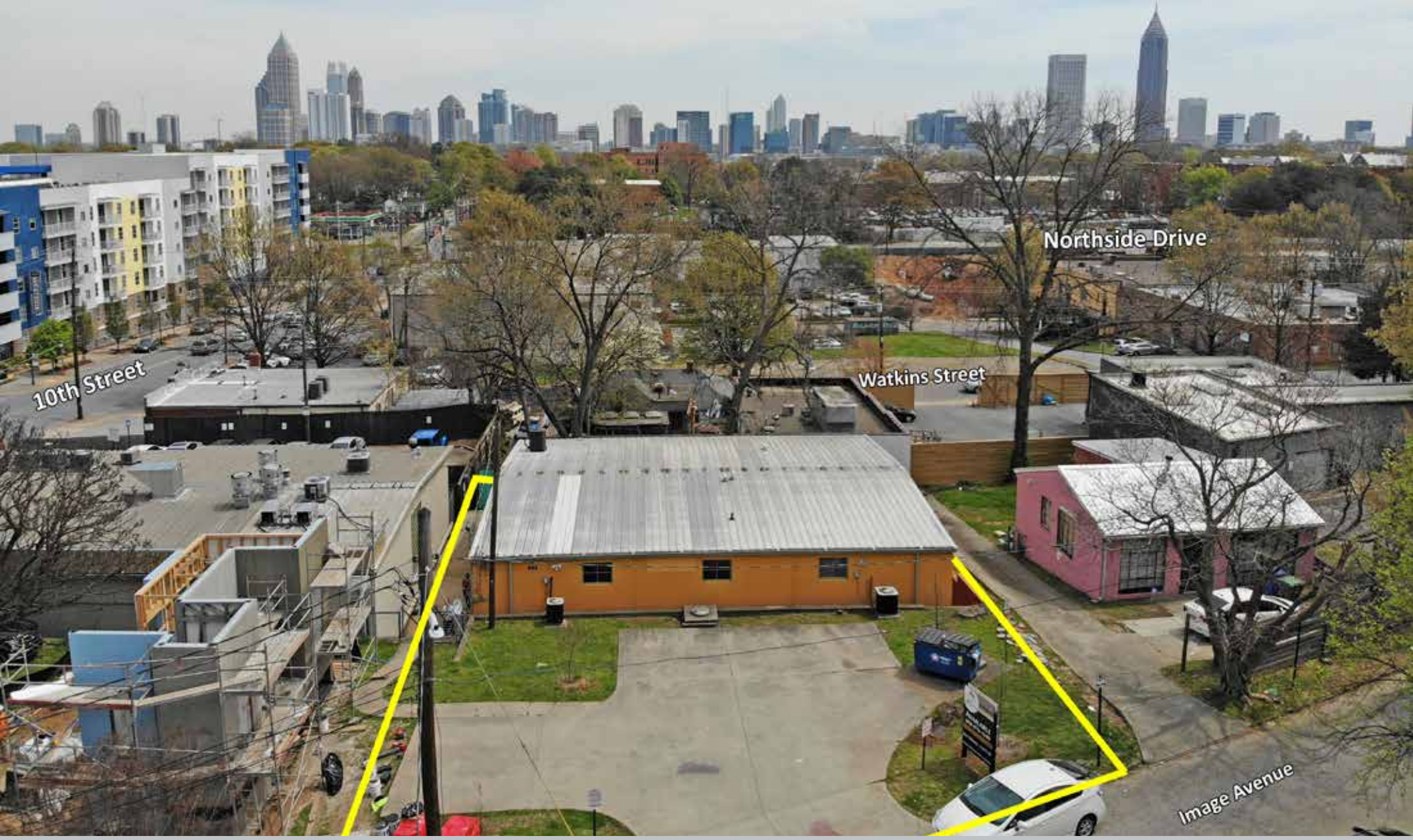

Offering Memorandum

WEST MIDTOWN CREATIVE/LOFT OFFICE OPPORTUNITY | 3,375 SF

BULL REALTY
Asset & Occupancy Solutions

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Asset & Occupancy Solutions

Exclusively listed by Bull Realty, Inc.

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DISCLAIMER & LIMITING CONDITIONS

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.

