

THE FLATS

Student Living Perfected

Dear Parents,

The impact of the COVID-19 virus has been significant. This is undoubtedly the most challenging time we've seen for Universities, students and families of students across the nation. In response to these new challenges, *The Flats at Atlantic Station* management and staff are continually evaluating the health and safety needs, technical needs and management preparedness for the benefit of all students that make *The Flats* their home so they can rest assured they have chosen the right place to live.

Our goal at *The Flats* is to continue to provide students with a great place to live out their college experience, and ensuring we are on top of current health safety needs. What sets us apart from other student living communities? First, and probably most important, is that we are set up to be less dense than other communities. Our property consists of only 86 apartments, 281 bedrooms, spread among 4 floors with wide, open air breezeways and multiple stairwell entrances and exits, as an option to using the elevator. 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 options, *The Flats* offers **Free Gated, Garage Parking** giving students the opportunity to remain in control of their transportation without the added expense of monthly parking fees. The Flats is walkable to the Georgia Tech campus and steps away from the Stinger Shuttle bus stop and MARTA. In addition, every floor has private individual study rooms for those who wish to have the added benefit of a separate study space.

We have upgraded to Gigabit internet service, at no extra cost to our students, which provides more than enough bandwidth to accommodate the increased need for teleconferencing and online courses.

Lastly, during these challenging times, it is important to know that *The Flats* is professionally managed by 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 Southwest, Midwest, Southeast, and Northeast. JMG Realty, Inc. is comprised of 600 on-site professionals as well as 60 corporate and divisional employees and has a long history of managing purpose-built student housing communities in major markets throughout the country. We have managed *The Flats at Atlantic Station* since July of 2014 and our student housing team includes veterans in property management as well as former on-site community assistants that have risen through the ranks. We are highly committed and strive to provide the best possible experience for all of our student residents, as well as their parents, for however long you call *The Flats* home.

Beth Mangum

Director of Student Housing

JMG Realty, Inc.