



# **5th Street Capital Partners, LLC Portfolio and Pipeline**



# Portfolio

# Skytop Studio Lofts

20 Chateau Dr SE, Rome, GA 30161



- 201 Units
- Fully stabilized and leased
- Full service: water, power, cable, and internet all included with rent

<https://www.skytopstudiolofts.com/>





## Hilltop Lofts

21 Chateau Dr SE, Rome, GA 30161



- 74 Units
- Fully stabilized and leased
- Full service: water, power, cable, and internet all included with rent
- Housing partner with the Rome Braves

<https://www.hilltoplofts.com/>



## Hilltop Lofts II

23 Chateau Dr SE, Rome, GA 30161



- 74 Units
- Closed Q2 2023
- Currently in renovation and lease up
- Full service: water, power, cable, and internet all included with rent
- Housing partner with the Rome Braves

<https://www.hilltoploftsii.com/>





## Peachstone Independent Senior Living

2000 Austell Rd SW, Marietta, GA 30008



- 210 Units
- Fully stabilized and leased
- Full service: water, power, cable, and internet all included with rent
- 55+ community provides private room and bathroom with shared kitchen

<https://www.peachstoneseniors.com/>

**PEACHSTONE**  
INDEPENDENT SENIOR LIVING





## Winthrop Court Independent Senior Living

10 Hwy 411 SE, Rome, GA 30161



- 137 Units
- Closed Q2 2023
- Currently in renovation and lease up
- Full service: water, power, cable, and internet all included with rent
- 55+ community

<https://www.winthropseniorliving.com/>





**Lodge Atlanta (Rename once renovation complete)**

**4422 Northeast Expy, Doraville, GA 30340**



- 190 Units once renovated
- Closed Q4 2023
- Currently in renovation and lease up, transitioning to multifamily housing
- Full service: water, power, cable, and internet all included with rent
- Exciting addition to the intown portfolio

<https://www.lodgeatlantaapts.com/>  
Renderings shown





## Cumberland Lodge

835 S Cobb Dr SE, Marietta, GA 30060



- 120 Units
- Closed Q3 2023
- Currently in renovation and lease up
- Full service: water, power, cable and internet all included with rent

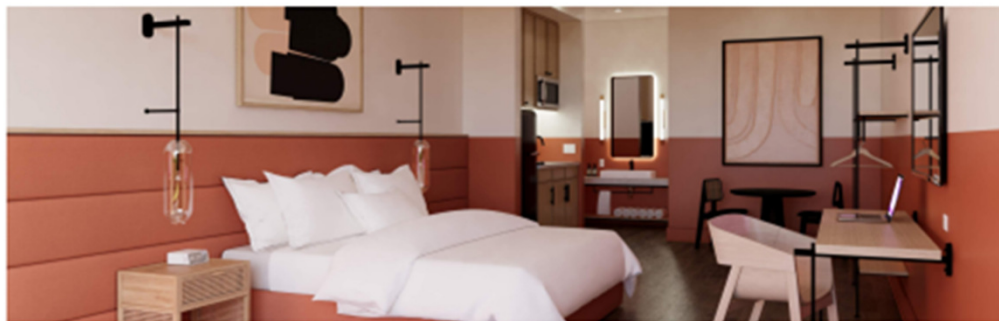
<https://www.cumberlandlodgemarietta.com/>



## The Parc at 75

2360 Delk Road, Marietta, GA 30067

### Concept Renderings Shown for Renovation



- 307 Units post renovation
- Closed Q1 2024, currently in transition with renovation planning underway
- 113 studio apartments ready to lease now! Upgrades completed at unit turns
- Great location at I-75 and Delk Road, good proximity to Truist Park and the Marietta Square

<https://www.theparcat75.com/>