



INVEST ATL

A strategy that pays
BIG RETURNS!

What is Invest ATL ?

A residential property redevelopment initiative.

InvestATL is focused on acquiring older properties in upscale Atlanta, GA neighborhoods (**where the land itself is valuable**). With the proper redevelopment strategy (**including construction of a new single family residence**), we are able to re-establish the property value which provides a significant ROI opportunity for our investor clients.

Why does this work in Atlanta, GA?



MARKET SIZE

The Atlanta real estate market is one of the strongest in the US, and it's only getting stronger. As the city's population increases, so does its job growth and demand for housing. Unfortunately, there are far more buyers looking for homes than homes available for sale. Because of this, there is an immediate need for more housing – of all sizes and price points.





MARKET ANALYSIS SUMMARY

Real estate prices in Atlanta have grown at an annualized rate of 17.4% over the past year. This kind of double-digit price jump is not new, as Atlanta's real estate values have appreciated since 2014 at a median yearly appreciation rate of 10.52%. That is 36.86% above the US average home appreciation rate of 8.16% per year in the past 7 years, starting from 2014 to 2021.

Key factors fueling this markets growth rate include:



Population Growth: The city of Atlanta is home to 6,144,050 people. By 2023, the population of Atlanta is estimated to be 6,327,730; approximately 2.6%



Corporate Headquarters: 17 Fortune 500 and 31 Fortune 1000 businesses based here, including Coca-Cola, Delta Airlines, Home Depot, Georgia Pacific, Deloitte, Equifax and The Southern Company



New and innovative development projects



NEWSWORTHY BUILDING DEVELOPMENTS AND PROJECTS IN ATLANTA

Planned developments can help you as an investor estimate how the value of a property may be maximized based on development activity planned for the immediate area.

1. ATLANTA BELT LINE



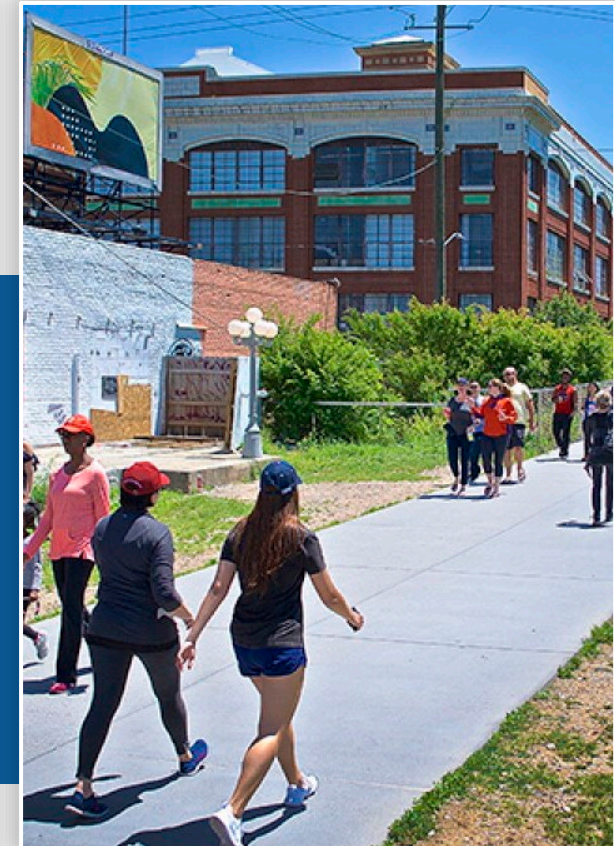
The Atlanta BeltLine, an urban trail system that is transforming the city, has extended into two neighborhoods. The Eastside Trail has opened extensions through Old Fourth Ward and Reynoldstown



The Eastside Trail is an approximately 2-mile (3-kilometer) extension of the Atlanta BeltLine that connects Piedmont Park to Cabbagetown. It includes a bridge over North Avenue and a tunnel under Ralph McGill Boulevard.



