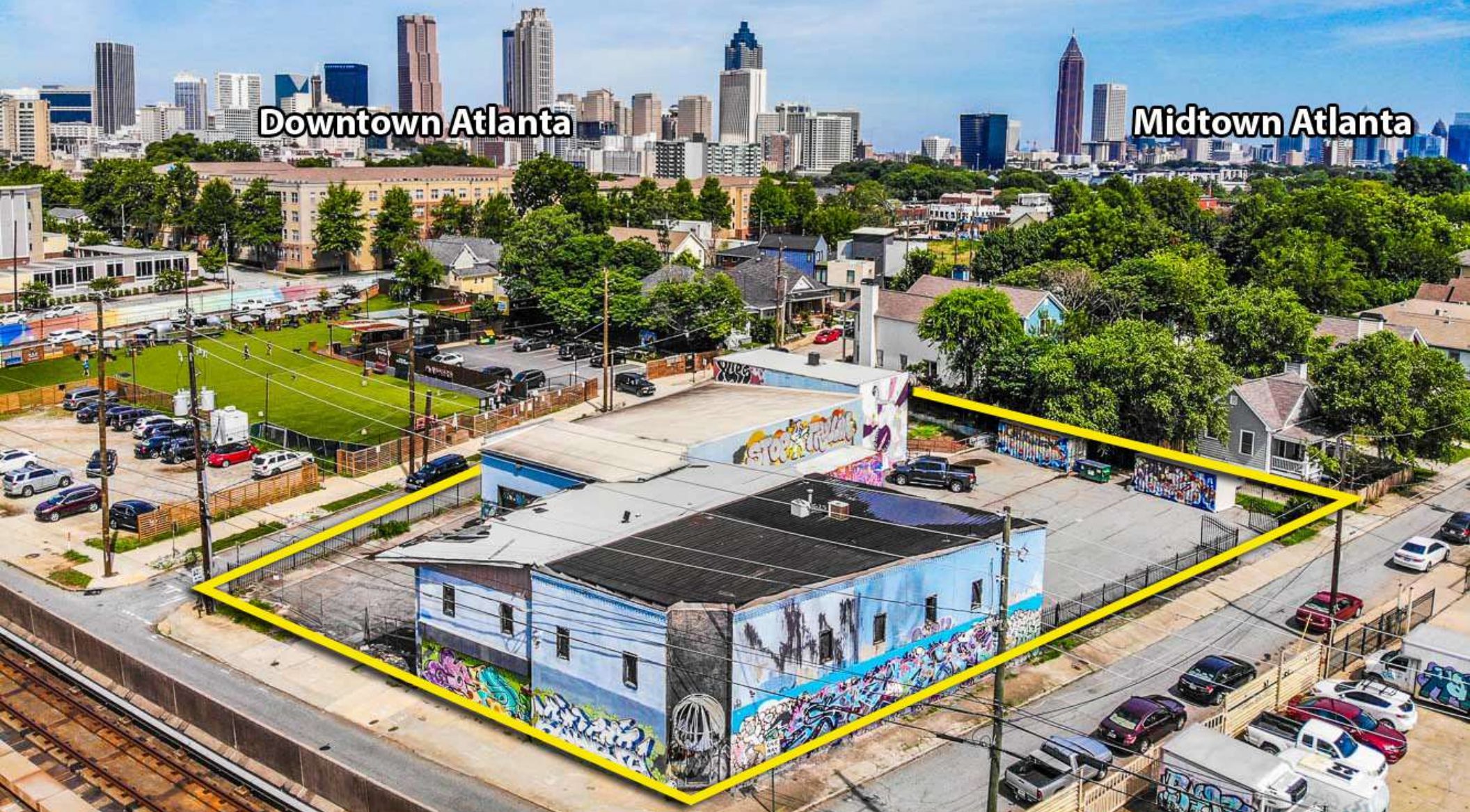


Downtown Atlanta

Midtown Atlanta



04W ADAPTIVE REUSE & REDEVELOPMENT OPPORTUNITY

± 7,748 SF | 0.57 AC | OPPORTUNITY ZONE

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Exclusively listed by Bull Realty, Inc.

PROPERTY INFORMATION



EXECUTIVE SUMMARY

PROPERTY DESCRIPTION

This **adaptive reuse property** is conveniently located in Atlanta, GA less than 0.1 mile from Edgewood Ave's restaurant/bar district and 0.3 miles to **King Memorial MARTA station** to the west and **Atlanta BeltLine Eastside Trail** to the east. This is a usable deal for both investors or owner-users and offers a **0.57 acre site** with **parking options** and **high visibility**.

Flexible zoning allows the space to be utilized for many applications including retail, light industrial, loft office, or special use. The site could be an ideal **redevelopment opportunity** and is already approved for **up to 26,000 SF** of office/warehouse space (renderings included on page 12). In addition, the site is in a **Qualified Opportunity Zone** which provides added tax benefits.

