



## **STUDIO & ONE BEDROOM PROPERTIES**

**RATES EFFECTIVE: FALL 2025 - SUMMER 2026**

**\*\*\* ABSOLUTELY NO ANIMALS / NO SMOKING \*\*\***

**The rates are per bedroom, assuming all bedrooms are occupied.**

Please visit [www.northcuttrealty.com](http://www.northcuttrealty.com) to begin the leasing process.

Application Fee: \$100 per applicant

<b><u>STUDIO (ONE ROOM EFFICIENCY)</u></b>	<b><u>Rent</u></b>	<b><u>Leasing Fee</u></b>	<b><u>Security Deposit</u></b>
Dexter Arms - 257 S. Gay St *	\$515	\$275	\$340
Neill House - 237 S. Gay St *	\$515	\$275	\$340
Campus Studios Condominiums - 634 W Magnolia Ave	\$600	\$300	\$400
War Eagle - 311 W. Glenn Ave *			
Non-Renovated	\$450	\$250	\$300
Renovated	\$495	\$250	\$345

<b><u>ONE Bedroom / ONE Bathroom</u></b>	<b><u>Rent</u></b>	<b><u>Leasing Fee</u></b>	<b><u>Security Deposit</u></b>
Brown Villas - 375 Genelda Ave *#	\$1,100	\$400	\$800
Byrd I - 417 W Glenn Ave	\$600	\$300	\$400
Byrd II - 305 S. Gay St	\$600	\$300	\$400
Chalet - 215 S. Gay St *#	\$710	\$325	\$485
Cottage District - 310 E Thach Ave #	\$1,900	\$400	\$1,600
Crossland Downs - 1037 Stonegate Drive #	\$850	\$350	\$600
Garden Court - 266 S. Gay St *	\$550	\$300	\$350
Lenox - 350 Armstrong St	\$600	\$300	\$400
Magnolia Woods - 427 E. Magnolia Ave #	\$675	\$325	\$450
Oak Manor - 231 S. Gay St #	\$740	\$300	\$540
Peachtree - 507 W. Glenn Ave *#	\$680	\$300	\$480
The Plaza - 357 E. Thach Ave #	\$840	\$340	\$600
Raintree - E. Magnolia Ave	\$600	\$300	\$400
The Summit - 441 S Gay St #	\$925	\$400	\$625
Thunderbird I - 313 E Thach Ave #	\$675	\$300	\$475
Thunderbird II - 315 E Thach Ave *#	\$660	\$300	\$460
Tower Place Condominiums - 607 W Glenn Ave#	\$1,100	\$400	\$800

**\*\*\*PRICES QUOTED ARE FOR A MAXIMUM OF ONE TENANT PER BEDROOM\*\*\***

(\*) Indicates that the price for a particular property includes water, sewer and garbage.

(#) Indicates the this property includes a clothes washer and dryer in each unit

Rates are subject to change. Prices do not reflect 1.5% rental tax.

Application Fee, Deposit(s) and Leasing Fee(s) due upon signing of lease.



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Email: [info@northcuttrealty.com](mailto:info@northcuttrealty.com) Web: [www.northcuttrealty.com](http://www.northcuttrealty.com)

**No unit can be held until ALL parties have been approved, completed paperwork, and payments made.**