							\$889.0	\$224.5	\$350	Mar-07
Courtyards at the Southside 18th at Cowart	Ray Tankersly	Pru / Realty Center	6	1	17%	1	5	1,427 1,700	\$229.0	\$160.5	n/a	Jul-07
		423-760-6623 Wendy Lawhorn							\$259.0	\$152.4	n/a	Jul-07

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Completed since June 2005												
Parkside Brownstones ML King at Magnolia	Formation Methods, Inc.	Keller - Williams 423-505-1815 Donna C. Williams	2	0	0%	0	2	1,264 1,730	\$239.9 \$254.9	\$189.8 \$147.3	\$100 \$100	Feb-07 Oct-08
Renaissance Square 301 East ML King Blvd	28th Leg. Dist CDC	Realty Executives (423) 505-1058 Sara Chambers	8	0	0%	1	7	900 1,550	\$161.0 \$252.0	\$178.9 \$162.6	\$57 \$57	Dec-07 Dec-07
Sole Building 1431 Market St.	Eric Cummings	423-316-4954 Eric Cummings	3	3	100%	3	0	1,500 2,100	\$277.5 \$388.5	\$185.0 \$185.0	TBD TBD	Sep-06 Apr-07
The Pinnacle 1131 Stringers Ridge Rd <i>(Condo Conversion)</i>	Williams	Keller - Williams 423-505-1815 Donna C. Williams	137	6	4%	77	54	720 1,475	\$118.0 \$250.0	\$163.9 \$169.5	\$178 \$364	Dec-06 Dec-07 <i>(incl water, gas, elec)</i>
1900 Cowart Townhomes 19th at Cowart	Hefferlin+ Kronenberg	Real Estate Partners 423-593-8489 Kim Gray	7	3	43%	4	0	1,574 1,937	\$238.0 \$289.9	\$151.2 \$149.7	n/a n/a	Mar-07 Mar-07
Park Place Condominiums ML King at Fairview	Thomas Johnson, AIA	Thos. Johnson 423-756-8838	14	0	0%	7	7	836 1,710	\$147.0 \$299.0	\$175.8 \$174.9	TBD TBD	Jan-07 Jan-07
Jefferson Heights (Phase1) (Phase 1 - EarthCraft Bungalows & two-story homes)	10 Developers	Keller - Williams 423-505-1815 Donna C. Williams	23	23	100%	23	0	1,236 1,805	\$139.9 \$199.9	\$113.2 \$110.7	n/a n/a	Dec-06 Sep-07
17th at Long Long at 17th Streets	Hefferlin+ Kronenberg	Real Estate Partners 423-356-9584 Belinda Winslett	7	0	0%	2	2	1,690 1,870	\$330.0 \$350.0	\$195.3 \$187.2	TBD TBD	Nov-07 Nov-07
Stanton Row Townhomes Phase 1 Long at 17th Streets	Stanton Row Partners	Keller - Williams 423-505-1815 Donna C. Williams	6	1	17%	0	5	1,400 2,100	\$315.0 \$389.0	\$225.0 \$185.2	\$150 \$150	Mar-08 Mar-08

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Projects Under Construction												
Museum Bluffs - Parkview Cherry at 2nd St.	Windsor/ Aughtry	Real Estate Partners 423-595-0943 Darlene Brown	107	83	78%	0	24	608 1,681	\$175.0 \$549.0	\$287.8 \$326.6	\$110 \$250	Nov-08 Nov-08
One North Shore 200 Manufacturers Rd.	Fletcher Bright	423-752-3211 Margaret Thompson Ellen Brooks onenorthshore.com	203	98	48%	10	95	800 1,629	\$184.0 \$490.0	\$230.0 \$300.8	\$205 \$255	Oct-08 Oct-08
BridgeView 4 Cherokee Blvd.	Butch Lunsford Bill Haisten	Real Estate Partners 423-595-0943 Darlene Brown	36	7	19%	0	29	945 2,036	\$352.5 \$702.7	\$373.0 \$345.1	TBD TBD	Oct-08 Oct-08
Walnut Hill Townhomes 204 to 224 Cherry St. PHASE 1	Urban Renaissance (Moon/Mabee)	Mike Moon 423-593-4436	22 (6 units in Phase 1)	3	14%	0	19	2,675 3,276	\$599.0 \$1,060.0	\$223.9 \$323.6	TBD TBD	Dec-08 TBD
Terrace at Frazier 345 Frazier Ave.	Hudson Cos.	Keller - Williams 423-595-3359 Jill Kisling theterraceatfrazier.com	15	0	0%	0	15	1,282 1,460	\$300.0 \$470.0	\$234.0 \$321.9	TBD TBD	Dec-08 Dec-08
River Point (Phases 3 & 4) 526-540 Whitehall (Under devel. - Pre-sales avail.)	Jim Morrison Development	Keller - Williams 423-595-3359 Jill Kisling	16	0	0%	0	16	1,600 2,800	\$600.0 \$1,000.0	\$375.0 \$357.1	\$350 \$350	Mar-09 Mar-09
11th at Park Townhouses 11th at Park Streets (Single Fam Homes)	Gary Watson Leighton Smith Jr	Keller - Williams 423-505-1815 Donna C. Williams liveurban.com	5 (2 under const.)	0	0%	0	0	1,400 1,800	\$179.0 \$189.0	\$127.9 \$105.0	n/a n/a	Sep-07 Sep-07
Palmetto 8 (Phase 3) Palmetto at 8th	Citiscapc Devel.	Keller - Williams 423-505-1815 Donna C. Williams	10	0	0%	0	10	740 1,600	\$120.0 \$279.9	\$162.2 \$174.9	\$100 \$200	Jun-08 Jun-08

