

Welcome Home to Atlanta

YOU'RE TURNING THE PAGE. STARTING A NEW CHAPTER.
Getting to know your new city. To help you along the way, KNOWAtlanta has compiled some of the most important details you need about the metro area, from how far your dollar will go to the companies that have relocated here to the many places you'll want to check out during well-deserved weekend outings. Before you know it, you'll feel like Atlanta has always been home. So...welcome. We're happy you're here.

Moving to Atlanta Checklist



Two Months Before

There's a lot of work that goes into coordinating an organized move, and it's smart to get a head start on planning long before the moving truck arrives at your door. Here's our step-by-step guide to streamline your move to Atlanta.

KNOWAtlanta Real Estate Services

If you're looking to purchase or sell a home, you should start the search four to six months before your move. At KNOWAtlanta Real Estate Services, we can provide you with access to the most up-to-date properties for sale in the Greater Atlanta area.

knowatlantarealestate.com
(678) 831-2854

Research your options for moving or truck rental companies. Get on-site, written estimates and references from multiple companies — for moving and storage, if necessary.

Take inventory of everything in your home, room by room. Decide what you'd like to get rid of and determine what's worth keeping, and make a list of all of the items you plan to take with you.

Start a binder of all paperwork, estimates and receipts related to your move. These costs can later be taken as tax credits and deductions.

Collect necessary records from your child's school and your pet's veterinarian, as well as family medical, dental and legal documents and keep them organized together.

Six Weeks Before

Schedule a moving date or reserve a truck if you're moving yourself.

Complete a change of address with your local post office, or do it online at usps.gov.

Start packing seasonal clothing and any other items not in immediate use.

Use up or give away food and supplies that can't be moved, like frozen or perishable foods and cleaning supplies.

Host a garage or moving sale for the items you decide not to keep, and give away leftovers to charitable organizations.

Four Weeks Before

Send your new address to friends and family members.

Notify important parties of your move and provide your new address, including your bank, your employer's HR department, magazines and subscription services, credit card, insurance and utility companies.

Schedule disconnection of services at your current home and reconnection at your new house, including phone, cable and internet.

Contact insurance companies to obtain moving coverage and to transfer policies to your new home.

Research new medical professionals for you and your family, including family doctors, dentists and veterinarians.



2-3 Weeks Before

- Don't leave it in the landfill.** Research how you can recycle old electronics, plastics, metals and anything else you won't be bringing with you that won't naturally decompose.
- Transfer your automobile registration and driver's license** if you're moving out of state.
- Create a folder** of important information about your house for the next homeowner. Be sure to include your new address so that future residents can forward any mail.

1 Week Before

- Confirm dates and time of packing and moving** if you're using a mover. If you're moving yourself, confirm moving truck arrangements.
- Confirm travel arrangements** and pack a travel kit for you and your family members with whatever you need, including cash, credit cards, travel documents, medications, etc. Don't forget activities and toys for the kids!

1 Day Before

- Finalize all packing.** Double-check that all closets, garage, attic and basement are cleared.
- Complete a house check.** Defrost the freezer, drain the water hose, disconnect and prepare any major appliances you're planning to move.
- Pack a "First Open/Load Last" box.** Include items you'll need on the first day in your new home.
- Confirm hotel** or temporary accommodations, if needed.
- Arrange** for childcare and pet services.

Moving Day

- Verify the moving truck that shows up is the one you hired.** The USDOT number on the side of the truck should match the number on the estimate/confirmation paperwork. Scams can happen!
- Sign the bill of lading/inventory list** before the movers leave, making sure to check boxes and note any missing items or damage. Keep a copy in a safe place.
- Be on hand** for movers to answer questions and show where furniture and boxes should go.
- Be prepared** to pay the mover and have cash on hand to tip workers.

PLANNING A MOVE?

Save money on your natural gas with SCANA Energy. Schedule your new service up to 90 days in advance by calling 1-866-353-7835 or visit SCANAENERGY.COM.



Where Business is Big

26 Fortune 1000 Companies Call Atlanta Home

Atlanta's reputation as one of the nation's most business-friendly cities keeps the metro area on the short list for start-ups and Fortune 500 and 1000 companies. From its early beginnings as a railroad terminus in 1837, Atlanta quickly expanded. Just two decades later it became the hub for four railroads, as well as a major manufacturing center.



Today, the state's capitol is home to 16 Fortune 500 and 11 Fortune 1000 companies. Topping the list of Atlanta's home-grown Fortune 500 firms are The Home Depot, the world's largest home improvement specialty store, and UPS, a global company and world leader in specialized transportation, logistics and package delivery. The Coca-Cola Company, the world's best-known soft drink company, is also listed among the nation's top Fortune 500 companies.

Atlanta continues to draw top business names such as State Farm, NCR, Pandora, IHG, Porsche Cars North America and Mercedes-Benz, all of which have established headquarters in the metro area.

Through various incentives, including the state's low corporate tax structure, favorable employment climate and right-to-work status, metro Atlanta is an enticing destination for businesses looking to expand or relocate.



Atlanta Fortune 500 Companies

COMPANY	RANK
The Home Depot	27
UPS	41
Delta Air Lines	69
The Coca-Cola Company	100
The Southern Company	131
Genuine Parts Company	169
WestRock	190
SunTrust Banks Inc.	304
PulteGroup Inc.	312
AGCO Corporation	335
Veritiv	347
Asbury Automotive Group Inc.	439
NCR Corporation	465
Intercontinental Exchange	469
HD Supply Holdings Inc.	479
Graphic Packaging Holding Co.	480

