Southern Impression Homes

SUNCOAST Property Management, LLC



UNION CITY, GA

MARKET REPORT

UNION CITY, GEORGIA MARKET REPORT

Key Facts



Polygon
Area: 18.53 square miles

KEY FACTS

28,468
Population

32.9
Median Age

2.5
Average Household Size

$54,548
Median Household Income

EDUCATION

6%
No High School Diploma

32%
High School Graduate

37%
Some College

25%
Bachelor's/Grad/Pr of Degree

BUSINESS

643
Total Businesses

8,139
Total Employees

EMPLOYMENT

59.7%
White Collar

26.4%
Blue Collar

13.9%
Services

INCOME

$54,548
Median Household Income

$25,389
Per Capita Income

$55,955
Median Net Worth

Households By Income

The largest group: $50,000 - $74,999 (20.7%)
The smallest group: $200,000+ (1.1%)

Indicator ▲	Value	Diff
<$15,000	9.7%	+1.4%
$15,000 - $24,999	9.0%	+3.1%
$25,000 - $34,999	8.7%	+3.1%
$35,000 - $49,999	17.3%	+8.0%
$50,000 - $74,999	20.7%	+6.9%
$75,000 - $99,999	14.7%	+3.4%
$100,000 - $149,999	17.6%	+0.5%
$150,000 - $199,999	1.3%	-9.1%
$200,000+	1.1%	-17.2%

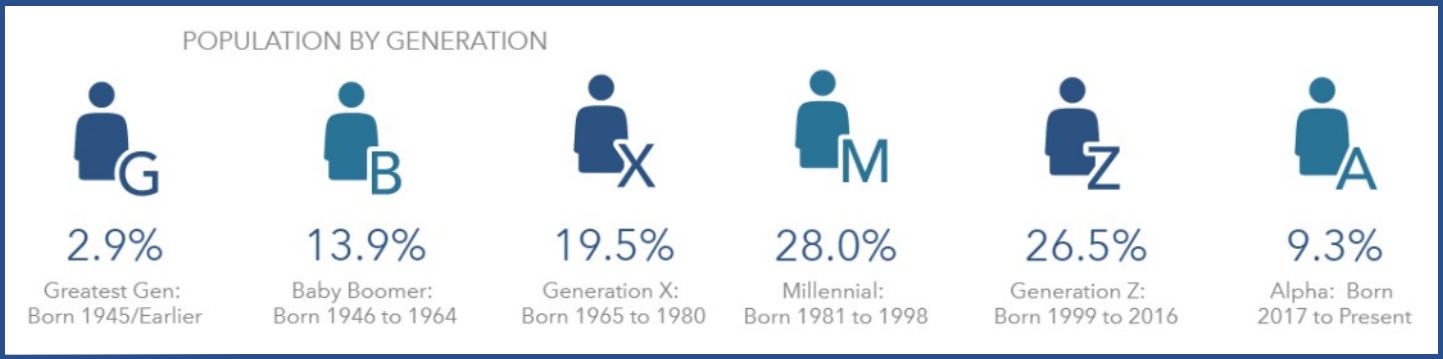
Bars show deviation from Fulton County

This infographic contains data provided by Esri, Esri-Data Axle. The vintage of the data is 2022, 2027.

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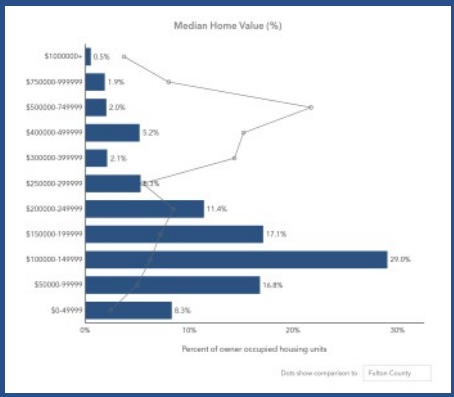
Union City, located in Fulton County, is a thriving suburb of the Greater Atlanta area which the US Census recently named the fourth-fastest growing population in the Nation. Atlanta, which is already well known as one of the largest metropolises in the south just saw a 1.29% population increase from 5,874,249 in 2017 to 5,949,951 in 2018.



Union City has seen a 2.9% increase in the job market over the last year.

Future job growth over the next ten years is set to be 45.9%.

Spanning over 20 miles, Union City has a population density of 1,150 people per square mile.



The trend in the Union City real estate market is **affordability**. Affordable investment properties are a staple of many Georgia markets, but it is particularly true with the Union City housing forecast. Your return on investment will continue to increase over the time that you buy and hold your properties.

