



DOYLE
Sports Performance

Offering Memorandum

**HIRAM INDUSTRIAL/SPORTS FACILITY |
15,800 SF**



BULL REALTY
ASSET & OCCUPANCY SOLUTIONS

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DISCLAIMER & LIMITING CONDITIONS

HIRAM INDUSTRIAL/SPORTS FACILITY | 15,800 SF

Bull Realty has been retained as the exclusive listing broker to arrange the sale of the Subject Property.

This Offering Memorandum contains selected information pertaining to the Property but does not purport to be all-inclusive or to contain all of the information that a prospective purchaser may require. All financial projections are provided for general reference purposes only and are based upon assumptions relating to the general economy, competition and other factors, which therefore, are subject to material change or variation. Prospective purchasers may not rely upon the financial projections, as they are illustrative only. An opportunity to inspect the Property will be made available to qualified prospective purchasers.

In this Offering Memorandum, certain documents, including financial information, are described in summary form and do not purport to be complete or accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to review independently all documents.

This Offering Memorandum is subject to prior placement, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement, suitability or advice as to the value of the Property by Bull Realty Inc. or the current Owner/Seller. Each prospective purchaser is to rely upon its own investigation, evaluation and judgment as to the advisability of purchasing the Property described herein.

Owner/Seller expressly reserve the right, at its sole discretion, to reject any or all expressions of interest or offers and/or to terminate discussions with any party at any time with or without notice. Owner/Seller shall have no legal commitment or obligation to any purchaser reviewing this Offering Memorandum or making an offer on the Property unless a written agreement for the purchase of the Property has been fully executed, delivered and approved by the Owner/Seller and any conditions to the purchaser's obligations therein have been satisfied or waived. The Owner/Seller reserves the right to move forward with an acceptable offer prior to the call for offers deadline.

This Offering Memorandum may be used only by parties approved by the Broker. The Property is privately offered, and by accepting this Offering Memorandum, the party in possession hereof agrees (i) to return it if requested and (ii) that this Offering Memorandum and its contents are of a confidential nature and will be held and treated in the strictest confidence. No portion of this Offering Memorandum may be copied or otherwise reproduced or disclosed to anyone without the prior written authorization of Bull Realty, Inc. The terms and conditions set forth above apply to this Offering Memorandum in its entirety and all documents, disks and other information provided in connection therewith.

THE OFFERING

EXECUTIVE SUMMARY

HIRAM INDUSTRIAL/SPORTS FACILITY | 15,800 SF



OVERVIEW

This office/warehouse was most recently used as an NFL prep training facility and is offered with all the remaining equipment. The building is divided into a 10,000 SF warehouse area, 3,000 SF office area and a 2,800 SF mezzanine space.

It is currently configured with 6 offices, a conference room, men's and women's locker rooms, massage therapy room, break area, lounge, laundry room, a 90' x 50' turf field, 2,000 SF weight room and a 60 yard long turf-style running track. There is an outdoor all-purpose field (100 yd x 40 yd) with irrigation system.

Located in Sunny Industrial Park, the 3.46 acre site has the potential opportunity to be subdivided into a ± 1.46 acre parcel, including the building, without the 2 acre buildable site*. Surrounded by both industrial and retail properties, this location is suitable for a variety of uses.

*This subdivision is an estimation that would require a professional survey and county

HIGHLIGHTS

- 15,800 SF building includes: 3,000 SF of offices, 2,800 SF of mezzanine space and 10,000 SF of warehouse
- Versatile office, industrial or flex-space use
- Last used as an NFL prep training facility
- Includes offices, locker rooms, break room, laundry room and training center
- ± 3.46 acre site - ± 1.46 acres with building and ± 2 acre buildable site
- 21' ceiling heights in warehouse
- Two dock-high doors, one drive-in door
- Extremely clean and well-kept facility
- One block away from the Silver Comet Trail
- Near Hwy 92 & Jimmy Lee Smith Pkwy in Hiram, Paulding County
- Potential opportunity to lease at \$7/SF NNN - See agent