Georgia Fortune 500 Companies

COMPANY	RANK
AFLAC Incorporated	137
Mohawk Industries Inc.	315

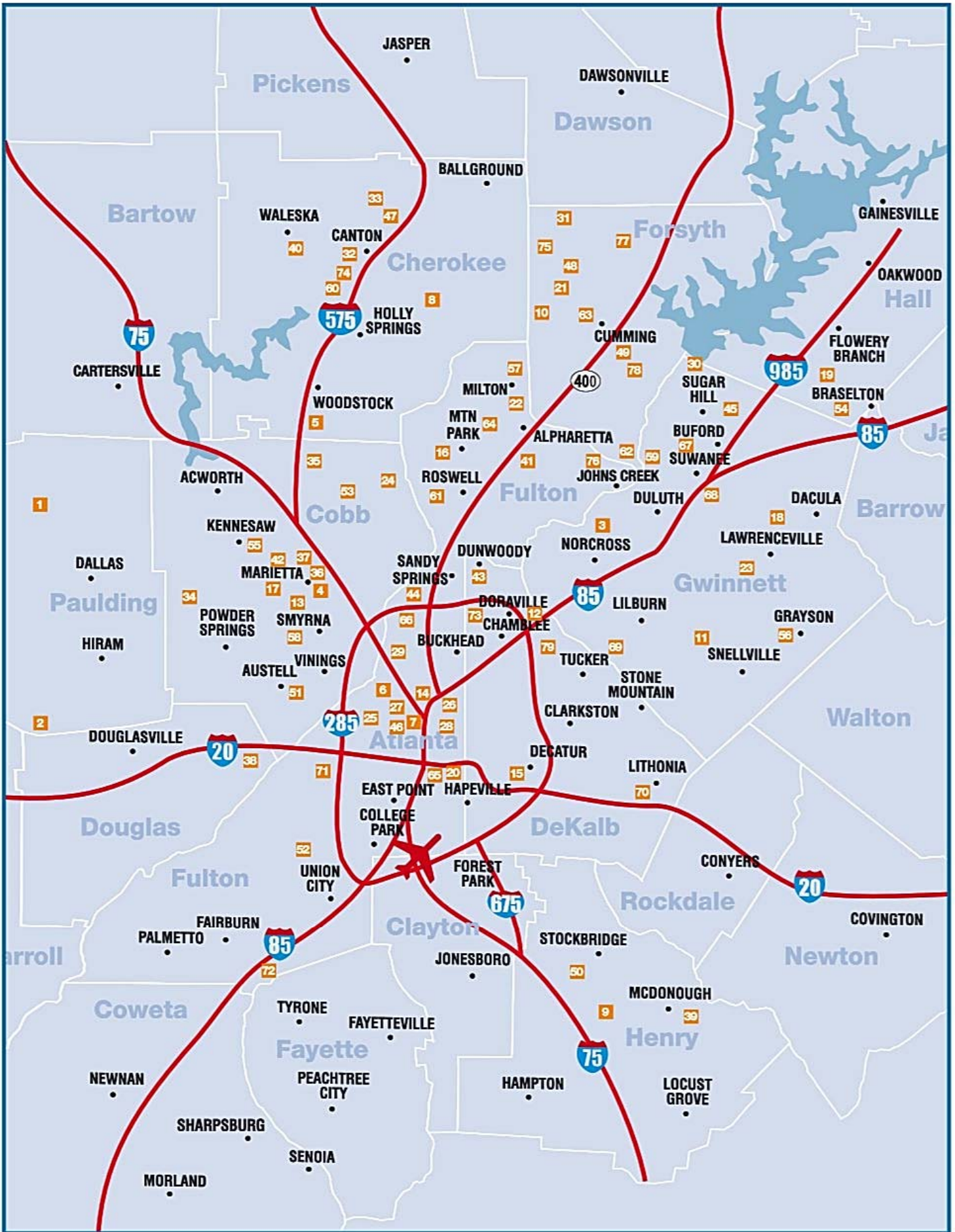
Atlanta Fortune 1000 Companies

COMPANY	RANK
Aaron's Inc.	647
Acuity Brands Inc.	665
Carter's Inc.	689
Equifax Inc.	696
Global Payments Inc.	703
Blue Linx Holdings	786
GMS	852
FleetCor Technologies	872
SiteOne Landscape Supply	955
Beazer Homes	956

Georgia Fortune 1000 Companies

COMPANY	RANK
Total Systems	626
Flowers	633

Source: Metro Atlanta Chamber 2019



The Counties of Metro Atlanta

The Atlanta region is one of the most unique metropolitan areas in the country thanks in large part to the fact that it is comprised of so many flourishing counties. In fact, according to the Atlanta Regional Commission, by 2040, the 20-county Atlanta region will be home to more than eight million people. The counties those individuals choose to call home are as distinctive as the people themselves, as each one has its own personality and remarkable features. In the pages that follow, KNOWAtlanta will

introduce you to more than a dozen of the most sought-after and highly populated counties in today's metro Atlanta area. You'll learn everything from proximity to the city, basic facts and test scores to the major cities and neighborhoods located within each county. Consider it your primer for getting to know Atlanta and the various communities that you'll want to consider when you choose to relocate to the area. All of the information you need is right here at your fingertips.



Atlanta by the Numbers

Facts About the City

71 STREETS

with the name "Peachtree."

400 BUILDINGS

survived Gen. William T. Sherman's burning of Atlanta during the Civil War. Atlanta is the only city in North America destroyed as an act of war.

1,023 FEET

make up the 55-story Bank of America Plaza, the tallest building in Atlanta and ninth tallest in the U.S.

85 INCORPORATED CITIES

make up metro Atlanta.

37 SKYSCRAPERS

more than 400 feet tall call the Atlanta skyline home.

10 MILLION GALLONS

of marine and fresh water hold aquatic creatures in the Georgia Aquarium.

43 OUNCES

of locally mined gold sits atop the Georgia State Capitol.

64 MILES

make up the Interstate 285 perimeter.

5.9 MILLION PEOPLE

live in the Atlanta area.

104.2 MILLION PASSENGERS

passed through Hartsfield-Jackson Atlanta International Airport in 2018.

23 YEARS

ago Atlanta hosted the Centennial Olympic Games.

1.9 BILLION COCA-COLA BEVERAGES

are served daily around the world.

500-plus NAMES

were considered when an NFL team moved to Atlanta 52 years ago. A teacher came up with the "falcons" mascot name.

83,000 SEATS

make up the new Atlanta Falcons Mercedes-Benz Stadium.

66 COLLEGES

and universities are located in the Atlanta region.

32,082 STUDENTS

attend downtown Atlanta's Georgia State University, the second largest in the state.

113,000 TREES

have been planted by Trees Atlanta, a nonprofit dedicated to preserving the city's greenspaces.

189 ACRES

make up Piedmont Park.

