## THE TRUST AT EAST LAKE

WHERE LUXURY, AFFORDABILITY, AND HIGH QUALITY LIVING COME TOGETHER



## 697 FAYETTEVILLE ROAD ATLANTA, GA 30316 NOW PRE-SELLING!

#### **STARTING AT \$155,000**

**40 NEW CONSTRUCTION TOWNHOMES** 

600 SQUARE FOOT 1 BEDROOM/1 BATH UNITS

1,100 SQUARE FOOT 2 BEDROOM/2.5 BATH UNITS

1,500 SQUARE FOOT 3 BEDROOM/2.5 BATH UNITS

LOCATED LESS THAN A MILE FROM THE EAST LAKE FAMILY YMCA, CHARLIE YATES GOLF COURSE AND PUBLIX SUPER MARKET



The Trust at East Lake is a carefully curated development focused on a commitment to excellence in craftsmanship, service, and community. This newly constructed development features 40 PERMANENTLY AFFORDABLE TOWNHOMES.

To ensure long-term affordability in the East Lake neighborhood, we are offering these homes through the community land trust model.

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# CAN'T FIND AN AFFORDABLE HOME TO BUY?

Limited housing supply and a very competitive housing market are squeezing lowand moderate-income families out of homeownership. Neighborhoods once considered affordable have fewer and fewer affordable options. Here's a unique homeownership opportunity for those at or below 80% or 120% of area median household income.

FAMILY SIZE	<b>INCOME @ 80% AMI</b>	<b>INCOME @ 120% AMI</b>
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1 Person	\$54,000	\$81,000
2 People	\$61,700	\$92,600
3 People	\$69,400	\$104,200
4 People	\$77,100	\$115,700

### How does a **Community Land Trust** work?



Community land trusts use various sources of capital to acquire/develop homes in a geographic focus area.

Funding sources include: Foundations Public entities (federal, state, and local) Financial institutions

Private donors

A new income-qualified resident buys and owns their house outright, but the CLT retains ownership of the land.

The homeowner leases the land beneath the house from the CLT, which maintains permanent affordability. As long as the homeowner stays in the house, they are building equity.

Residents have the opportunity to serve on the CLT board of directors

When they are ready to sell, the CLT sets a price that allows them to earn a portion of the equity while maintaining an afforable price.

The new resident is still able to buy a home at a price that's been kept affordable, and agrees to the same requirements around the resale.

63% of CLT homebuyers go on to buy a market rate home, using the equity they gained by being a CLT homeowner.

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