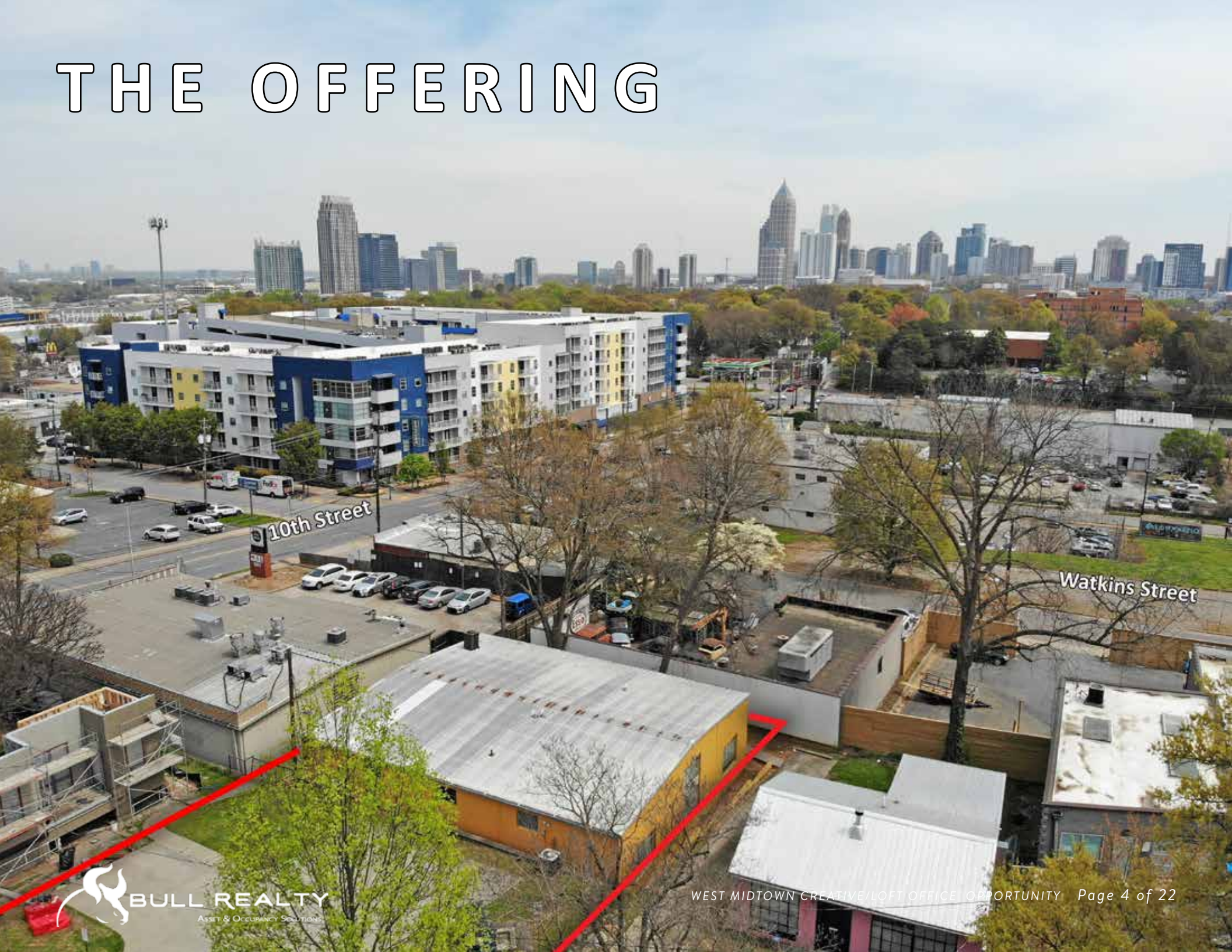
In this Offering Memorandum, certain documents, including financial information, are described in summary form and do not purport to be complete or accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to review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

961 Image Avenue is located just off 10th Street and Howell Mill Road in the heart of West Midtown.

With dozens of Atlanta's best restaurants, retail and nightlife within a short walk, this location is undergoing tremendous growth that is forecasted to continue.

- Live-Work / Office / Flex Space available in West Midtown
- Excellent location between Howell Mill Road (1 block) and Northside Drive (2 blocks) & one mile to I-85 and Midtown
- Short walk to some of Atlanta's best restaurants, retail and nightlife and ± 0.5 mile walk to Georgia Tech
- Building foot print is 3,000 SF + 375 SF of loft space between the three, separately-metered suites
- Long-term, below-market, month-to-month tenant occupying 1,155 SF (Suite C)
- 6 off-street parking spaces plus free street parking available

$ *PRICE* ***$825,000***

PROPERTY INFORMATION

ADDRESS	961 Image Avenue
	Atlanta, GA 30318
COUNTY	Fulton
BUILDING SIZE	3,375 SF
SITE SIZE	0.18 Acres
STORIES	1 + Loft
YEAR BUILT	1982
ZONING	C-2
PROPOSED USES	Live-Work, Office, Flex Space
PARKING	6 off-street spaces & street
SALES PRICE	$825,000