The property offers a **convenient in-town location** with proximity to many amenities, nightlife, **MARTA** transportation, parks, and surrounding neighborhoods. Immediately adjacent to the property are **Fetch Park**, Atlanta's dog park + bar & restaurant attraction, and **King of Pops HQ**, Atlanta's homegrown popsicle company. The site is also situated a brief walk from **Oakland Cemetery/Memorial Drive**, **Cabbagetown**, **Inman Park**, and **Old Fourth Ward** and a nice stroll from locales such as **Little Five Points**, **Grant Park** and **Downtown Atlanta/Georgia State Universities**.

LOCATED NEARBY



little five points



KEY FIGURES



± 7,748 SF of Adaptive Reuse in Old Fourth Ward



Ideal for retail, light industrial, loft office, or special use - Zoned I-1

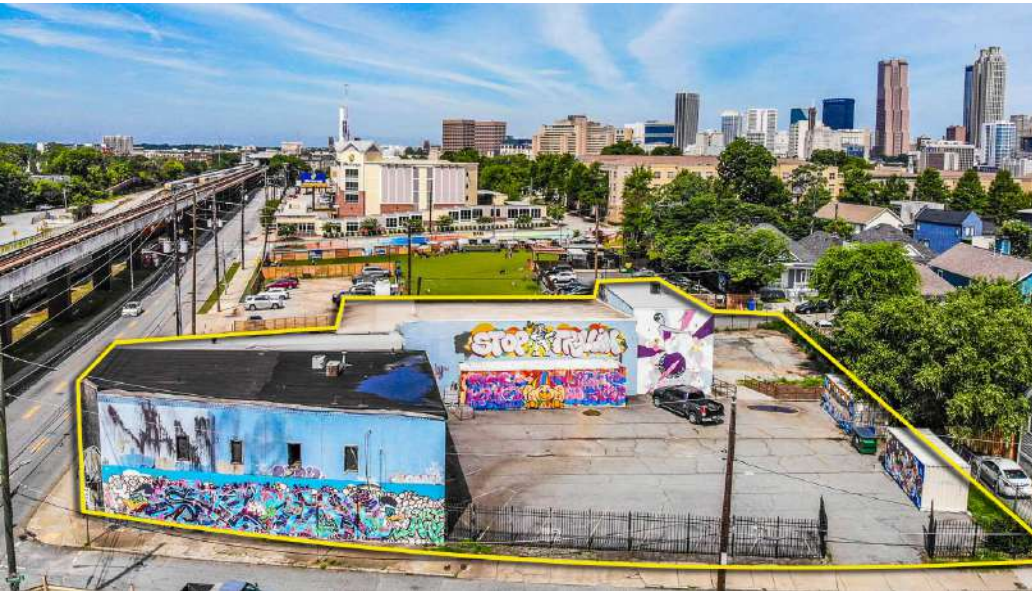


0.57 Acres in Qualified Opportunity Zone with potential to redevelop



Centrally located near many area amenities, nightlife, MARTA and parks

INVESTMENT HIGHLIGHTS



ADAPTIVE REUSE BUILDING IN OLD FOURTH WARD

- **Adaptive reuse building** in centrally located in Old Fourth Ward
- **± 7,748 SF** of existing structures mostly consisting of open space with high ceilings
- **24 parking spaces** on current site plan
- Perfect for **retail, light industrial, loft office, or special use**
- **2017 Update** included new roof, power (1000 amps 3-phase), HVAC, 30 GPM well, and two fridge/freezer walk-ins
- **Approved for 26,000 SF** of office/warehouse (renderings herein)

FANTASTIC SITE WITH HIGH VISIBILITY

- Corner/block site fronting Decatur Street (DeKalb Avenue), Daniel St and Howell St
- **Fantastic visibility and signage opportunity** for Decatur Street's **12,970 traffic count**
- **0.57-Acre site** in prime Old Fourth Ward location boasts 0' side and front setbacks and is in a **Qualified Opportunity Zone**
- **I-1 Zoning:** <https://bit.ly/38xEewp>

CONVENIENT INTOWN LOCATION

- **Adjacent to Fetch Park**, Atlanta's dog park + bar & restaurant attraction, and **King of Pops HQ**, Atlanta's homegrown popsicle company
- Located **0.1 miles from Edgewood Ave's restaurant/bar district**, 0.3 miles to **King Memorial MARTA station** to the west and **Atlanta BeltLine Eastside Trail** to the east
- Situated a brief walk from **Oakland Cemetery/Memorial Drive, Cabbagetown, Inman Park, and Old Fourth Ward** and a short jog from locales such as **Little Five Points, Grant Park and Downtown Atlanta/Georgia State Universities**



Price | \$2,250,000



± 7,748 SF

PROPERTY INFORMATION

BUILDING

Property Address:	536 Decatur Street SE, Atlanta, GA 30312
County:	Fulton
Year Built:	Late 1800s
Current Building Size:	7,748 SF
Approved Building Size:	Up to 26,000 SF of office/warehouse
Signage:	Facade
Occupancy:	Seller currently vacating