\$672 MILLION

went into building SunTrust Park, the Atlanta Braves' new Cobb County baseball stadium, where the team played its first game April 13, 2017.



Atlanta Experiences

Welcome to Atlanta, a city known for its distinctive mix of urban and Southern charms. With its fast-paced lifestyle in the heart of Midtown and Downtown and the comforts of traditional neighborhoods within its lively suburbs, Atlanta is a study in cultural, scenic and historic contrasts, and it isn't only your new address, it's also home to enriching cultural attractions, historic buildings and neighborhoods, corporate giants such as The Coca-Cola Company and The Home Depot, professional sports teams, five-star dining options and the world's largest aquarium.

One of the many ways to experience all that metro Atlanta has to offer is to spend some time at the city's many museums, parks, public squares and other venues. When you find yourself with some down time, be sure to check out all that this area has to offer.

On the following pages, KNOWAtlanta presents a small sampling of the city's hot spots, in addition to the area's most popular museums, theaters and centers.

Major Attractions

Georgia Aquarium

georgiaaquarium.org
The world's largest fish tank, the Georgia Aquarium is home to tens of thousands of animals representing 500 species of freshwater and marine life.

High Museum of Art

high.org
The museum encompasses

European and American paintings, sculptures, decorative arts and photography, plus a special exhibition area for children.

The World of Coca-Cola

worldofcoca-cola.com
Explore the complete story — past, present and future — of the world's best-known brand at the 92,000-square-foot World of Coca-Cola. Discover fascinating exhibits,

an eye-popping collection of memorabilia and a vault that contains the secret recipe.

The Fox Theatre

foxtheatre.org
This grand 1929 movie theater was built to simulate a Moorish palace and hosts touring artists, Broadway shows and a summer movie series.

Atlanta Botanical Garden

atlantabotanicalgarden.org
A green urban oasis in the city with 15 acres of gardens, the Atlanta Botanical Garden hosts art exhibitions, concerts, classes and workshops throughout the year.

Zoo Atlanta

zooatlanta.org
Spend a day visiting adorable panda twins Mei Lun and Mei Huan, a joey, lions, zebras, elephants and gorillas in their natural habitats. Then ride the Zoo Express Train and test your rock climbing skills.

CNN Center

cnn.com/studiotour
Atlanta's news and entertainment center is the headquarters of

Turner and CNN's international broadcast studios and networks.

Fernbank Museum of Natural History

fernbankmuseum.org
Fernbank is one of the nation's foremost museums of natural history. Be sure to visit the museum's amazing four-story IMAX movie screen.

Carter Presidential Center

jimmycarterlibrary.org
The Carter Library and Museum offers a close-up look at the Georgia peanut farmer who became our nation's 39th president.

Martin Luther King Jr. Center for Nonviolent Social Change

thekingcenter.org
Tour Freedom Hall, Ebenezer Baptist Church, Dr. King's birth home and gravesite and view a film presentation and exhibit chronicling his life.

Center for Puppetry Arts

puppet.org
This internationally acclaimed organization offers performances for children and



The Fox Theatre



Stone Mountain Park

adults, as well as a hands-on museum.

College Football Hall of Fame

cfbhall.com

This interactive experience opened up to visitors in August 2016, just in time for college football season. Located in Downtown Atlanta, the 94,256-square-foot venue includes exhibit space and a 45-yard indoor football field.

National Center for Civil and Human Rights

civilandhumanrights.org

Atlanta is the new home of this 35,000-square-foot center, which connects the American Civil Rights Movement to today's Global Human Rights Movements.

Chick-fil-A Support Center

tours.chick-fil-a.com

Take a backstage tour of Chick-fil-A's headquarters, including a guided walking experience and a visit to the onsite museum, S. Truett Cathy's office, the Kitchen, The Nest training center, the gift shop and more.

Atlanta Sports

Atlanta Braves

braves.mlb.com

Often considered the oldest continuously playing team in major North American sports, the Atlanta Braves call SunTrustPark in Cobb County their home.

Atlanta Blaze

atlantablaze.com

Major League Lacrosse's Atlanta Blaze is an expansion team that was announced in August 2015. The 23-man roster practices and plays at Fifth Third Bank Stadium at Kennesaw State University in Cobb County.

Atlanta Falcons

atlantafalcons.com

"Rise Up" and support Atlanta's NFL team, the Atlanta Falcons, which now calls the brand new Mercedes-Benz Stadium home. The \$1.5 billion stadium hosted Super Bowl LIII in 2019.

Atlanta Gladiators

atlantagladiators.com

Metro Atlanta's minor league ice hockey team heats up the ice at the Infinite Energy Arena in Duluth.

Atlanta Hawks

nba.com/hawks

The Atlanta Hawks, an NBA team established in 1968, plays its home games at the 21,000-seat State Farm Arena in Downtown Atlanta.

Atlanta United F.C.

atlutd.com

MLS Cup Champions Atlanta United FC play to packed houses at Mercedes-Benz Stadium in Downtown Atlanta.

The Great Outdoors

Stone Mountain Park

stonemountainpark.com

In addition to hiking the park's granite monolith, visitors can ride bikes, golf and camp. The park also hosts various festivals throughout the year.

Six Flags Over Georgia

sixflags.com/overgeorgia

A roller-coaster lover's theme park with more than 100 rides, shows and a water park.

Lake Lanier Islands

lanierislands.com

From stunning suites and lakehouses to rustic campsites and villas, spend time fishing, riding horses, playing golf or just relaxing by the water — all on the shores of beautiful Lake Lanier.

Kennesaw Mountain National Battlefield Park

nps.gov/kemo

Climb Kennesaw Mountain and relive this pivotal engagement in the Civil War Battle of Atlanta.

Georgia State Parks & Historic Sites

gastateparks.org

The state park system is comprised of 63 parks and historic sites, with many close enough to serve as easy day trips from the Atlanta area. All parks require a \$5 parking fee and historic sites have a fee range of \$2 to \$12 per person. ■



Georgia Aquarium



Atlanta United F.C.