BULL REALTY
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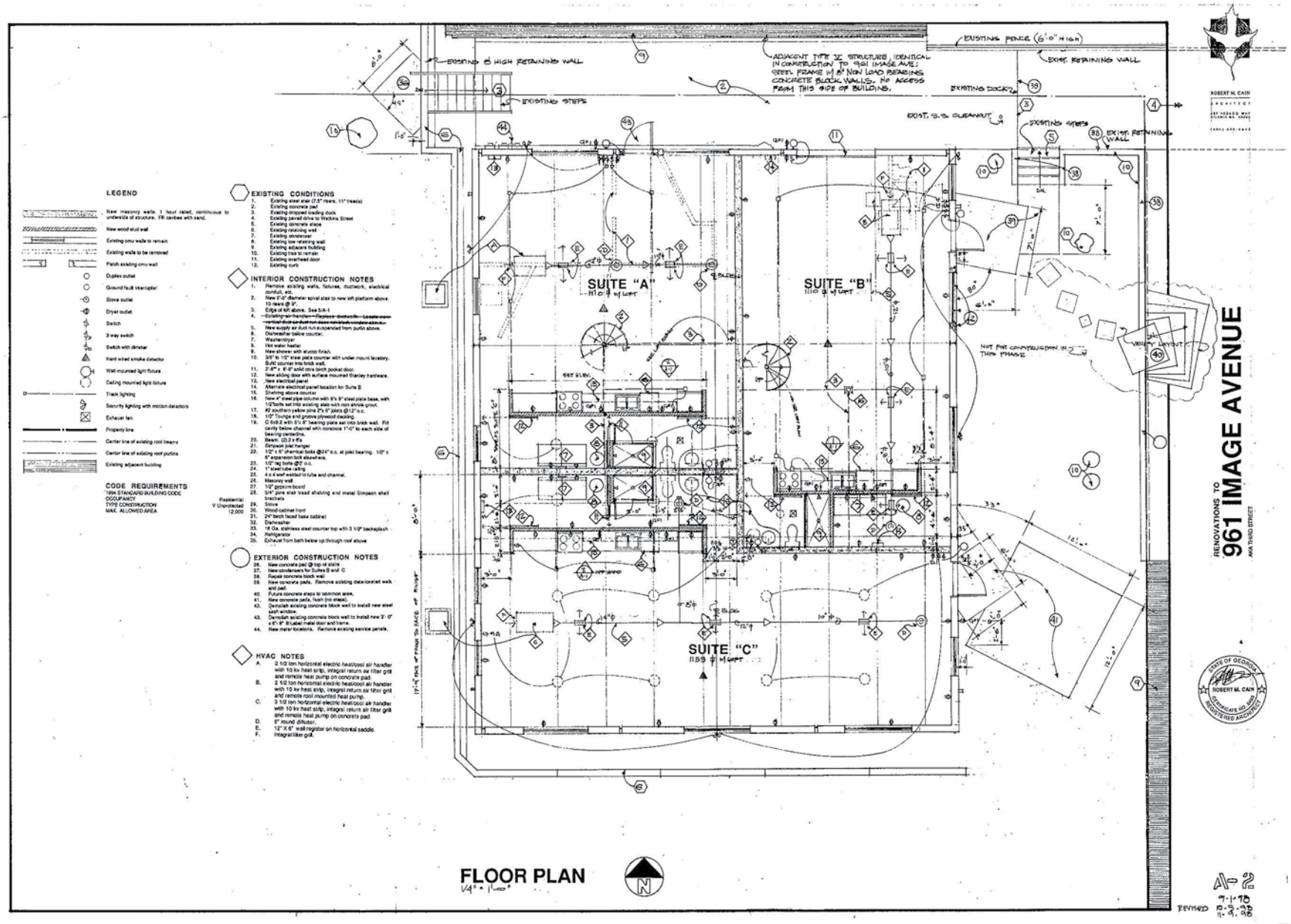
Occupied Suite (Suite C)

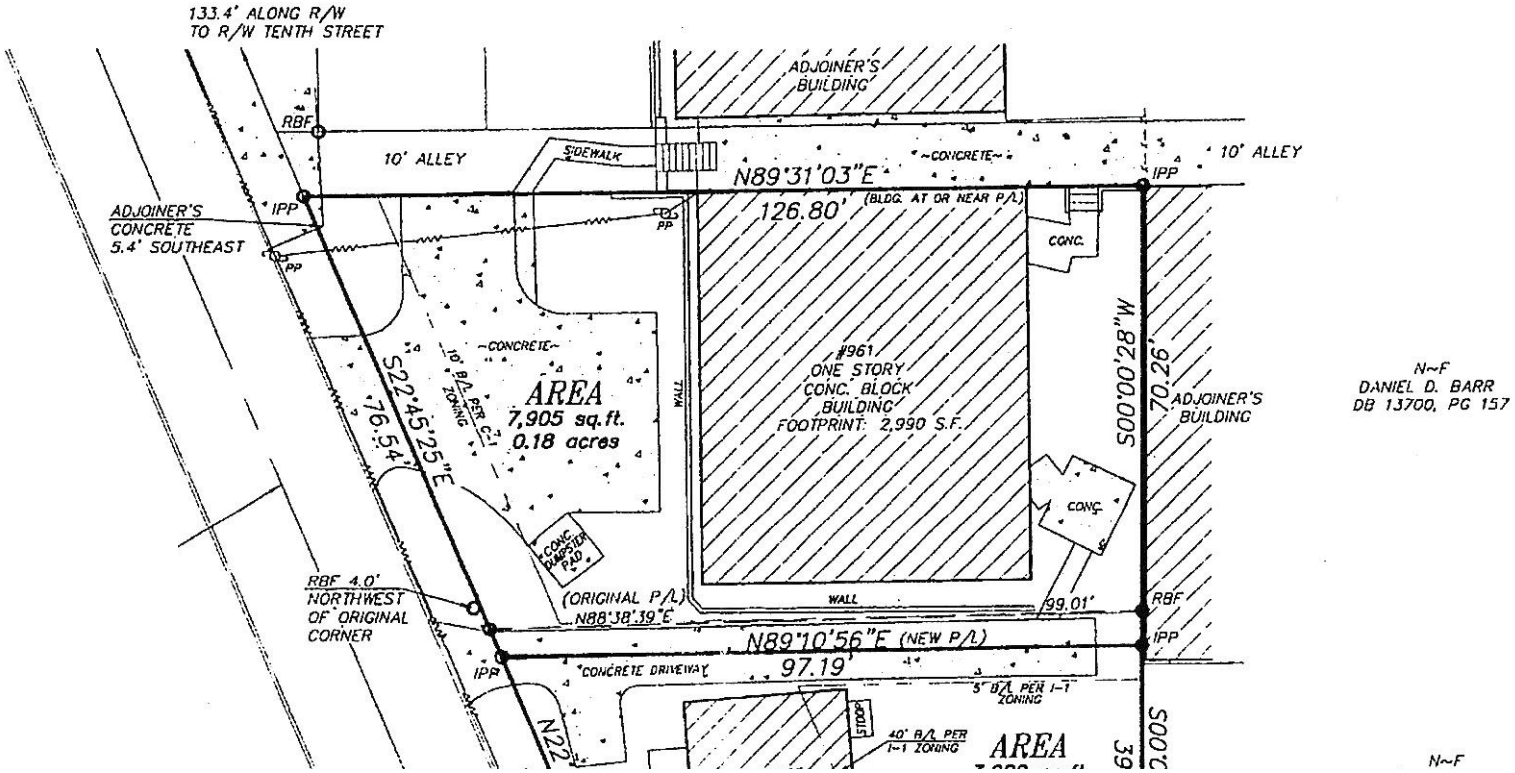
Occupied Suite (Suite C)