SITE

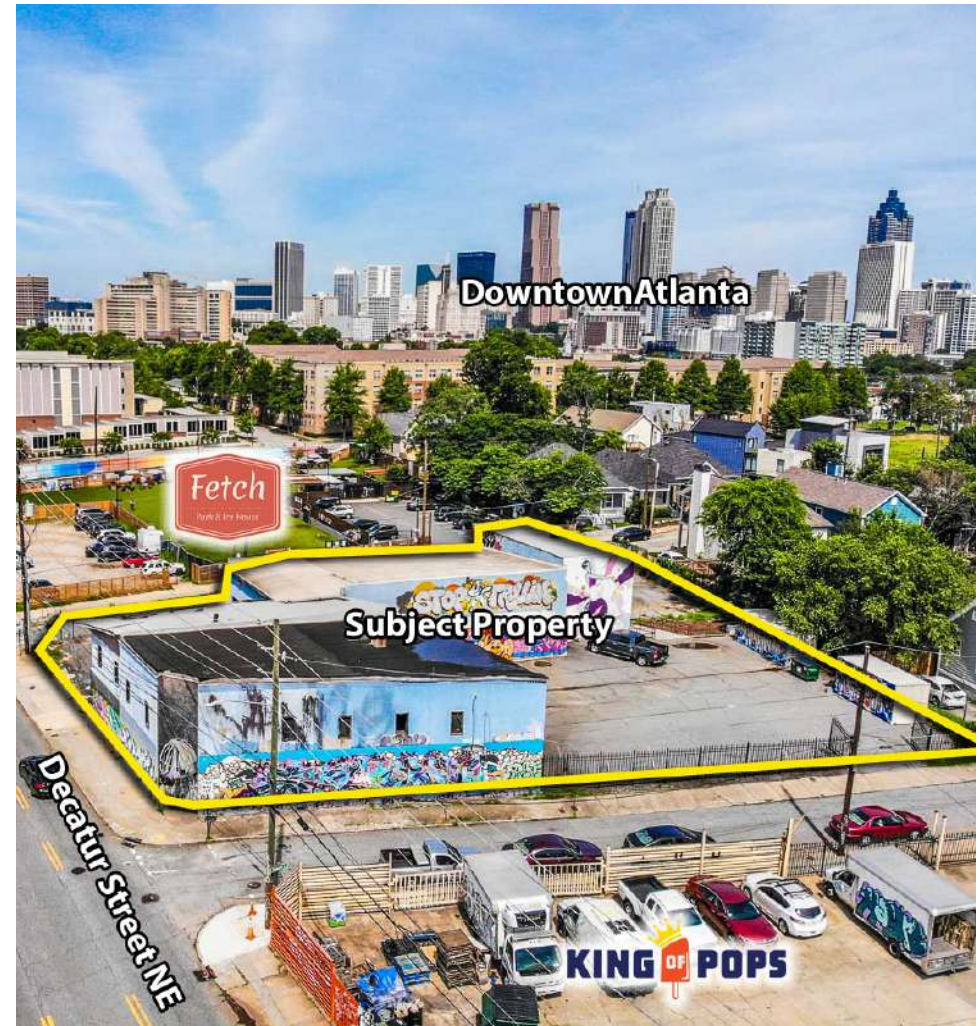
Site Size:	0.57 Acres
Parcel ID:	14-0045-0003-120-1
Zoning:	I-1 Zoning: https://bit.ly/38xEewp
Parking Spaces:	24
Gated:	Yes

AREA

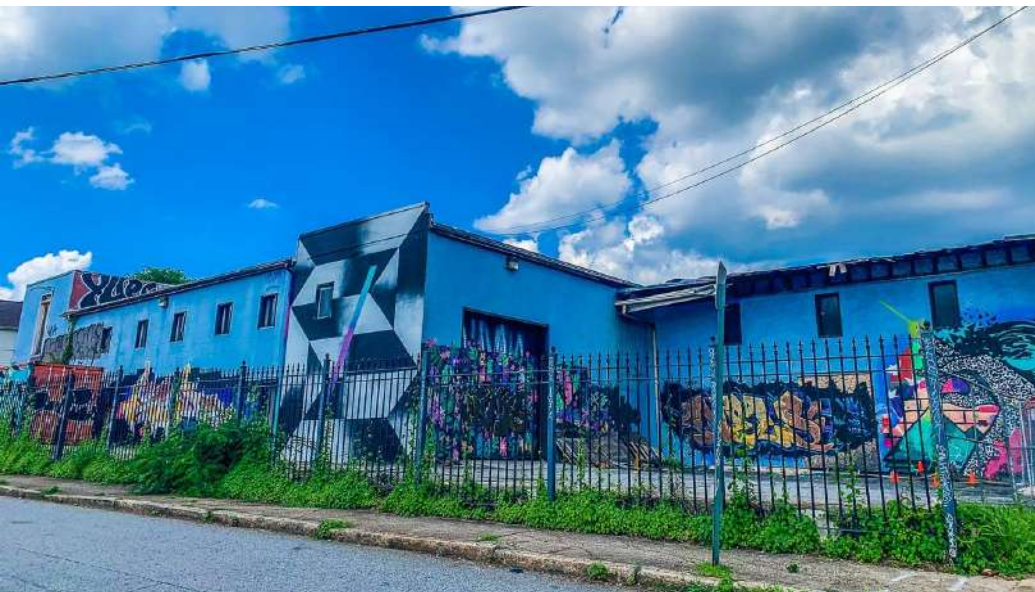
Traffic Counts:	17,420 VPD on Blvd SE 12,970 VPD on Decatur St SE
Neighboring Properties:	Fetch Dog Park and King of Pops HQ
Cross Streets:	Daniel Street SE, Decatur St SE & Howell St SE
Opportunity Zone:	Yes