High Museum of Art

Hartsfield-Jackson Atlanta International Airport Your Gateway to the World



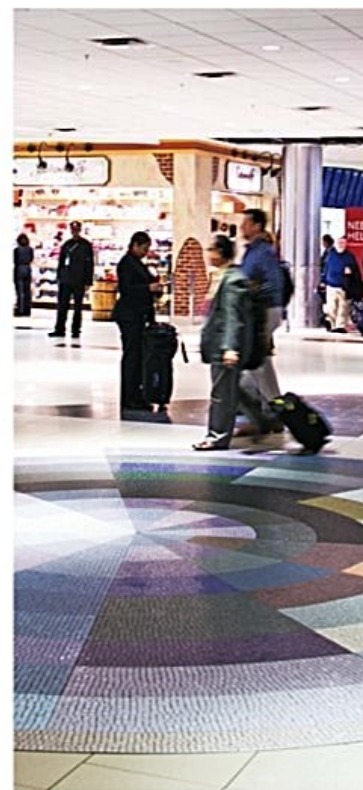
One of the area's greatest assets is Hartsfield-Jackson Atlanta International Airport — the world's busiest and most efficient airport and the largest employer in Georgia. More than 275,000 passengers fly through Atlanta each day, and it was the world's first airport to hit 100 million passengers in a year in 2015, directly impacting metro Atlanta's economy by \$32.5 billion and the state by \$68.3 billion. It was also recently named the No. 1 U.S. airport by TripAdvisor.

"Hartsfield-Jackson is a key part of what makes Atlanta the leading city in the Southeast," says former Atlanta Mayor Kasim Reed. "Our airport is a global transport and economic center that will see continued growth in the next several years as we secure new business opportunities, as well as new developments near the airport like Porsche's new North American headquarters and on-site test track.

"As we work to start new international routes to destinations not already available

from Atlanta, we'll also stimulate new international air cargo and passenger growth. Atlanta is already a diverse city with tens of thousands of people from all over the world choosing to live here, and this growth in our international transportation will strengthen our connections with cities and countries around the world, which will strengthen our city's culture in turn."

In addition to being the global headquarters for Delta Air Lines, Hartsfield-Jackson's Maynard H. Jackson Jr. International Terminal, which opened in 2012, is the Southeast's gateway to the world. The \$1.4-billion, 1.2 million-square-foot terminal includes eight security checkpoints and five recheck lanes for domestic connecting passengers, exclusive retailers and restaurants — and for a small fee, passengers can seek refuge in the airport lounge. The international terminal has also been awarded gold LEED status, and numerous art installations line the terminal's hallways, making it a welcoming site for visitors. ■



AIRPORT LOGISTICS

To access the domestic terminal **by car**, follow Interstates 85 or 285 and exit onto a network of roads that lead to the North and South Domestic Terminals, baggage claim and airport parking.

The airport is the final stop on **MARTA**'s Gold and Red lines. The airport MARTA station is connected to the domestic terminal and offers a Delta curbside check-in station.

Hartsfield-Jackson includes a domestic and an international building — housing seven concourses (T, A, B, C, D, E and F). Travelers can then access the concourses and gates via **The Plane Train**, a speedy underground train that travels a 3.5-mile track.



Each month, millions of travelers fly in and out of Hartsfield-Jackson. Check out the most recent monthly passenger stats from April 2018:

DELTA AIR LINES -
6.7 million passengers

SOUTHWEST AIRLINES -
889,510 passengers

AMERICAN AIRLINES -
233,016 passengers



HARTSFIELD-JACKSON AT A GLANCE

- 63,000+ employees
- 2,700+ average daily flights
- 75+ international destinations in 50+ countries with nonstop service
- 80 percent of U.S. population within 2-hour flight of Atlanta
- 263 total concessions
- 33,350 parking spaces
- 275,000 daily passengers
- 5 runways
- 3 terminals
- 7 concourses
- 40 international gates
- 27 domestic security lanes
- 167 domestic gates
- 104.2 million passengers in 2018
- 895,502 flights in 2018

How Atlanta Stacks Up

With affordable housing and a low cost of living, Atlantans get more while spending less. To understand why more than 5 million people call metro Atlanta home, see below how it surpasses other major cities in almost every way that counts.

More for Your Money

Save money on everything from movie tickets to a box of cereal with a move to Atlanta, one of America's most affordable cities. This bustling metropolis offers world-class entertainment, shopping, sports and dining at a fraction of the cost of other cities. As your living expenses decline, relish your newfound access to the finer things — whether it be an Atlanta Braves game at SunTrust Park or a Broadway play at The Fox Theatre.



