



Offering Memorandum

**SOLD | DOUGLASVILLE OFFICE |
MERITAGE CENTRE**



BULL REALTY
ASSET & OCCUPANCY SOLUTIONS

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DISCLAIMER & LIMITING CONDITIONS

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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 and other information provided in connection therewith.

EXECUTIVE SUMMARY

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EXECUTIVE SUMMARY

Bull Realty is delighted to offer the opportunity to acquire 3400 Chapel Hill Road, a 24,000 SF office building located in Douglasville, just 20 miles from Downtown Atlanta. This prestige building is located in Chapel Hill, one of the best areas in Douglas County.

Meritage Centre is the premier office and coworking building in this historic and flourishing suburb of Atlanta - offering traditional, coworking and virtual office space. It boasts a synergistic mix of businesses including medical, technology, financial services, real estate and mortgage brokerages. The property benefits from close proximity to Interstate 20 and is surrounded by affluent neighborhoods which provide an excellent ongoing tenant base.

For more detailed information including the rent roll, cash flow statement and lease information, return the Confidentiality Agreement on the last page of this Offering Memorandum.

Please do not disturb tenants.

PROPERTY HIGHLIGHTS

- 24,000 SF office building in Douglasville, GA
- Located in Chapel Hill, one of the best areas in Douglas County
- Easily accessible to I-20 and Downtown Atlanta
- Affluent community with average household income of + \$130K within a one-mile radius
- 96% occupied
- Ample 3.6:1 parking ratio
- Alliance Spine and Pain (member of Piedmont Clinic with 19 metro locations) tenant since 2011 with 4 years remaining on 7-year renewal term
- Offered at 9% cap rate

PRICE | -

PROPERTY OVERVIEW

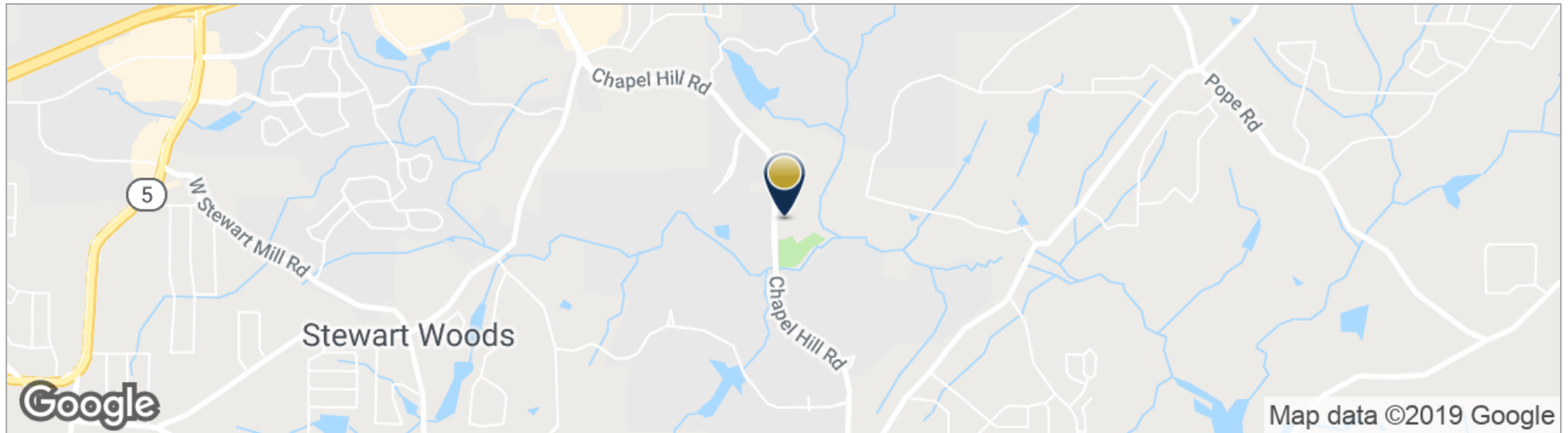
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Property Address:	3400 Chapel Hill Rd, Douglasville, GA 30135
County:	Douglas
Building Size:	24,000 SF
Site Size:	1.37 Acres
Zoning:	GC
Year Built:	2007
Number Of Stories:	3
Number Of Elevators:	1
Occupancy	96%
Units:	± 30
NOI	\$347,469
Cap Rate	9%
Sale Price	\$3,875,000



