

# Offering Memorandum

MIXED-USE REDEVELOPMENT OPPORTUNITY | RIVERFRONT

DISTRICT DOWNTOWN ALBANY | ± 1.93 ACRES



W Broad Avenue

N Front Street



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*Exclusively listed by Bull Realty, Inc.*

# 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

Albany  
Welcome Center

Flint River

W. Broad Ave



# EXECUTIVE SUMMARY

## THE OFFERING

Unique river-front assemblage redevelopment opportunity of 10 historic single-story retail properties situated on 1.93 acres. The assemblage is located in the heart of The RiverFront District in Downtown Albany, in the center of the city's progressive redevelopment track with a wide range of new and future developments revitalizing the area.

This assemblage is an excellent renovation/redevelopment opportunity ideal for class "A" offices, multifamily developments, retail shops and restaurants. It is close to Albany State University, the Flint RiverQuarium, government offices and businesses. Developments adjacent to the assemblage include a \$10 million renovation, of the future Albany Museum of Art, scheduled to open 2021, and a pending new hotel redevelopment for the historic Davis Exchange Building.

The assemblage currently has one tenant and is located in a Qualified Opportunity Zone.

 **PRICE \$1,500,000**





## HIGHLIGHTS

### THE ASSET

- ± 34,891 SF assemblage made up of 10 buildings
- 1.93 total acres
- Street parking and parking lot
- Built in 1900-1930

### PRIME LOCATION

- Corner site in the heart of Downtown Albany
- Located across the street from the Albany Welcome Center and Flint River
- Walking distance from multiple government buildings, Albany Municipal Auditorium, Veterans Park Amphitheatre and the Flint RiverQuarium
- Located minutes away from the Southwest Georgia Regional Airport, Albany Mall and Albany State University

### REDEVELOPMENT OPPORTUNITY

- Located in a Qualified Opportunity Zone
- Median home value is \$97,300 within 10-miles
- Traffic counts of 8,800 VPD on W. Broad Ave
- Flexible C-3 zoning permits retail, tourism and commercial use

### POTENTIAL TAX INCENTIVES AVAILABLE

- Potential to qualify for substantial tax credits (renovation/redevelopment)



# PROPERTY INFORMATION

## GENERAL

Property Address: Albany Assemblage Albany, GA 31701

County: Dougherty

Building Size: ± 34,891 SF

Year Built: 1900 - 1930

No. of Buildings: 10

No. of Stories: 1

No. of Tenants: 1

Tenant: The Grille House

Parking: Parking Lot and Street Parking

## SITE

Zoning: C-3

Site Size: ± 1.93 Acres

Traffic Counts: 8,800 VPD on W Broad Ave

## CONSTRUCTION

Construction: Brick/Stucco

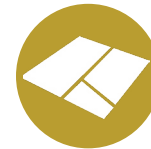
Foundation: Concrete

## FINANCIAL

Sale Price: \$1,500,000



**PRICE**  
**\$1,500,000**



**ACRES**  
**1.93**



**SIZE**  
**34,891 SF**



**YEAR BUILT**  
**1900 - 1930**



**PARKING**  
**Lot & Street**



# PROPERTY INFORMATION

## Albany Assemblage

Property Address	Tax ID	Building Size	Acres	Occupancy	Tenant
135 W Broad Avenue	0N101-00001-021	Vacant Lot	0.26	0%	-
133 W Broad Avenue	0N101-00001-017	7,995 SF	0.54	0%	-
113 W Broad Avenue	0N101-00001-018	3,550 SF	0.34	0%	-
107 W Broad Avenue	0N101-00001-019	3,834 SF	0.26	0%	-
105 W Broad Avenue	0N101-00001-020E	1,320 SF	0.03	100%	The Grille House
101 W Broad Avenue	0N101-00001-020F	Patio	0.06	0%	The Grille House
113 N Front Street	0N101-00001-020A	6,572 SF	0.15	0%	-
109 N Front Street	0N101-00001-020B	6,572 SF	0.15	0%	-
105 N Front Street	0N101-00001-020C	2,240 SF	0.07	0%	-
105 N Front Street	0N101-00001-020G	728 SF	-	0%	-
103 N Front Street	0N101-00001-020D	2,080 SF	0.07	0%	-
-	-	34,891 SF	1.93	-	-