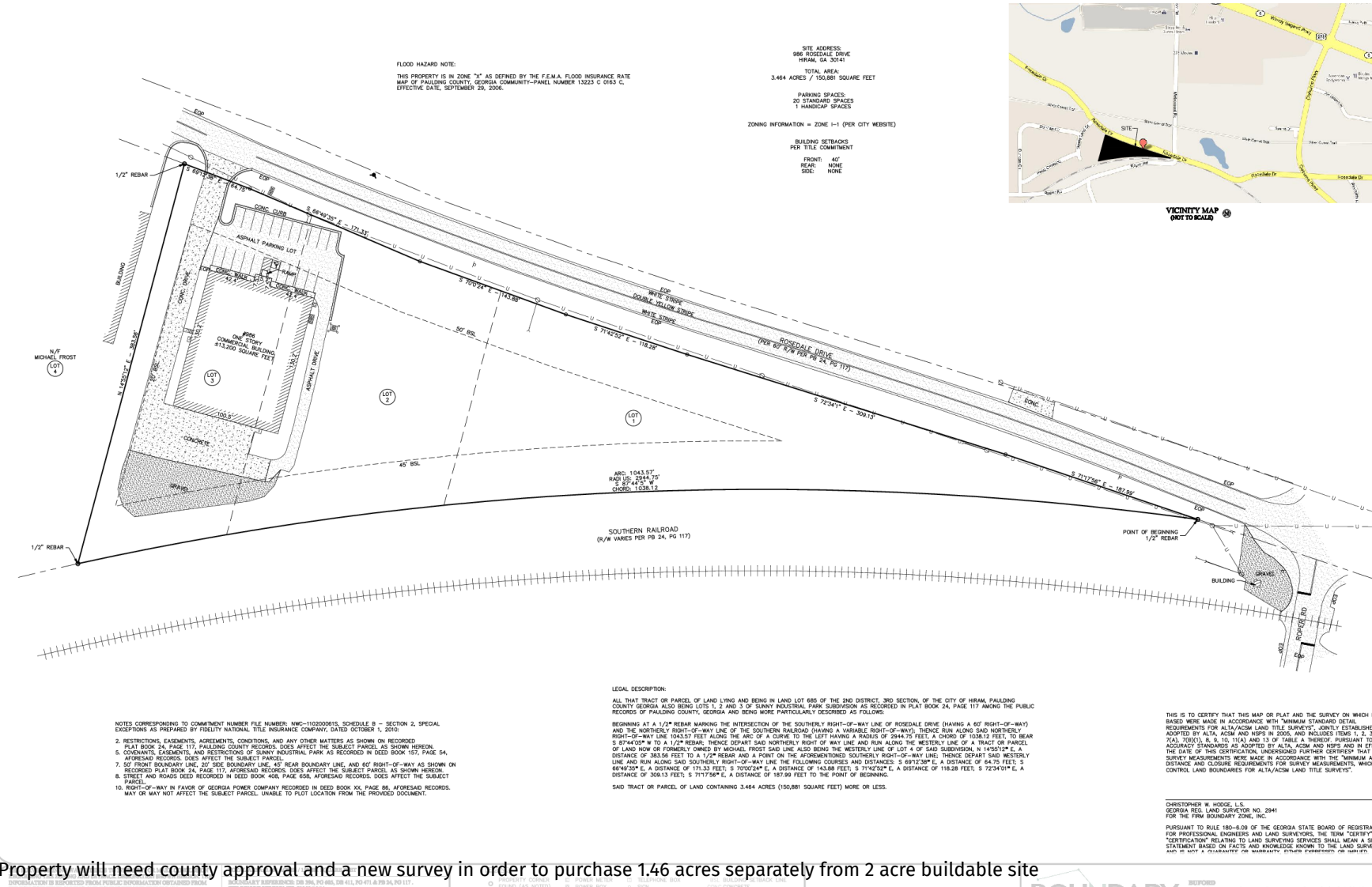
BUILDING AND LAND PRICE | \$1,025,000

PROPERTY INFORMATION

HIRAM INDUSTRIAL/SPORTS FACILITY | 15,800 SF

Property Address:	986 Rosedale Drive, Hiram, GA 30141
County:	Paulding
Total Available Space:	15,800 SF
Warehouse Space:	10,000 SF
Office Space:	3,000 SF
Mezzanine Space:	2,800 SF
Total Site Size:	3.46 Acres
Outparcel Size:	2.0 Acres
Zoning:	I1-100 (Industrial)
Year Built:	1996
Construction:	Metal with portico, brick and stucco facade
Number Of Stories:	1 story plus mezzanine office space
Ceiling Height:	21'
Dock High Doors:	2
Drive In Door:	1
Parking Spaces:	24
Roof:	Slightly pitched metal roof
1.46 Acre With Building Price:	\$900,000
2 Acre Buildable Site Price:	\$125,000
Total Sale Price:	\$1,025,000





NORTH
PRR PB 24, PG 117
SCALE: 1"=40'

NO.	REVISION	DATE
1	AS PER PLAT BOOK 24	10/1/10

ALTA / ACSM LAND TITLE SURVEY
PREPARED FOR: CHRESDOR BANK
FIDELITY NATIONAL TITLE INSURANCE COMPANY,
LANDCAST TITLE, LLC & DOWLE SPORTS PERFORMANCE, LLC
LAND LOT 685, 2ND DISTRICT, 3RD SECTION,
PAULDING COUNTY, GEORGIA - 05/17/2011

NOT VALID WITHOUT
ORIGINAL SIGNED

*Property will need county approval and a new survey in order to purchase 1.46 acres separately from 2 acre buildable site

WAREHOUSE PHOTOS

HIRAM INDUSTRIAL/SPORTS FACILITY | 15,800 SF



2,000 SF Weight Room with Equipment



90' x 50' Turf Field



Entry to Mezzanine



60 Yard Running Track

OFFICE PHOTOS

HIRAM INDUSTRIAL/SPORTS FACILITY | 15,800 SF



Reception



Entry Hallway



Office



Office

OFFICE PHOTOS

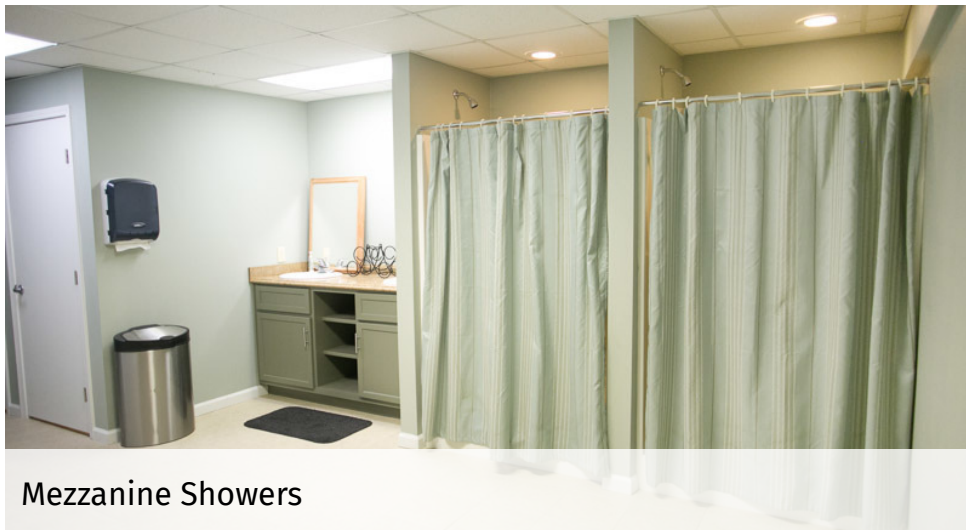
HIRAM INDUSTRIAL/SPORTS FACILITY | 15,800 SF



