OFFERING MEMORANDUM

3-UNIT MULTIFAMILY OPPORTUNITY
PRIME LOCATION ACROSS FROM FREEDOM PARK

Andy Lundsberg
Partner, Bull Realty
Andy@BullRealty.com
404-876-1640 x107

Michael Wess, CCIM
Partner, Bull Realty
MWess@BullRealty.com
404-876-1640 x150

Bull Realty, Inc.
50 Glenlake Parkway, Suite 600
,
BullRealty.com

BULL REALTY
ASSET & OCCUPANCY SOLUTIONS

TABLE OF CONTENTS

PROPERTY INFORMATION *3*
EXECUTIVE SUMMARY 4
PROPERTY INFORMATION 5
PHOTOS 6
UNIT MIX SUMMARY 12

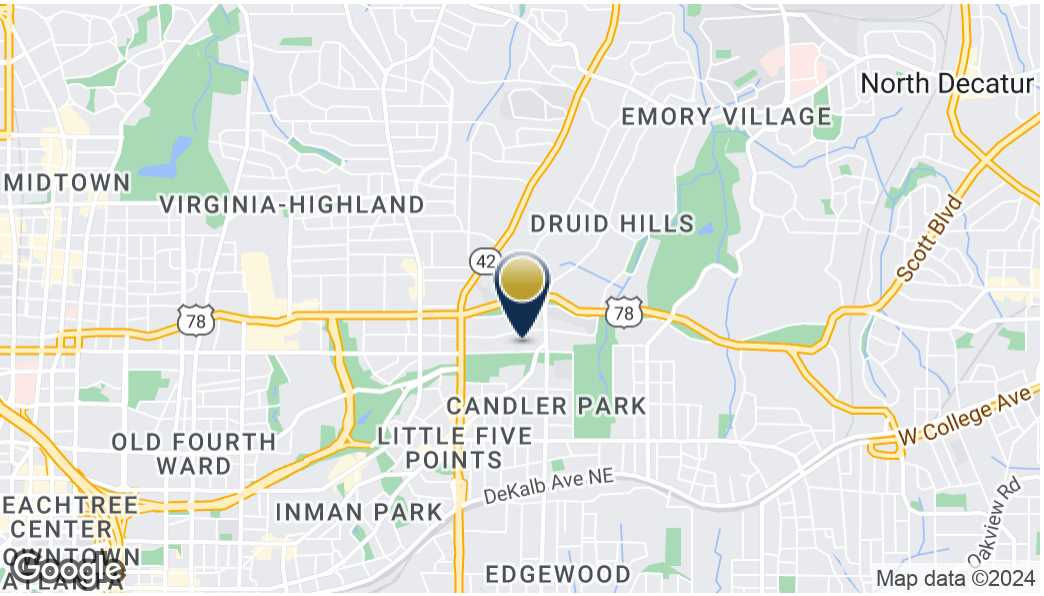
AREA OVERVIEW *13*
AREA MAPS 14
IN THE AREA 16
ABOUT THE AREA 17

CONTACT INFORMATION *18*
BROKER PROFILE 19
CONFIDENTIALITY AGREEMENT 20
DISCLAIMER 21

PROPERTY INFORMATION

BULL REALTY
Asset & Occupancy Solutions

EXECUTIVE SUMMARY



MULTIFAMILY TRIPLEX IN CANDLER PARK

- Triplex in an excellent location in Candler Park directly across from Freedom Park
- Spacious 2 BR/1 BA and 1 BR/1 BA layouts
- Upper and lower levels are occupied, main level was just renovated - ideal opportunity for owner/user or investor

RECENTLY COMPLETED RENOVATIONS

- Over $100,000 invested in interior and exterior renovations in the past year
- Exterior renovations include pressure washing the exterior, replacing old wood framing, installing new gravel, and other necessary maintenance
- Interior renovations including updating the laundry area, installing new HVAC units, all new light fixtures, new appliances (other than refrigerators), new tile flooring, bathroom remodeling and paint
- Unit B has been completely remodeled - all new drywall, painting, new laminate flooring, new kitchen and new bathroom
- Recently added dishwasher, garbage disposal and can lights

