



SOUTHEAST CAPITAL PARTNERS, INC. ANNOUNCES THE PARK AT ASHFORD

Developer Converts Dunwoody Apartments Into Condominium Homes

ATLANTA (December 18, 2003) - Southeast Capital Partners, Inc., along with its partner Fletcher Bright Properties, has announced that it will convert The Colonnades apartment property in Dunwoody to a condominium development called The Park at Ashford. The conversion is set to begin in March 2004, with the scope of work covering all fronts, from site and building improvements to unit interiors.

The Park at Ashford will feature 180 one, two, and three-bedroom condominium homes ranging in price from under \$120,000 to \$170,000. The condominiums will have state-of-the-art new kitchens, including new cabinets and countertops, stainless steel appliances, track lighting, and new tile flooring and backsplashes. There will also be new bathrooms with updated features, including new vanity cabinets and counters, lighting, plumbing fixtures and floor tile. Additionally, the living rooms, dining rooms and bedrooms will all have new carpet, and there will be new floor tile in the entry foyers to each home. The improvements within each unit will also include new French doors to the patio/deck, new window blinds, painting, new heating and air conditioning systems, new water heaters, new electrical panels, as well as other improvements.

Site improvements include landscaping enhancements, a new pool house and resurfaced pool deck, clean-up of the lake area, signage, paving and automatic entrance gates at the front of the property. As for building exteriors, there will be upgraded decks and patios, new shutters, painting of all trim, doors and shutters, as well as new hardware and secured access to all buildings. Plans for the common areas include the addition of heating and air conditioning, painting, new lighting in the corridors, new tile entries and carpet throughout the corridor.

The Park at Ashford is located at 3650 Ashford-Dunwoody Road and features an 80-acre park, a YMCA, shopping and restaurants all within walking distance. The great location also provides a ten-minute commute to the Perimeter and Buckhead sub-markets. For more information, log onto www.secpartners.com.