



Land Inventory Report

as of July 23, 2007

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I would like to thank you for taking the time to review our land inventory list. The information contained herein is not shared with the general public, individuals, companies or corporations outside of our contact list. This land inventory list is a confidential marketplace where our contacts can review properties that come available before it gets to the general public or the multiple listing services. The information in this communication is **CONFIDENTIAL** and is intended for the use of the above named recipient only. Due to the unique nature of Land and Lot sales, with many of the properties that we present to buyers, we do not have a formal listing agreement with the seller as the properties are unlisted. As a result, it is necessary to obtain from Buyers that we work with a Brokerage Compensation Agreement. Additional information regarding any of our featured properties will not be provided without this Compensation Agreement on file.

Land

Parcel #	County	Area/Neighborhood	Acreage	Sewer/Septic	Sales Price	Zoned as
1	Cherokee	East Cherokee	49.76	Sewer	\$3,400,000	
This site is divided into two parts. The first consists of 20 lots in a gated community on 1+ acre lots; these lots are fully developed and ready for immediate construction. The second site is undeveloped and consists of 18 lots also in a gated community. The site is located near Woodmont Country Club and homes in the surrounding area are selling from the mid 700,000's to \$1,000,000+.						
2	Cobb	Smyrna	6.000	Sewer	\$1,220,000	R75
Current projected site plan calls for 15 single family detached residences with 75' frontage and 90' to 100' depth. All lots will support basement construction and the building pads are 50' x 60' and 60' x 60'. High demand for lots of this size in the Smyrna/Vinings area.						
3	Cobb	Smyrna	2.400	Sewer	\$650,000	
Preliminary zoning for six single family detached homes just off of the East-West Connector. Located in unincorporated Smyrna in an area with incredible growth and new construction homes selling from the mid \$300's to low \$600's, this parcel is priced to sell quickly.						
4	Cobb	Smyrna	5.000	Sewer	Call for details	R2
Located just minutes from the Market Village in Smyrna, this site offers a variety of project possibilities in fast growing Smyrna. Current conceptual site plans calls for up to 70 town homes; builder/developer has the option to make changes or develop their own site plan.						
5	Dekalb	Chamblee	1.900	Sewer	\$2,600,000	O & I
Midrise condominium complex possibility, zoned O & I approved. This site sits on an elevated plateau inside the perimeter and offers beautiful views of the downtown and Buckhead skyline. Potential construction of 84 flats or lofts, unique to anything in the area.						
6	Dekalb	East Lake/Decatur	3.804	Sewer	\$307,500	R75
A wonderful opportunity to construct in the fast growing East Lake area. This property is priced to sell and offers an excellent opportunity to build 12 to 14 single family detached homes in an area where new homes are selling from the mid 300's to mid 400's.						
7	Dekalb	Emory/Druid Hills	4.074	Sewer	\$2,250,000	R85
Large tract of land in the much sought after Emory area. The site will be an assemblage of five homes, located near the Toco Hills Shopping Center and Emory University. Convenient access to Clairmont Road, Lavista Road and North Druid Hills Road.						
8	Dekalb	Tucker/Northlake	2.074	Sewer	\$945,000	R3
Located just off of Lawrenceville Highway in Tucker, this site offers an opportunity for homes or town homes or possible assemblage depending on the need of the developer/builder. Excellent location with access to major thoroughfares.						
9	Fulton	Cascade	13.500	Sewer	\$1,144,800	R3
Site is currently being rezoned for 24 single family detached home sites with 1/3 to 1 acre lots. Seller willing to accept contract contingent upon rezoning. Home sites of comparable size selling in the \$80,000+ range, new homes selling in the high \$300s to low \$400s.						
10	Fulton	Cascade/Camp Creek	24.820	Sewer	Call for details	RG2
Located in the Cascade Road corridor amongst communities under going explosive growth, this large parcel is primed for apartment renovation or teardown for new construction of homes or town homes. (Currently 230 unoccupied units of apartments sit on the site)						
11	Fulton	Glenrose Heights/Lakewood	3.220	Septic	\$170,000	R4
This site offer excellent opportunity to construct 8 to 10 Craftsman style single family homes in a quaint community with heavily wooded cul-de-sac lots. Located approximately one mile from I-75 near the Browns Mill Golf Course inside the perimeter.						
12	Fulton	Inside Perimeter/South	8.710	Sewer	\$4,250,000	C2
Excellent opportunity for almost any project. Zoned C2, this allows for any number of potential residential dwellings or commercial sites. Largest tract of its size in the area. Located near Lakewood Parkway, I-75 and I-85, this is ideal for any buyer interested in this area.						