The Westside Trail runs from Adair Park to Washington Park, connecting with the Eastside Trail at Irwin Street. It includes a bridge over Lee Street and a tunnel under DeKalb Avenue.



2. CENTENNIAL YARD (VIBRANT ENTERTAINMENT DISTRICT)



The city of Atlanta is currently in the midst of a massive development boom that will leave it with one of the most vibrant new districts in the country. Centennial Yards, a \$5 billion, 8 million square-foot development that will rise across the street from Mercedes-Benz Stadium, which will host several World Cup matches this summer, is one of the largest projects planned for Downtown Atlanta



In summer of 2022, the city broke ground on a 232-unit residential building and continue designing six additional buildings in The Gulch area of Downtown Atlanta. With over 3 million square feet of retail space planned for The Gulch alone and more than 250 acres available for future development.



It's no wonder that developers are flocking to Atlanta to start businesses and take advantage of its robust economy—which has been growing at one of the fastest rates in America for several years now.

3. ATLANTA CONVENTION CENTER

AT AMERICASMART

The Atlanta International Convention Center is a three-facility complex in the heart of downtown Atlanta, offering customized spaces to suit your meeting or convention needs. Here, AmericasMart will debut Atlanta Next, which will enhance the convention experience on its campus through facility improvements, including a transformation of building spaces.



4

UNDERGROUND
ATLANTADOWNTOWN
EPICENTER

Underground Atlanta, the famous shopping mall in the heart of downtown Atlanta, has been an integral part of the city since its opening in 1969. Over the years, this historic area has seen its share of ups and downs—from being a bustling entertainment hub to becoming a ghost town.

But now, thanks to Lalani Ventures, Underground Atlanta is getting a new lease on life. Lalani Ventures is working to transform the historic streets of Downtown Atlanta into a destination for locals and visitors by turning old storefronts into art galleries, restaurants and entertainment spaces.



5. MARTA ATLANTA'S FIVE POINTS STATION REDEVELOPMENT

(NEW MODERN TRANSIT)



As the MARTA Five Points station undergoes a \$150 million transformation, it's clear that the central hub of MARTA's rail system is about to become even more impressive.



The project will include a tower on top of the station and a new entrance at Peachtree Street. Work will first focus on underground platform enhancements, including new escalators and elevators as well as improved lighting and signage.

INVESTMENT OPTIONS

	Tier 1	Tier 2	Tier 3	Tier 4
Engagement	Passive			
Minimum Investment	\$50,000 – \$149,000	\$150,000 – \$399,000	Purchase or Rehab Cost	Purchase and Rehab Cost
ROI	14%		18%	50% of Total Profit
Payout Period	8-10 months			
Accreditation Status	None Required			



Tier 1

Investment is not tied to a specific property; capital is coupled with other investors



Tier 2

Investment is tied to a specific property; capital is coupled with 1-2 other investors and/or a secondary funding source



Tier 3

Investment is tied to a specific property; either rehab or purchase price is funded by individual investor; capital is coupled with 1-2 other investors and/or secondary funding source



