

Blaze Capital Partners Acquires 180-Unit Active Adult Rental Community in Duluth, GA

The Charleston-based rental housing investment firm makes second investment in active adult rental housing; continues to grow portfolio throughout Metro Atlanta

Atlanta (November 16, 2022) – Blaze Capital Partners (“Blaze”) announced today the acquisition of Annabelle on Main, a 180-unit, 55-plus multifamily community in the northwest Atlanta submarket of Duluth. This acquisition comes on the heels of last month’s purchase of Hardy Springs, a 55-plus community in the Paulding County submarket of Atlanta. Blaze now owns eight Georgia properties across the rental housing spectrum, including multifamily, build-for-rent, and active adult communities. Annabelle on Main is Blaze’s second active adult community and third Atlanta investment in the last 30 days.

“Atlanta continues to be a target market for us with great long-term drivers in place especially for the 55+ cohort ,” said Chris Riley, co-founder and managing partner of Blaze. “Duluth is an ideal city for those looking to retire but not slow down, and Annabelle on Main provides a top-notch community with strong potential for offering residents a truly unique lifestyle without the burdens of homeownership.”

Completed in August 2021, Annabelle on Main is built on a 4.6-acre site and consists of spacious one- and two-bedroom apartments ranging in size from 724 to 1,260 square feet. Each luxurious unit features spacious walk-in closets, vinyl plank flooring, granite countertops, in-unit washers and dryers, garden soaking tubs and spa-inspired stand-up showers. Community amenities include a resort-style swimming pool, fitness center and yoga studio, movie theater, arts and crafts studio, dog park and a massage and meditation zen room. Annabelle on Main offers residents extensive programming to help them lead an active and maintenance-free lifestyle.

Conveniently located in the heart of Duluth, an affluent, community-oriented suburb of Atlanta, Annabelle on Main is only four miles from downtown Suwanee and less than 30 miles from Downtown Atlanta. The property is integrated into a mixed-use center, which is anchored by a Lidl and Sprouts, and offers a mix of retailers, service providers and restaurants just steps away from residents’ front doors. Annabelle on Main is located directly off of Peachtree Industrial Boulevard, one of Gwinnett County’s primary local thoroughfares, and is just a few miles from I-85, which provides easy access to the I-285 Loop.

“As the baby boomer generation reaches retirement age and wishes to downsize, the demand for active, lifestyle-focused communities like Annabelle on Main continues to grow,” said Eddy O’Brien, co-founder and managing partner at Blaze. “With a strategy rooted in long-term demographic and fundamental trends, Blaze remains bullish on the 55+ rental sector across a variety of community formats. We look forward to delivering an exciting, maintenance-free lifestyle to residents of Annabelle on Main and expanding our portfolio with similar assets throughout key southeastern markets.”

Blaze has continued to grow its rental housing portfolio significantly throughout the Sunbelt. By year’s end, Blaze is on track to reach approximately \$900 million in total transaction volume, marked by heavy

disposition activity in the first half of the year followed by opportunistic investments in the second half of 2022 across active adult, conventional multifamily, build-for-rent single-family and multifamily conversion properties.

###

About Blaze Capital Partners

Blaze Capital Partners is a rental housing investment and development firm driven by a simple but unusual mission: Creating homes for how people live and how they want to live. With a human-first approach fueled by demographic and psychographic research, Blaze owns and operates exceptional communities in high-growth markets throughout the Sunbelt. Headquartered in Charleston, South Carolina, Blaze offers a full suite of investment services, ranging from research and acquisitions to development and asset management. With a current portfolio across the Southeast, Blaze has transacted on approximately \$2 billion in gross asset value since 2016, with an active investment pipeline of acquisition and development opportunities across the rental housing spectrum. To learn more about Blaze, visit www.blazecapitalpartners.com.