\$50,000 Salary in Atlanta Equals

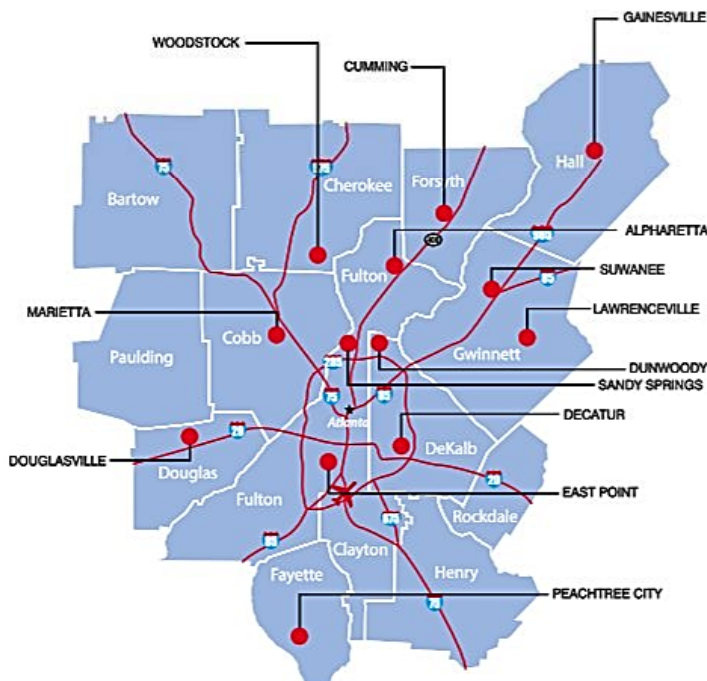


2019 Median Sold Home Price

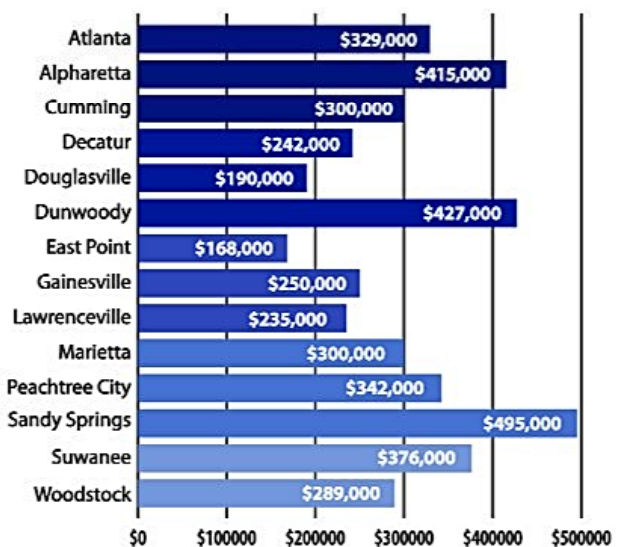


How Metro Atlanta Cities Stack Up

Metro Atlanta includes more than 50 cities. Compare some of these communities by median home prices, median household income, population and growth with the data below.



2019 Median Sold Home Prices



Source: Realtor.com

\$50,000 Salary in Atlanta Equals



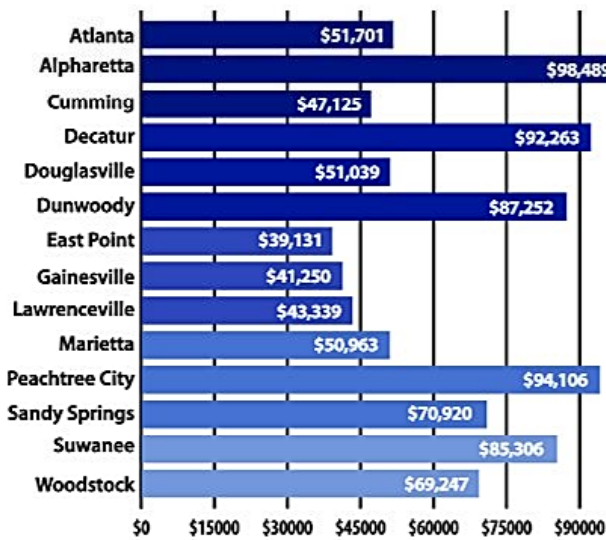
Apartment Rent (2 Bedrooms)



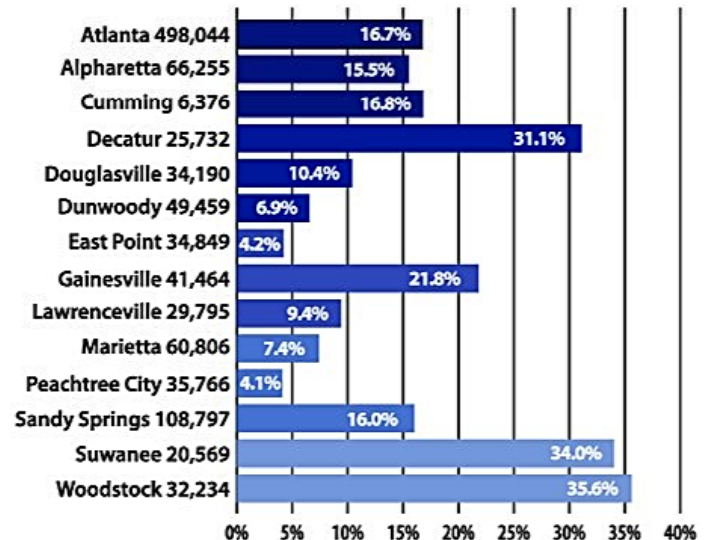
Average Cost of Monthly Parking



Median Household Income



Population Growth (2010-2018)



Source: U.S. Census Bureau

Getting Around Atlanta

Metro Atlanta Highways

Navigating the metro area via its numerous roadways can be a bit challenging. But it's completely doable when you know which highways and interstates are which and where they go. Here are the fundamentals.

Interstate 75

I-75 runs northwest to southeast straight through the City of Atlanta and traverses north into Tennessee and south into Florida.

Interstate 85

I-85 runs northeast to southwest and converges with I-75 to form the Downtown Connector. It traverses east into South Carolina and west into Alabama.

Interstate 20

I-20 is a major artery running east to west through the City of Atlanta. It also traverses the state into South Carolina on the east and Alabama on the west.

Interstate 285

Often referred to as "The Perimeter," this interstate highway loop encircles Atlanta and connects I-75, I-85 and I-20 to the city.

Georgia State Route 400

This former toll road known as GA 400 runs north to south through the north-central suburbs of Atlanta; it is concurrent with U.S. Route 19 from Exit 4 up through its ending point near Dahlonega in the North Georgia Mountains.

Interstate 675

This 11-mile-long auxiliary highway runs through the southeast part of the metro Atlanta area connecting Stockbridge on the south end to I-285 on the north end.

Interstate 575

A 30-mile interstate highway spur route, I-575 branches off of I-75 in Kennesaw and traverses up through the northwestern suburbs and into the North Georgia Mountains.

Local Transit

MARTA: Metropolitan Atlanta Rapid Transit Authority

MARTA is the dominant public transportation system in metro Atlanta with about 500,000 riders every weekday. Buses run from 5 a.m. to 1 a.m. Monday through Friday and from 5 a.m. to 12:30 a.m. weekends and holidays. Times may vary on individual routes. The train operates from 4:45 a.m. to 1 a.m. weekdays and from 5 a.m. to 12:30 a.m. weekends and holidays. MARTA provides ADA-Compliant Paratransit Service to eligible persons with disabilities. Bus/rail fee is \$2.50 one way including transfers. MARTA schedule & route information: (404) 848-5000 or ismarta.com

Georgia Regional Transportation Authority

The GRTA leads Georgia's effort to set clear expectations for the performance of the state's transportation network. (404) 463-3000, grta.org

Corporate Transportation

Casey Corporate Transportation is a specialist in corporate travel with 24-hour local, nationwide and airport service, corporate discounts and group rates. Wi-Fi equipped. (866) 688-5720

Carpools

Find a carpool, sponsored by the Atlanta Regional Commission, at ridefind.com or call 1-87-RIDEFIND.