Explore this Market

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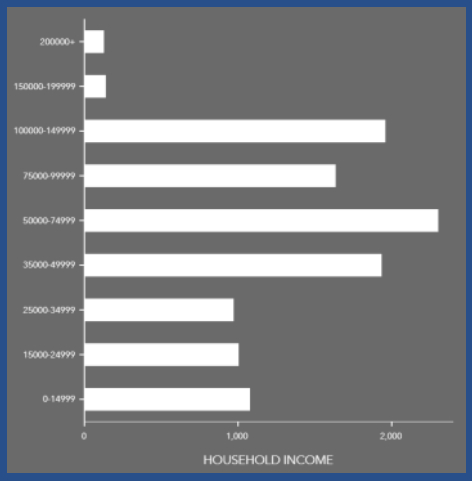
Located in the southern portion of Fulton County, Union City is a rising city with a big heart. It is a place where neighbors, educators, small business owners, and elected officials care for their community and each other. This is the perfect place for new and existing businesses. With an array of services and retail uses, business continue to thrive. Union City is home to well known leading national firms. Since Atlanta was named the "Hollywood of the South" from the recent surge in film production, Union City has found itself being the backdrop in film and television. The city has a strong planning strategy that supports its economic vitality and that keeps it on track for consistent positive growth.



Union City embodies the charming south with its dogwood trees and crepe myrtles which are sure to give all the comforts of home. Only fifteen minutes from Atlanta and conveniently located ten miles from Hartsfield-Jackson International airport, this small intimate city has all the cultural, spiritual, educational, and economic opportunities of a large metropolitan community. The growth and spirit of Union City offers endless potential for investors and future residents.



With a large population and land mass comes a large tenant pool. About **54.3% of Union City residents are renters**. This makes it easy to see why many investors would be interested in the housing market in Union City, GA.



The healthy Household Income in Union City is high enough to support increasing rental rates.

Average Household Size

for this area

2.53 which is less than the average for United States

Area	Value ▼	0.00 4.00
Georgia	2.60	
United States	2.55	
This area	**2.53**	
Fulton County	2.30	







Demographics

TAPESTRY SEGMENTATION

The Fabric of America's Neighborhoods

Tapestry LifeMode (learn more...)	Households	HHs %	% US HHs	Index
Affluent Estates (L1)	0	0.00%	10.00%	0
Upscale Avenues (L2)	0	0.00%	5.55%	0
Uptown Individuals (L3)	0	0.00%	3.58%	0
Family Landscapes (L4)	543	4.87%	7.63%	64
GenXurban (L5)	0	0.00%	11.26%	0
Cozy Country Living (L6)	0	0.00%	12.06%	0
Sprouting Explorers (L7)	5,205	46.68%	7.20%	648
Middle Ground (L8)	966	8.66%	10.79%	80
Senior Styles (L9)	0	0.00%	5.80%	0
Rustic Outposts (L10)	0	0.00%	8.30%	0
Midtown Singles (L11)	2,956	26.51%	6.16%	430
Hometown (L12)	1,481	13.28%	6.01%	221
Next Wave (L13)	0	0.00%	3.78%	0
Scholars and Patriots (L14)	0	0.00%	1.61%	0

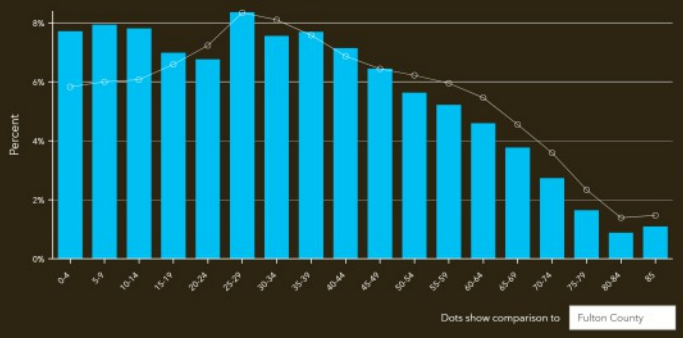
Key Facts

$143,029	Median Home Value
$54,548	Median HH Income
2.6	Home Value to Income Ratio
32.9	Median Age
11,151	Households