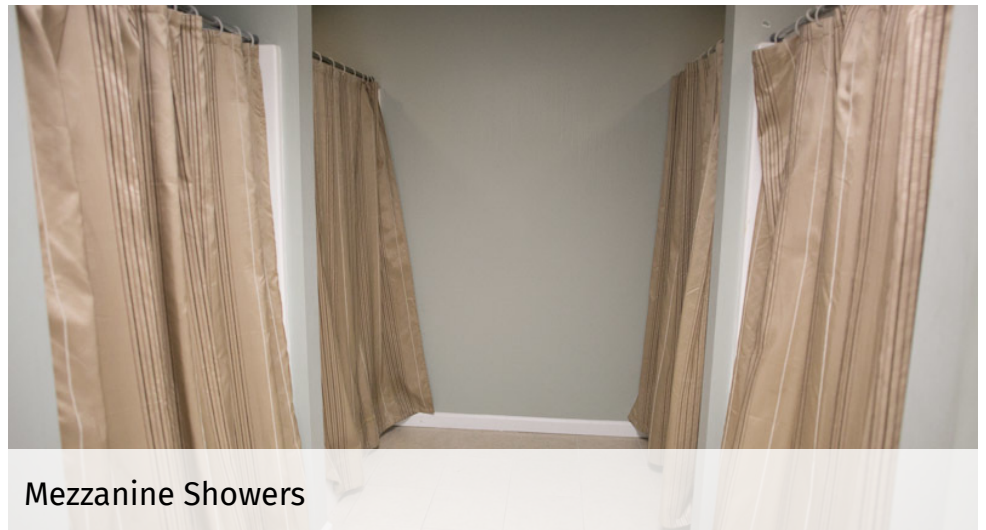
Office/Massage Room



Break Room



Mezzanine Showers



Mezzanine Showers

ADDITIONAL PHOTOS

HIRAM INDUSTRIAL/SPORTS FACILITY | 15,800 SF



Two Dock-High Doors, One Drive-In Door



Entrance