Public Routes

Search online for public transportation, maps and directions at publicroutes.com

Cobb Community Transit

Bus service throughout Cobb County connects to MARTA via Midtown train stations and various MARTA bus stations. (770) 528-1600 cobbdot.org

Gwinnett County Transit

Monday through Saturday local bus service, plus Express Routes to Downtown Atlanta. (770) 822-8000, gctransit.com

Flying

Hartsfield-Jackson Atlanta International Airport

Hartsfield-Jackson Atlanta International Airport is the city's major gateway to the skies, though private air fields and county airports do exist. atl.com

Location: Off I-85, 10 miles south of the city.

Parking

DOMESTIC

Park-Ride \$3/hr; \$10/day

Economy: \$3/hr; \$14/day

Daily: \$3/hr; \$19/day

Hourly:

\$3/hr - 1st and 2nd hour

\$4/hr - 3rd - 6th hour

\$36/day after 6 hours

\$36/day each additional day

INTERNATIONAL

Hourly:

\$3/hr - 1st and 2nd hour

\$4/hr - 3rd - 6th hour

\$36/day after 6 hours

\$36/day each additional day

PARK-RIDE:

\$3/hour

\$14/day maximum



10 Reasons to Consider the Atlanta Real Estate Market

By Joel Strimban, Managing Broker, KNOWAtlanta Real Estate Services

The greater metro Atlanta area has a booming economy, low unemployment, a diverse and highly educated workforce and an influx of young professionals. It also is one of America's fastest growing cities. Already among the nation's 10 most populous metro areas, its population is projected to climb even higher in the next few years. With that in mind, it's important to look at Atlanta through the lens of relocation and consider some of the overwhelming reasons to consider making a move to the metro area. Here, we'll take a look at 10 of those reasons and how they may affect your home buying decision-making process in the Atlanta residential market for the rest of 2019 and throughout 2020.

1. Atlanta is the fourth fastest growing city in the nation. More than 660,000 people moved to Atlanta between 2010 to 2018.
2. Atlanta is home to 26 Fortune 1000 companies; sixteen of those businesses are members of the Fortune 500 list, including The Home Depot, UPS, Coca-Cola and Delta Air Lines. These companies cover a wide range of industries, from healthcare to film to technology, giving Atlanta's economy stability in the event of any industry-specific downturn.
3. The U.S. Bureau of Economic Analysis places Atlanta's GDP at \$385 billion, putting it among the top 10 U.S. economies and the top 20 worldwide.
4. Benjamin C. Ayers, Dean of the Terry College of Business at the University of

Georgia, predicts job growth in all of Georgia's 14 metropolitan areas and in all of the state's major industries.

5. Georgia will benefit from several reliable sources of growth, including an impressive economic development team, favorable demographic trends, more homebuilding and real estate development, higher defense spending, continuing fiscal stimulus from recent tax cuts and faster productivity growth, according to Ayers.

6. Growth will slow as consistent with the overall U.S. economic growth forecast, yet Atlanta's employment growth will see 68,900 more jobs in 2019.

7. According to the director of the Economic Forecasting Center at Georgia State University, most of the state's 68,900 new jobs in 2019 will be in the metro Atlanta area.

8. The Metro Atlanta Chamber of Commerce has identified financial technology, mobility and Internet of Things (IoT), health information technology, cybersecurity, B2B software, smart grid technology and film/digital media/entertainment tech as key growth segments.

9. Based on the current demand for housing, the Atlanta housing market still favors sellers in 2019. There is, however, a shift occurring and, in the very near future, as home prices continue to moderate and inventory levels increase, the Atlanta real estate scene could become more "buyer friendly" over the coming months.

10. According to Zillow, the median home value in Atlanta was around \$259,100 during the summer of 2019—a more than an eight percent gain from the same period a year earlier. Nationwide, the average gain was 5.4 percent. ■



"Fall" in Love with Metro Atlanta's 55+ Communities



By Lindsay Field Penticuff

After basking in the sun this summer—and oftentimes trying to figure out how to escape the Southern heat and humidity—autumn in metro Atlanta can be quite refreshing. It is a beautiful time of year to enjoy what the area has to offer. That's especially true for the area's active adult communities and what they have in store for residents, which may

include guided nature hikes along beautiful paths that line clear creeks, pickleball on a specially designed court at an activities center or even planting a fall garden with neighbors and friends who may come to visit. On the following pages, learn more about several local active adult communities that offer an array of amenities that are perfect to enjoy this season.

Public School Spotlight

Metro Atlanta is fortunate to be replete with exceptional public schools, which can be found throughout the area's county-wide and city-specific systems. These award-winning school systems focus not only on fostering academic success, but also on allowing students to flourish both inside and outside of the classroom. A great way to learn more about them is to peruse their websites, which are listed below. And for more information, including SAT and Georgia Milestones scores, visit [KNOWAtlanta Magazine's](#) county pages beginning on page 118.

COUNTY SCHOOLS

Bartow

bartow.k12.ga.us

Did you know? For the fifth consecutive year, the Bartow County School System was recognized for excellence in farm-to-school initiatives, taking home a Platinum-level Golden Radish Award.

Cherokee

cherokeek12.net

Did you know? In 2019, five Cherokee County School District teachers earned international certification for excellence in effective use of educational technology in the classroom.

Clayton

clayton.k12.ga.us

Did you know? The district was awarded a \$1.2 million Gates Curriculum Implementation Grant for Middle School Mathematics in 2019, which will support the creation and implementation of a replicable model to assist middle school teachers in their efforts to increase student achievement.

Cobb

cobbk12.org

Did you know? Cobb is home to 22 National Blue Ribbon Schools and 56 Georgia Schools of Excellence.

DeKalb

dekalbschoolsga.org

Did you know? DeKalb opened the doors to Ronald E. McNair Middle School in August 2019; the school features an open environment where students can engage socially and collaboratively, including group learning spaces, large windows and mobile furniture designed to facilitate discussion between teachers and students.

Douglas

douglas.k12.ga.us

Did you know? Douglas County schools showed major gains in many areas on the spring 2019 Georgia Milestones Assessment System (GMAS). Reading scores in grades 3-8 increased, and all grades 3-8 scored above the state average in English Language Arts (ELA). High school students made significant gains on End of Course (EOC) tests, with an increase in seven of the eight subjects that were tested.