NEAR AREA AMENITIES & TRANSPORT

- Freedom Park is directly across the street from the subject
- Excellent location near Little Five Points, Krog Street Market, and Edgewood Retail District
- Conveniently near the Atlanta BeltLine and MARTA station

Price | N/A ***Units | 3***

PROPERTY INFORMATION

BUILDING

Property Address:	1326 North Avenue NE, Atlanta, GA 30307
County:	DeKalb
Year Built:	1915
Year Renovated:	2019-Present
Number of Buildings:	1
Number of Stories:	3
Total Building Size:	± 3,321 SF
Number of Units:	3
Unit Mix:	Main Level: 2 BR /1 BA
	Upper Level: 2 BR /1 BA
	Lower Level: 1 BR /1 BA

SITE

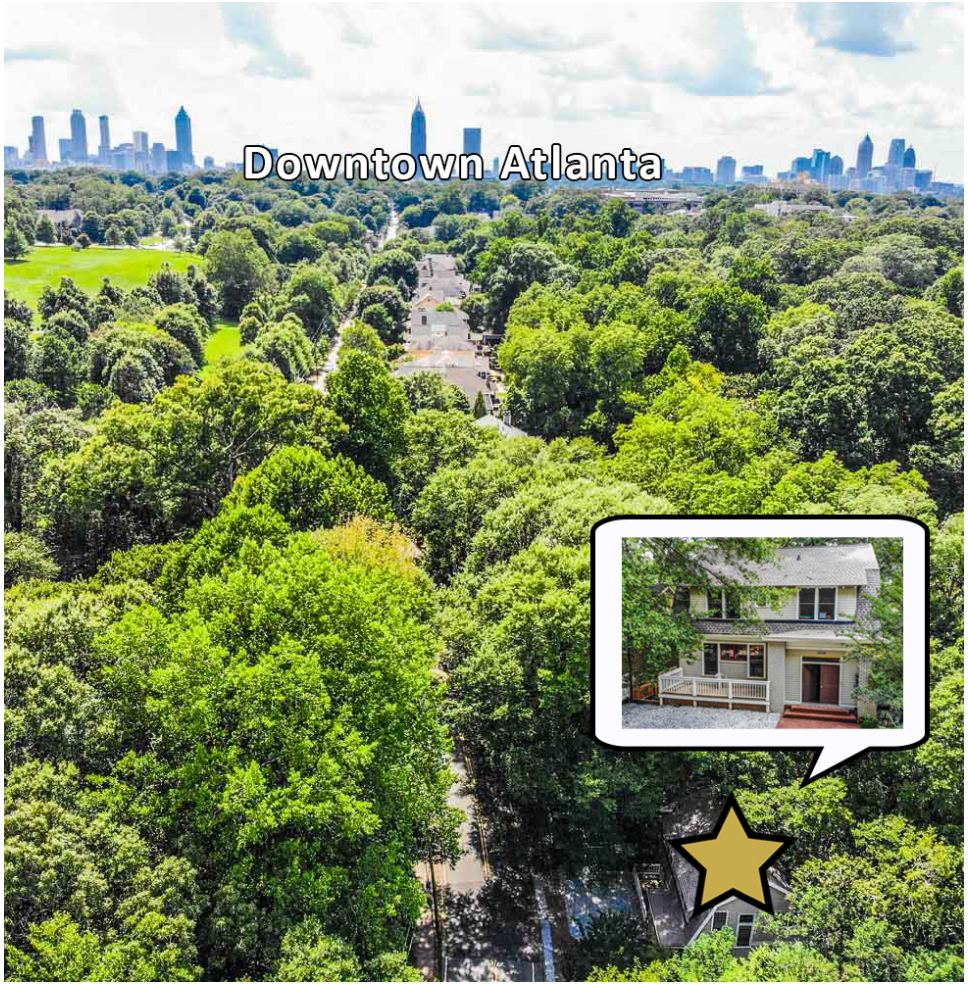
Site Size:	0.3 Acres
Parcel ID:	15 240 01 021
Zoning:	R-3
Parking:	Rear gravel lot

CONSTRUCTION

HVAC:	Forced Air
Washer/Dryer:	Shared
Metered:	Separately metered for electric and gas