Education

6%	No HS Diploma
32%	HS Graduate
37%	Some College
25%	Degree or Higher

Age Profile



Dots show comparison to: Fulton County

Households By Income

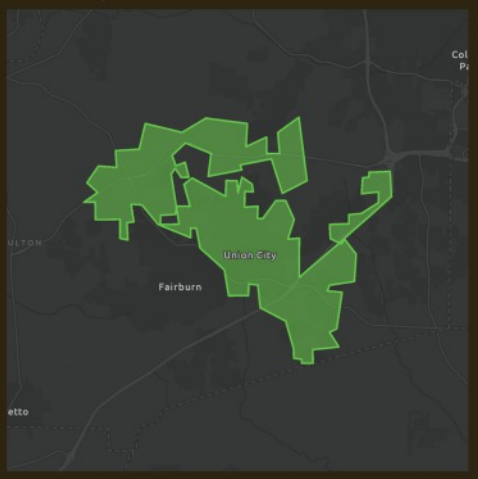
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Bars show deviation from: Fulton County

Polygon

Area: 18.53 square miles



Tapestry Segments

7C	Urban Edge Families 3,280 households	29.4% of Households
11C	Metro Fusion 2,263 households	20.3% of Households
7A	Up and Coming Families 1,924 households	17.3% of Households

Source: Esri. The vintage of the data is 2022.

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esri THE SCIENCE OF WHERE

CLICK EACH PROFILE TO LEARN MORE

7C Urban Edge Families

3,280 households — 29.4% of Households

Household Type: Married Couples	Median Age: 33
Employment: Svcs; Admin	Education: HS Diploma Only
Income: $57,400	Race / Ethnicity: White; Black


Married Couples

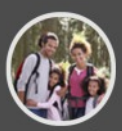

Single Family

View full segment profile

7A Up and Coming Families

1,924 households — 17.3% of Households

Household Type: Married Couples	Median Age: 32
Employment: Prof; Svcs	Education: College Degree
Income: $82,300	Race / Ethnicity: White


Married Couples


Single Family

View full segment profile

11C Metro Fusion

2,263 households — 20.3% of Households

Household Type: Singles	Median Age: 30
Employment: Svcs; Admin; Prof	Education: HS Diploma Only
Income: $41,700	Race / Ethnicity: White; Black


Singles


Multi-Unit Rentals; Single Fa

View full segment profile

What is even more impressive than startups and Fortune 500 companies flocking to the area, is the film industry's growth and success, much of which is happening in southwest Atlanta. There is evidence of longevity in the film industry finding a southern home in Atlanta. Studios, such as Pinewood which has hosted Marvel films, are building permanent campuses. The state has funded educational institutions to further foster the growth, such as the Georgia Film Academy.

MARVEL

PINEWOOD ATLANTA STUDIOS

The median resident age for Union City speaks to the flourishing professional population coming in 5 years younger than the median age for a Georgia resident at 31 years old. Union City is nestled within a booming region for large corporations and residential real estate is in high demand with no signs of stopping.

National firms have flocked to the area including GE, Costco, Caterpillar, and Kraft Foods. E-commerce focused industry leads have recently set up their warehouse distribution facilities in Union City including ASOS, Proctor & Gamble, Amazon, and Walmart.

Hartsfield-Jackson Atlanta International is the busiest airport in the world for over twenty-one consecutive years. It is the area's largest employer with more than 63,000 airline, ground transportation, concessionaire, security, federal government, and City of Atlanta Airport tenant employees.

One of the most important factors for real estate?

LOCATION



museums



shopping



scenic views

Offering various amenities, retail shopping, and delicious Georgia Peaches, this area has everything needed to make it a great area for real estate investing. There are a few museums located relatively close that offer a great art, historical, and cultural scene. In addition to the arts, visiting the Botanical Gardens is a trip that should not be missed. There is a large retail sector here as well including some popular stores and brands. All of these features make this an attractive market for tenants to live and work, making it a great place to invest in real estate!

SOUTHERN IMPRESSION HOMES WEBSITE

Southern Impression Homes

SUNCOAST Property Management, LLC

OAKLEY TOWNHOMES



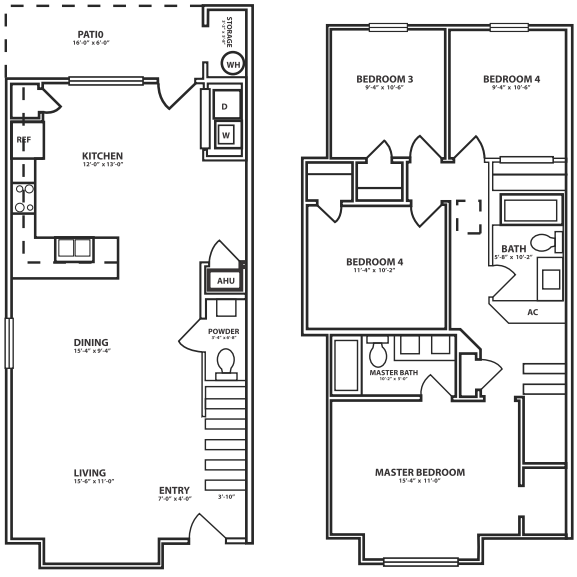
Southern Impression Homes

UNION CITY, GEORGIA TOWNHOME

1647 - 2 STORY

4 Bedroom | 2.5 Bath

1,647 Square Feet



Floor plans and elevations are artist's renderings for illustration purposes only. Features, sizes, and details are approximate and will vary from the homes as built. Builder reserves the right to change and/or alter materials, specifications, features, dimensions, and designs without prior notice or obligation. ©2020 Southern Impression Homes

