

Table A-10. Pittsburgh Neighborhood Single-Family Housing Units by Number of Bedrooms, 2010				
	Total Units		Vacant Units	
	Number	Percent	Number	Percent
Number of Bedrooms				
0	1	0.1%	2	0.4%
1	67	5.1%	30	6.3%
2	466	35.6%	197	41.5%
3	581	44.4%	177	37.3%
4	158	12.1%	55	11.6%
5+	31	2.4%	9	1.9%
No Data	6	0.5%	5	1.1%
Total Units	1,310	100.0%	475	100.0%
Median	3		3	

Note: The Pittsburgh Neighborhood area comprises Census Tract 57.00, 58.00 and 63.00 in Fulton County.

Sources: Fulton County Assessor, 2010; Pittsburgh Community Improvement Association, 2010; Partners for Economic Solutions, 2011.

Table A-11. Pittsburgh Neighborhood Single-Family Housing Units by Lot Size, 2010				
	Total Units		Vacant Units	
	Number	Percent	Number	Percent
Lot Size in Square Feet				
1,250 to 2,499	31	2.4%	83	17.5%
2,500 to 4,999	648	49.5%	190	40.0%
5,000 to 7,499	510	38.9%	168	35.4%
7,500 to 9,999	71	5.4%	23	4.8%
10,000 to 27,000	30	2.3%	4	0.8%
No data	20	1.5%	7	1.5%
Total Units	1,310	100.0%	475	100.0%
Median Lot Size	4,755		4,329	

Note: The Pittsburgh Neighborhood area comprises Census Tract 57.00, 58.00 and 63.00 in Fulton County.

Sources: Fulton County Assessor, 2010; Pittsburgh Community Improvement Association, 2010; Partners for Economic Solutions, 2011.

Table A-12. Owner-Occupied Housing Units by Value, 2010						
	Pittsburgh Neighborhood		City of Atlanta		Metro Atlanta	
	Number	Percent	Number	Percent	Number	Percent
Housing Units by Value						
Under \$50,000	65	18.4%	2,213	2.6%	39,825	3.1%
\$50,000 to \$99,999	113	31.9%	8,327	9.7%	97,958	7.7%
\$100,000 to \$149,999	51	14.4%	11,913	13.9%	264,576	20.8%
\$150,000 to \$199,999	60	16.9%	14,230	16.7%	289,243	22.7%
\$200,000 to \$299,999	39	11.0%	15,983	18.7%	276,472	21.7%
\$300,000 to \$399,999	26	7.3%	9,472	11.1%	135,010	10.6%
\$400,000 to \$499,999	-	0.0%	5,577	6.5%	66,859	5.3%
\$500,000 and Over	-	0.0%	17,720	20.7%	101,944	8.0%
Total	354	100.0%	85,435	100.0%	1,271,887	100.0%
Median Value	\$99,560		\$231,800		\$188,300	

Note: The Pittsburgh Neighborhood area comprises Census Tract 57.00 and 63.00 in Fulton County; Metro Atlanta is the Atlanta-Sandy Springs-Marietta, GA Metropolitan Statistical Area.

Source: American Community Survey, 2010; ESRI, 2010; Partners for Economic Solutions, 2011.

Table A-13: Single-Family Residential Sales in Pittsburgh by Bedrooms, November 2010 - November 2011								
Sale Price	2 Bedrooms or Less		3 Bedrooms		4 or More Bedrooms		Total	
	Units Sold	Percent	Units Sold	Percent	Units Sold	Percent	Units Sold	Percent
Under \$10,000	4	50.0%	11	29.7%	3	25.0%	18	31.6%
\$10,000-\$19,999	-	0.0%	13	35.1%	3	25.0%	16	28.1%
\$20,000-\$29,999	-	0.0%	6	16.2%	3	25.0%	9	15.8%
\$30,000-\$39,999	2	25.0%	2	5.4%	1	8.3%	5	8.8%
\$40,000-\$49,999	-	0.0%	-	0.0%	1	8.3%	1	1.8%
\$50,000-\$99,999	1	12.5%	4	10.8%	1	8.3%	6	10.5%
Over \$100,000	1	12.5%	1	2.7%	-	0.0%	2	3.5%
Total	8	100.0%	37	100.0%	12	100.0%	57	100.0%
Median Price	\$19,720		\$16,300		\$18,750		\$16,300	

Source: Redfin.com; Partners for Economic Solutions, 2011.

Table A-14: Competitive Multi-Family Rental Properties

Map Key	Project/Address	No. of Units	Class	Floor Plans	Rental Rates	Square Feet	Rent per Sq. Ft.	Opening Date	Occupancy Rate
1	Oglethorpe Place 835 Oglethorpe Avenue Atlanta, GA 30310	144	A	1 BR	\$710	670	\$1.06	1996	94.4%
				2 BR	\$750	993	\$0.76		
2	Ashley Terrace 717 Lee Street, SW Atlanta, GA 30310	44	A	1 BR	\$707	689	\$1.03	2001	97.7%
				2 BR	\$823	931	\$0.88		
3	Heritage Station 765 McDaniel Street, SW Atlanta, GA 30310	91	BC	1 BR	\$685	1,017	\$0.67	2007	95.6%
				2 BR	\$810	1,058	\$0.77		
				3 BR	\$901	1,232	\$0.73		
4	Mechanicsville Crossing 565 Wells Street, SW Atlanta, GA 30312	164	BC	1 BR	\$799	750	\$1.07	2009	94.5%
				2 BR	\$898	1,004	\$0.89		
				3 BR	\$1,114	1,204	\$0.93		
5	Mechanicsville 520 Fulton Street, SW Atlanta, GA 30312	66	BC	1 BR	\$799	750	\$1.07	2008	93.9%
				2 BR	\$921	1,009	\$0.91		
				3 BR	\$1,114	1,270	\$0.88		
6	Crogman School Apts. 1093 West Avenue, SW Atlanta, GA 30315	105	BC	Studio	\$580	540	\$1.07	2003	86.7%
				1 BR	\$732	793	\$0.92		
				2 BR	\$767	952	\$0.81		
7	Columbia Mechanicsville 500 McDaniel Street, SW Atlanta, GA 30312	172	BC	1 BR	\$775	750	\$1.03	2007	98.8%
				2 BR	\$856	1,008	\$0.85		
				3 BR	\$1,114	1,200	\$0.93		

Sources: REIS; Leasing agents; Partners for Economic Solutions, 2010.

Table A-15. Income as Percent of Area Median Income, Atlanta Metro, 2011

Income (AMI)	Household Size (Number of Persons)							
	1	2	3	4	5	6	7	8
30 percent	\$14,400	\$16,400	\$18,500	\$20,500	\$22,600	\$24,600	\$26,700	\$28,700
50 percent	\$23,900	\$27,400	\$30,800	\$34,200	\$37,600	\$41,000	\$44,500	\$47,900
80 percent	\$38,200	\$43,700	\$49,100	\$54,600	\$60,100	\$65,500	\$71,000	\$76,400
100% (Median)	\$47,800	\$54,600	\$61,500	\$68,300	\$75,100	\$82,000	\$88,800	\$95,600
120 percent	\$57,360	\$65,520	\$73,800	\$81,960	\$90,120	\$98,400	\$106,560	\$114,720

Source: HUD, 2011; Partners for Economic Solutions, 2011.



Rent Comparables

11/09/2011

COMPARABLE GROUP LOCATION