LOCATION MAP

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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	5,052	42,654	93,539
MEDIAN AGE	38.6	36.4	34.6
MEDIAN AGE (MALE)	38.9	35.6	33.4
MEDIAN AGE (FEMALE)	38.4	36.8	35.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,713	14,914	31,951
# OF PERSONS PER HH	2.9	2.8	2.8
AVERAGE HH INCOME	\$134,177	\$84,003	\$76,645
AVERAGE HOUSE VALUE	\$310,198	\$221,478	\$202,023

Source: ESRI

LOCATION DESCRIPTION

- Situated less than 2 miles from Interstate 20, 10 miles from Sweetwater Creek State Park, 22 miles west of Downtown Atlanta and only 25 miles from Hartsfield-Jackson Atlanta International Airport
- Average household income of \$134,177 in a one mile radius and an abundant area workforce of more that 28,000 within 5 miles
- Nearby retailers include Arbor Place Mall, The Home Depot, Best Buy and many dining and shopping options for every budget
- Located next to Fowler Field Park, an 8-acre park with recreation areas, walking track, soccer fields and concession stand



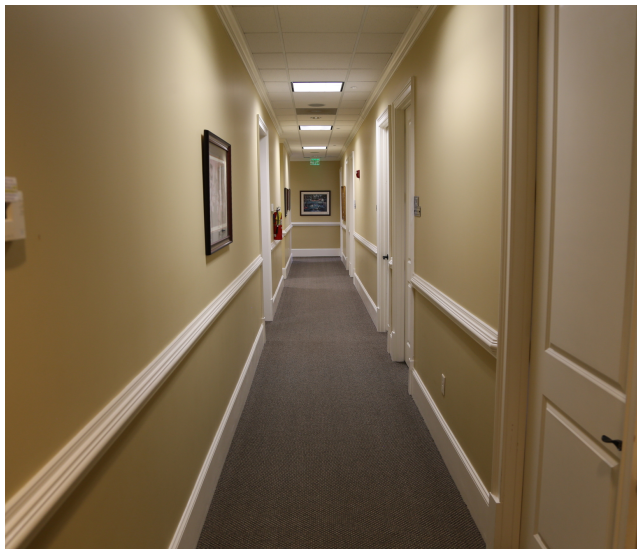
EXTERIOR PHOTOS

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INTERIOR PHOTOS

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INTERIOR PHOTOS

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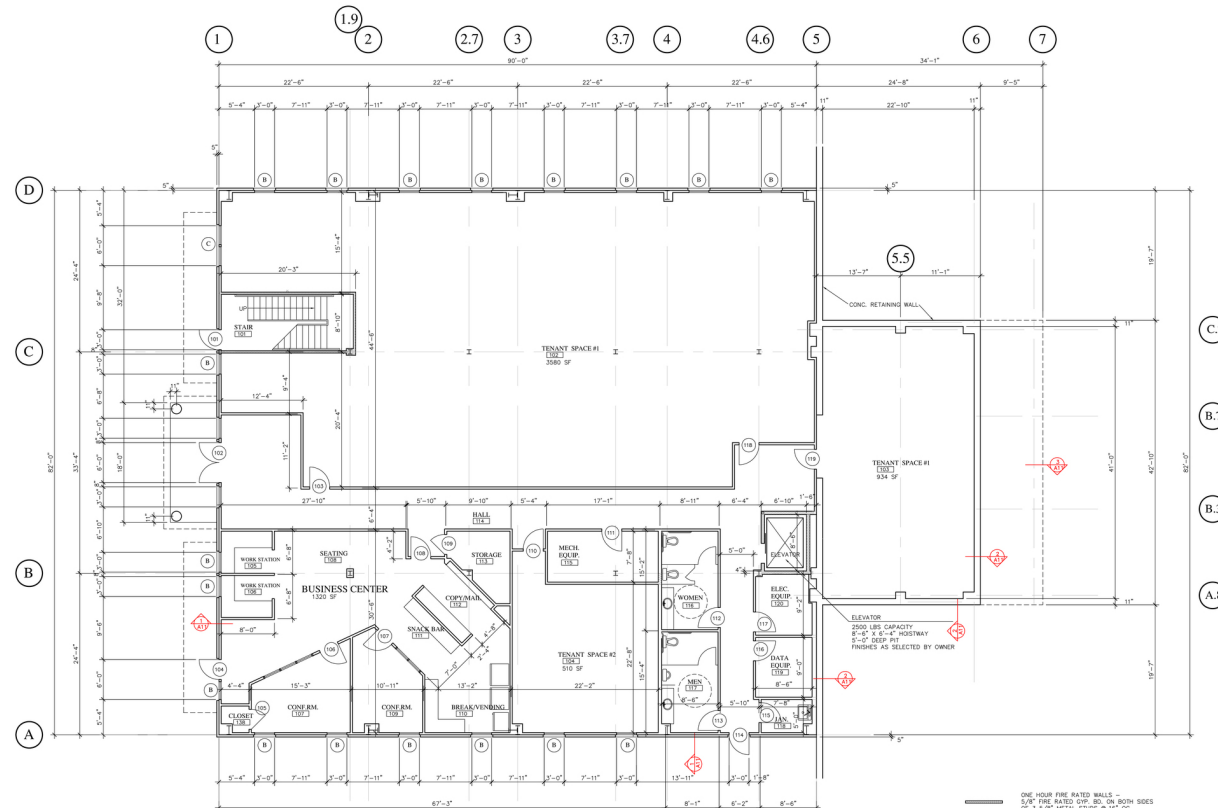


FIRST-FLOOR PLANS

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WINDOW SCHEDULE

A	36" X 72"	SINGLE HUNG/ DIVIDED LITE	METAL CLAD	INSULATED GLASS
B	36" X 72"	SINGLE HUNG/ DIVIDED LITE	METAL CLAD	INSULATED GLASS
C	36" X 72"	SINGLE HUNG/ DIVIDED LITE	METAL CLAD	INSULATED GLASS
D	36" X 72"	SINGLE HUNG/ DIVIDED LITE	METAL CLAD	INSULATED GLASS
E	36" X 72"	NON-OPERABLE/ DIVIDED LITE	METAL CLAD	INSULATED GLASS
F	30" OCTAGON	NON-OPERABLE/ DIVIDED LITE	METAL CLAD	INSULATED GLASS
G	54" OCTAGON	NON-OPERABLE/ DIVIDED LITE	METAL CLAD	INSULATED GLASS



1ST FLOOR PLAN

1/8" = 1'-0"

PROVIDE AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE W/ NFPA 13.