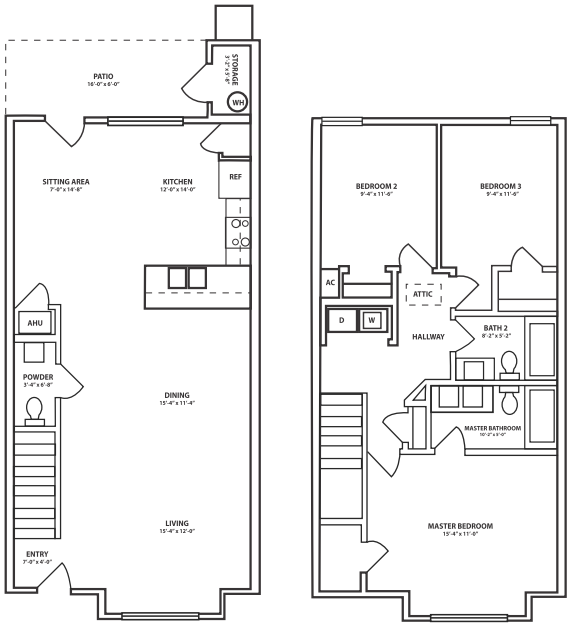
Southern Impression Homes

UNION CITY, GEORGIA TOWNHOME

1547 - 2 STORY

3 Bedroom | 2.5 Bath

1,547 Square Feet



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Southern Impression Homes

SUNCOAST Property Management, LLC

Southern Impression Homes, along with SunCoast Property Management are transforming the property management and the build-to-rent industry by affording investors the connection between quality investments and a superior level of dedicated management services

Standard Finishes



Vinyl Plank Flooring



Stainless Steel Appliances



Granite or Quartz Countertops
in Kitchen & Baths

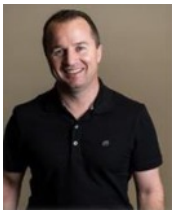


Attractive Exteriors

About Us

Southern Impression Homes is dedicated in designing and building homes with the highest form of quality possible. Along with incorporating craftsmanship, beauty, and functionality into our homes, we aim to develop a sense of community as well as creating long lasting relationships with our customers. We strive to make your experience in home buying and leasing stress free, with a high level of customer service.

Suncoast Property Management is a full-service real estate firm, currently managing approximately 2000 properties across Florida and Georgia including Jacksonville, St. Augustine, Palm Coast, Ocala, Cape Coral, Punta Gorda and the Greater Atlanta Area. We offer full services for: Turn, Renovation, Collections (including field collections), Maintenance, Field Maintenance Technicians, Accounting, Marketing, Application Processing, and dedicated Leasing Agents. Suncoast utilizes a wide variety of tools to syndicate our rental listings to hundreds of online websites such as; our website, ShowMojo, Zillow, Hot Pads, Trulia, Realtor.com. We also utilize self-entry lockboxes and the Multiple Listing Service. Our Owners have 24/7 access to their online Owners Portal where they can find their Monthly Accounting Statements, Delinquency Report, Open and Closed Maintenance Request, all documents pertaining to any active lease, community messages from the Staff of Suncoast, and the ability to make contributions when necessary.



Chris Funk
President & CEO



Carter Funk
Managing Partner



Peggy Funk
Broker



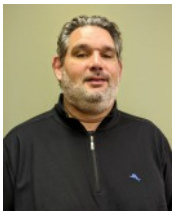
Leslie Adamson
CFO



Ariane Godby
Sales Manager



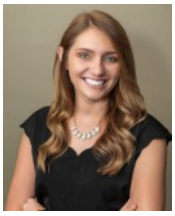
Jessica This
Director of Operations



Len Gorney
COO



John McDaniel
Director of Construction



Becky House
Director of Property Management

We would love to speak with you, in detail, about our property management services and how we may benefit your portfolio. Please schedule a day/time with our Investor Relations Manager to speak with you about our services and answer any questions that you may have prior to joining our Property Management Family.

VISIT OUR WEBSITE TO LEARN MORE

www.SouthernImpressionHomes.com