

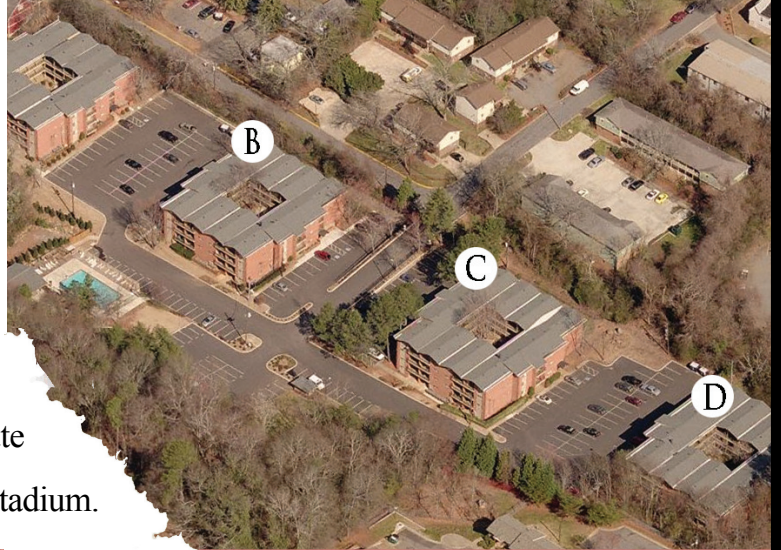


# INVESTORS

## This investment is more than R.O.I.

Your Stadium Village investment property gets you access to best tailgating value in Athens.

It's a completely renovated condo *plus* a year-round parking space in our tailgating lot, and access to the pool and clubhouse for UGA games and private functions. Now that's R.O.I. one half-mile from the Stadium.

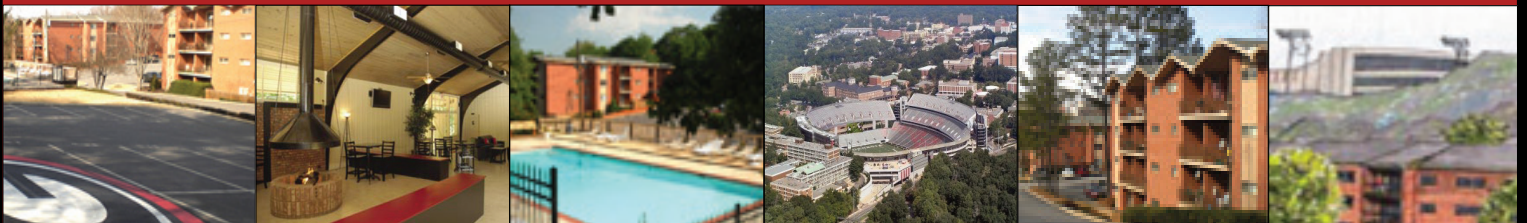


### STADIUM VILLAGE FOR INVESTORS

Few investments offer these kinds of intangibles. It's a classic win-win and you are on both sides. With units still available, *now* is a great time to visit Stadium Village.

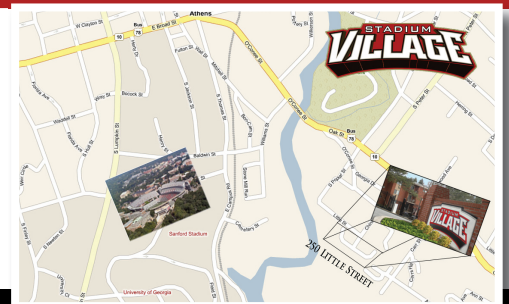
- Rental units are allowed in Student Buildings only
- Renovated and affordable units rent quickly to students seeking proximity, security and amenities
- All investors can purchase a "tailgating package" option, which includes a year-round space in our tailgating lot, access to events in the clubhouse, shuttle service and more - starting at \$10,000

- Net operating income can be estimated using:
  - real estate taxes around \$1,150+/-
  - association dues around \$1,800+/-
  - average rental income around \$8,400+/-
- Available units starting around \$85,000
- Property management services available
- Closest gated community to UGA
- \$3.5M renovation project completed in 2006
- Black appliances, faux granite, maple cabinets, ceramic tile and berber flooring throughout



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