Occupied Suite (Suite C)

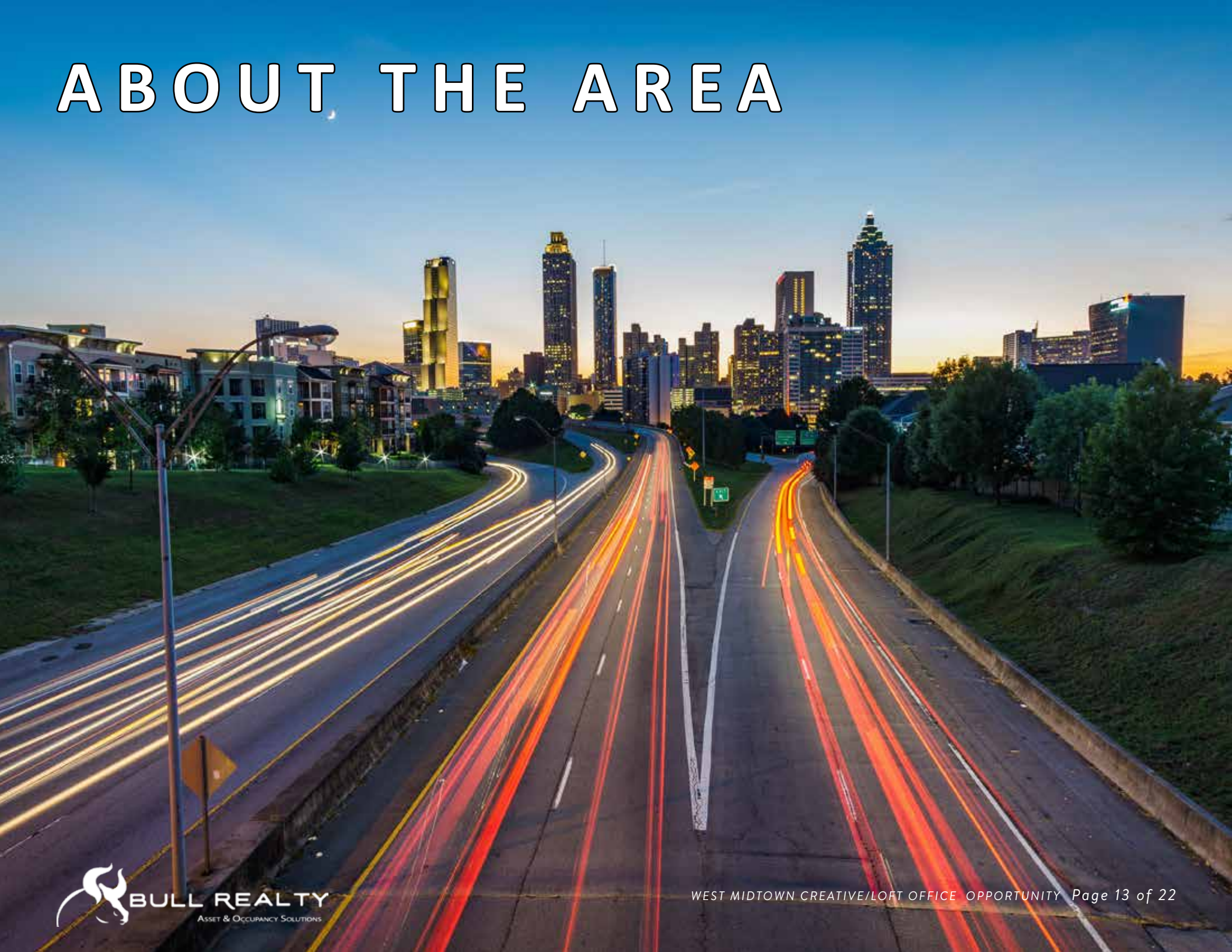
FLOORPLAN


SUITE "A"
SUITE "B"
SUITE "C"
EXISTING 8' HIGH RETAINING WALL
EXISTING STEPS
EXISTING FENCE (6'-0" HIGH)
EXIST. RETAINING WALL
EXISTING DOCK
EXIST. S.S. CLEANOUT
LEGEND
EXISTING CONDITIONS
INTERIOR CONSTRUCTION NOTES
CODE REQUIREMENTS
EXTERIOR CONSTRUCTION NOTES
HVAC NOTES
FLOOR PLAN
1/4" = 1'-0"
RENOVATIONS TO
961 IMAGE AVENUE
ROBERT M. CAIN
REVISED

SURVEY


133.4' ALONG R/W
TO R/W TENTH STREET
ADJOINER'S
BUILDING
RBF
10' ALLEY
SIDEWALK
~CONCRETE~
N89°31'03"E
126.80'
(BLDG. AT OR NEAR P/L)
IPP
10' ALLEY
ADJOINER'S
CONCRETE
5.4' SOUTHEAST
PP
CONC.
#961
ONE STORY
CONC. BLOCK
BUILDING
FOOTPRINT: 2,990 S.F.
S00°00'28"W
70.26'
ADJOINER'S
BUILDING
N~F
DANIEL D. BARR
DB 13700, PG 157
~CONCRETE~
AREA
7,905 sq.ft.
0.18 acres
10' B/L PER C-1
ZONING
S22°45'25"E
76.54'
WALL
CONC.
CONC. PARKING PAD
RBF 4.0'
NORTHWEST
OF ORIGINAL
CORNER
(ORIGINAL P/L)
N88°38'39"E
WALL
99.01'
RBF
IPP
N89°10'56"E (NEW P/L)
97.19'
IPP
CONCRETE DRIVEWAY
5' B/L PER I-1
ZONING
STOOP
40' B/L PER
I-1 ZONING
AREA
N22
S00°
39
N~F

ABOUT THE AREA



MIDTOWN
DOWNTOWN
Northside Drive
Howell Mill Rd
Fielder Avenue
Watkins Street
Image Avenue
9th Street

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IN THE AREA

ATLANTA BELTLINE

The Atlanta BeltLine is a sustainable redevelopment project that provides a network of public parks, multi-use trails and transit along a historic 22-mile railroad corridor circling downtown and connecting many neighborhoods directly to each other.

ATLANTIC STATION

Atlantic Station is 15 million SF of retail, office, residential space and public parks. Open in 2005, Atlantic Station became the nation's largest urban Brownfield redevelopment at that time. The size of Atlantic Station encouraged the U.S. Postal Service to award the neighborhood with its own zip code: 30363.

STAR METALS

This $330-million mixed-use development includes 1,550,000 gross SF in its master plan - broken down to include 227,000 SF class A office space, 409 residential units, 60,000 SF retail space and 155 key boutique hotel rooms. Star Metals' modern conveniences and sustainable design are essential to the offices, residences and retail shops of this innovative project.