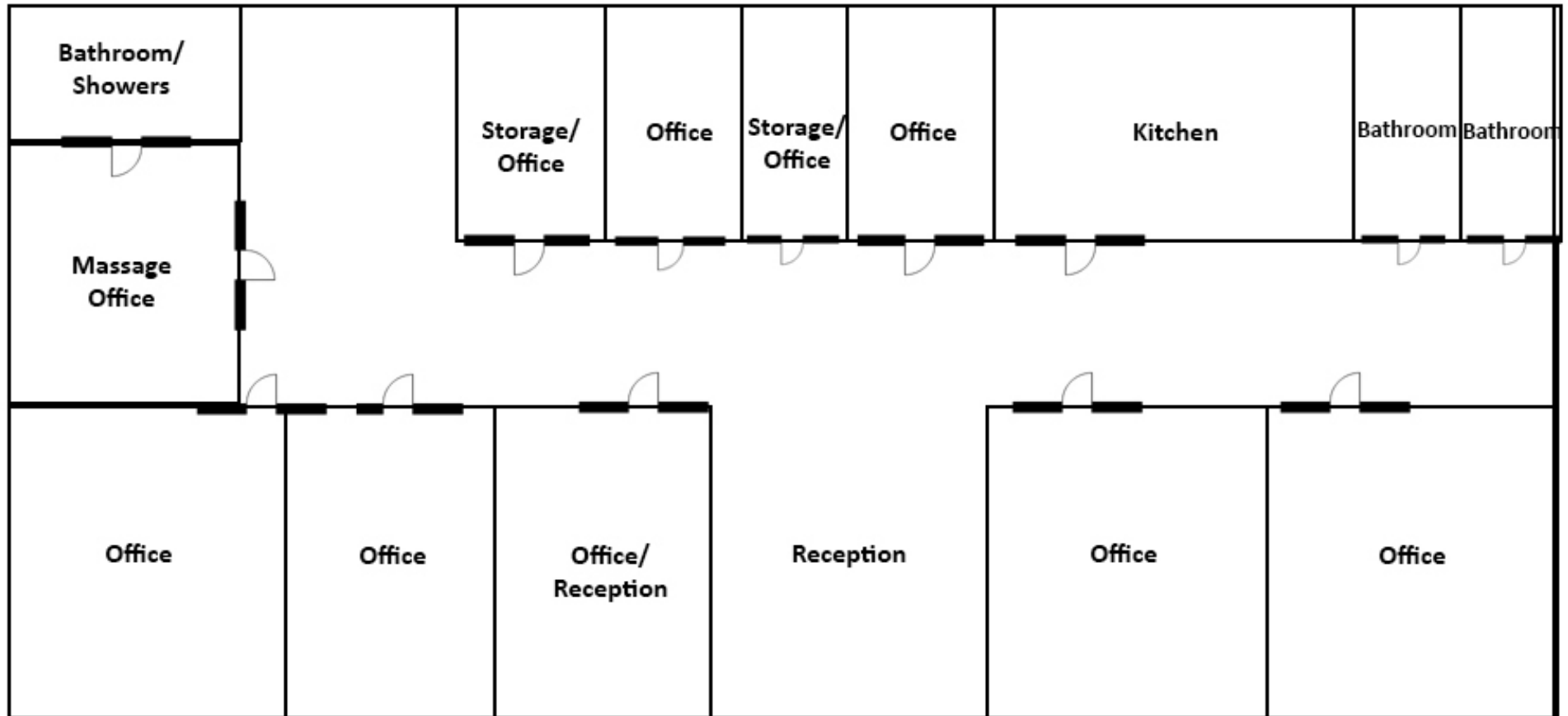
Mezzanine Conference Room



Laundry Room/ HVAC Closet

FLOOR PLANS

HIRAM INDUSTRIAL/SPORTS FACILITY | 15,800 SF



1

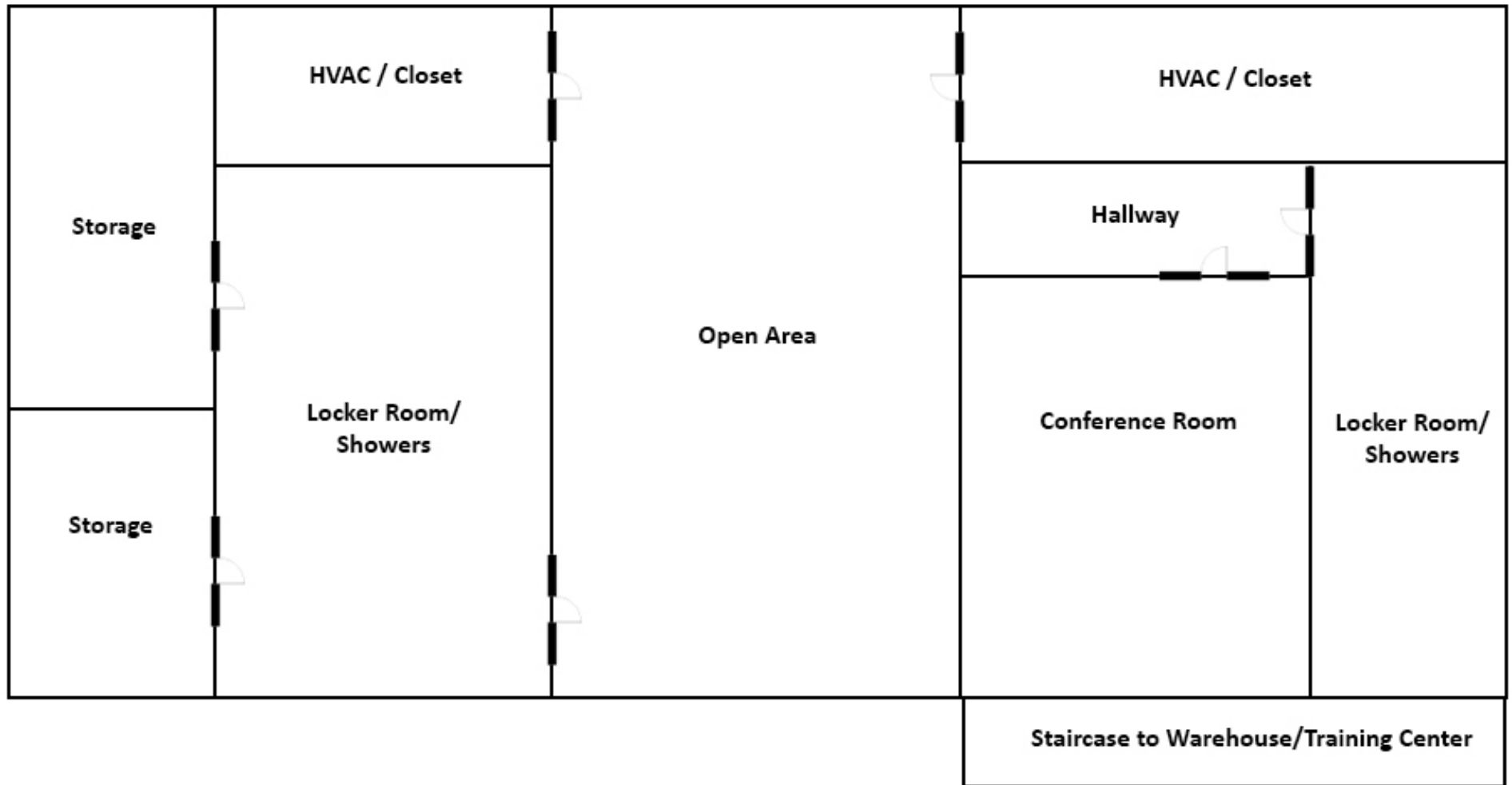
PRIMARY OFFICES, HEATED AND COOLED

3,000 SF

(NOT TO SCALE)