FINANCIAL

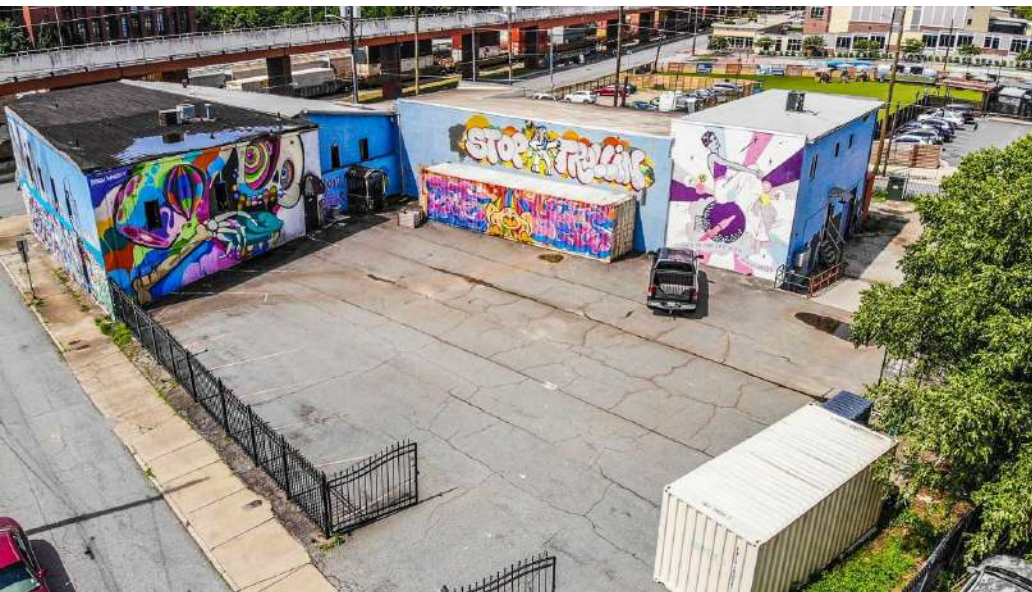
Price/SF:	\$290
Sale Price:	\$2,250,000



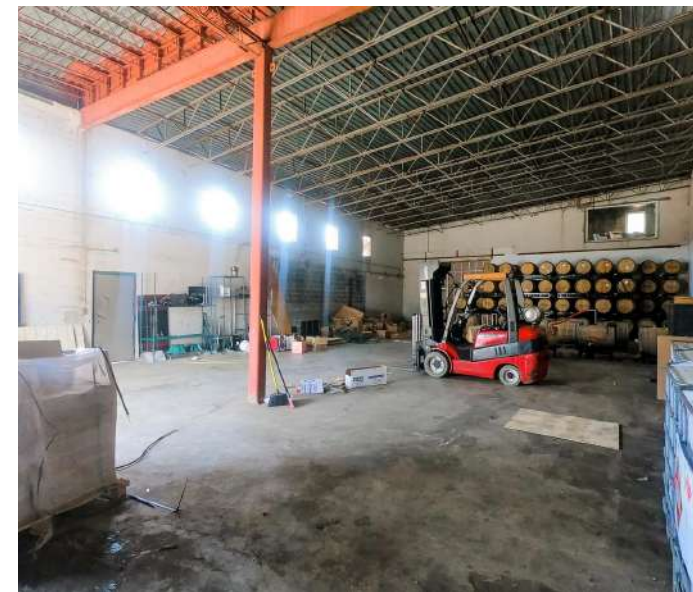
EXTERIOR PHOTOS



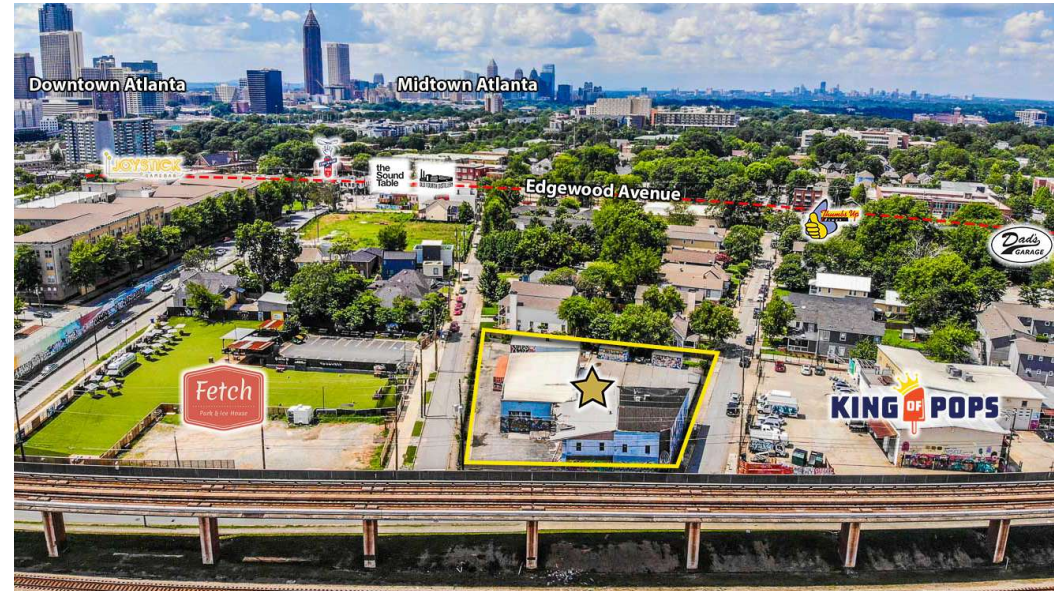
EXTERIOR PHOTOS



INTERIOR PHOTOS



AERIALS



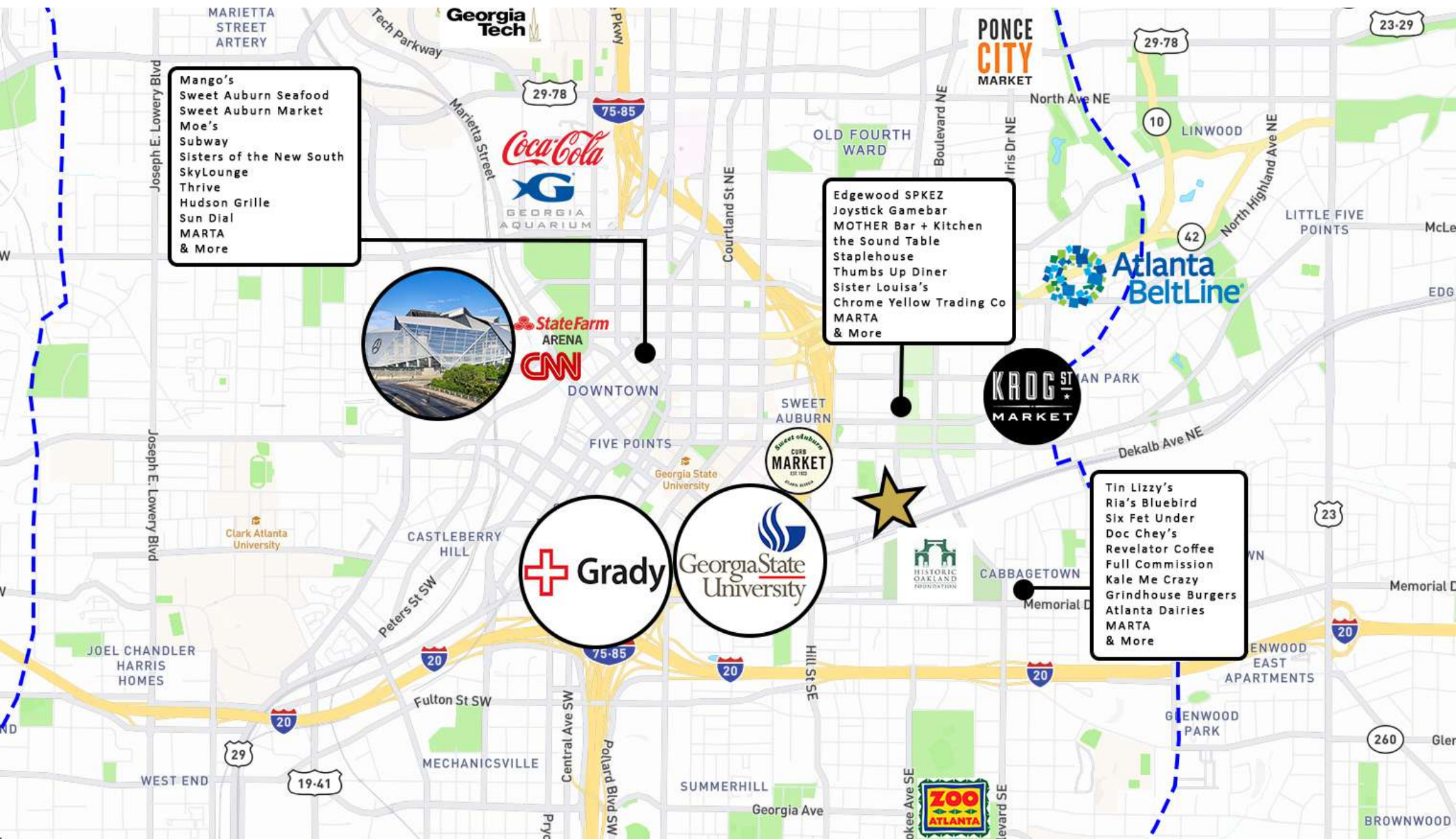
PROPOSED RENDERINGS



AREA OVERVIEW



AREA MAP



CABBAGE TOWN MAP



ABOUT THE AREA

EDGEWOOD AVENUE

When you think about Atlanta nightlife, one destination always comes to mind – Edgewood Avenue. The vibe. The culture. This storied strip is a melting pot of excitement, and with a surge of bars and music venues setting up shop in Old Fourth Ward on Atlanta's Eastside, Edgewood has become an essential part of the ATL experience. It's a place to dive into a sea of good times emblazoned with amazing cuisine, lively entertainment and signature art that define the city, all built in a neighborhood steeped in history and legacy.

