



FULL-SERVICE CAR WASH/AUTO CENTER | ±10,803 SF



FULL-SERVICE CAR WASH/AUTO CENTER | ± 10,803 SF

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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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SALE DESCRIPTION

This extraordinary ±10,803 SF facility, situated on ±1.79 acres, was built in 2009, at a cost of over \$3.5MM with the highest-quality construction materials. The property is conveniently located at the corner of Camp Creek Parkway and Fulton Industrial Boulevard. Surrounded by national QSR, including McDonald's, Zaxby's, Taco Bell and Waffle House, the property shares the same access to Camp Creek Parkway and Fulton Industrial Boulevard. The facility welcomes patrons with its impressively large and tiled lobby, comfortable leather furniture and a large, flat-screen television. There is a large private office with a separate restroom and shower for the owner, and another smaller office for the staff.

The well-maintained car wash tunnel boasts all top-end Sonny's Car Wash equipment, with a PurWater Water Reclamation System. The current owner has a service agreement in place to keep it operating efficiently. Also included are 6 covered and 12 uncovered free vacuum stations, effectively maintaining customer satisfaction, with no waiting - even on the busiest days. There are two, functioning pay stations at the entrance, with a third island set up to add another if needed. Four large drive-thru service bays with two oil change pits and a lift can accommodate two cars each simultaneously. There is an end cap unit with a separate power meter that can be leased to a retail tenant.

HIGHLIGHTS

- ±10,803 SF facility
- 2,800 vacant retail suite that can be leased for additional income
- Surrounded by national QSR, including McDonald's, Zaxby's, Taco Bell and Waffle House, all sharing the same access to Camp Creek Parkway and Fulton industrial Blvd
- Built in 2009
- 5 service bays and 1 detail bay
- 4 large drive-thru service bays with 2 oil-change pits
- 18 free vacuums
- Furnished lobby for guests and private offices for employees
- No competition in the area
- Significant upside potential for a new owner