# OPPORTUNITY ZONE MAP

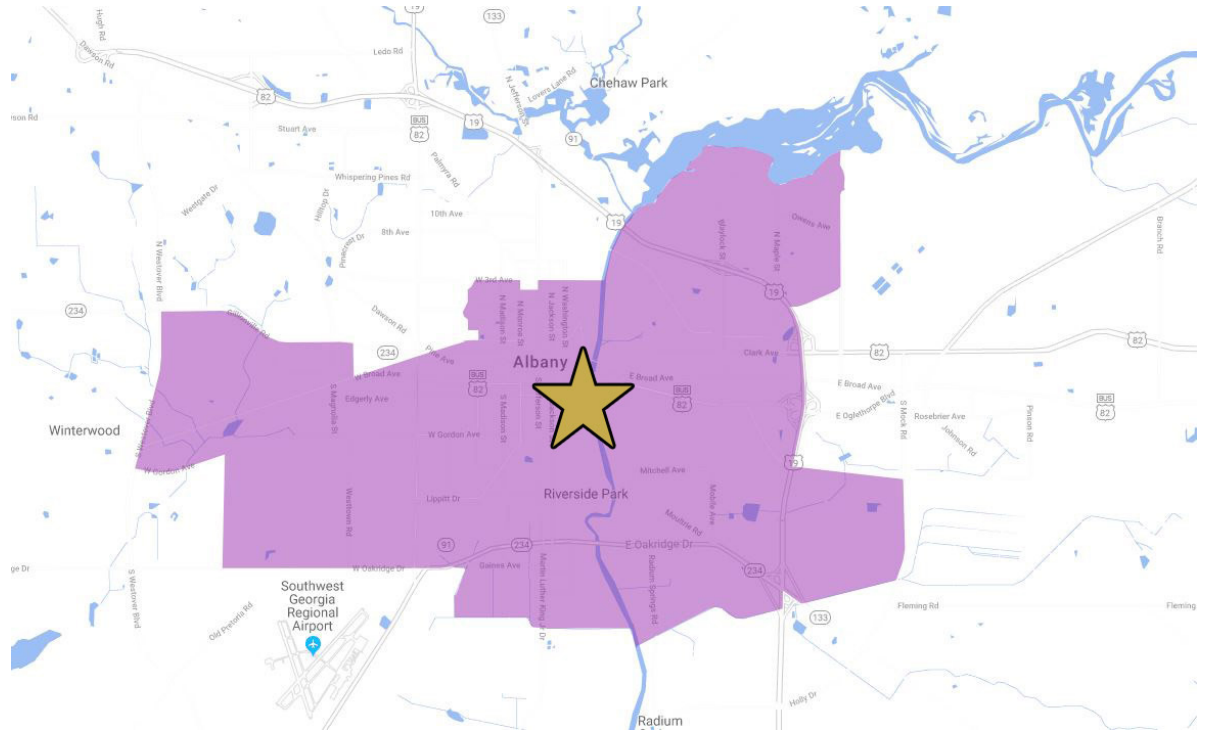
## OPPORTUNITY ZONE INVESTMENT OVERVIEW

Qualified Opportunity Zone (QOZ) Investment:  
A QOZ investment allows for the reduction of deferred gains from the sale or exchange of prior investments. QOZ investments maintained for at least five years by the end of 2026 will qualify for a 10% reduction of deferred capital gains tax liability (for the original capital gain). If the gain has been invested in an opportunity fund for seven years by the end of 2026, the tax liability on the original gain is reduced by 15%. The possibility of not paying for up to 10 years.