FINANCIAL

Occupancy:	100%
Sale Price:	N/A



RENOVATED UNIT - MAIN LEVEL

RENOVATED UNIT -MAIN LEVEL

LOWER LEVEL UNIT

UPPER LEVEL UNIT

UPPER LEVEL UNIT

EXTERIOR PHOTOS

UNIT MIX SUMMARY

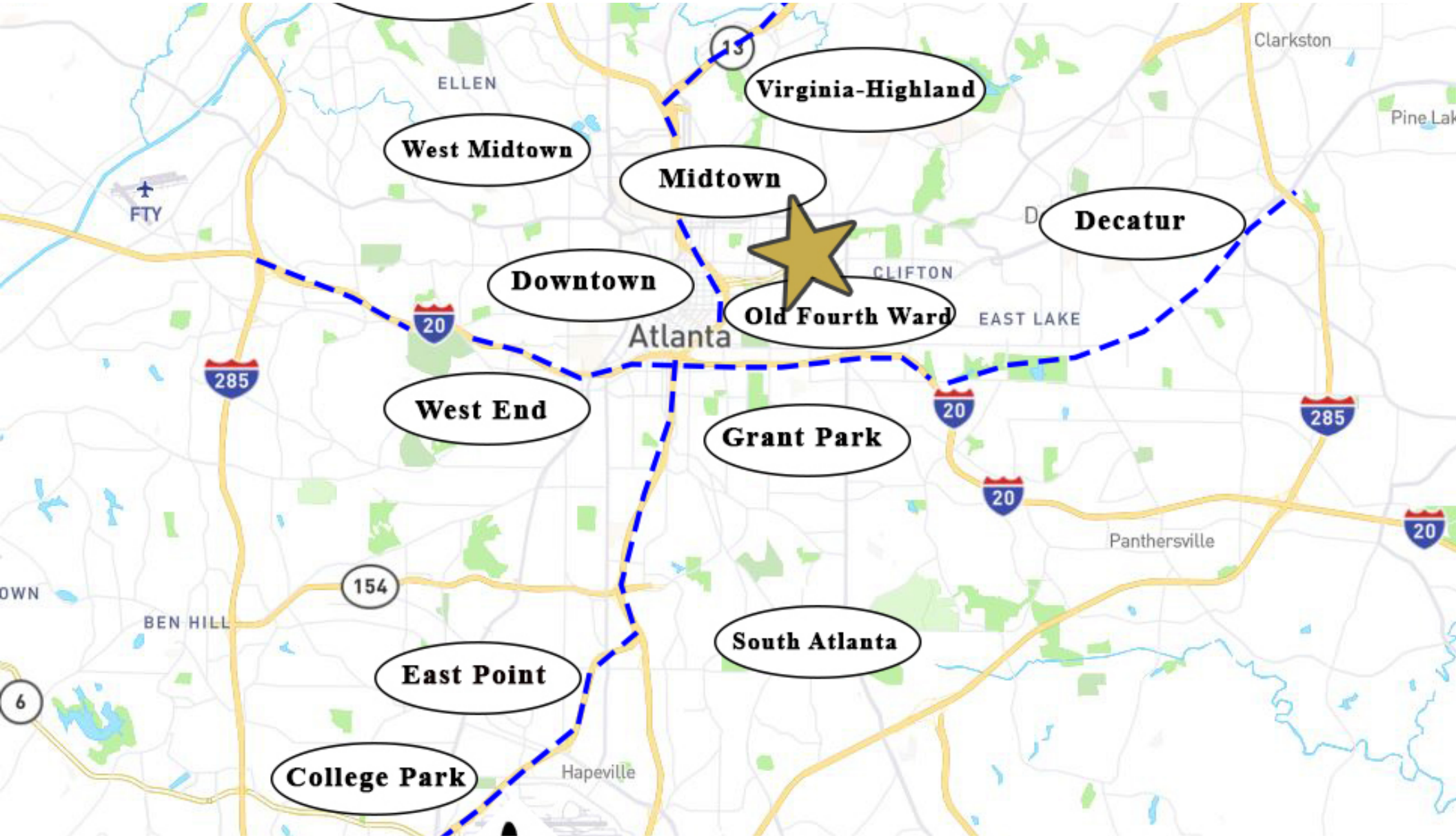
UNIT TYPE	UNIT COUNT	CURRENT RENTAL RATE	% TOTAL
2 BR / 1 BA - Main	1	$1,590	33.3
2 BR / 1 BA - Upper	1	$1,545	33.3
1 BR / 1 BA - Lower	1	$1,050	33.3
TOTALS/AVERAGES	**3**	**$4,185**	**100%**