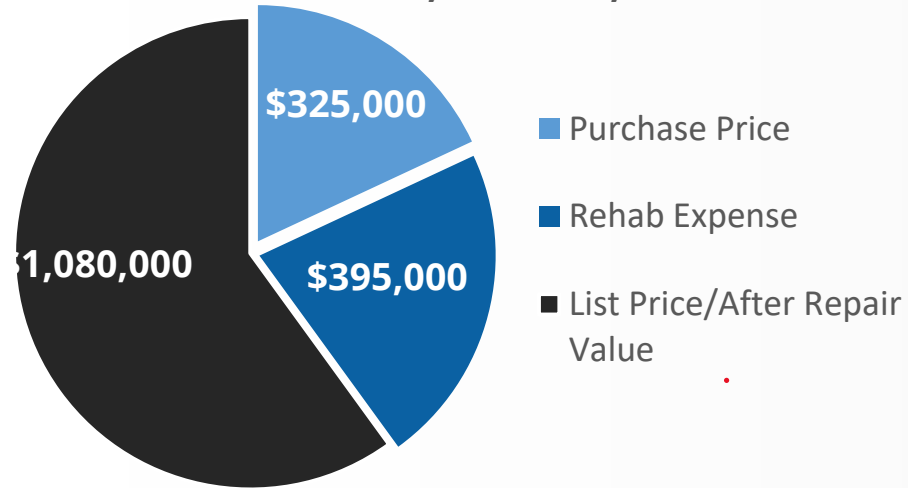
Tier 4

Investment is tied to a specific property; entire project is funded by individual investor

CLIENT SUCCESS – COMPLETED PROJECT

FINANCIAL SNAPSHOT

1652 Beacon Hill Blvd, Atlanta, GA



BEFORE



AFTER



TOTAL PROFIT

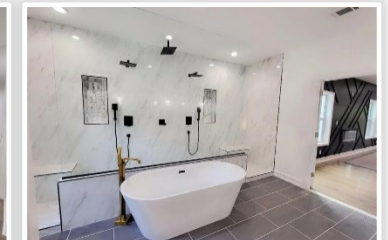
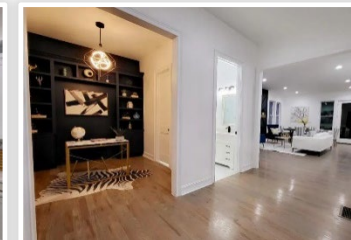
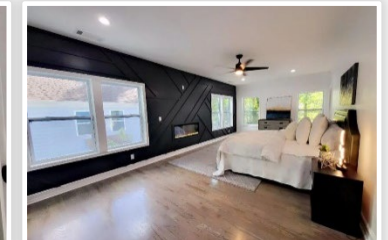
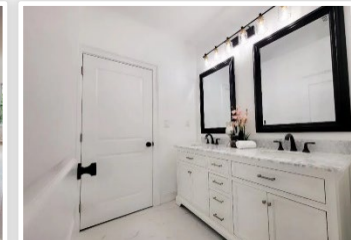
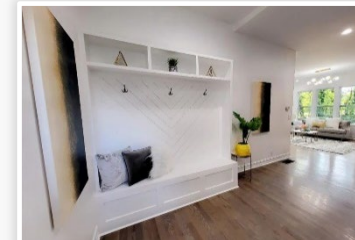
(after capital reimbursement, project expenses and costs to sell are paid)

\$ 2 9 6 , 0 0 0



Tier 4 Investor ROI

\$ 1 4 8 , 0 0 0



About US

We leverage the power of real estate investing to help our clients realize financial wealth and independence to enjoy life and do the things most important to them.

JAPI Consultants, established in 2017, is a full-service investment, property development and real estate consulting services company. Our proven **residential redevelopment** investment framework has allowed our clients to passively invest in real estate and **helped them** realize maximum returns on their **investments - approx. 3 to 4 times** greater than a traditional fix and flip rehab investment.

It's our goal to not only have a positive effect on ourselves and our families - but also to inspire, motivate and create lasting change in the lives of everyone we encounter.

What we do ?

AT JAPI CONSULTANTS

Our aggressive multi-perspective approach includes guiding our clients through the major phases of a redevelopment project from market analysis, property acquisition, development and improvement, establishing value and selling at a higher price for a maximum profit.