### Learn more here:

- [Qualified Opportunity Funds: The Real Estate Industry Weighs In](#)
- [U.S. Department of the Treasury Releases Proposed Regulations on Opportunity Zones Designed to Incentivize Investment in American Communities](#)
- [U.S. Department of the Treasury: Community Development Financial Institutions Fund \(CDFI\) Opportunity Zones Resources](#)
- [IRS Revenue Procedure - PDF](#)
- [Tax Cuts and Jobs Act - PDF](#)
- [Enterprise Community \(Choosing Opportunity Zones\)](#)
- [Economic Innovation Group \(Unlocking Private Capital\)](#)

\*Disclaimer: Consult tax adviser as it relates to benefits





# ZONING

Zoning Districts	C-3 mu
<b>USES</b>	
<b>Residential</b>	
Single-Family, except mobile homes	Y CC/Cnty
Duplex	Y CC/Cnty
Apartments	Y CC/Cnty
Townhouse	Y CC/Cnty
Mobile homes	
Accessory dwelling unit (in-law suite) max 800 sf or 50% of sf primary dwelling unit	
Other Multi-unit, Multi-story Condominium	Y
<b>Personal Care Home (County Only)</b>	
Family Care Home 6 or fewer residents	Y
Group Care Home 7-15 residents	Y
Congregate Care Home 16+ residents	Y
<b>Personal Care Home (City Only) ***</b>	
Family Care Home 2-4 residents	
Family Care Home 5-6 residents	
Group Care Home 7-15 residents	Y
Congregate Care Home 16+ residents	Y
<b>Child Caring Institutions (City Only) ***</b>	
Child-welfare facility 6 residents	
Child-welfare facility 7-15 residents	Y
Child-welfare facility 16+ residents	Y
<b>Recovery Residence (City Only)</b>	
<b>Structured Housing (City Only)</b>	
<b>Transitional Housing (City Only)</b>	
<b>Miscellaneous Rooms for Rent</b>	
Rooming House/Lodging House, min of a weekly stay, max 20 rooms	Y
Bed and Breakfast, max 3 rooms ****	Y
Inn, max 12 rooms	Y
Hotels/Motels and Similar Business Minimum guest unit size 250 sf	Y
<b>Day Care (including kindergartens)</b>	
Family Day Care 6 or fewer clients	Y
Group Day Care 7-18 clients	Y
General Day Care 19+ clients	Y

Zoning Districts	C-3
<b>Commercial, not otherwise specified</b>	
All Retail Sales, except motorized vehicles or parts, and manufacturing or farm equipment	Y
Retail Storage and Display of Goods Outside of Fully Enclosed Building	Y
Offices of any type, including clinical, research and services	Y
Personal and Office Support Services	Y
Repair, not large vehicles such as cars or trucks	Y
Eating and drinking establishment, except bars and nightclubs	Y
Drive-In and Drive-Through, except banks	Y
Bars, Night Clubs #	Y
Drive-Through Bank Windows only	Y
Small Animal Veterinary, household pets only	Y
Small and Large Animal Veterinary	Y
Motor Vehicle Related	
Sales only	Y
Sales/Maintenance/Repair/Body Shop	Y
Vehicle Service/Wash	Y
Service Station/Convenience Store	Y
Truck and Tractor Sales, Trucking	Y
Mobile Home Sales	Y
Wholesale Businesses	Y
<b>Manufacturing</b> process, create, repair, paint, renovate and assemble goods and equipment	
Operations permitted only within fully enclosed buildings. Adverse effects contained on-site	Y
Operations permitted outside and inside. Adverse effects contained within the zoning district.	CC
<b>Private Entertainment, Amusement and Recreation</b>	
Social/Fraternal Club, Lodge, Union Hall, Similar	Y
Indoor & Special Event Facility less than 1 acre	Y
Indoor & Special Event Facility 1 acre or more	AR
Outdoor & Special Event Facility less than 1 acre	Y
Outdoor & Special Event Facility 1 acre or more	CC
Movie/Performance Theater Indoor Only	Y
Recreation Vehicle Park	
Adult Entertainment establishments and stores	CC