FLOOR PLANS

HIRAM INDUSTRIAL/SPORTS FACILITY | 15,800 SF



1

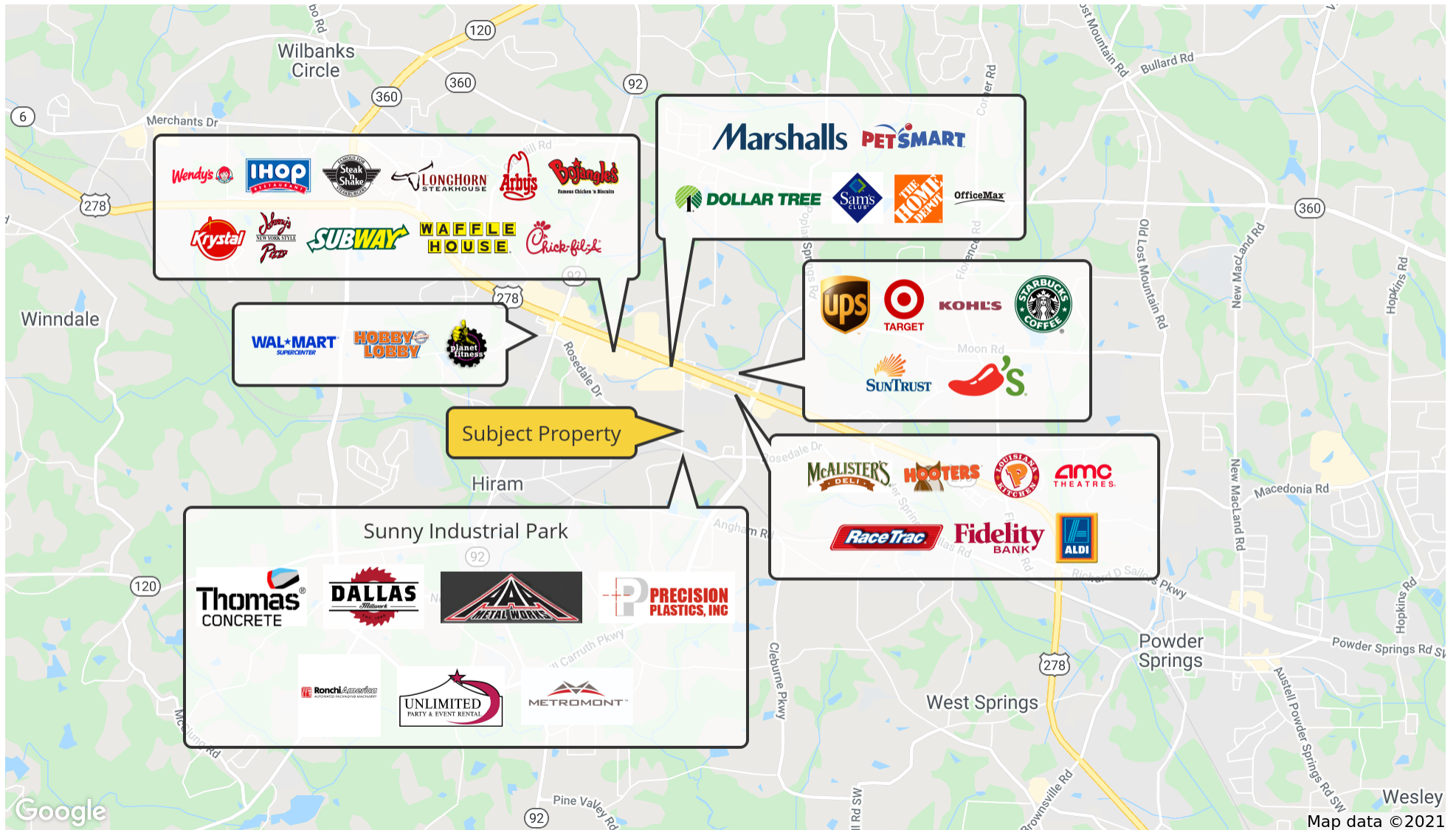
MEZZANINE OFFICES, HEATED AND COOLED

2,800 SF

(NOT TO SCALE)