PRICE | \$2,795,000

PROPERTY INFORMATION

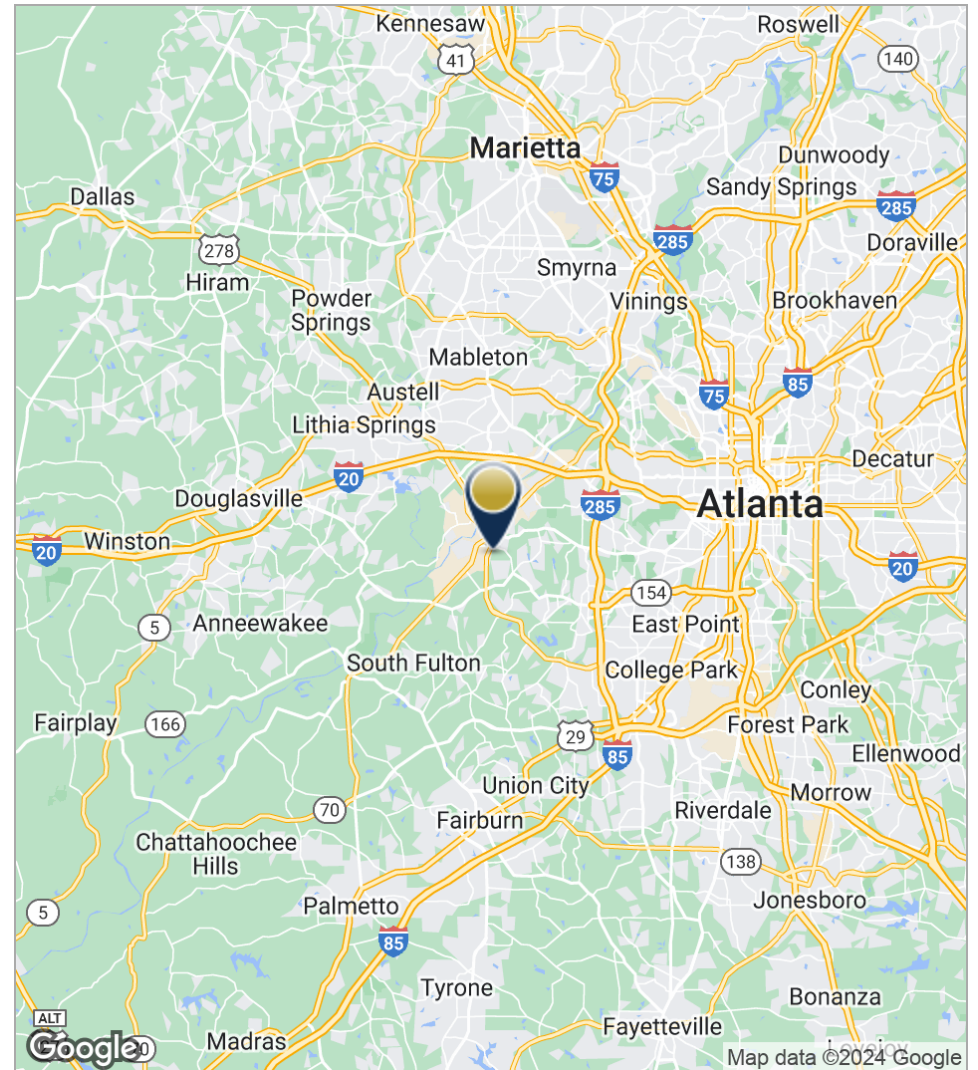
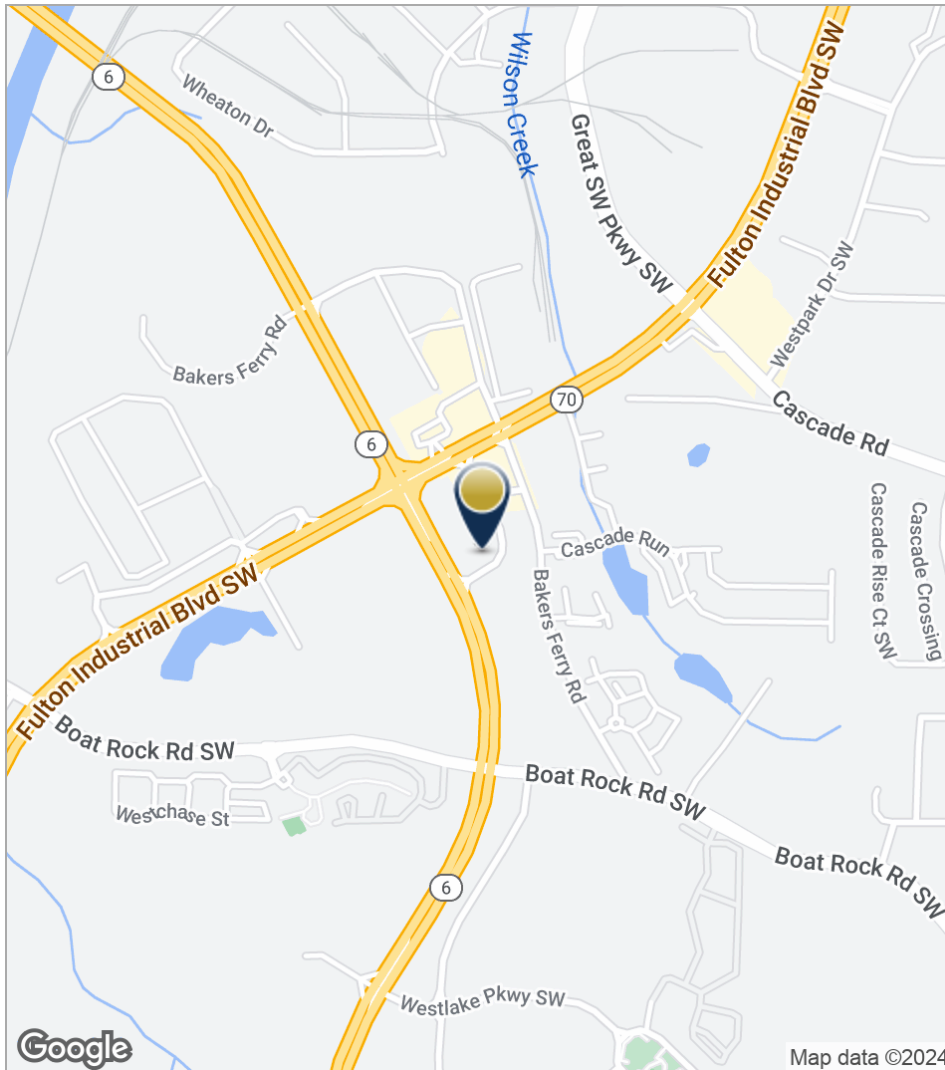
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Property Address:	975 Camp Fulton Parkway, Atlanta, GA 30336
County:	Fulton
Building Size:	±10,803 SF
Zoning:	C-2
Proposed Use:	Automotive
Parking:	25 Spaces
Pay Stations:	2
Site Size:	±1.79 Acres
Year Built:	2009
Occupancy:	Vacant
No. Of Bays:	10 Total (5 Service/4 Drive-thru/1 Detail)
Number Of Stories:	1
Equipment Included:	Sonny's Car Wash equipment, & PurWater Water Reclamation System
No. Of Vacuums:	18 total (6 covered/12 uncovered)
Traffic Count:	32,990 VPD on Fulton Ind. Blvd.
Sale Price:	\$2,795,000