Any included income, expenses, cap rates, costs, return estimates, renovations, measurements, square footage, acreage, projections, interest rates, loan terms, property condition, possible uses, zoning and other information herein may have been provided by the seller, landlord or other outside sources and while deemed to be reliable, may be estimated, projected, is subject to change, and/ or may be limited in scope, and therefore shall not be relied upon as accurate. Any such information important to the purchaser, lessee or other parties should be independently confirmed within an applicable due diligence period. Please do not disturb the management, business, tenants or sellers. This offer is subject to prior change or sale without notice.

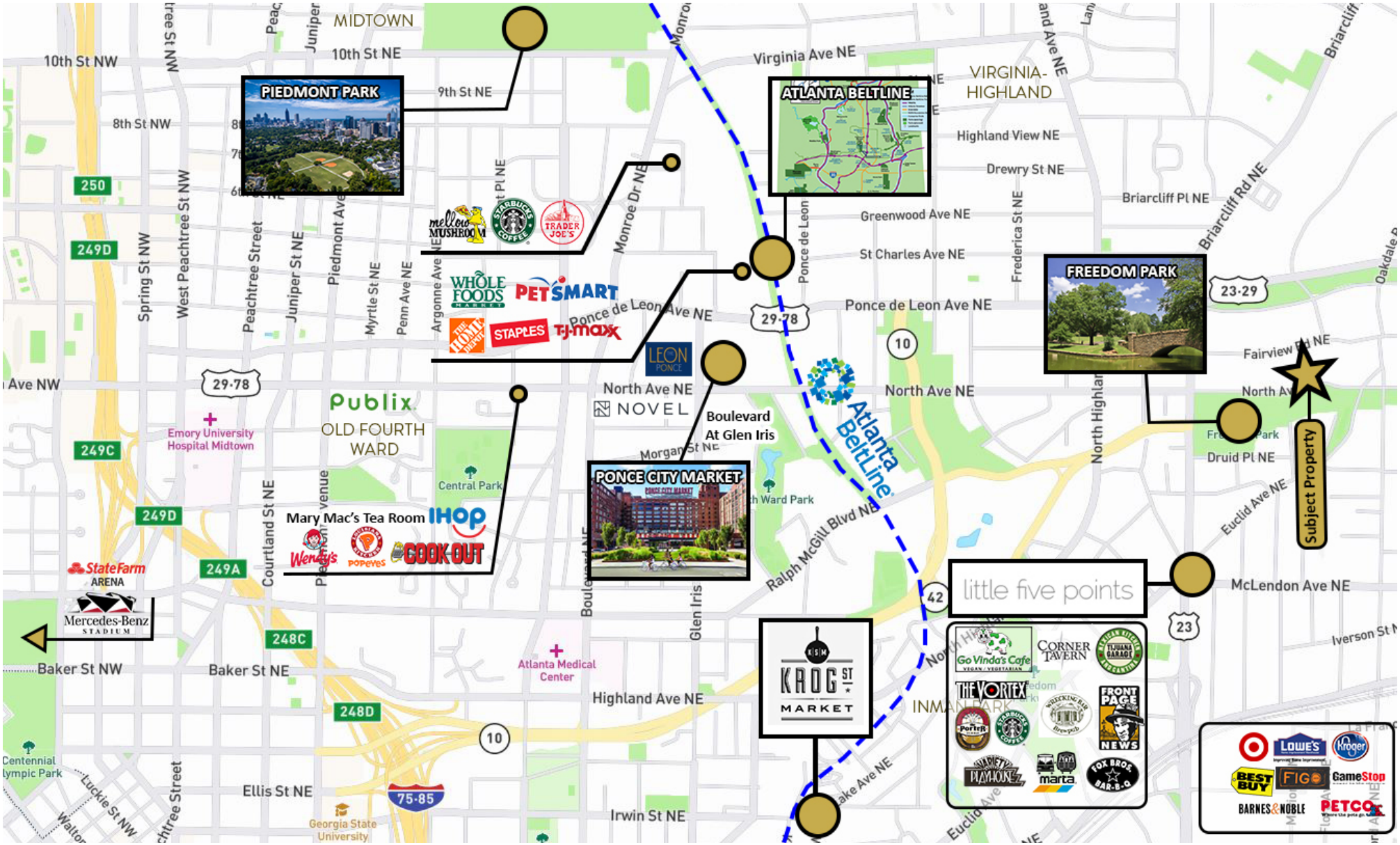
AREA OVERVIEW

BULL REALTY
Asset & Occupancy Solutions

AREA MAPS


Virginia-Highland
West Midtown
Midtown
Decatur
Downtown
Old Fourth Ward
West End
Grant Park
South Atlanta
East Point
College Park
ELLEN
Clarkston
Pine Lak
FTY
CLIFTON
EAST LAKE
Atlanta
Panthersville
BEN HILL
Hapeville
13
20
285
154
6

AREA MAPS


PIEDMONT PARK
ATLANTA BELTLINE
FREEDOM PARK
PONCE CITY MARKET
Subject Property
MIDTOWN
VIRGINIA-HIGHLAND
OLD FOURTH WARD
INMAN PARK
little five points
Atlanta BeltLine
Publix
Emory University Hospital Midtown
Mary Mac's Tea Room
Atlanta Medical Center