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Development	Developer	Sales Contact	Units	Contracts No. %	Closed to Date	Avail. For Sale	Size (Low/High)	Price (000s) (Low/High)	SF Cost (Low/High)	Mo. Fees (Low/High)	1st Move-in Completion
Projects Under Construction											
The Fleetwood 232 E. 11th Street	Flying B Development	423-503-1308 Rebecca Cole	20	0 0% <i>(4 are rental)</i> <i>(finishes at buyer's option)</i>	1	19	592 2,946	TBD TBD	TBD TBD		Jun-08
SoHo Building 45 E. Main St.	Howard Henderson	Manhattan Prop. 423-593-2123 Linda McDaniel	6	0 0%	0	0	1,255 1,515	TBD TBD	TBD TBD		May-08 May-08

Condos + Townhouses

Total Completed or Underway:

**Total
Units:
906**

Downtown Housing Matrix



Condos + Townhouses

Does not include resales

Development	Developer	Sales Contact	Units	Contracts No. %	Closed to Date	Avail. For Sale	Size (Low/High)	Price (000s) (Low/High)	SF Cost (Low/High)	Mo. Fees (Low/High)	1st Move-in Completion	
Announced Projects												
Woodland Terrace	Bill Hall &	Real Estate Partners	6	0	0%	0	1,900	\$545.0	\$286.8		Mar-09	
Woodland at Fazier	Fidelity Trust	423-504-6431 Beth Harrell					2,200	\$595.0	\$270.5		Mar-09	
Avenue 3 Southside	LIN Homes	Crye-Leike	24	1		0	23	630	\$97.2	\$154.3	TBD	TBD
Adams St at Rossville Ave.	LMF Devel.	(423) 756 0771 Julie Chamberlain Heather Mahary	(8 Townhomes, 16 flats)					1,800	\$298.0	\$165.6	TBD	TBD
423-505 5589												
13th at Cowart Townhomes	Don Moon/ Harold Crye/ Jack Webb	Crye-Leike (423) 296-1447 Jack Webb	22	0		0	10	1,700	\$350.0	\$205.9	TBD	TBD
13th at Cowart Streets (In Early Planning Stage)								2,200	\$450.0	\$204.5	TBD	TBD
Clearstory	Pritchard Prop Mgt. LLC	Keller - Williams 423-595-3359 Jill Kisling	10	0	0%	0	10	663	\$131.3	\$198.0	TBD	TBD
400 Main Street								2,425	\$480.2	\$198.0	TBD	TBD

Condos + Townhouses

Total Announced:

**Total
Units:
62**

Downtown Housing Matrix



Apartments

Development	Developer	Leasing Contact	Units	Size (Low/High)	Rent (Low/High)	SF Cost	1st Move-in Completion
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Projects Under Construction or Completed since June 2005

Adams Building 1419 Market St.	Morgan Adams	Robin Judd 423-648-7368	18	750 1,500	TBD TBD					
Frazier Place 330 Frazier Ave.	Bob McKenzie	Southern Properties 423-894-9785	30							
CBC Building Cherokee Blvd. at Velma St.	John Wise	Wise Development 423-634-1908	20							
SouthSide Flats 1606 Williams St.	Citiscap	Keller - Williams 423-505-1815 Donna C. Williams	40	0	0%	0	40	788 1,367	\$850/mo. \$1,500/mo.	Nov.-08 Nov.-08

Apartments

Total Under Construction / Recently Completed:

**Total
Units:
108**

Downtown Housing Matrix



Apartments							
Development	Developer	Leasing Contact	Units	Size (Low/High)	Rent (Low/High)	SF Cost	1st Move-in Completion

Recently Announced Rental Projects

Walnut Commons	Walnut	Bob McKenzie	150	600	\$750		Mar-10
Walnut at 2nd Street	Commons LLC	423-894-9785		1,100	\$1,375		

Apartments

Total Announced Rental Projects:	Total Units: 150
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Summary:	
Condos + Townhouses	
Completed / Underway:	906
Announced:	62
Apartments	
Completed / Underway:	108
Announced:	150
Total Units:	1,226