OSPREY

Toll Brothers has plans for a 319-unit apartment and 13,000 SF retail mixed-use development proposed for the corner of Howell Mill and 10th St. Its grand opening is proposed for sometime in 2020.

STOCKYARDS

Stockyards is an adaptive re-use of historic buildings dating back to the early 1900s. The property was redeveloped into 143,500 SF of creative office and entertainment space in 2017. Stockyards is one of the last remaining historic properties to be redeveloped and current tenants include The Painted Duck and Donetto.

8WEST

Located at the corner of 8th and Howell Mill, 8West is a mixed-use development featuring 175,000 SF office space, 10,000 SF retail space, 264 apartments and a 680-space parking deck for the nine-story development. General partners Gateway and ACP will coordinate development and marketing/leasing services for the $150-million project.

WEST MIDTOWN

The West Midtown neighborhood of Atlanta has grown by leaps and bounds over the last few years. Once an industrial haven, this neighborhood has become a mecca for young professionals and design enthusiasts due to its retail offerings and excellent dining scene.

Atlanta's West Midtown is reinventing itself. Once largely industrial, this area is now home to a lively selection of urban lofts, art galleries, live music venues, retail shops, restaurants and modern office space. Spanning from the southern tip of Howell Mill Road to 17th Street – and located minutes from Downtown, Buckhead and all of Atlanta's major highways and interstates – much of West Midtown retains its loft-style industrial identity, as most of the new developments in the area have restored the once-neglected factories and warehouses that date back to the 1880s.

Adventurers into West Midtown immediately notice that the Westside Provisions District, a trendy district that combines artisanal tastes with an industrial minimalism, anchors the neighborhood. After parking in the ample (and complimentary) parking deck at Howell Mill and 14th Street, everywhere you look has the aura of clean and well-designed city planning.

