

THE FLATS

Student Living Perfected

Dear Parents:

The impact of the COVID-19 virus has been significant. This is undoubtedly a most unusual and challenging time for Universities and students, as they learn to practice social distancing and on line learning. Yet, as many parents are well aware, the in-person college experience is an important one. It's a time when young adults get to experience living independently of their parents, and transition into becoming self-sufficient, productive members of society. It's a time of making life-long friends, connections and learning about themselves. It's a time of trying new things, expanding their views on the world, and becoming the people they want and are meant to be. In response to these new challenges, *The Flats at Atlantic Station* management staff has been evaluating the new health and safety as well as technical needs of our residents, as well as our overall management preparedness for the benefit of all students that make *The Flats* their home.

Our goal at *The Flats* is to continue to provide students with a great place to experience living away from home, and ensure that we are on top of all current health and safety standards. What sets us apart from other student living communities? First, and probably most important, is that *The Flats* was purpose built with lower density than other student housing communities. Our property consists of only 86 apartments (281 bedrooms), spread among 4 floors, each with wide, open air breezeways and multiple stairwell entrances and exits, as an option to using the elevator. Every floor has private individual study rooms for those who wish to have the added benefit of a study space in addition to their apartment. We also offer on-site computers and wireless printing capability, so that students do not have to leave the property for printing needs. The open, rooftop venue offers spectacular views of midtown and downtown Atlanta, and provides a safe outdoor space where residents can grill out and still practice safe distancing. Each resident has their own private bedroom with in-suite bathroom allowing for maximum privacy and separation from roommates. While located near all public transportation outlets including the Atlantic Station shuttle and Marta, *The Flats* offers **free parking** in our ample garage, behind controlled access gates, so that residents can avoid mass transit and use their own car. *The Flats* also is walkable to the Georgia Tech campus and steps away from the Stinger Shuttle bus stop, so that while having a car on campus is an option, is not necessary.

While some classes will return to in person instruction on campus this Fall, we are aware that there will be an increased need for fast, reliable internet to manage the shift to a larger number of online only classes, which we expect to be the norm for some time. We are in the process of upgrading to Gigabit internet service, at no extra cost to our students, which will provide more than enough additional bandwidth to accommodate the increased need for teleconferencing and online courses beginning in August.

Lastly, during these challenging times, it is important to know that *The Flats* is professionally managed by a highly experienced, long tenured, local management company. JMG Realty, Inc., an Institute for Real Estate Management® Accredited Management Organization®, one of only 560 firms nationwide to hold this elite designation, manages a portfolio of approximately 25,000 units located throughout the

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Southwest, Midwest, Southeast, and Northeast. What this means to you, parents, is that we are capable of and committed to giving your students the safest and most supportive college experience possible, and as things change around us, we will react and adapt appropriately. We have new cleaning and disinfecting protocol in place for all common areas, elevators, study rooms, etc., and are committed to ensuring the safety of your children while at The Flats. We are also offering for the first time “limited occupancy” apartments, wherein there will always be an empty bed space for maximum private square footage. Please inquire by calling 404-347-3528 as these apartments are on a first come, first serve basis. Thank you and we appreciate that you have entrusted your student’s on campus college experience to us.



Patrick Baumer, CPM®
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