THE ATLANTA BELTLINE AND PARKS

The Atlanta BeltLine is transforming the city with a combination of rail, trail, greenspace, housing and art. It will ultimately connect 45 intown neighborhoods, provide first and last mile connectivity for regional transportation initiatives, and put Atlanta on a path to 21st century economic growth and sustainability. The beauty of the Atlanta BeltLine is that it offers not only modern conveyances and exciting new development, but it is a living, breathing part of our community; not simply a means of getting somewhere, but a destination unto itself.

Atlanta's Historic Fourth Ward Park starts in Atlanta's Old Fourth Ward behind Ponce City Market and stretches South to Freedom Parkway and the Carter Center. The central amenity of the park is a large storm water retention pond. Historic Fourth Ward Park is one of the first completed urban park elements of the Atlanta BeltLine project.

DEMOGRAPHICS



POPULATION

0.5 Miles	9,927
1 Mile	30,984
1.5 Miles	55,866



HOUSEHOLDS

0.5 Miles	6,674
1 Mile	17,536
1.5 Miles	27,082



AVG. HH INCOME

0.5 Miles	\$75,001
1 Mile	\$76,131
1.5 Miles	\$80,320

AREA DEVELOPMENTS



HULSEY YARDS

Crafted by neighborhood groups who live near the gargantuan rail yard, with the help of architecture firm Lord Aeck Sargent, the masterplan to redevelop Hulsey Yards lays out an ambitious vision for the site's potential redevelopment. It outlines recommendations about zoning, regulations, and design for a project that could inform future development at the now-inactive rail depot and its environs.

Per the new report: "The plan represents a consensual vision for Hulsey Yard's redevelopment that is grounded in the realities of current real estate and market trends, yet pushes the envelope in terms of interconnectedness, build quality, affordability, and architecture." Discussions are still underway to plan development.

Source: <https://bit.ly/3fQDkOF>

WALDO'S OLD FOURTH WARD

A proposed \$70 million mixed-use community, "Waldo's Old Fourth Ward," promises residences, retail, office space, and a hotel sited on the neighborhood's Boulevard corridor, just south of Edgewood Avenue.

Waldo's, projected to span some 200,000 square feet, is slated to feature an 80-key hotel, 10 townhomes, and about 10,000 square feet of restaurants and retail near the popular neighborhood bar strip.

Set to debut in 2021, the development is also expected to feature 10,000 square feet of restaurants and retail, 146 hotel rooms—up from the 125-key boutique lodge announced this past summer—and three stories of residences, all near the corner of Edgewood Avenue and Boulevard.

Less than a mile from the BeltLine's Eastside Trail, the 1.5-acre site is poised to stand relatively tall over Edgewood Avenue's bustling restaurant and bar strip.

Source: <http://bit.ly/2SIVjwY>



OPPORTUNITY ZONE

OPPORTUNITY ZONE 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%.

BENEFITS TO TENANTS

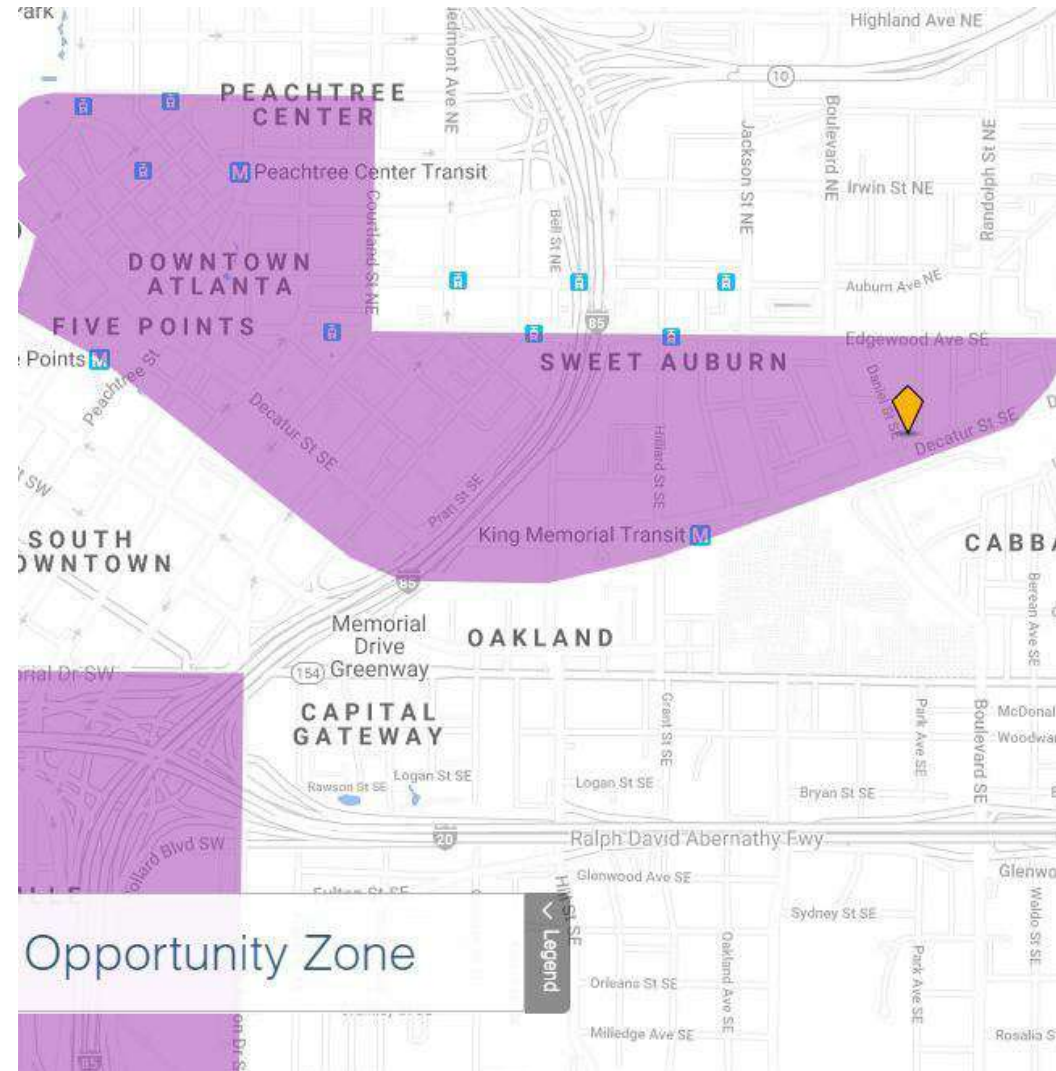
Investors in Qualified Opportunity Funds can achieve significant tax benefits for equity investments, including tax deferral and permanent tax reduction.

