



FOR IMMEDIATE RELEASE

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The Reynolds on Peachtree Now Offering FHA Approved Financing

Developer Reports a Spike in Sales for the In-Town Condominiums

Priced from the \$150s

ATLANTA, GA –The Reynolds, located on Peachtree Street at the confluence of the Midtown Mile and SoNo, is one of few Atlanta condominiums approved for FHA financing. The Reynolds is a stylish residence with 70% of the homes sold and occupied. New buyers can enjoy the added benefit of eligibility for insured Federal Housing Administration loans which can provide up to 97% financing at mortgage rates lower than conventional financing. In addition, FHA insured loans have more flexible underwriting requirements enabling a homebuyer to qualify for a loan of up to \$346,250 even with an imperfect credit rating. “In this difficult credit environment the ability to get 97% financing at a rate lower than conventional financing is a tremendous asset and advantage to buyers at The Reynolds,” said Mark Riley, Managing Partner, Urban Realty Partners, developers of The Reynolds.

“In fact, we are pleased to report that during December and January we have closed on six homes at The Reynolds and have an additional three homes under contract,” added Riley. We see this activity as a very positive upward trend especially considering that there were only 66 closings in the entire Atlanta condominium market for the second half of 2008 according to analyst David Haddow,” said Riley.

The Reynolds offers one bedroom homes value priced from the \$150s, and two bedroom homes starting at \$264,900 which are a perfect choice for first time homebuyers or empty nesters, or those just looking for a new in-town lifestyle. Architecturally, The Reynolds is inspired by Atlanta’s historic buildings and complements this classic Atlanta neighborhood. The Reynolds includes only 130 condominium homes, as well as street-level shops and restaurants. The classic façade and limited number of homes make The Reynolds a distinctive contrast to the surrounding mega structures which include hundreds of homes per building.

“With only 130 homes in total, some 70% sold, and FHA financing available, The Reynolds is simply one of the best values in Atlanta for those seeking a comfortable condominium home in one of the city’s most desirable boutique buildings,” added Riley.

The Sales Center at The Reynolds is located in the building and offers complimentary parking in the garage on Linden Street. It is open seven days a week by appointment. For more information please call 404.817.9565 or visit online at www.reynoldspeachtree.com.

More About The Reynolds

Located at the northeast corner of Peachtree and Linden Avenue at 565 Peachtree Street, The Reynolds is within the in-town SoNo district and at the southern end of the Midtown Mile, Midtown’s retail and entertainment district. It is comfortably adjacent to the historic North Avenue Presbyterian Church and across the street from the Bank of America Tower and Emory’s Crawford Long Hospital. Within sight of the historic Fox Theatre, it offers residents countless restaurants, shops, and cultural attractions, all located within footsteps rather than miles.

The homes of The Reynolds offer unparalleled classical elegance and detail, such as ten and eleven foot ceilings and crafted millwork, in a surrounding of modern amenities. Homes range from 780 square feet to 1480 square feet and offer one and two bedroom floor plans, many with a den or office option. Each home features a custom style open kitchen with stainless steel appliances and gas cooking available, rich natural-wood cabinetry and stone countertops. In addition, there are hardwood floors in the living areas, spacious master suites, and master baths with garden tubs with separate showers and detailed tile work.

For today’s lifestyle each home is pre-wired for high-speed Internet access. And to capture the natural light each home has a large, private balcony and abundant, maintenance-free windows. Additional amenities include: 24-Hour Concierge service, an expansive, private lobby, covered and assigned parking in a secure six-level parking deck, an elegant outdoor swimming pool located on the seventh floor patio, a fitness center with cardio and weight training, and an owners’ lounge and clubroom. In addition, The Reynolds is home to *Dogwood* a new fine dining restaurant that is the creation of noted Atlanta Chef Shane Touhy and restaurateur Scott Black. The elegantly casual restaurant serves an inspired selection of American cuisine with southern touches for lunch and dinner.

For more information about home ownership at The Reynolds please call: 404. 817-9565 or visit online at www.reynoldspeachtree.com.

About Urban Realty Partners

Urban Realty Partners, an Atlanta-based development firm, is committed to creating well-planned urban developments that enhance neighborhoods while providing exceptional places to live, work, and shop. Founded by Mark Riley in 2000, the company subscribes to principles of new urbanism and sustainable and LEED Certified development. Current projects include the Reynolds, in the SoNo area of Midtown/Downtown; Oakland Park which is silver LEED Certified, and Capital Gateway, in the revitalizing Memorial Drive Corridor; The Brookwood, Atlanta's first high rise condominium being built to LEED Certification standards. The Brookwood is located on Peachtree Road adjacent to the historic neighborhoods of Brookwood Hills and Ardmore Park. Urban Realty Partners is also the developer of Puritan Mill, in West Midtown. For more information about Urban Realty Partners visit www.urbanrealtypartners.net.

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