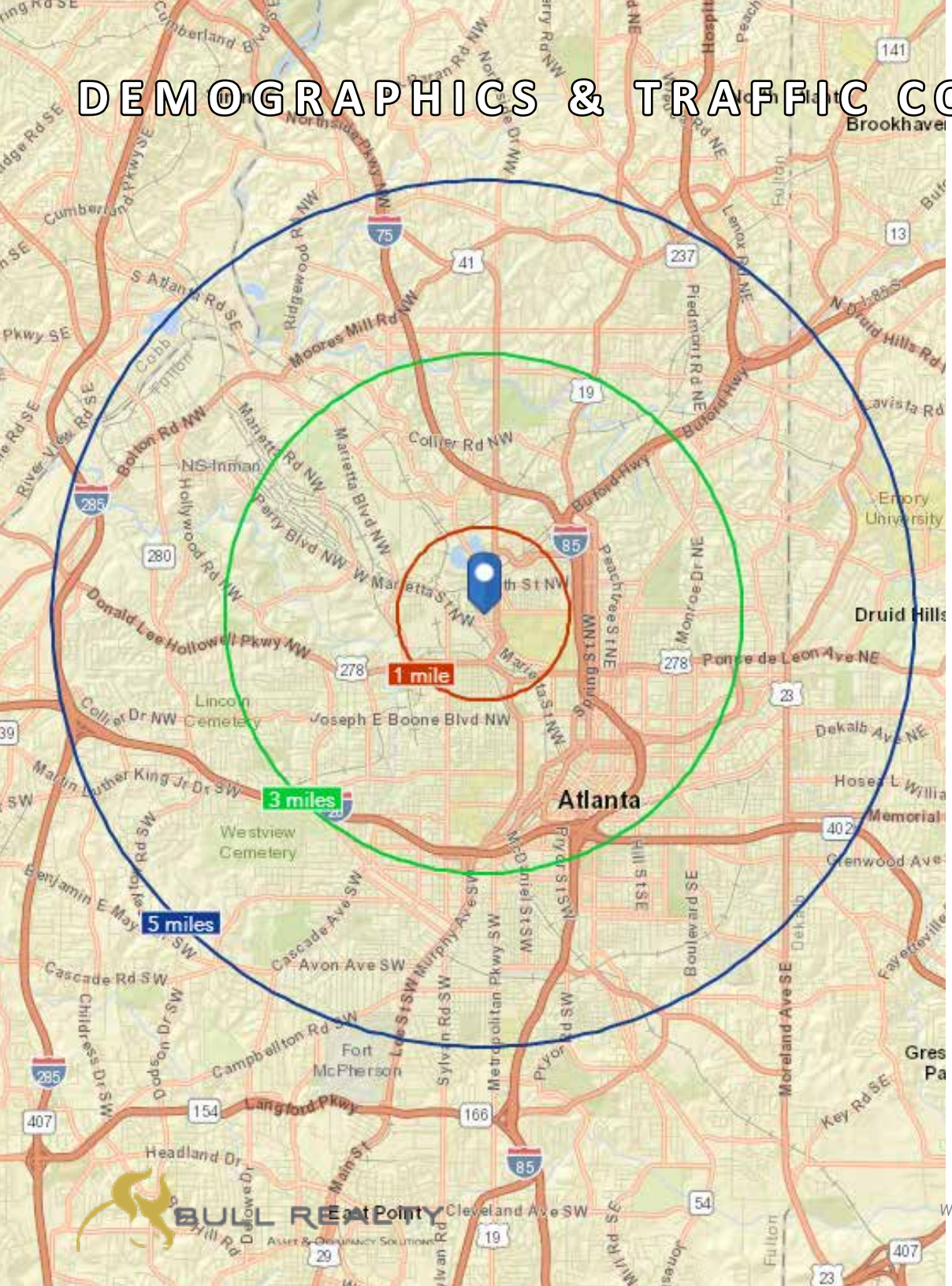
The keyword in this area is "artisan." You'll find furniture, swimwear, paper goods, breads & cheeses, ice cream and even burgers. Expert craftsmanship rules in West Midtown, so retailers and restaurateurs always bring their A-game. There's already stiff competition in the area, including Atlanta's two top Zagat-rated restaurants.

West Midtown is also home to four arts centers: the Goat Farm Arts Center, Westside Cultural Arts Center, Atlanta Contemporary Art Center and King Plow Arts Center. Each has its own angle on the art world, so be sure to explore them – especially during the art walk that takes place every third Saturday of the month.