Fayette

fcboe.org

Did you know? In addition to English, Fayette County has 40 different languages represented among its 2,267 students, with Hispanic, Chinese and Japanese leading the list.

Forsyth

forsyth.k12.ga.us

Did you know? In addition to having the highest CCRPI score, highest county graduation rate and highest ACT score in metro Atlanta and among large districts, Forsyth County Schools also has the highest SAT score in Georgia.

Fulton

fultonschools.org

Did you know? AdvancEd, an organization that accredits primary and secondary schools throughout the United States and internationally, has certified Banneker High School's STEM (Science, Technology, Engineering, Math) program.

Gwinnett

gwinnett.k12.ga.us

Did you know? Five Gwinnett County schools earned grants from the Bosch Community Fund for their unique STEM projects: Central Gwinnett High School, Jackson Elementary School, Mill Creek High School, Osborne Middle School and Paul Duke STEM High School received a combined total of more than \$49,000.

Hall

hallco.org

Did you know? The Hall County School District received the Georgia School Boards Association's (GSBA) 2019 Exemplary School Board recognition.

Henry

henry.k12.ga.us

Did you know? Three Henry County elementary schools were recognized by the Georgia Department of Education with the Title 1 High-Progress Award: Hickory Flat, Mt. Carmel and Rocky Creek.

Paulding

paulding.k12.ga.us

Did you know? The Paulding County School District was named a first-time recipient of the Georgia Department of Education's Literacy for Learning, Living and Leading in Georgia (L4GA) Grant.

Rockdale

rockdaleschools.org

Did you know? For more than nine consecutive years, Rockdale County Public Schools (RCPS) high schools—Heritage and Rockdale County—were named 2019 Advanced Placement (AP) Honor Schools by State School Superintendent Richard Woods.

CITY SCHOOLS

Atlanta Public Schools

atlantapublicschools.us

Did you know? In 2019, Atlanta Public Schools reached its highest rates of proficiency on the Georgia Milestones since the Georgia Department of Education first implemented the program.

Buford City Schools

bufordcityschools.org

Did you know? In 2019, Buford City Schools was ranked number one for the safest school district in Georgia by Niche, an online data research site.

Cartersville City Schools

cartersvilleschools.org

Did you know? Cartersville City Schools ranked number 10 out of 183 school districts according to Niche's 2020 Best School Districts in Georgia.

City Schools of Decatur

csdecatur.net

Did you know? City Schools of Decatur is a charter system, which means that the district has a charter, or contract, with the State of Georgia to increase student achievement.

Gainesville City Schools

gcssk12.net

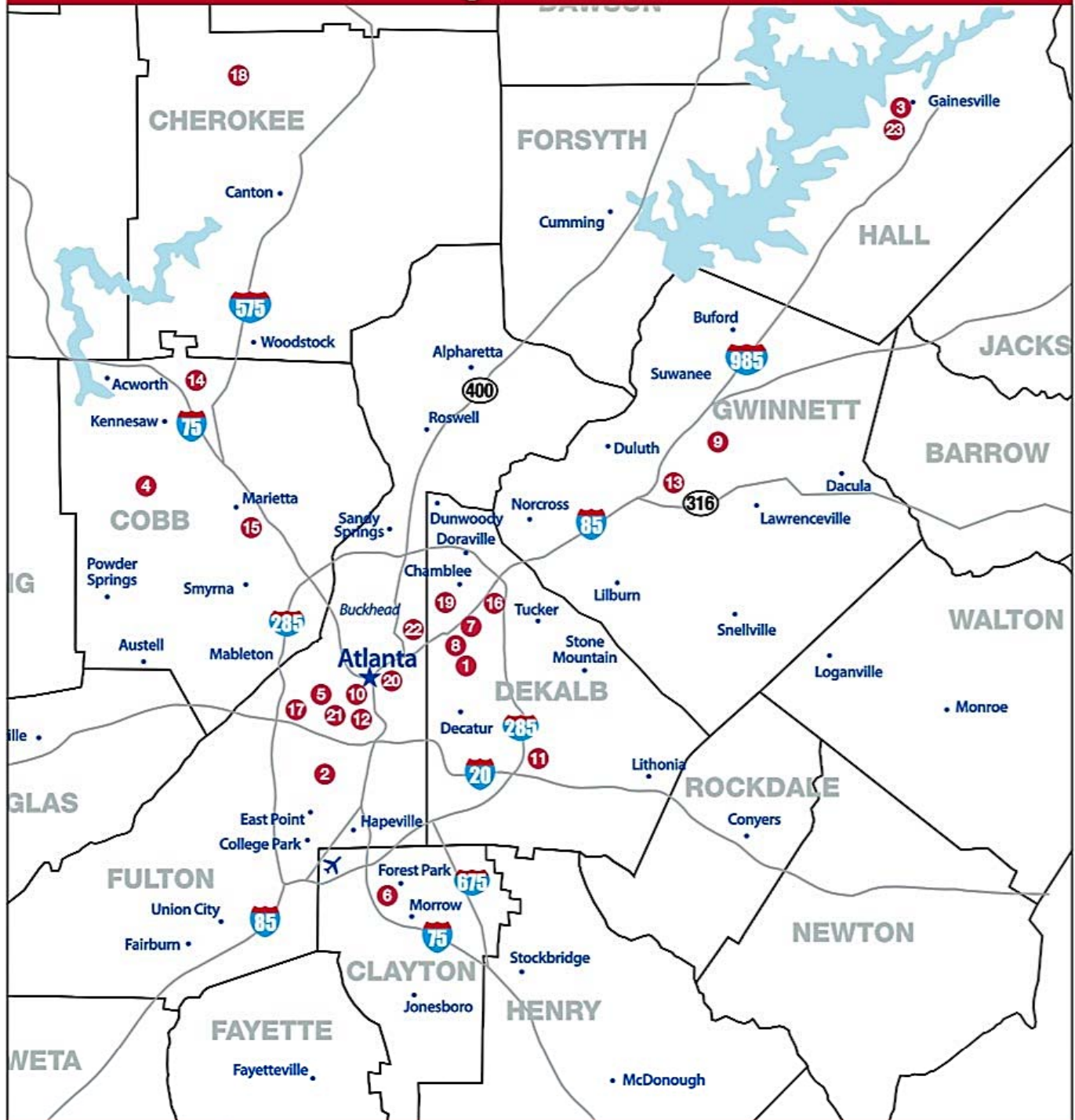
Did you know? The Georgia School Boards Association (GSBA) recognized the Gainesville City Board of Education as a 2019 Quality School Board.