13	Gwinnett	Lilburn	32.000	Septic	\$2,350,000	
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Incredible opportunity to develop on large prime parcel in Gwinnett. Depending upon the development plan, this site should provide beautiful views of Stone Mountain on heavily wooded lots. Abundant retail and restaurant support nearby ideal for any development.

14	Paulding	Dallas	69.750	Sewer	\$3,900,000	
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Preliminary site plan calls for 166 single family detached homes on large tract in Paulding. The builder/developer may make changes to the site plan and develop the property to their preference. Excellent area infrastructure with plenty of retail and restaurants nearby.

Lots

Parcel #	County	Area/Neighborhood	Sewer/Septic	# of lots	Sales Price	Price per lot	Zoned as
1	Cobb	Smyrna	Sewer	71	\$6,446,800	\$90,800	TH

Convenient location to I-285 in fast growing Smyrna. Pad sizes in the community are 24' X 56' and site does have swim/cabana area in current site plan. Excellent opportunity to build townhomes in Cobb with current pricing, desirable location and strong housing demand.

2	Cobb	Smyrna	Sewer	21	\$3,360,000	\$160,000	TH
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21 rear entry garage lots on 26' X 55' pad sizes in Smyrna. These high end townhome lots are situated near the Atlanta Road and Cumberland Parkway corridor where new sales range from \$600's to \$700s. Convenient access to I-285, Cumberland Mall and Vinings.

3	Cobb	Smyrna	Sewer	10	\$1,650,000	\$165,000	R50
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10 fully developed lots located near the Market Village in the City of Smyrna. 6 of the 10 lots will support basement homes and is located in an area where homes are selling in the range of \$525,000 to \$850,000. Ready for immediate construction.

4	Cobb	West Cobb/Powder Springs	Sewer	66	\$6,072,000	\$92,000	R75
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Uniquely situated developed lots in West Cobb. This site provides one of the only subdivisions in the area with full amenity package; swim and tennis courts. Plenty of open space which allows for park like settings, gazebos or community commons areas.

5	Dekalb	Decatur	Sewer	48	\$2,448,000	\$51,000	TH
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Site is completely developed and ready to build. 48 engineered and zoned for development, this site is located near I-285 corridor and is priced to sell. Pad sizes are 20' X 45' and offer the opportunity to build two or three story townhome with front entry garages.

6	Dekalb	Decatur	Sewer	20	\$2,100,000	\$105,500	TH
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Excellent location in the City of Decatur. 20 unique townhome lots minutes from downtown and Agnes Scott College. Seller will consider offering the plans and elevations in the purchase. These are proven plans that won the OBIE for best design in 2006.

7	Dekalb	Stonecrest/East Dekalb	Sewer	12	\$1,017,600	\$84,800	R85
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These lots are fully developed and ready for construction. Located in the Stonecrest Mall area of East Dekalb where growth has been strong, these lots allow for construction of homes in the mid \$300,000 to lower \$400,000 range. Takedown schedule is possible.

8	Fulton	Cascade	Sewer	26	\$3,874,000	\$149,000	R80
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Estate lots in Cascade priced well below market. Comparable new construction homes are selling from the \$800's to \$1.00 mil.+. Heavily wooded subdivision buffer offers privacy; excellent topography to create a beautiful community. Ready for construction now.

9	Fulton	Cascade	Sewer	51	\$1,570,800	\$30,800	R3
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Located just inside the perimeter in fast growing Cascade. Convenient to Hartsfield-Jackson Airport and the Camp Creek Marketplace, this site offer 51 single family detached home sites at an incredible price. 12 lots have been developed, 39 are undeveloped at this time.

10	Fulton	Cascade	Sewer	24	\$1,144,800	\$47,700	R3
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Site is currently being rezoned for 24 single family detached home sites with 1/3 to 1 acre lots. Seller willing to accept contract contingent upon rezoning. Home sites of comparable size selling in the \$80,000+ range, new homes selling in the high \$300s to low \$400s.

11	Fulton	City of Milton	Sewer	28	\$7,075,000	\$252,675	R100
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Gated community in sought after City of Milton, completely developed and ready for immediate construction. Excellent schools and retail shopping in the area has generated high demand for this site as potential homeowners are already inquiring about presales.

12	Fulton	Freedom Park/Boulevard	Sewer	38	\$2,394,000	\$63,000	MR2
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Located near the Martin Luther King Center just outside of downtown Atlanta, this site provides beautiful views of the downtown skyline on 38 engineered townhouse lots. Area is growing quickly with many lofts and townhouses being proposed and erected nearby.