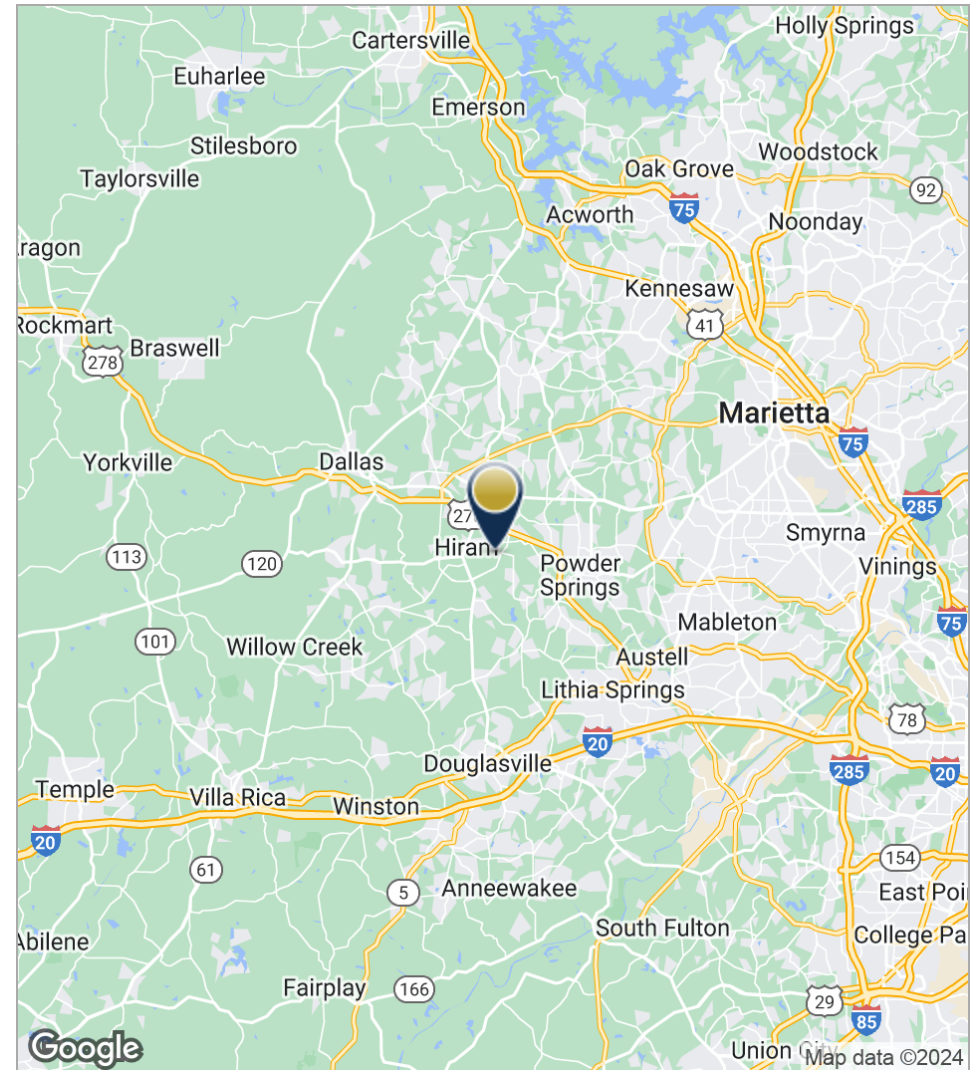
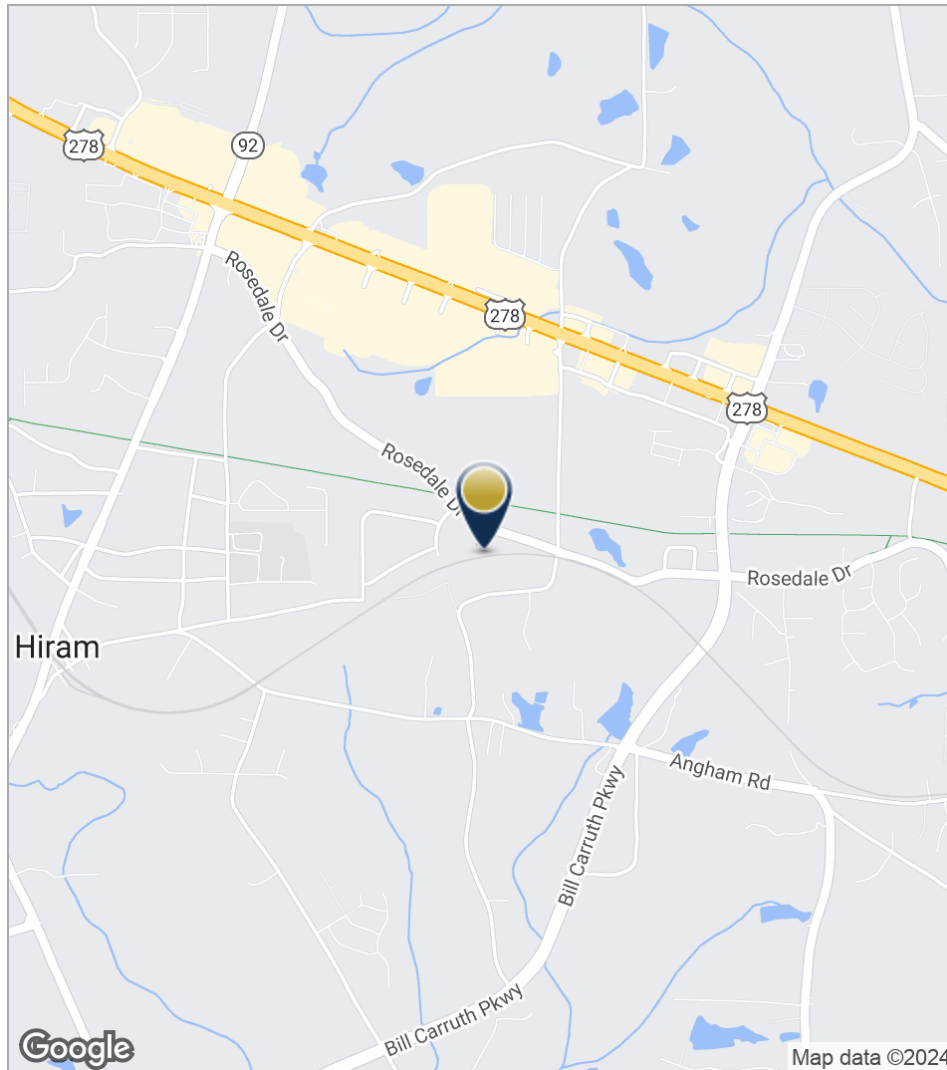
IN THE AREA