ONE HOUR FIRE RATED WALLS -
5/8" FIRE RATED GYP. BD. ON BOTH SIDES
OF 3 1/2" METAL STUDS @ 16" OC

TWO HOUR FIRE RATED WALLS -
TWO LAYERS 5/8" FIRE RATED GYP. BD. ON
BOTH SIDES OF 3 1/2" METAL STUDS @ 16" OC

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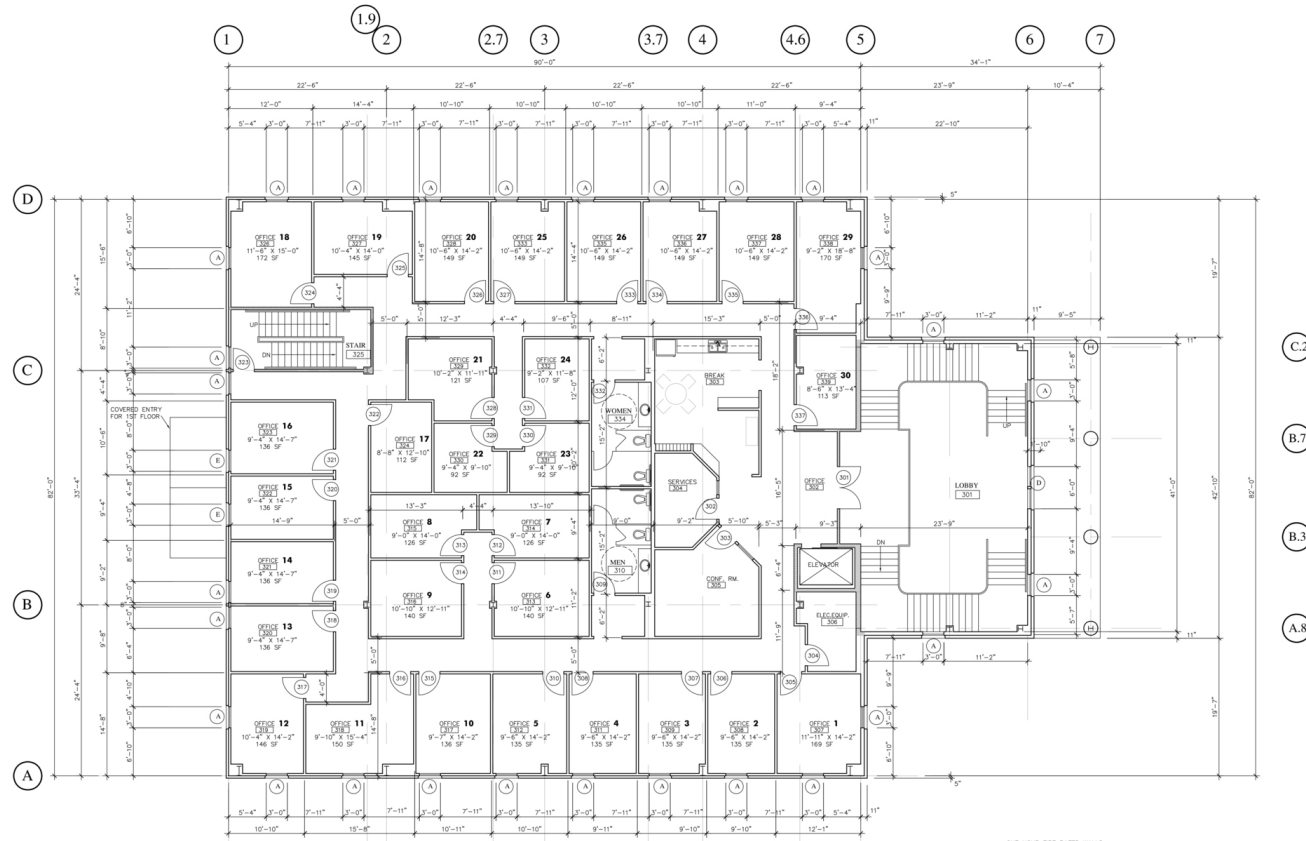


THIRD-FLOOR PLANS

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WINDOW SCHEDULE

A	36" x 72"	SINGLE HUNG/ DIVIDED LITE	METAL CLAD	INSULATED GLASS
B	36" x 72"	SINGLE HUNG/ DIVIDED LITE W/ 20" TRANSOM	METAL CLAD	INSULATED GLASS
C	36" x 72"	SINGLE HUNG/ DIVIDED LITE W/ 20" TRANSOM	METAL CLAD	INSULATED GLASS
D	72" x 60"	NON-OPERABLE/ DIVIDED LITE W/ 30" ARCH	METAL CLAD	INSULATED GLASS
E	36" x 72"	NON-OPERABLE/ DIVIDED LITE 1/4 ROUND	METAL CLAD	INSULATED GLASS
F	30" OCTAGON	NON-OPERABLE/ DIVIDED LITE	METAL CLAD	INSULATED GLASS
G	54" OCTAGON	NON-OPERABLE/ DIVIDED LITE	METAL CLAD	INSULATED GLASS



3RD FLOOR PLAN

1/8" = 1'-0"

