

WELCOME

WHO WE ARE?

If you're like most car collectors, your passion for cars has evolved past the space at your primary residence, and now you're in need of a safe & secure solution.

Designed as the perfect resort-like community for car collectors and motorsports enthusiasts, Stables Motor Condos will offer private garages for sale, plus individual spaces to rent inside our 16,500 square

feet warehouse, nicknamed "The Barn".

WHAT SETS US APART?

The Stables Motor Condos will be a resort-like country club for car collectors and motorsports enthusiasts. Designed as a true destination offering a combination of entertainment, retail and dining experiences within an automotive-focused, multi-use environment.





PRIVATE GARAGES

Ultra Luxury Car Cave's are not only home to collections of classics, supercars, boats & RV's but some have imported lounge furnishings, racing themed art and much more.

GATED & SECURED

The complex offers gated and secured 24/7-card key access with exterior security cameras and an overnight, onsite security monitor.

OWNERS CLUB

It's not only the premiere car community in the southeast, but Owners will become members in the onsite club that includes a fully amenitized Clubhouse.

CAR WASH BAYS

Private Owner-only car wash bays means your precious car and bike can always be as spotless as the day you drove them off the lot.

NATURE PRESERVE

6-acres of walking trails traverse the streams with mature oaks & pecan trees. The fire pit and BBQ area makes a great place hang out with family & friends

RETAIL VILLAGE

Features automotive focused services such as an automatic car wash & detail salon, car performance shop, restaurant with rooftop bar and coffee shop.



WHY YOU'LL LOVE THE STABLES MOTOR CONDOS?

FITS YOUR LIFESTYLE

Connect with other like-minded and highly passionate car enthusiasts that are relevant, affluent and very discerning.

PEACE OF MIND

The community will be designed using Crime Prevention Through Environmental Design principles which deter criminal behavior, as well as 24/7-video surveillance.



OUR MISSION

To create a destination that not only appeals to the passion of automotive enthusiasts but also enriches their lifestyle.

OUR PROMISE

To provide a place where our owners can create memorable experiences.



GARAGE CONDO OPTIONS







$15 \, \text{ft} \times 35 \, \text{ft}$

787 square feet including mezzanine level

20 ft x 35 f

1,050 square feet including mezzanine level

30 ft x 35 ft

1,575 square feet including

40 ft x 35 ft

2,100 square feet including mezzanine level

Standard Features

Climate Controlled, 4" Thick Concrete Floor, 14 ft x 14 ft Garage Door

Upgrades Available

Finished / Enlarged Bath, Polished or Epoxy Floor, Large Industrial Ceiling Fan

BENEFITS OF OWNING

Receive a deed and all the benefits of investment property ownership. Plus since YOU own your garage, you're building equity for you, NOT the landlord.

No rent increases

Your garage condo that you purchase is yours to hold, rent out, or re-sell. Future return on investment.

Like-minded enthusiasts

Since it's being designed as a community, it will not only attract like-minded collectors & motorsports enthusiasts, but families as well.





of-the-art storage facility offering

of-the-art storage facility offering an unparalleled level of safety and protection for your vehicle. Includes monthly or year-round exotic and classic car storage inside an insured, clean, climate controlled indoor showroom.

THE BARN OPTIONS

Individual Parking Space

Dedicated 10 ft. x 20 ft. parking space which includes a personalized car cover.

Multiple Storage Levels

Starting at \$299/mo, our packages are uniquely tailored and ultra-personal to meet your vehicle storage needs..

Enhanced Climate Contro

Facility will not be above 70°F and the humidity kept between 40% and 50%.

Dedicated On-Site Suppor

A Concierge Team member will be available during normal business hours.

Features & Services

Uniquely tailored storage & concierge packages to meet your needs.

Secure Indoor Facility

Live-in, overnight security to monitor the facility and your vehicle. Plus 24/7 Video Surveillance.

oncierge Team

Here to handle all the details... from your initial checkin to weekly vehicle check ups or scheduling dealer services; it is the most comprehensive white-glove service available in Atlanta.

OUR SERVICES

The Stables Motor Condos is being developed to fill a void in the vehicle storage market in Atlanta.

Our Team understands the needs of our clients and we're here to serve. Based on the market study and feedback we've received, we are continuing to create and include an abundant amount of services.

CLIMATE CONTROL

Not only will each private garage have independent calimate controls, our warehouse storage offers this climate control as well.