Georgia State University
Boulevard At Glen Iris
NOVEL
Central Park
Ponce de Leon Ave NE
North Ave NE
Highland Ave NE
Ralph McGill Blvd NE
Baker St NW
Baker St NE
Ellis St NE
Irwin St NE
McLendon Ave NE
Druid Pl NE
Euclid Ave NE
Fairview Rd NE
Briarcliff Rd NE
Briarcliff Pl NE
Highland View NE
Drewry St NE
Greenwood Ave NE
St Charles Ave NE
Virginia Ave NE
10th St NE
9th St NE
8th St NW
10th St NW
Spring St NW
West Peachtree St NW
Peachtree Street
Juniper St NE
Piedmont Ave
Myrtle St NE
Penn Ave NE
Argonne Ave NE
Monroe Dr NE
Ponce de Leon
Frederica St NE
Courtland St NE
Boulevard NE
Glen Iris
Morgan St NE
Iverson St NE
Euclid Ave
Oakdale
Centennial Olympic Park
Luckie St NW
Walton
250
249D
249C
249A
248C
248D
29-78
10
42
23
23-29
75-85
StateFarm ARENA
Mercedes-Benz STADIUM
KROG STREET MARKET
Go Vinda's Cafe
CORNER TAVERN
THE VORTEX
FRONT PAGE NEWS
BARNES & NOBLE
PETCO
GameStop
FIGO
BEST BUY
LOWE'S
Kroger
marta

IN THE AREA

1

little five points

LITTLE FIVE POINTS

Little Five Points is one of Atlanta's hippest neighborhoods. Shoppers head to Moreland Avenue's indie stores for offbeat vintage clothing, vinyl and cool gifts, while young locals hang out at the dive bars, burger joints, and Ethiopian and vegan eateries that line the surrounding streets.

2

Atlanta BeltLine

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.