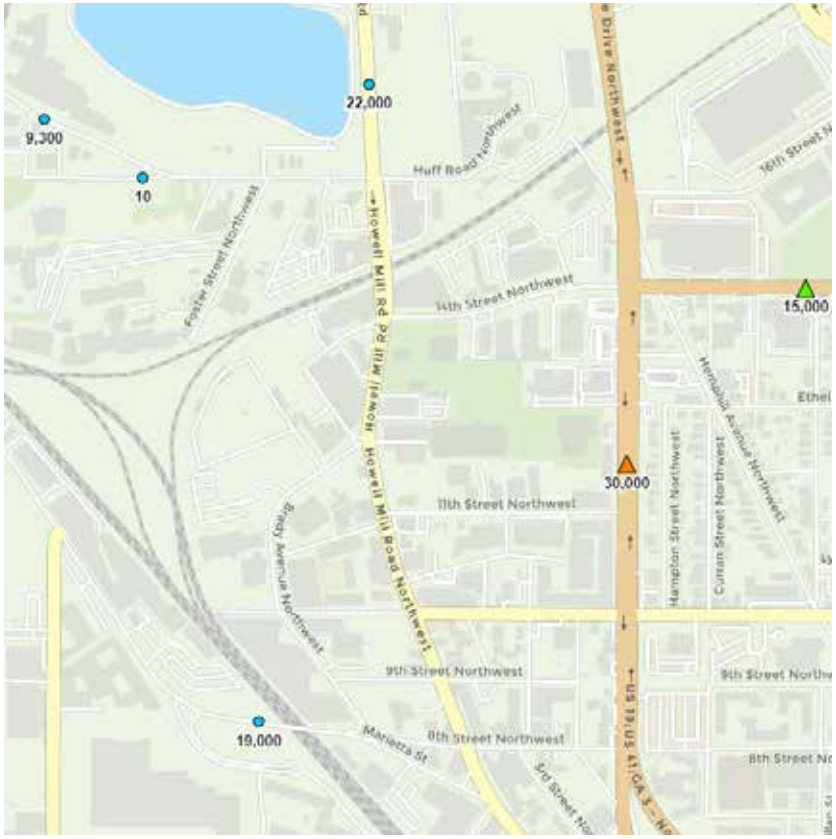
One popular outdoor location is the bridge over the railroad tracks; it is a favorite for many Atlanta photographers. When strolling from one section of Westside Provisions District to the other, be sure to take in the unique views of the serene Midtown skyline.

SOURCE: https://www.atlanta.net/explore/neighborhoods/midtown/west-midtown/

DEMOGRAPHICS & TRAFFIC COUNTS (2018 ESRI)



	1 MILE	3 MILES	5 MILES
POPULATION	19,664	160,462	344,453
HOUSEHOLDS	6,876	75,101	159,969
AVG. HH INCOME	$69,645	$92,570	$95,171
ANNUAL POP. GROWTH (2018-2023)	1.71%	2.02%	1.81%