BATTERY SERVICE

You may elect to have our car concierge perform weekly check-ups or trickle charge your battery while in storage.

GARAGE CLEANING

After a long day talking cars and game day festivities, we can handle the clean up spills while you and your buddy's head home.

AIRPORT TRANSFERS

For your convenience, via a service partner, we will offer black car service to and from Atlanta International Airport and Peachtree DeKalb Airport.

WASHING & DETAILING

Through one of our services providers, you may wish to have your vehicle washed or detailed to stand cleaned and ready when you need it.

FLOORING SYSTEMS

Transform your garage into a true car cave with either a garage grid system or epoxy for added durability and visual appeal.

SERVICE COORDINATION

Our Concierge will coordinate and manage your vehicles services to be performed by local dealers.

TRANSPORTATION

Need your vehicle moved or returned to its garage, our service providers offer enclosed transportation.

GARAGE UPGRADES

Wanting to trick out your garage with the latest gadgets like vehicle lifts, tools or furniture... we have already worked out the deals.

PERKS

If there is anything else your car requires or you desire... as long as its legal, ethical and moral - all you need to do is ask.





Tag

WHAT IS STABLES MOTOR CONDOS?

Stables Motor Condos is a private garage/storage condominium facility for car collectors, motorsports enthusiasts, RV/boat owners, hobbyists, or anyone who needs extra space for business or personal storage. The complex is designed as a resort-style country club with 150 private garage condos. Stables Motor Condos will be the next generation in car storage, purposely built to fit your lifestyle.

ARE THERE RESTRITIONS ON MY USE OF THE UNIT?

YES. You are permitted to store your car(s), RV, boat, household items, commercial items, or business file and materials. You may even work on your projects within your unit. However, uses that create excessive noise, dust, hazardous materials or pollutants, or result in obvious fire hazards or negatively impact the reasonable use and enjoyment of other units are not permitted. Absolutely NO outside storage allowed. You'll get a chance to review and accept the formal, detailed CC&Rs during the purchase process.

WHEN IS THE FACILITY EXPECTED TO BE OPEN?

Our target date is Fall / Winter 2019 for Phase 1 Garages.

CAN I OPERATE A BUSINESS FROM MY UNIT?

YES. A wide variety of business uses are "principally permitted," meaning that no special use permit is required. These range from certain industrial uses, characterized as lower in intensity, cleaner, and that will not generate excessive noise; as well as most office uses, R&D and more – as long as the business has relatively low demands for water consumption, will create minimal traffic and doesn't require much parking for employees or customers.

Other uses may be allowed with proper permits. Full details of any requirements will be outlined in the final CC&Rs.



WHAT IS THE CLASSIFICATION OF THE UNITS?

"Warehouses" or "Office Condos" - Zoned M1.

HOW MANY GARAGE CONDO UNITS WILL BE AVAILABLE?

150 Garage Condos are planned.

WHEN CAN I MAKE A RESERVATION FOR A GARAGE?

We are accepting reservation now. You may register your interest now via the Register page.

IS THE FACILITY SECURE?

Yes - The complex is being designed with CPTED (Crime Prevention Through Environmental Design) principles. We have a six-foot high fence surrounding the property with a pass through gate. Owners/tenants will be given privacy "code" for 24/7 access. There will be an overnight, onsite security person plus surveillance cameras operate around the clock to record suspicious activity.

WHAT ARE THE SIZES OF THE GARAGE CONDO UNITS?

These are spacious floor plans featuring 20' up to 26' ceilings plus a mezzanine level in each unit.

There are varying sizes: 15'x35', 20'x35', 30'x35' & 40'x35'.





CAN I LIVE I MY GARAGE CONDO?

No - These are commercial/industrial-zoned warehouses.

WILL I OWN MY GARAGE?

Yes - at closing, owners receive recorded deed to their condominium unit.

HOW DO I BUY A PRIVATE GARAGE?

You can reserve your garage with a \$5,000.00 deposit that will be held in escrow in your name.

A purchase agreement will be prepared based on the unit and specifications that you choose 30 days prior to ground breaking. At that time, a 20% down payment is needed to secure your unit.

WILL THERE BE A CONDO ASSOCIATION?

Yes - an Owners Association comprised of a small proportion of the garage condo owners chosen to represent the entire project will manage the condo community once the 50% of the units have been sold.