3

PONCE CITY MARKET

PONCE CITY MARKET

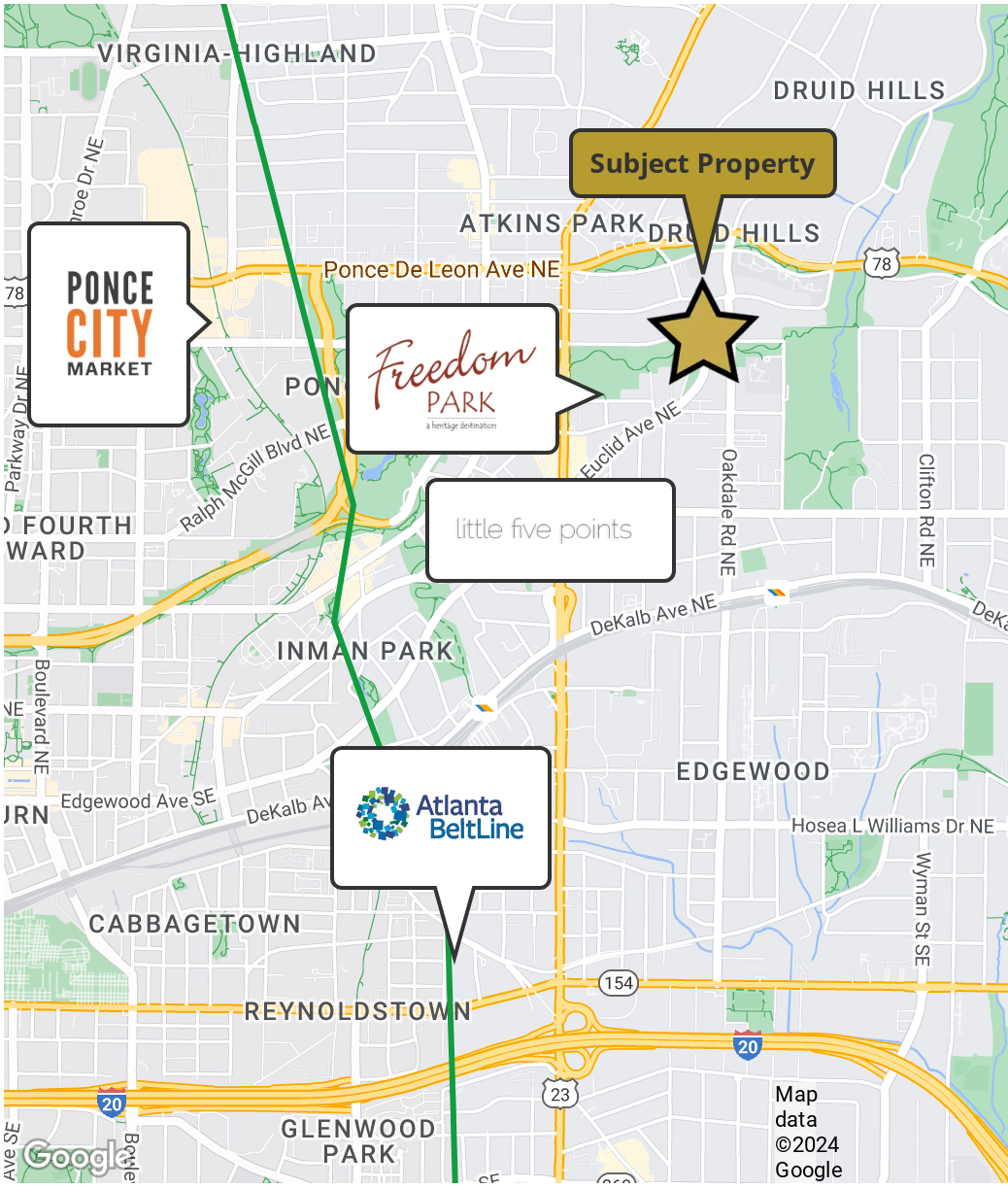
Krog Street Market is a 9-acre mixed-use development located along the Atlanta BeltLine in Inman Park. The complex is a 12,000 SF west-coast style marketplace complete with restaurants and 300 apartments.

4

Freedom PARK

FREEDOM PARK

Freedom Park is one of the largest city parks in Atlanta. The park stretches from west-east from Parkway Drive, just west of Boulevard, to the intersection with the north-south BeltLine Eastside Trail, to Candler Park, and north-south from Ponce de Leon Avenue to the Inman Park/Reynoldstown MARTA station.



ABOUT THE AREA

CANDLER PARK - ATLANTA

Historic Candler Park is a neighborhood and park located in Atlanta about 5 minutes east of downtown and just south of Ponce De Leon Avenue. The community and park are bordered by bustling Little Five Points and Druid Hills and all of the popular retail and restaurant establishments. The neighborhood is home to many talented people, great shops, bars, and everything eclectic. It's a family-friendly neighborhood with a focus on walkability and livability.