LOCATION MAPS

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Surrounded by national QSR, including McDonald's, Zaxby's, Taco Bell and Waffle House, all sharing the same access to Camp Creek Parkway and Fulton Industrial Blvd

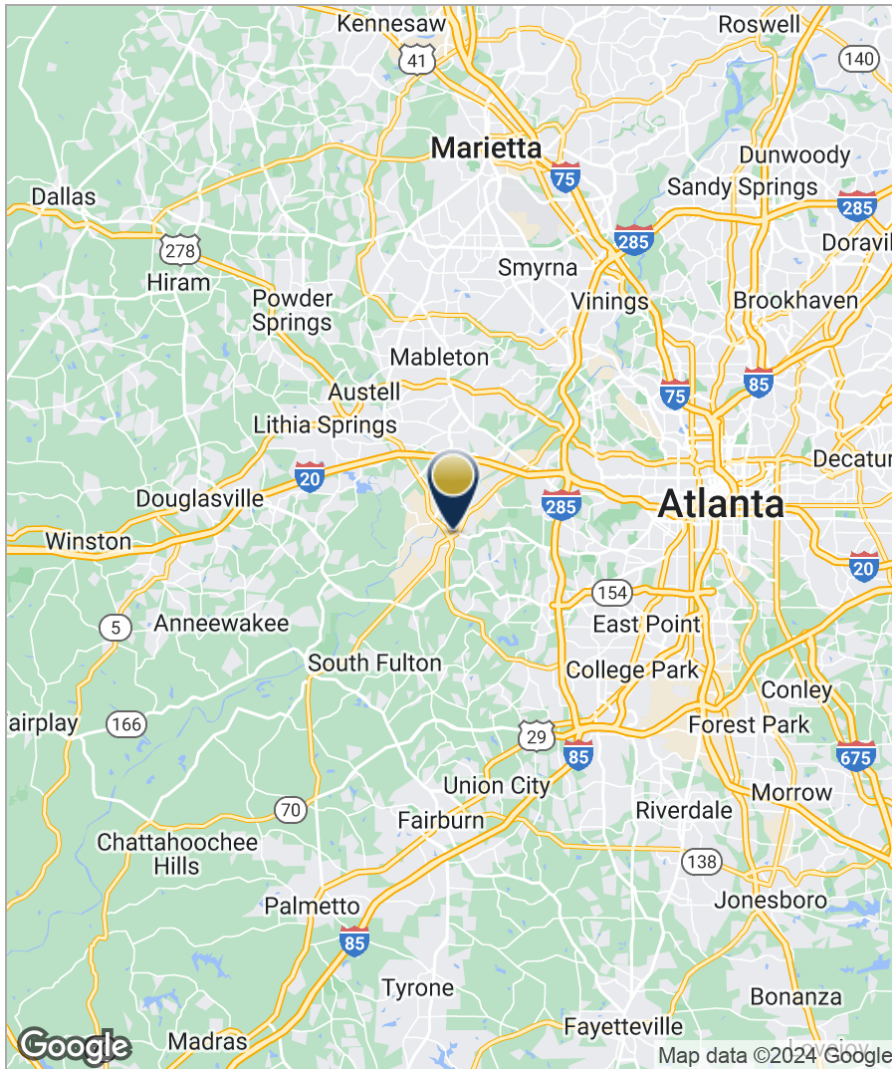
PHOTOS

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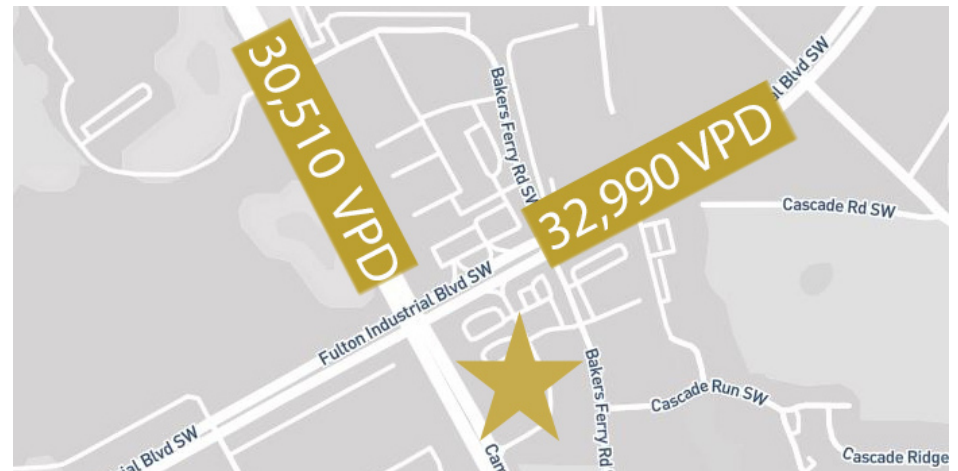
DEMOGRAPHICS & TRAFFIC COUNTS

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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	3,673	22,614	98,548
MEDIAN AGE	36.0	33.6	33.7
MEDIAN AGE (MALE)	33.9	31.8	31.2
MEDIAN AGE (FEMALE)	36.3	34.4	35.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,526	8,289	37,450
# OF PERSONS PER HH	2.9	2.8	2.7
AVERAGE HH INCOME	\$101,081	\$96,080	\$73,359
AVERAGE HOUSE VALUE		\$158,348	\$165,232

Source: ESRI



ATLANTA MARKET OVERVIEW



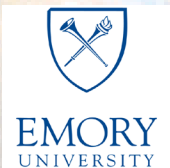
ATLANTA

TOP EMPLOYERS



DELTA

EDUCATION



MAJOR ATTRACTIONS



Atlanta
BeltLine®





IN THE AREA

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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 - 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, makes getting to Atlanta easy. With a variety of transportation options throughout the city, our guides, maps, shuttles, tours and Atlanta Ambassadors make getting around Atlanta easy as well.

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 Atlanta's economy, with the city serving as the regional, national or global headquarters for many corporations. Atlanta has 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, Truist Bank, Mercedes Benz USA, Newell-Rubbermaid and is home to the world renowned Center for Disease Control. Over 75% 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 due to 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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Professional Background

