



**HUDSON
CAPITAL
PROPERTIES**

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FOR IMMEDIATE RELEASE

Hudson Capital Properties Sells Preserve at Dunwoody in Atlanta, GA for \$43 Million

April 15, 2019 – New York – Hudson Capital Properties (HCP), a multifamily real estate investment and development firm focused on value-added acquisitions in Southeastern US, today announced the \$43 million sale of Preserve at Dunwoody in Sandy Springs, GA to Magnolia Capital. The announcement was made by Robert B. Cohen, II, Chief Investment Officer of HCP.

Built in 1984, Preserve at Dunwoody is a garden-style apartment community situated in the Sandy Springs section of Atlanta, GA, just minutes from the Chattahoochee River and Chattahoochee Nature Preserve, as well as I-285 and GA-400. There are an array of fine dining and sophisticated shopping options nearby at Perimeter Mall and North Point Mall as well as eclectic antique shopping in historic Roswell. The stylish one- and two-bedroom apartment homes feature sunrooms, oversized walk-in closets, full-size washer/dryer connections and private balconies or patios with serene lake views. Amenities at the property including two resort-style pools with a sundeck, a Wi-Fi Internet cafe, a gated entrance and a health club.

HCP targets assets that deliver immediate value through improved cash flow by seeking properties valued at or below their replacement cost, with attractive stabilized yields, and have further potential to add value through capital improvements. The firm and its principals invest considerable equity capital into its transactions and takes a true owner-operator's view of the strategy and timeline for each investment. HCP's target markets have high barriers-to-entry and supply constraints with regard to properties located in established neighborhoods, CBDs and in educational and medical centers, and are often in state capitals. HCP is an expert at sourcing deals, frequently transacting with capital constrained sellers that have completed some phases of value add, and with sponsor groups seeking early exit following a quick uptick in value.

CBRE's Kevin Geiger acted on behalf of Magnolia Capital in the sale transaction.

About Hudson Capital Partners

Founded in 2009, Hudson Capital Properties (HCP) is a multifamily real estate investment and development company. Through its affiliated companies, Hudson Capital acquires, owns, and operates a portfolio of multifamily properties in the Southeastern United States that currently comprises over 6,500 units, and is currently constructing more than 500 apartment units just outside of Manhattan. Led by industry leaders James S. Cohen, Frank Huttle III and Robert B. Cohen II, the HCP team has developed a track record of value creation through the acquisition, development, and management of multifamily properties. With in-house expertise in development, construction, asset management and finance, HCP has proven its ability to source opportunities, close transactions quickly and efficiently manage and perform large scale improvements on its properties.