To remain certified as a Qualified Opportunity Fund, the Fund must hold at least 90% of its assets in Qualified Opportunity Zone property. Such property includes certain stock or partnership interests of the underlying business, and/or business property (personal and/or real property) of a Qualified Opportunity Zone business.

LEARN MORE HERE

- [Qualified Opportunity Funds](#)
- [U.S. Department of the Treasury Releases Proposed Regulations on Opportunity Zones](#)
- [U.S. Department of the Treasury: \(CDFI\) Opportunity Zones Resources](#)
- [IRS Revenue Procedure - PDF](#)
- [Tax Cuts and Jobs Act - PDF](#)
- [Enterprise Community \(Choosing Opportunity Zones\)](#)
- [Economic Innovation Group \(Unlocking Private Capital\)](#)
- [Commercial Real Estate Show - Opportunity Zones Overview](#)
- [CohnReznick Tax Advisory](#)

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



ATLANTA

BUSINESS-FRIENDLY CITY

Atlanta, the capital and most populous city in Georgia, is the ninth-largest metro in the United States with over 5.9 million residents. It prides itself on its low business costs, tax-friendly environment, diverse economy and suburb quality of life. Encompassing a GDP over \$270 billion, the Atlanta metropolitan area is a true “world city.”

HOME TO FORTUNE 500 COMPANIES

Atlanta has the third-highest concentration of Fortune 500 headquarters in the U.S., and over 75% of the Fortune 1000 conduct business in the Atlanta Metropolitan Area. 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.

CONTINUOUS ECONOMIC DEVELOPMENT

The city’s continuous growth is expected to continue with recently executed or announced corporate relocations such as UPS, Mercedes-Benz, NCR, Honeywell, and General Electric. Atlanta has also become a mega center for movie production due to tax credits implemented in 2008.

WORLD-CLASS EDUCATION

Atlanta houses several of the top higher education institutions in the United States including Georgia Institute of Technology, Emory University, Georgia State University and Kennesaw State University.

ATTRACTIONS AND TOURISM

Attractions in Atlanta include the largest aquarium in the western hemisphere, the CNN Center, the Fox Theater, the King Center and the new \$1.5 billion home of the Atlanta Falcons football franchise, Mercedes-Benz Stadium. Hartsfield-Jackson Atlanta International Airport is the world’s busiest airport, making the city a hub for business and tourism travelers alike.



#1 Most-Traveled
Airport in the World



\$270 Billion
GDP in Metro-Atlanta



17 Fortune 500
HQ in Atlanta



Top U.S. Metro with
#1 Lowest Cost of
Doing Business

Georgia Tech’s Technology Square
is a R&D incubator for over 100
companies and is “one of the
incubators changing the world.”