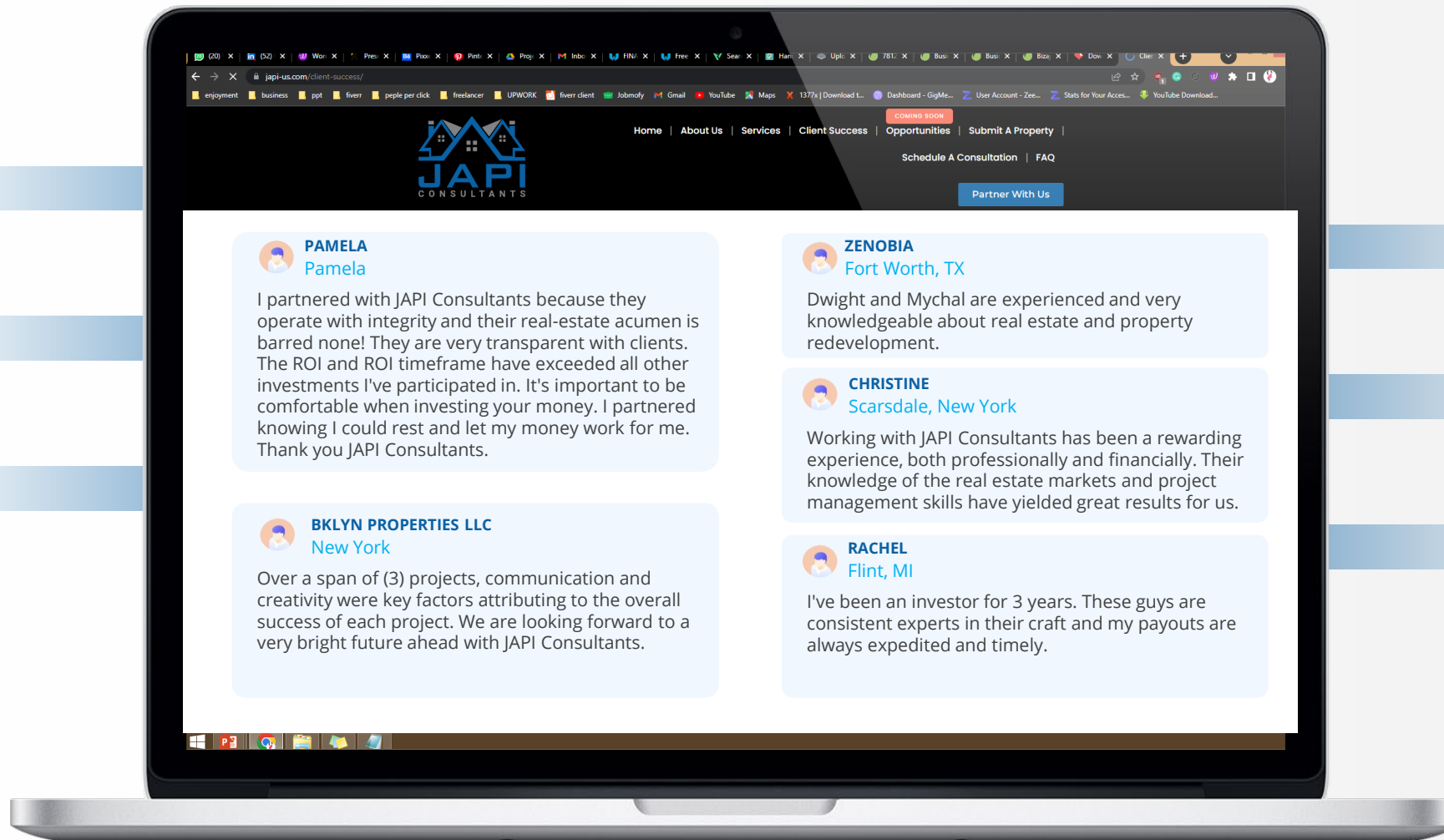
Our team is highly motivated, knowledgeable, ethical and resourceful. By leveraging the power of real estate investing, we are able to help our clients realize financial wealth and independence to enjoy life and do the things most important to them and their families.

20 YEARS OF PROFESSIONAL INDUSTRY EXPERIENCE

With a combined 20 years of professional industry experience, our Founders Dwight and Mychal have acquired a solid foundation in Real Estate, Management and Consulting which gives **JAPI Consultants** a unique advantage which allows them to successfully engage with clients and **guarantee results**.



CLIENT TESTIMONIALS





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