FINANCIAL SUMMARY

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PRICE & CAP RATE

Price	\$3,875,000
Price per SF	\$161.46
CAP Rate	-

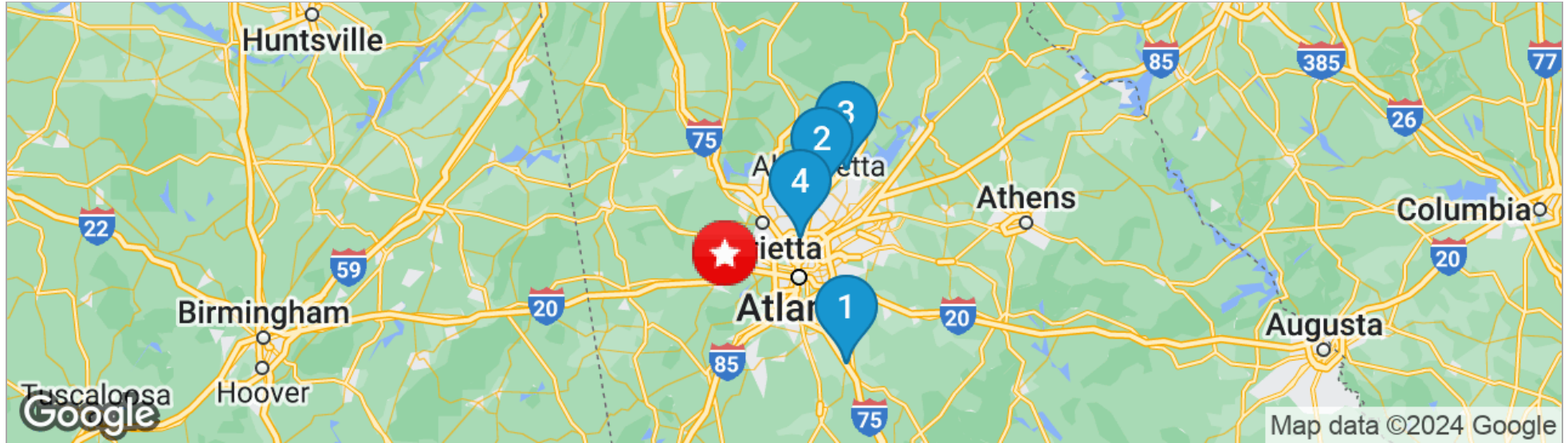
INCOME & EXPENSES

Rental Income	\$463,848
Other Income	\$94,575
Less: Cost of Services Provided	(\$45,436)
Gross Income	\$512,436
Less: Expenses	(\$164,967)
Net Income	\$347,469

SALE COMPS MAP

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★ Subject Property



SUBJECT PROPERTY

Address	City	Asking Price	Year Built	Building Size	Price/SF	Cap Rate	Sold Date
3400 Chapel Hill Rd	Douglasville	N/A	2007	24,000 SF	\$161.46	9%	-

SALES COMPS

	Address	City	Sale Price	Year Built	Building Size	Price/SF	Cap Rate	Sold Date
1	2010 Avalon Parkway	McDonough	\$4,000,100	2006	23,856 SF	\$167.68	8.5%	04/18/2016
2	5865 North Point Parkway	Alpharetta	\$4,500,000	2001	25,548 SF	\$176.14	--	08/30/2017
3	634 Peachtree Parkway	Cumming	\$3,380,000	1996	18,704 SF	\$180.71	--	08/11/2017
4	5040 Roswell Rd	Atlanta	\$3,497,100	1985	16,207 SF	\$215.78	--	05/11/2018



SUBJECT PROPERTY

3400 Chapel Hill Rd | Douglasville, GA 30135

Asking Price:	N/A	Year Built:	2007
Building SF:	24,000 SF	Cap:	-
Price PSF:	-		



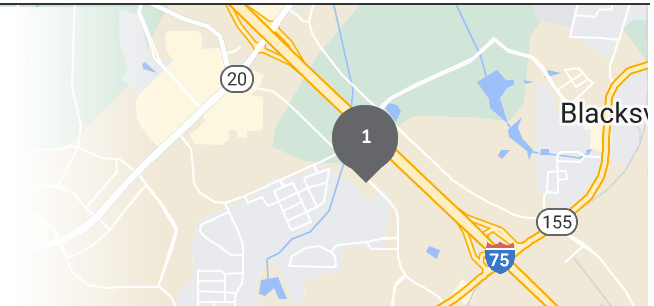
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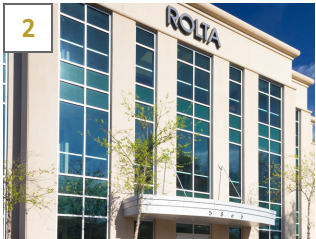
2010 AVALON PARKWAY