Marietta City Schools

marietta-city.org

Did you know? MCS is ranked nationally as among the Top 10 U.S. School Districts in Digital Technology.

Metro Atlanta's Colleges & Universities



- | | | |
|------------------------------------|--|--------------------------------------|
| 1. Agnes Scott College | 9. Georgia Gwinnett College | 17. Morehouse College |
| 2. Atlanta Technical College | 10. Georgia Institute of Technology | 18. Reinhardt University |
| 3. Brenau University | 11. Georgia Piedmont Technical College | 19. Oglethorpe University |
| 4. Chattahoochee Technical College | 12. Georgia State University | 20. Savannah College of Art & Design |
| 5. Clark Atlanta University | 13. Gwinnett Technical College | 21. Spelman College |
| 6. Clayton State University | 14. Kennesaw State University | 22. UGA Terry College of Business |
| 7. DeVry University | 15. Life University | 23. University of North Georgia |
| 8. Emory University | 16. Mercer University | |

CHOOSING A REAL ESTATE PROFESSIONAL

When selecting a real estate professional, you want someone who has a thorough understanding and can provide accurate information on neighborhoods, schools, and communities.

You want someone who can anticipate problems before they occur and offer solutions based on previous results.

The right agent will understand the complexities of the ever changing real estate market and be able to communicate to you crucial market data.



Buying a home involves a significant amount of money and can be emotional; it is important you find someone you like and trust. You must have confidence in knowing your real estate agent understands your concerns and objectives.

Only after we fully understand your position, can we then focus on the areas of importance and meet your objectives.

In addition to finding homes that meet your wants and needs, we have the resources to assist you in finance, insurance, and other related service professionals, such as home inspectors, pest control companies and movers.

WHY DO YOU NEED A REALTOR?

A Realtor brings a wealth of knowledge and experience to the business of buying a home. In fact, a licensed real estate professional provides much more than the service of helping you find the home of your dreams. Realtors are not just sales agents. They are expert negotiators, seasoned financial advisors, and superb navigators around the local neighborhood. They are members of the National Association of Realtors (NAR) and must abide by a Code of Ethics and Standards of Practice enforced by the NAR. A professional Realtor is your best resource when beginning your search for your new home.



The services you receive will vary depending on your agency relationship. It is important you know the agent's ethical and legal responsibilities that exist when working as a buyer's agent and as a seller's agent.

A BUYER'S AGENT

A Buyer's Agent acts solely on behalf of the buyer and owes duties to the buyer, which include the utmost good faith, loyalty, and fidelity. The agent will negotiate on behalf of, and act as an advocate for the buyer. The buyer is legally responsible for the actions of the agent when that agent is acting within the scope of the agency. The agent must disclose to sellers all adverse material facts concerning the buyer's financial ability to perform the terms of the transaction and whether the buyer intends to occupy the property. A separate written buyer's agreement is required which sets forth the duties and obligations of the parties.

A SELLER'S AGENT

A Seller's Agent acts solely on behalf of the seller and owes duties to the seller, which include the utmost good faith, loyalty, and fidelity. The agent will negotiate on behalf of, and act as an advocate for the seller. The seller is legally responsible for the actions of the agent when that agent is acting within the scope of the agency. The agent must disclose to buyers or tenants all adverse material facts about the property known by the broker. A separate written listing agreement is required which sets forth the duties and obligations of the parties.

WHAT IS THE BUYER'S AGENCY AGREEMENT?

Entering into a Buyer's Agency Agreement has countless advantages and no disadvantages. When you sign a Buyer's agency agreement, you are simply agreeing to "hire" a personal representative who, by law, must represent your best interests to the best of his/her ability.

All of this personal service is available at absolutely **NO COST TO YOU!** The Seller's Agent is responsible for paying your Buyer's Agent fee. As your Realtor, you get a professional devoted to protecting your needs to help you make one of the most important investment decisions of your life -- and you don't even have to pay the fee!



A GUIDE
TO SELLING
YOUR HOME



Results

Service Speed



About Kes



Deep Roots in Real Estate. Kes Stadler started his career in real estate at the age of 22 when he purchased his first home. Being an Associate broker with Atlanta Communities and having managed two Coldwell Banker offices, he has the knowledge and experience to help you with all your real estate needs as well as your friends and family.

Unique Experiences. Kes, his wife Andrea, and his three children live in Marieta. He is the third generation to graduate from Marietta High School and knows the local market. Some of Kes' favorite things to do include singing in church choir, singing with The Kingsmen of MBUMC, (acapella Mens ensemble) leading a Boy Scout troop, guiding young men and women, camping in the great outdoors as often as possible and working with the homeless at MUST ministries.



Kes, went out of the way to help me sell my home and purchase another home. He went the extra mile to send me details and great comps. Even after the sale he continued to help me. As a Real Estate Professional, I appreciated his honesty, integrity and expertise. I highly recommend him.

Steve and Michelle Rangler, 2016



Kes Stadler • 404-274-6705

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PUT OUR TEAM OF PROFESSIONALS TO WORK FOR YOU

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Insurance Agency	Licensed Appraiser	Interior & Exterior Painters
Heating /Air - New & Repair	Termite/Pest Control Comp.	Carpet & Flooring Sales
Hardwood Flooring Comp	Licensed Electrician	Siding & Stucco Repairs
Roofing- New & Repair	Licensed Plumber	Fences-Wood and Iron
Locksmith-ReKey & Install	Tile & Vinyl Siding Install	Storm Windows & Doors
Attic Insulation	New Windows	Lawn Care
Landscape Enhancements	Licensed Plumber	Sewer Lines – Septic Systems
Tree Removal Service	Stump Grinding Service	Surveying Company
Wood Blinds-Shutters	Accounting Services-CPA	Chimney Sweep & Caps
Roll off Debris Containers	Office Manager	Interior Decorator