HIRAM INDUSTRIAL/SPORTS FACILITY | 15,800 SF



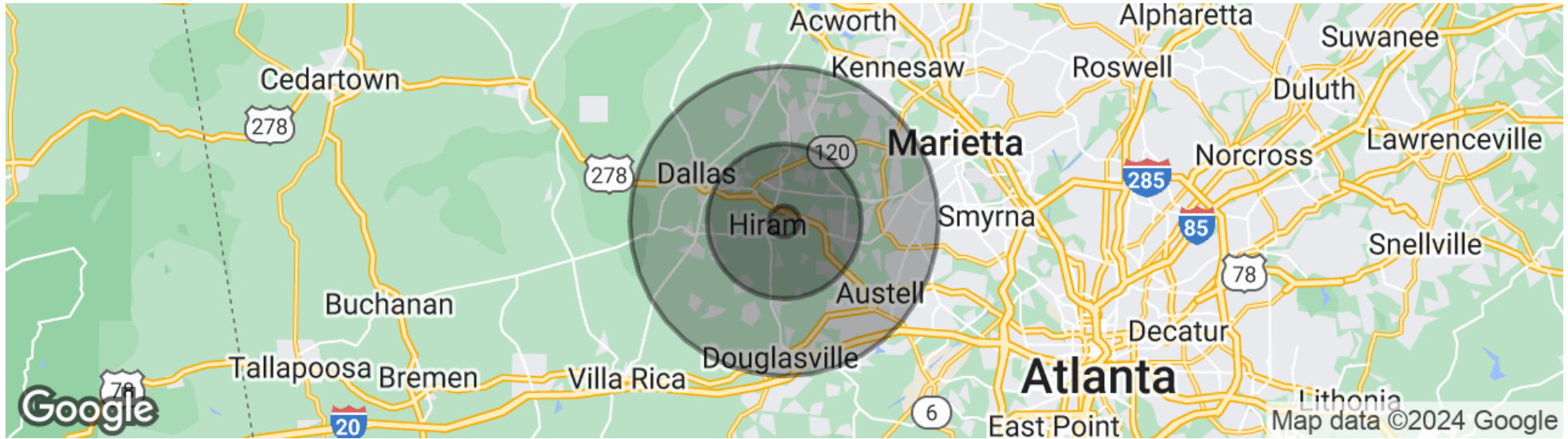
LOCATION MAPS

HIRAM INDUSTRIAL/SPORTS FACILITY | 15,800 SF



DEMOGRAPHICS MAP & REPORT

HIRAM INDUSTRIAL/SPORTS FACILITY | 15,800 SF



POPULATION	1 MILE	5 MILES	10 MILES
Total population	2,963	76,103	323,455
Median age	34.1	34.9	35.1
Median age (Male)	32.8	34.2	34.2
Median age (Female)	35.5	35.6	35.8
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,115	26,846	111,626
# of persons per HH	2.7	2.8	2.9
Average HH income	\$62,763	\$71,743	\$76,276
Average house value	\$166,827	\$191,078	\$225,052

* Demographic data derived from 2020 ACS - US Census

ABOUT THE AREA

HIRAM INDUSTRIAL/SPORTS FACILITY | 15,800 SF

HIRAM, GA

Established in 1891 as a sleepy, rural railroad town, the City of Hiram has progressed into the major commercial corridor for Paulding County, one of the fastest growing counties in the United States.

Just a short drive northwest of Atlanta, Hiram blends the best of the past, present, and future. Hiram's downtown business district offers a more relaxed, nostalgic dining and shopping experience while only a moment away from an impressive and growing variety of modern conveniences, including shopping, dining and entertainment.

The Silver Comet Trail is a quiet, non-motorized, paved trail dedicated for walkers and bikers that runs 61.5 miles through Cobb, Paulding and Polk counties. A stretch of the pathway is just north of the subject property.

ATLANTA

Atlanta is an exciting destination with world-class restaurants, a festive nightlife, several major league sports teams and an abundance of cultural attractions. The area is a business, transportation, educational and medical hub that offers numerous cultural and attraction venues. Estimated growth continues to be over 12% with a continuing influx of people due to the livability and availability of jobs to support the corporate, high tech, educational and healthcare sectors.

Atlanta offers corporate headquarters to many, major international brands including Coca Cola, UPS, Delta Airlines, Cox Enterprises, The Home Depot and more. The city is a financially stable and growing location for investment.

Source: CityofHiramGA.com



BUILDING SALE COMPS

HIRAM INDUSTRIAL/SPORTS FACILITY | 15,800 SF

★ Subject Property



SUBJECT PROPERTY

ADDRESS	CITY	ASKING PRICE	YEAR BUILT	BUILDING SIZE	PRICE/SF	SOLD DATE
986 Rosedale Drive	Hiram	\$1,025,000	1996	15,800 SF	\$64.87	-

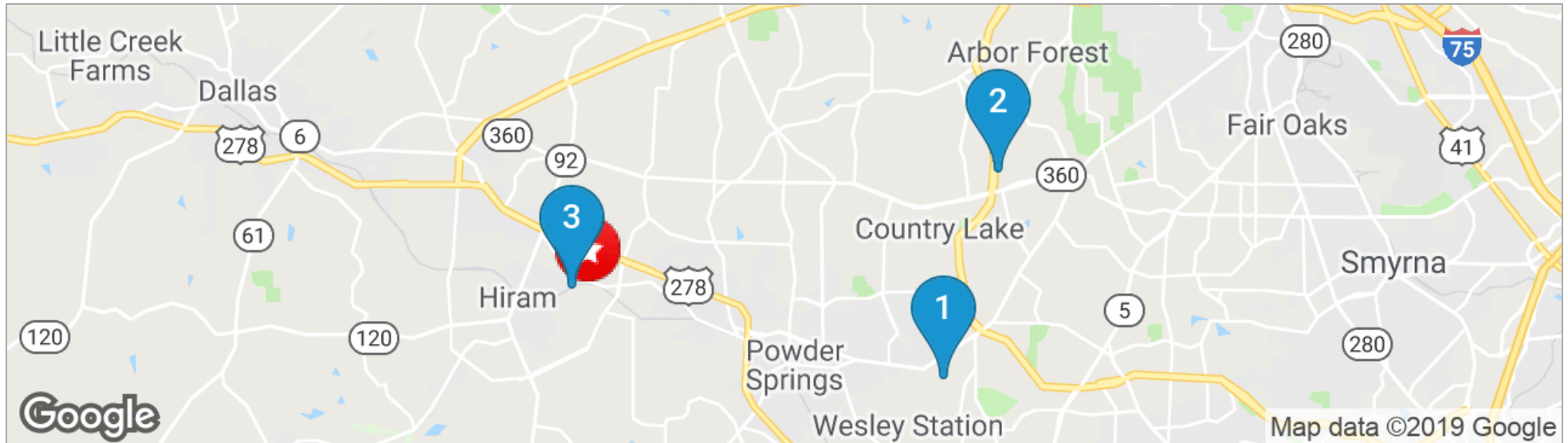
SALES COMPS

	ADDRESS	CITY	SALE PRICE	YEAR BUILT	BUILDING SIZE	PRICE PSF	SOLD DATE
1	3126 N Cobb Parkway	Kennesaw	\$1,490,000	2001	17,000 SF	\$87.65	12/21/2017
2	1850 Freeman Pkwy SE	Mableton	\$1,272,500	2002	12,616 SF	\$100.86	06/04/2018
3	6633 Mableton Parkway	Mableton	\$875,000	1993	12,000 SF	\$72.92	04/16/2018
4	6711 Oak Ridge Commercial Way	Austell	\$710,000	2004	9,088 SF	\$78.13	11/29/2018
5	4445 Winfred Drive	Marietta	\$1,670,000	2000	15,000 SF	\$111.33	04/26/2018