McDonough, GA 30253

Sale Price:	\$4,000,100	Year Built:	2006
Building SF:	23,856 SF	Price PSF:	\$167.68
Sold Date:	04/18/2016		



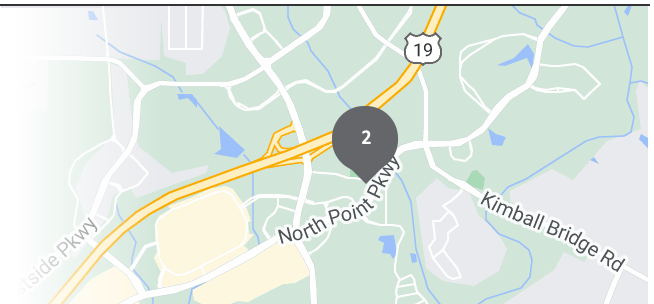
2



5865 NORTH POINT PARKWAY

Alpharetta, GA 30022

Sale Price:	\$4,500,000	Year Built:	2001
Building SF:	25,548 SF	Price PSF:	\$176.14
Sold Date:	08/30/2017		



SALE COMPS

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3



634 PEACHTREE PARKWAY

Cumming, GA 30041

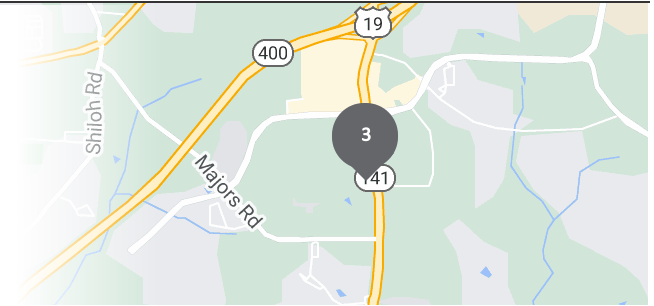
Sale Price: \$3,380,000

Building SF: 18,704 SF

Sold Date: 08/11/2017

Year Built: 1996

Price PSF: \$180.71



4



5040 ROSWELL RD

Atlanta, GA 30342

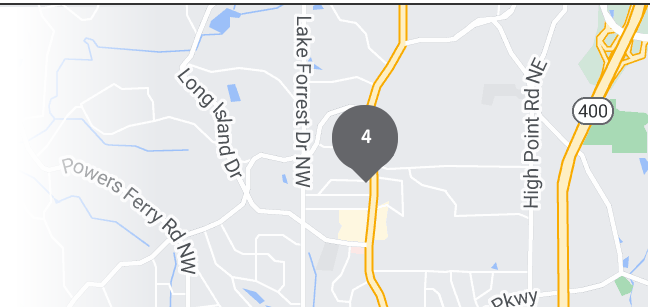
Sale Price: \$3,497,100

Building SF: 16,207 SF

Sold Date: 05/11/2018

Year Built: 1985

Price PSF: \$215.78





ABOUT THE AREA

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DOUGLASVILLE

While Downtown hosts many shops and eateries, the main business area in Douglasville is located south of the city between Chapel Hill Road and Georgia State Route 5, around the Douglas Boulevard Corridor. Arbor Place Mall is located in this area as well as many major retail stores and fast food chains.

With more than 30,000 residents calling the city home, Douglasville takes pride in their community and the benefits they have to offer the visitors, residents and businesses. The city is also home to many large and small industries, employing some of the best and brightest in Georgia. It is their mission to provide the amenities that companies seek when deciding where to operate a business.

DOUGLAS COUNTY

Douglas county is located 20 miles west of Atlanta on Interstate 20. It is 200 square miles of gently rolling foothills of the Appalachian Piedmont, and bordered by the Chattahoochee River, Cobb County, Paulding County and Carroll County.