While Darrell is experienced in all types of commercial properties throughout the Southeast, his primary focus has been investment properties and mixed use developments in the North Atlanta market. Darrell also specializes in car wash properties in the Atlanta Market and consistently sells several annually. As a long time resident of the suburbs of North Atlanta, he has extensive knowledge of the area and the business trends in these markets. Marketing more than \$300 million in commercial property since 2007, Darrell has become a recognized go-to broker in North Georgia.

Darrell helped establish Bull Realty's first satellite office on GA 400 north of Atlanta. He is a member of the Atlanta Commercial Board of Realtors, Atlanta Commercial Board of Realtors Million Dollar Club, the National Association of REALTORS, the Dawson County Chamber of Commerce and the Hall County Chamber of Commerce. Darrell lives in Dawsonville with his wife of 24 years, his young daughter and a menagerie of pets. Favorite hobbies include boating, water skiing and off-roading.

Some notable closings include a 9-acre site in Gwinnett County for the Georgia Regional Transportation Authority for \$3.2 million, a retail park with 20 tenants next to the North Georgia Premium Outlet Mall which sold for \$4.5 million, a commercial development park in north Georgia on GA Hwy 400 for \$4.9 MM, a medical office park for \$2.4 million, a \$1.4 million-dollar land sale to RaceTrac Petroleum, and several retail sales including C Stores, Car Washes, and Shopping Centers. Prior to commercial real estate sales, Darrell enjoyed a successful career in the boating industry, and worked as a manager, consultant, and trainer for many of the leading dealerships in the Southeast. Darrell eventually operated his own successful marine dealership in Forsyth County and honed his reputation for honesty and integrity selling boats to customers all over the world.

Darrell attended the University of Tennessee studying electrical engineering.

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 Apple Podcast, all major podcast sites, YouTube and www.CREshow.com.

TEAM PROFILE

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Broker



Kaley Richard
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