Zoning Districts	C-3
<b>Storage of Goods Not related to sale or use of such goods on the same lot where stored</b>	
All storage within completely enclosed structure	Y
Storage Outside, not scrap, salvage, junk or wrecked motor vehicle	Y
Mini Warehouse self-storage max size/unit 300sf	CC
Junk, Scrap, Salvage, Coal, vehicles not for repair	
<b>Agricultural, Mining, Quarrying</b>	
Agricultural, excluding livestock, min 5 acres	
Agricultural, with livestock, min 20 ac county	
Commercial Greenhouse Operations and Sales	Y
Chicken Houses/Feed Lot Operations	
Mining, Quarrying, Excavation and on-site sales	
<b>Public, Semi-Public and Institutional</b>	
Cemetery	CC
Detention Facility	CC
Funeral Home	Y
Governmental; such as library and fire station	Y
Hospital	AR
Medical and Dental Clinic	Y
Nursing Home	Y
Park, Non-Commercial Recreation	Y
Stadium	AR
Religious Institutions***	Y
Private School	CC
Private University School and College	CC
<b>Miscellaneous Uses</b>	
Accessory Uses	Y
Airport	
Bus and other Transit Station	Y
Home Business Occupation	Y
Landfills: Sanitary, Inert C&D, and Solid Waste	
Open Air Markets *	
Farm and Craft Market *	Y
Outdoor Flea Market *	CC
Public Utilities, such as power and gas	Y
Railroad, Transit and Utility Corridor	Y

Zoning Districts (abbreviated notes of type)	C-3 mu
<b>District Area Regulations</b>	
<b>Residential Lot Size</b> (min sq ft unless acres shown)	
Single-Family Detached, No patio homes, No accessory units in R-MHS, R-MHP.	5,000
Townhouse or duplex per unit (square feet) No townhouse permitted in R-3 I.	2,500
Multi Family I.	2,500
<b>Residential Lot Width</b> (minimum feet)	
Single-Family Corner Lot	42
Single-Family Lot	36
Townhouse	
Corner Lot	40
End unit of building	30
Interior Unit of building	24
<b>Front Yard</b> (minimum feet from ROW) E. I.	
Arterial & Collector Street	30
Minor Streets	25
<b>Supplemental Yard</b> (maximum setback from property line or required sidewalk along street) ***	
Arterial and Collector Street	20
Minor Street	10
<b>Rear Yard</b> (minimum feet) I.	
No alley (Next to residential district, add 5 feet for every 2 building stories over 2.)	15 A.B.
Yard adjacent to a rear alley, setback to alley	5
<b>Side Yard</b> (minimum feet) I.	
Interior	0' B
Arterial/Collector Street Corner	SeeSY
Minor Street Corner	SeeSY
<b>Building Area</b> (maximum % of lot area)	65%
<b>Building Height</b> (maximum feet)	
<b>Building Stories</b> (maximum)	



# PHOTOS









# ABOUT THE AREA

## ALBANY LIGHTS 1889

On February 9, 1889, the first electric lights brightened Broad and Washington Streets in Albany. The City had the first Edison municipal incandescent system ever erected in the South, making Albany famous and attracting tourists from throughout the state to see the new lighting style.