LAND SALE COMPS

HIRAM INDUSTRIAL/SPORTS FACILITY | 15,800 SF

★ Subject Property



SUBJECT PROPERTY

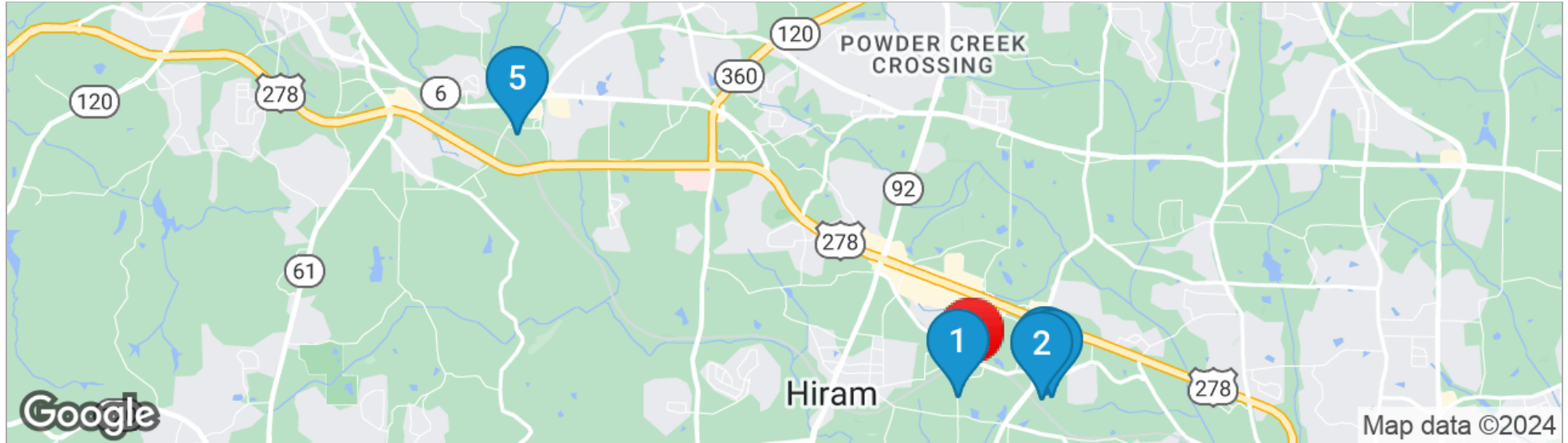
Address	City	Asking Price	Price / AC	Site Size	Sold Date
986 Rosedale Drive	Hiram	\$125,000	\$62,500	2.0 AC	-

SALES COMPS

	Address	City	Sale Price	Price / AC	Site Size	Sold Date
1	4002 Flint Hill Road	Powder Springs	\$610,000	\$80,157	7.61 AC	09/27/2018
2	2410 Macland Road	Marietta	\$3,150,000	\$67,917	46.38 AC	04/10/2017
3	Roper Road	Hiram	\$135,000	\$66,502	2.03 AC	05/23/2018

RENT COMPS

HIRAM INDUSTRIAL/SPORTS FACILITY | 15,800 SF



RENT COMPS

	ADDRESS	CITY	RENT/SF/YEAR	LEASE TYPE	BUILDING SIZE
1	805 Metromont Road	Hiram	\$6.00 SF/yr	MG	15,000 SF
2	72 Southern Court	Hiram	\$6.00 SF/yr	MG	10,000 SF
3	66 Southern Court	Hiram	\$5.50 SF/yr	MG	12,500 SF
4	71 Southern Court	Hiram	\$5.25 SF/yr	MG	10,000 SF
5	2034 Marshall Huff Road	Dallas	\$5.60 SF/yr	MG	3,000 SF



Seth Katt

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Seth Katt specializes in capital markets and investment sales by helping institutional and private investors acquire multifamily and industrial properties across the U.S. Seth has proven to be a valuable resource for his clients as he actively engages with buyers and sellers in the market around the world, and he keeps up with the latest national trends in order to best advise clients on how to maximize value of their assets in the disposition process.

Prior to joining Bull Realty, Seth advised clients with the acquisition and disposition of capital assets in the construction and mining industry around the world. Seth attended the University of Mississippi and earned a bachelor's degree in Business Administration with a concentration in Managerial Finance. He is a member of the Atlanta Commercial Board of Realtors and a Certified Commercial Investment Member candidate.



Jared Daley

Commercial Real Estate Advisor

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Jared utilizes Bull Realty's successful marketing platform to help clients with all types of properties. His experience in the automotive business and financial services industry helps Jared assess the real value of a property or a company's space needs and determine how to best deal with today's market.

Jared has experience in office, automotive properties and all types of commercial real estate, especially distressed assets. Jared has been instrumental in stabilizing commercial properties with more than two hundred signed leases completed since 2008. The leases consisted of office, warehouse and automotive facilities. Additionally, Jared sells as many as two dozen properties per year. His wide variety of listings throughout the metro Atlanta area keeps a steady stream of buyers calling.

In addition to his commercial real estate experience, Jared has eleven years experience as a financial advisor (NASD Series 7, 6, 63, 66; GA Life/Health/Variable licenses). Prior to that, he spent a decade in the automotive industry.

Jared is a member of the Atlanta Commercial Board of Realtors and is a CCIM candidate. He lives in Douglasville with his wife and daughter. His interests include mountain biking, skiing, golf, music and standard bred horses.

TEAM PROFILE

HIRAM INDUSTRIAL/SPORTS FACILITY | 15,800 SF



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Marketing



Scott Jackson

Analyst