13	Fulton	Moores Mill	Sewer	1	\$389,000	\$389,000	R3
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Located in west Buckhead along the I-75 corridor and just south of Paces Ferry Road, this site offer an excellent opportunity for tear down in an area where newly constructed homes are selling for \$1,250,000+. ½ acre lot with heavily wooded perimeter buffers.

14	Fulton	Pittsburgh	Sewer	2	\$55,000	\$27,500	R2
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Two lots in the Pittsburgh community in the City of Atlanta. Property has views of downtown and is located near Pittman Park. Property has been cleared of previous homes and is ready for construction. Developer/builder can build one home or build one home on each lot

Lots continued

Parcel #	County	Area/Neighborhood	Sewer/Septic	# of lots	Sales Price	Price per lot	Zoned as
15	Fulton	Roswell	Sewer	21	\$4,830,000	\$230,000	R3
Located a few miles from the historic district of Roswell, this site is near completion and is comprised of 21 lots with 100' frontage and minimum building pads of 60' X 60'. 14 basements lots and 7 slab lots with minimum 18,000 foot lot sizes.							
16	Fulton	Sandy Springs	Sewer	1	\$399,000	\$399,000	R100
Estate lot in Sandy Springs; new homes in this area selling in the \$1.2 million to \$2.0+ million range. This lot sits inside the perimeter and is approximately 1/2 acre in size. Excellent opportunity to purchase an estate lot at a significantly reduced price.							
17	Fulton	Vine City/Georgia Dome	Sewer	4	\$330,000	\$82,500	R2
Lots have been cleared of previous homes. This location will support six or seven town homes with rooftop terraces and rear entry garages. Location provides excellent views of the downtown skyline and is located along the Simpson Road revitalization corridor.							
18	Gwinnett	Centerville	Sewer	29	\$2,560,000	\$88,275	R100
Ideal subdivision situated on 29 developed lots just off of State Route 124 in Gwinnett. Abundant development of new construction homes, restaurant and retail facilities make this site highly desirable. New Super Walmart recently completed; excellent road access.							
19	Gwinnett	Lawrenceville	Sewer	42	\$2,079,000	\$49,500	TH
Excellent location in fast growing Gwinnett; 42 developed town home lots ready for immediate construction. Approximately two miles from the Discover Mills Mall, this property has convenient access to I-85, 316, Sugarloaf Pkwy. and numerous restaurant and retail sites.							
20	Hall	Braselton	Sewer	20	\$665,000	\$33,250	PRD
10.600 acres lot being currently rezoned as a 20 lot retirement community; seller willing to take contingent contract on zoning. Site is located near Lake Lanier and has excellent value as homes in the surrounding neighborhoods are selling in the mid \$300's to \$1.0 mil.							
21	Paulding	Dallas	Sewer	60	\$4,200,000	\$70,000	R2
This site is engineered for 60 single family detached residences located along the Silver Comet Trail in Paulding. The lots are ready for immediate construction as the streets are paved, curb and gutter installed and all utilities and sanitary are complete.							
22	Paulding	Dallas	Sewer	80	\$3,240,000	\$40,500	
All lots are completely developed with streets paved, curb, gutter and sewer installed. Pad sizes for all lots are 60' X 25' and ready for immediate construction. Located near the newly constructed Kennestone Hospital and recently constructed retail and restaurant sites.							
23	Paulding	Dallas/Hiram	Sewer	62	\$4,375,000	\$69,050	R3
Fully developed subdivision with 22 lake lots on 38.029 acres. The lake is centrally located in subdivision and will command premium pricing. This site is environmentally friendly with heavily wooded buffers and generous lot sizes; takedown schedule is negotiable.							

Disclaimer: The information contained in this report has been compiled from internal and external sources. Said information has been obtained from sources considered to be reliable, but such information is not guaranteed and 9 Mile Trolley Realty makes no representation or warranty as to the accuracy of this information. Such information is inherently subject to change without notice and availability status may change without notice.

Email option:

In an effort to improve the manner in which we distribute our land inventory list, we will begin releasing this report in an email format as well. This change will allow for us to update information quickly and will permit us to send and receive .pdf documents, .tiff files and other electronic data with our contacts more efficiently. The fax option will continue to be sent as usual, so if you prefer to receive this list by fax, you do not need to respond to this transmission.

If you would like to receive our land inventory in an email format, please send your email address to my office at seniorm@msn.com with **LAND INVENTORY LIST** in the subject line. We will add your email address to our contacts and you will begin receiving the inventory list in an electronic form on the following release. If you have land and/or lots you would like to add to the list you can do so by simply stating that in your email. This land inventory list is a confidential marketplace where our contacts can review properties that come available before it gets to the general public or the multiple listing services.

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