# ALBANY, GA

## ABOUT THE AREA

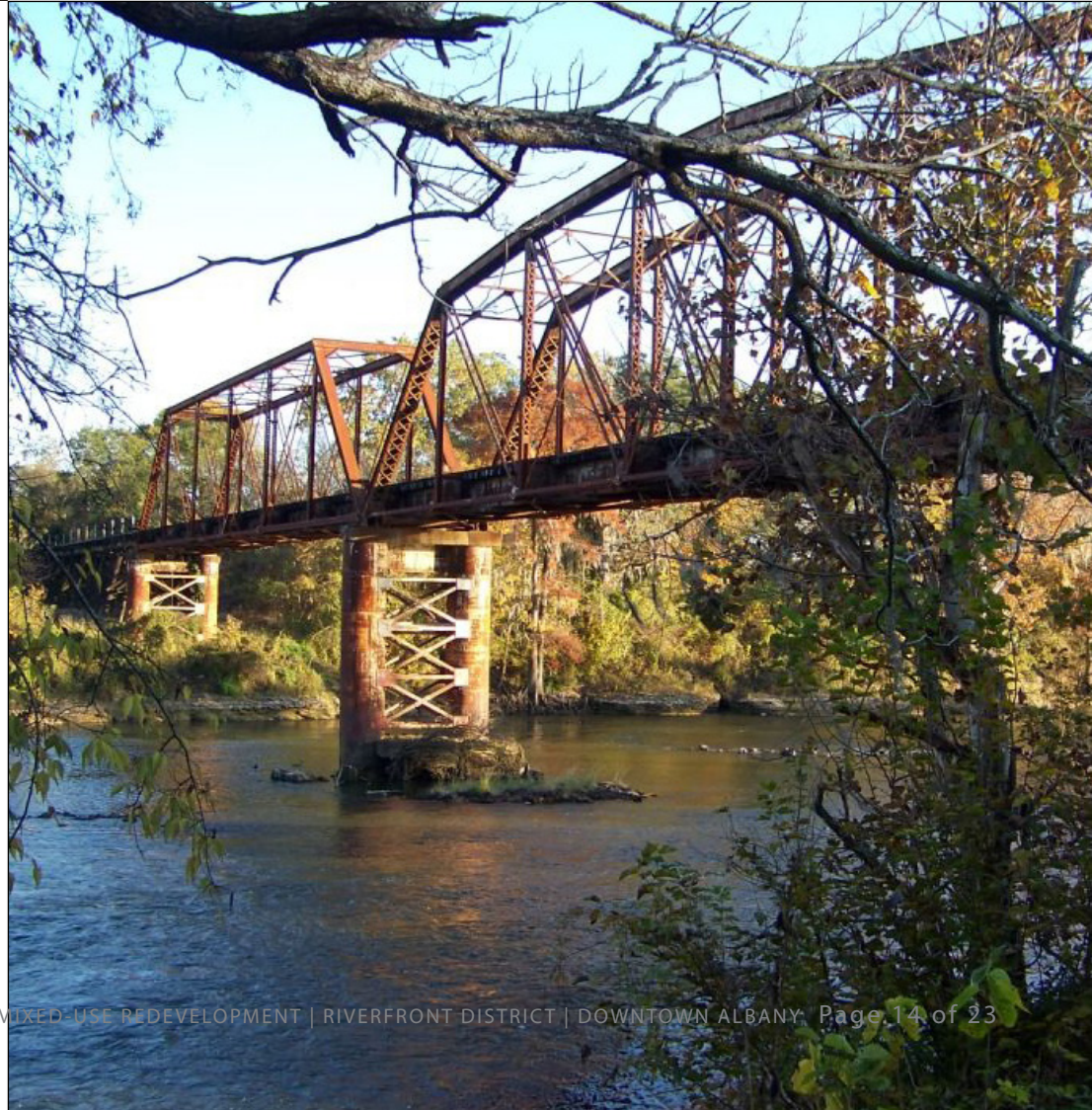
Albany, known for its southern hospitality, is located on the banks of the Flint River and is the hub of Southwest Georgia for working, shopping, cultural activities and education. In 1853, Albany was known for being a trading and shipping city due to its central location.

Known as the “Pecan Capital of the World” because of its outdoor destinations and accessible downtown area enhance the tourist appeal. Albany is also known as “The Good Life City” because of the gorgeous weather year-round with a low cost of living, making the city a great place to raise a family.

Albany has developed a diversified industrial economy, that is home to Proctor & Gamble, MillerCoors, and Mars Chocolate North America. Healthcare, education and the Marine Corps Logistics Base Albany are the largest employers.

The city is the heart of Plantation Trace, the southern portion of Georgia’s Southern Rivers region. When it comes to entertainment, there is something for everyone in Albany, whether it include the Riverfront Walk, Flint RiverQuarium or the Turtle Grove Play Park.

*Source: The City of Albany Request for Proposals*





# NEW DEVELOPMENTS



**Civic Center Complex**



**Albany Museum of Art**



**Riverfront Park**



**Veterans Park Amphitheatre**



**City Government Offices**



**Davis Exchange Building**



**Albany Hearld Building**



**The Flats at 249**



**Downtown Dawsyn Boutique**

**Pretoria Fields Craft Brewery**

**The Flint Restaurant**



**Flint River Bridge**



**Albany Welcome Center**



**Flint RiverQuarium**



# NEW DEVELOPMENTS (within 1-block of the subject property)



## RIVERFRONT PARK

RiverFront Park located across the street from the subject property. It is situated on a beautiful 6 acres along the Flint River. There is a lawn for family picnics and gatherings, play fountain, pavilion areas, Turtle Grove Play Park with kids area, multiple walking trails and the Albany Welcome Center located in the Historic Bridge House. This area makes for a great gathering center for families, friends and visitors.