—Forbes 2010 & 2013



#4 Metro Area for Largest Increase
in Population, 2015-2016

—U.S. Census Bureau Population Division

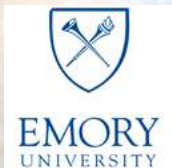
ATLANTA TOP EMPLOYERS

TOP EMPLOYERS



DELTA

EDUCATION

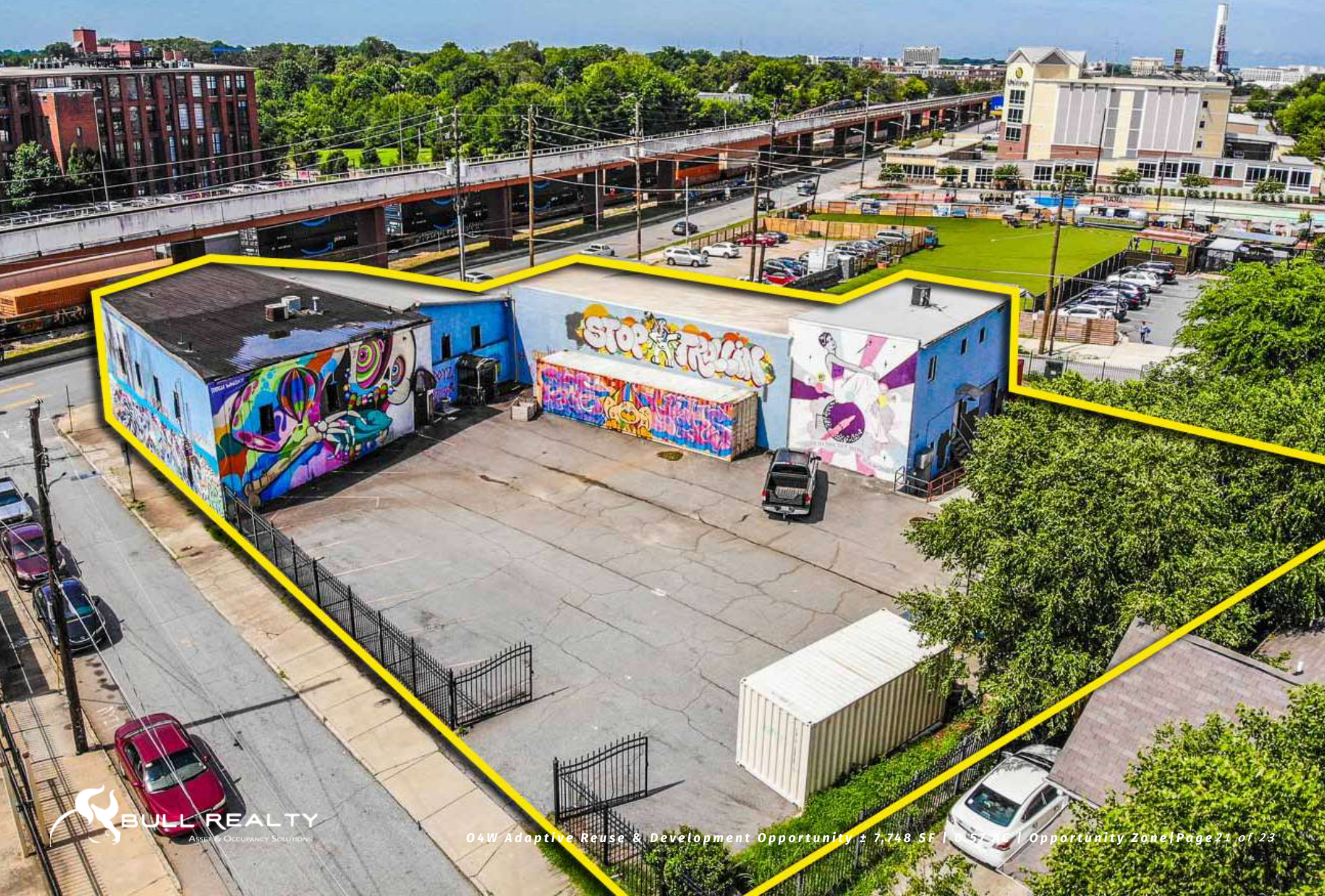


MAJOR ATTRACTIONS



TRUIST  PARK

CONTACT INFORMATION



BROKER PROFILES



MICHAEL WESS, CCIM
Partner, Bull Realty

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PROFESSIONAL BACKGROUND

Michael Wess' passion for the consultation and sale of 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, consistently ranked in the top five nationally. While there, Michael also received two other degrees in finance and international business and a minor in Spanish while participating on UGA's rugby team and various philanthropic organizations.

Michael joined Bull Realty in 2016 and began building his brokerage practice based on integrity, superior client service, and exceptional results. In 2018 alone, Michael closed 23 transactions valued at over \$25,000,000, which landed him #3 of 32 brokers at the firm. Since 2018, he has recorded eight 'highest price ever' record sales. In 2019, Michael Wess and Andy Lundsberg teamed up and sold over \$65,000,000 through 34 transactions combined culminating in a Partnership offer from the firm.

Michael continuously attends seminars, conferences, and classes to improve his knowledge of real estate, finance, and economics. He is a pinned designee of the prestigious Certified Commercial Investment Member (CCIM) Institute, commercial real estate's global standard for professional achievement and is an active member of the Atlanta Commercial Board of Realtors (ACBR).

Michael is also a 'big brother' in the Big Brothers Big Sisters organization. He enjoys spending time with family and friends exploring the neighborhoods in and around Atlanta.



ANDY LUNDSBERG
Partner, Bull Realty

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ALundsberg@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 6 years in a row with gross sales close to \$200 million over the last three years, 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)

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, disks and other information provided in connection therewith.