Candler Park is one of Atlanta's largest natural greenspaces. Located in the heart of the Candler Park neighborhood, the park allows visitors to enjoy the playground, soccer fields, tennis courts, pool, a 9-hole public golf course and a stunning natural habitat home to a wide variety of native Georgia species. Working in partnership with the City of Atlanta and community residents, the Candler Park Conservancy helps create a long-term vision for the park's growth and increased amenities and access for city residents.

DEMOGRAPHICS

POPULATION	**1 Mile**	**26,271**
	2 Miles	82,308
	3 Miles	153,228
HOUSEHOLDS	**1 Mile**	**15,816**
	2 Miles	42,427
	3 Miles	72,761
AVG. HH INCOME	**1 Mile**	**$88,246**
	2 Miles	$92,204
	3 Miles	$92,275

THE MARKET

- 68% of population in 1-mile radius have college education or higher
- 79% of population in surrounding area are white-collar workers
- Average household income of $88,000 in 1-mile radius; 28% higher than the national average

CONTACT INFORMATION

BULL REALTY
Asset & Occupancy Solutions

BROKER PROFILE

ANDY LUNDSBERG
Partner, Bull Realty
404-876-1640 x107
Andy@BullRealty.com

PROFESSIONAL BACKGROUND

Andy Lundsberg has over 20 years of sales, marketing and commercial real estate experience. He specializes in the acquisition and disposition of multifamily and boutique retail/office type properties throughout metro-Atlanta. Andy Lundsberg is recognized as the top producer at Bull Realty for the last 8 years in a row with gross sales exceeding well over $100 million year to date 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 (2008 - Present)

MICHAEL WESS, CCIM
Partner, Bull Realty
404-876-1640 x150
MWess@BullRealty.com

PROFESSIONAL BACKGROUND

Michael Wess' passion for commercial real estate began during his undergraduate studies at the University of Georgia. He earned a 4.0 GPA at the Terry College of Business's real estate program while receiving the school's single annual real estate scholarship. While there, Michael also received two additional degrees in finance and international business while also minoring in Spanish.

Michael joined Bull Realty in 2016 and began building his business practice based on integrity, superior client service and exceptional results. 2018 served as Michael's breakout year, individually closing 23 transactions valued at over $25,000,000, which landed him #3 of 32 brokers at the firm and the firm's 'Partner' title. Since 2018, Michael Wess and Andy Lundsberg teamed up and sold approximately $400 million across almost 200 transactions. These days, the partnership averages almost a closing a week and over $100M in sales annually.

The team holds many pricing records in and around Atlanta, including highest price per acre, highest price per unit, and highest price per square foot for various product types and categories. The team also prides itself in its ability to close transactions that have proved complicated during selling previous attempts.

Michael continuously attends seminars, conferences, and classes to improve his knowledge of real estate, finance and economics. An Associate Broker since 2021, Michael is a pinned Designee of the prestigious Certified Commercial Investment Member (CCIM) Institute since 2017 and has been an annual member of the Atlanta Commercial Board of Realtors Million Dollar Club since 2018.

Michael is also a 'big brother' in the Big Brothers Big Sisters organization and enjoys other philanthropic endeavors. He completed his

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 **1326 North Avenue NE Atlanta, GA 30307**. 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 .....

Bull Realty, Inc.
50 Glenlake Parkway, Suite 600
,

Andy Lundsberg
404-876-1640 x107
Andy@BullRealty.com

Michael Wess, CCIM
404-876-1640 x150
MWess@BullRealty.com

SIGN CONFIDENTIALITY AGREEMENT ONLINE

BULL REALTY
Asset & Occupancy Solutions

DISCLAIMER

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.

BULL REALTY
Asset & Occupancy Solutions

Bull Realty, Inc.
50 Glenlake Parkway, Suite 600
,

ANDY LUNDSBERG
Partner, Bull Realty
Andy@BullRealty.com
404-876-1640 x107

MICHAEL WESS, CCIM
Partner, Bull Realty
MWess@BullRealty.com
404-876-1640 x150

Please do not visit site without an appointment.
Please do not disturb management or tenants.

Information contained herein may have been provided by the seller, landlord or other outside sources. While deemed reliable, it may be estimated, projected, limited in scope and is subject to change or inaccuracies. Pertinent information should be independently confirmed prior to lease or purchase offer or within an applicable due diligence period.