## THE PRETORIA FIELDS CRAFT BREWERY

Pretoria Fields Craft Brewery is located on the same block as the subject property. It opened its tasting room doors in 2017 by an Albany local doctor who grew up on 200 acres of organic wheat. This 21,840 SF facility includes a bar/tavern, distillery and office space. Their tradition is to focus on organic sustainable farming and natural resource management to produce their craft beer. Pretoria Fields partners with farmers from all over the state of Georgia to assure that not only local farms are productive, but so that the universal farming community in Georgia has opportunities to thrive. Their mission statement is to provide opportunities and resources for farmers and those searching for a better quality of life.



## THE FLINT RESTAURANT

Downtown Albany's newest restaurant, The Flint, is located on the same block as the subject property. It opened in June 2019 and serves high quality seafood and southern farm-to-table food with a full service bar. The Flint Restaurant is one of Albany's high-end dining establishments that is consistently bringing in clientele for meals and private events.



## DOWNTOWN DAWSYN BOUTIQUE

In 2018, this fashion boutique started off as just a hand-selected of clothes and now this local store ships all over the United States and attends events throughout the southeast. Downtown Dawsyn carries unique, hand selected clothing, shoes and accessories for women so they can have the confidence to be themselves. It is located on Pine Avenue and is within walking distance to the subject property.



## THE FLATS AT 249

Formerly the New Albany Hotel, it has now been redeveloped into 64 upscale units that are fully leased. One unit includes the new upscale women's boutique, Bandit and the Babe, which opened in 2018. The Flats at 249 is located on Pine Avenue which is in the heart of the city's revitalization fast-track developments, it is also located within walking distance to the subject property.



# NEW DEVELOPMENTS (within 1-block of the subject property)



## ALBANY CITY GOVERNMENT OFFICES

City offices on Pine Avenue include Central Services, City Attorney's Office, Engineering Department, Finance Department, Human Resources, Licenses and Business Support, Municipal Court, Planning, Development and Code Enforcement, Utility Administration and Operations offices and Technology and Communications offices. The offices are located across the street on the N. Washington Street side of the subject property.



## THE ALBANY WELCOME CENTER

This historic building was built in 1858 and now serves at home to the Albany Welcome Center and provides a gateway to the city's riverfront attractions. The center offers great views of the Flint River and is a great location to learn more about Albany and offers brochures, films and souvenirs to experience the great rooted history about Albany. It is located directly across the street from the subject property on the N. Front street side.



## THE DAVIS EXCHANGE BUILDING

This historic building is located on the same block as the subject property. It was built in 1920 and is the tallest building in Albany. It stands 85 feet tall with six stories and approximately 41,000 SF. It is an example of Beaux Arts architecture and was designed by J.E.R. Carpenter of Tennessee. It was listed on the National Register of Historic Places in February of 1984. It is currently under contract to be redeveloped to be a boutique hotel redevelopment.



## ALBANY MUSEUM OF ART

Formerly the Belk Department and Western Tire and Auto is to undergo a \$10 million dollar renovation and redevelopment to the modern Albany Museum of Art (AMA). The museum is located directly across the street from the Davis Exchange property and on the same block as the subject property and will include a new greenspace and is set to open in 2021.



## THE ALBANY HERALD BUILDING

The Albany Herald Building is located on the same block as the subject property. It is currently owned by the City of Albany and they have an request for proposal (RFP). The goal of the RFP is to bring projects/developments that bring new or to enhance business models to the city.



# ALBANY MUSEUM OF ART REDEVELOPMENT



The Albany Museum of Art is poised to relocate into the former Belk Department Store in downtown Albany in 2021. With the new location, that is within view of the subject property, the museum will more than double in size making it 53,000 SF.

The expectation is that visitation will not only increase because of the location but it will also make it easier for schools to include the museum on their field trips. The museum will be within walking distance many attractions in the downtown area that include Flint RiverQuarium, the Albany Civic Center, Veterans Park Amphitheatre, Ray Charles Plaza, the Albany Municipal Auditorium and the new Flint Restaurant.