Douglas County is home to one of three Google Data Centers in Georgia, and is the only one in the state outside downtown Atlanta. The 250,191 SF facility was built in 1998, renovated in 2008, and offers 32 MW of power utilizing 25kV underground power feeds- making it the most robust of the three. Google chose to invest in Douglas County to capitalize on the area's combination of energy infrastructure, amenities and workforce.

Source: CelebrateDouglasCounty.com/About



ABOUT THE AREA

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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.

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 a rational, 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.





JARED DALEY

Commercial Real Estate Advisor



Bull Realty Inc.

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Professional Background

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.

Bull Realty is a commercial real estate sales, leasing, management and advisory firm headquartered in Atlanta licensed in nine Southeast states. The firm was founded in 1998 on two primary missions: to provide a company of advisors known for integrity and to provide the best disposition marketing in the nation. Still guided by these philosophies, the firm's services have expanded to include disposition, acquisition, project leasing, tenant representation and consulting services. To add additional value and efficiency for clients, advisors focus on specific sectors and services in the office, retail, industrial, multifamily, land, healthcare, senior housing, self-storage, automotive, hospitality and single tenant net lease sectors.

The firm produces America's Commercial Real Estate Show, a national video show and podcast enjoyed by millions of people around the country. Industry analysts, leading market participants and the firm's founder Michael Bull share market intelligence, forecasts and success strategies. The show has aired every week since 2010 on iTunes, YouTube and www.CREshow.com. The firm also produces Atlanta's Commercial Real Estate Show.

TEAM PROFILE

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Megan Daley
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Michael Bull
Broker



Kaley Richard
Marketing



Scott Jackson
Analyst

CONFIDENTIALITY AGREEMENT

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This Confidentiality Agreement ("Agreement") is made and agreed to for the benefit of the undersigned party ("Receiving Party"), the owner of the subject property (the "Seller") and undersigned broker Bull Realty Incorporated ("Broker"). Now therefore in consideration of the privileges granted to Receiving Party with respect to receiving certain confidential information, and other good and valuable consideration, the Receiving Party hereby agrees to the following:

I. Confidential Information:

Receiving Party will receive confidential information regarding property referred to as 3400 Chapel Hill Rd. Prospect agrees to not disclose to any person that the property may be available for sale or lease, or that discussions or negotiations are taking place concerning the property, nor any terms, conditions, or other facts with respect to the property, including but not limited to tenant information, lease rates, lease expirations, income and expenses, and any such possible purchase, including the status thereof. The term "person" used in this agreement shall be interpreted broadly and shall include, without limitation, any corporation, company, partnership or individual other than parties to which Broker approves in writing. Receiving Party may share information with directors, officers, employees, agents, affiliates, counsel, lending sources, accountants or representatives of Receiving Party that Receiving Party notifies of the requirements of this Agreement. Receiving Party agrees to not contact the property owner, the management, the tenants, the lender, the vendors, the insurers, the employees or the customers of any business at the site.

II. Acting as a Principal:

Receiving Party hereby warrants that it is acting as a principal only, and not as a broker, regarding this contemplated transaction. Receiving Party acknowledges that Broker is working an agency capacity as representing the Seller only in this transaction and is the only Broker involved in this potential transaction. Receiving Party agrees to not be involved in any arrangement to lease or purchase the property, in whole or in part, as a lender, partner, buyer of the note, buy in foreclosure, buy from bankruptcy court, or in any other manner acquire an investment in, joint venture or control of the property, unless Bull Realty, Incorporated is paid a commission at closing as per separate agreement with Seller.

This agreement will expire two years from the date hereof.

III. Governing Law

This Agreement shall be governed and construed in accordance with the laws of the State of Georgia.

If you are a broker, or a principal desiring to include an outside broker, contact the listing agent directly for a Buyer and Buyer's Broker Confidentiality & Commission Agreement.

Accepted and agreed to __ / __ / __

Receiving Party

Signature

Printed Name

Title

Company Name

Address

Email

Phone

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