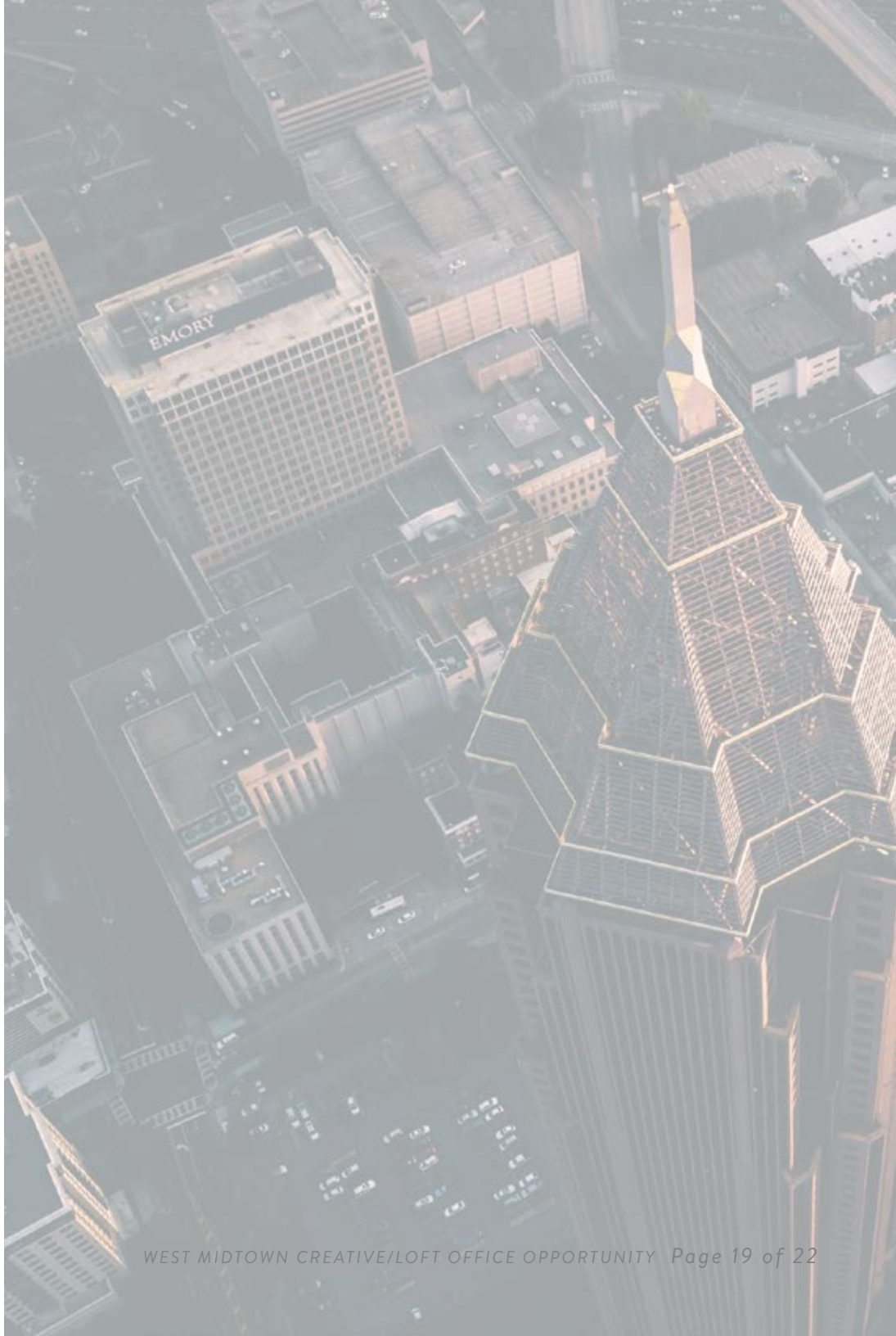
SOURCE: GDOT

ATLANTA

Atlanta is an exciting destination with world-class restaurants, a festive nightlife, several major league sports teams and an abundance of cultural attractions. Atlanta's arts and culture scene is complemented by in-town neighborhoods that give the city even more depth. These locations are in the neighborhoods of Midtown, Virginia-Highland, Little Five Points and Inman Park - a short cab ride away.

Home to the busiest and most efficient airport in the world, Hartsfield-Jackson Atlanta International Airport, and the Maynard H. Jackson International Terminal, getting to Atlanta is easy. With a variety of transportation options throughout the city, our guides, maps, shuttles, tours and Atlanta Ambassadors make getting around Atlanta easy too.

Encompassing $304 billion, the Atlanta metropolitan area is the eighth-largest economy in the country and 17th-largest in the world. Corporate operations comprise a large portion of the Atlanta's economy, with the city serving as the regional, national or global headquarters for many corporations. Atlanta contains the country's third largest concentration of Fortune 500 companies, and the city is the global headquarters of corporations such as The Coca-Cola Company, The Home Depot, Delta Air Lines, AT&T Mobility, UPS, and Newell-Rubbermaid. Over 75 percent of Fortune 1000 companies conduct business operations in the Atlanta metropolitan area, and the region hosts offices of about 1,250 multinational corporations. Many corporations are drawn to Atlanta on account of the city's educated workforce; as of 2010, nearly 43% of adults in the city of Atlanta have college degrees, compared to 27% in the nation as a whole and 41% in Boston.



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ATLANTA

TOP EMPLOYERS

DEMOGRAPHICS *(2018 ESRI)*

	1 MILE	3 MILES	5 MILES
POPULATION	18,756	177,875	336,344
HOUSEHOLDS	8,005	79,805	150,152
AVG. HH INCOME	$63,090	$79,628	$85,965
ANNUAL POP. GROWTH (2018-2023)	1.99%	1.81%	1.56%

EDUCATION

MAJOR ATTRACTIONS

BROKER PROFILE

ANDY LUNDSBERG
Partner
ALundsberg@BullRealty.com
404-876-1640 x 107

Andy Lundsberg joined Bull Realty with over 10 years of sales, marketing and real estate experience. Within Bull Realty, he specializes in the acquisition and disposition of multifamily and boutique retail/office type properties in-town Atlanta. Andy is recognized as the top producer at Bull Realty with over $50 million in sales in 2017, and has consistently achieved the Atlanta Commercial Board of Realtors Million Dollar Club designation year after year.

Prior to his career in commercial real estate, Andy worked for a national diagnostic imaging company as director of sales and marketing, Coca Cola as a business development manager and was head of on site sales and marketing for a condominium project with a large residential real estate firm in Atlanta. With his expertise in the real estate industry and successful sales record, he can help you determine the right investment for you; whether you are looking to buy, lease or sell commercial real estate.

Andy graduated with honors from The Kelley School of Business at Indiana University where he received degrees in Marketing, Management and International Studies. He also studied and lived in Seville, Spain and is conversational in Spanish.

Organizations:
National Association of Realtors-Georgia
Atlanta Commercial Board of Realtors
Young Council of Realtors (YCR)
Million Dollar Club

MICHAEL WESS
Commercial Real Estate Advisor
MWess@BullRealty.com
404-876-1640 x 150

Michael Wess joined Bull Realty having experience with the consulting and sales of various types of commercial real estate, specializing in the acquisition and disposition of retail properties. Michael understands the necessity of producing individualized plans of action for his clients, and he consistently works in collaboration with them in order to execute these plans and achieve their financial objectives.

Michael's expertise in the real estate industry includes experience as a property manager, property tax consultant and financial analyst for a multifamily developer. He earned his Georgia Real Estate License and the Certified Commercial Broker (CCB) certification. He is also an active member of the Atlanta Commercial Board of Realtors.

Michael graduated from the Terry College of Business at the University of Georgia earning three degrees in Finance, Real Estate and International Business. Michael also earned a minor in Spanish while participating on the rugby team and various philanthropic organizations. In his free time Michael enjoys traveling, hiking and camping.

TEAM PROFILE

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Aubri Lienemann
Marketing

Randee Comstock
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MICHAEL WESS
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Scott Jackson
Analyst