The children's area will be expanded for art classes and camps and have better ways kids can be more interactive. Not only will the expansion provide more activities but it will provide space for more special community events such as workshops, conferences or social events. The museum will also be displaying its permanent collection, the artwork in the previous building that was destroyed by the 2017 storm.

Source: <http://www.albanymuseum.com/future-home-in-downtown-albany.html>



**Southwest Georgia  
Regional Airport**



6

## AZALEA TERRACE

**Albany Museum of Art**



**Civic Center Complex**



**Albany State University**



4

## ALBANY

1

2

3

5

**Phoebe Putney  
Memorial Hospital**



**Flint RiverQuarium**





# IN THE AREA

1



## CIVIC CENTER COMPLEX

This 46,000 SF civic center holds over 10,000 people making it the largest indoor municipal destination south of Atlanta. This civic center was designed as a multipurpose convention, entertainment, trade show and meeting facility. The Civic Center has a full-service box office with Ticketmaster's computerized system and a productive non-union stage crew.

2



## ALBANY MUSEUM OF ART

The AMA is poised to relocate into the former Belk Department Store after a generous donation of the property. With the relocation, the museum will now encompass 53,000 SF with an outdoor sculpture garden set to open in 2021. Not only will the museum have attractions but it also will include classes, camps and special community events.

3



## FLINT RIVERQUARIUM

After the devastating flood in 1994, the community leaders determined that Albany needed historic preservation and that is how the Flint RiverQuarium was born. Home to over 120 different types of sea creatures, the aquarium prides itself on its interactive experience that can jump-start children's curiosity about science and what their future can look like.

## ALBANY STATE UNIVERSITY

The University is home to 7,000 students that aspire toward excellence in teaching and learning. The University offers 13 certificates, 14 associate, 12 graduate degrees and a dual-degree program with Georgia Tech.

4



## PHOEBE PUTNEY MEMORIAL HOSPITAL

This non-for-profit network was created in 1910 by Judge Francis Flagg Putney. It is now home to more than 4,500 physicians, nurses and volunteers and serves more than 500,000 residents. Services include Cancer Care, Heart and Vascular, Sports Medicine, Women's specialist and more.

5



## SOUTHWEST GEORGIA REGIONAL AIRPORT

This non-hub commercial service airport serves over 150,000 people and hosts thousands of military operations a year. Albany is known as the Quail Hunting Capital of the world and each November hundreds of people come for the excellent hunting.

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# BROKER PROFILE



## LINDSAY BRERETON

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Lindsay has over 20+ years of combined healthcare portfolio and commercial management experience and is a Certified Commercial Investment Member (CCIM). She is also a member of the Commercial Investment Member Institute, National Association of Realtors, Urban Land Institute (ULI) and International Council of Shopping Centers (ICSC).

As a Portfolio Manager, with Meadows & Ohly, Lindsay has represented REITs and Atlanta based health systems in management of their respective Medical Office Buildings. These included the annual operating budgets, monthly financial reporting, lease negotiations, tenant fit outs, vendor procurement and implementation of call capital initiatives. Prior to this role, she worked with the San Francisco and Atlanta business units for Turner Construction Company where she attained construction and project management experience with various phases of commercial building projects/developments.

Lindsay is a proud veteran of the United States Navy Reserves where she served as a naval officer with the Civil Engineer Corps. She attended California State University, Sacramento and obtained a degree in Civil Engineering. Lindsay is married with two daughters and enjoys traveling, serving in the community and spending time with her family.

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Bull Realty is a commercial real estate sales, leasing 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](http://www.CREshow.com).



# TEAM PROFILE



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**Michael Bull**  
Broker



**Kaley Richard**  
Marketing



**Scott Jackson**  
Analyst



# CONFIDENTIALITY AGREEMENT

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 Albany Assemblage. 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 this \_\_\_\_\_ day \_\_\_\_\_ of , 20\_\_\_\_.

Receiving Party \_\_\_\_\_

Signature \_\_\_\_\_

Printed Name \_\_\_\_\_

Title \_\_\_\_\_

Company Name \_\_\_\_\_

Address \_\_\_\_\_

Email \_\_\_\_\_

Phone \_\_\_\_\_

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