



OFFERING MEMORANDUM

12-UNIT VALUE-ADD MULTIFAMILY OPPORTUNITY
WEST MIDTOWN | HOLLYVALE TERRACE

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PROPERTY INFORMATION

INVESTMENT HIGHLIGHTS



THE PROPERTY

- 2-building, 12-unit apartment complex
- All units are 2 bedroom/1 bath
- 92% occupancy rate
- All units are fully electric and have dishwashers and washer and dryer connections
- Select units have exposed interior brick walls

PRIME LOCATION

- Located in a Qualified Opportunity Zone
- Excellent prime location in West Midtown
- Located less than 1 mile away from Quarry Yards, which was recently purchased by Microsoft
- Walking distance to the Bankhead Marta Station
- Close proximity to Westside Atlanta BeltLine Trail
- Less than 5 miles from Downtown Atlanta, Midtown and Atlantic Station
- Surrounding area includes Atlanta's best restaurants, retail and nightlife

VALUE-ADD OPPORTUNITY

- Below market rents = financial upside potential as units turnover
- Value-Add opportunity through cosmetic renovations to increase rents



Price | \$1,200,000



Units | 12

PROPERTY INFORMATION

BUILDING

Property Address:	399 Holly Street, Atlanta, GA 30318
County:	Fulton
Complex Name:	Hollyvale Terrace Apartments
Year Built:	1965
Number of Buildings:	2
Total Building Size:	8,400 SF
Number of Units:	12
Unit Mix:	All 2 BR / 1BA

SITE

Site Size:	0.44 AC
Parcel ID:	14-0146-0013-016-7
Zoning:	RG3
Parking Spaces:	Surface; off-street

CONSTRUCTION

Number of Stories:	2
HVAC:	Individual central units
Utilities:	All electric
Washer/Dryer:	All units have connections

FINANCIAL

Occupancy:	92%
Cap Rate:	6%
Price/Unit:	\$100,000
Sale Price:	\$1,200,000



PHOTOS



PHOTOS



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.

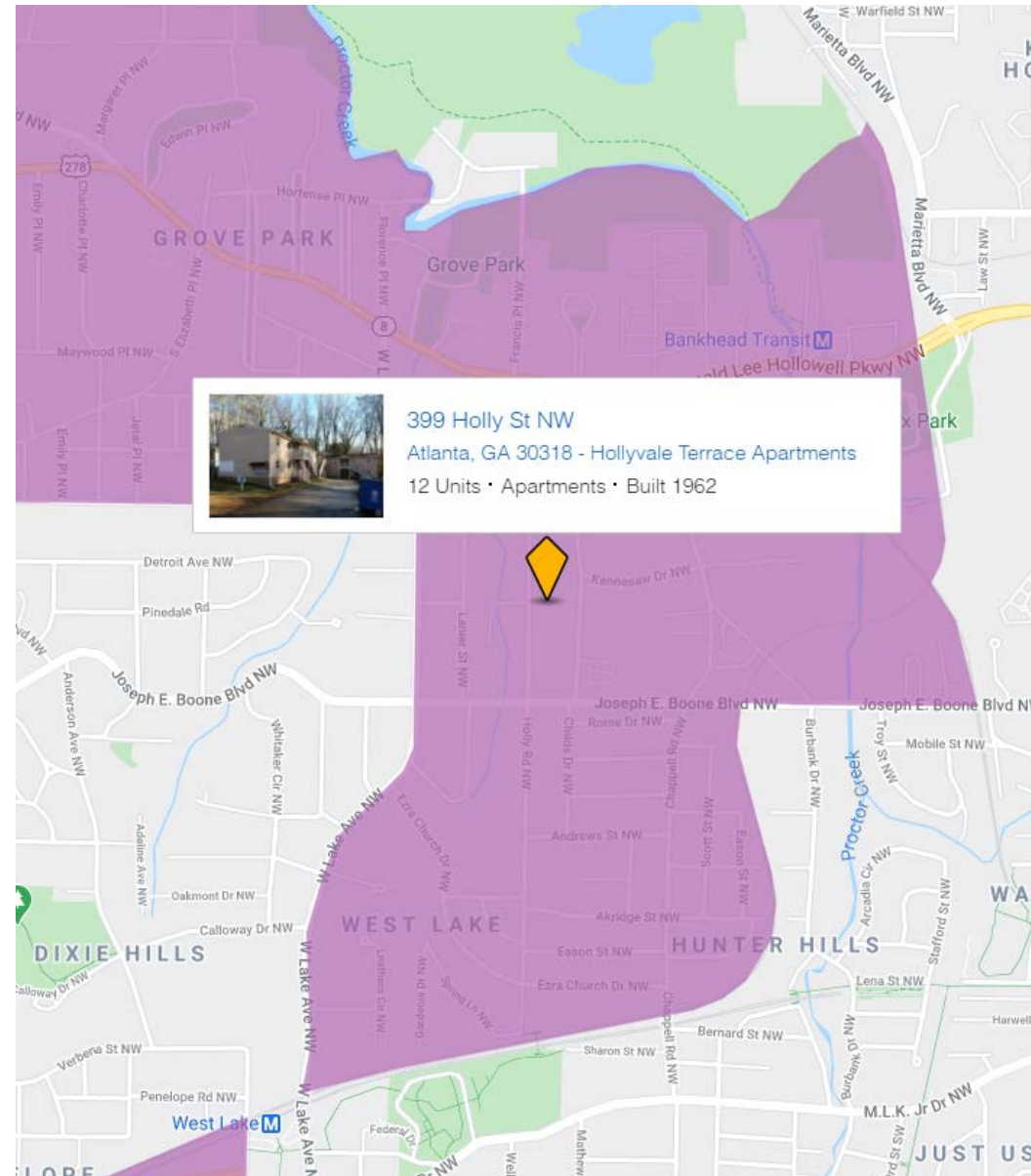
QOZ investments maintained for at least five years by the end of 2026 will qualify for a 10% reduction of deferred capital gains tax liability (for the original capital gain).

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%.

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 \(Choosing Opportunity Zones\)](#)
- [Commercial Real Estate Show - Opportunity Zones Overview](#)
- [CohnReznick Tax Advisory](#)

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



AREA OVERVIEW



ATLANTA AREA MAP



AREA DEVELOPMENT

\$750M PROPOSED EXPANSION OF TECHNOLOGY ENTERPRISE PARK

Georgia Tech estimates its proposed 2.2 million square foot expansion at Technology Enterprise Park would cost a hefty \$750 million, but university officials say they are bullish on attracting investors to back what they say will be a state-of-the-art biosciences and health innovation district.

The development would also encourage revitalization and redevelopment in the city's emerging Westside and nurture start-up companies from Georgia Tech that would help retain businesses and jobs downtown, according to the university.

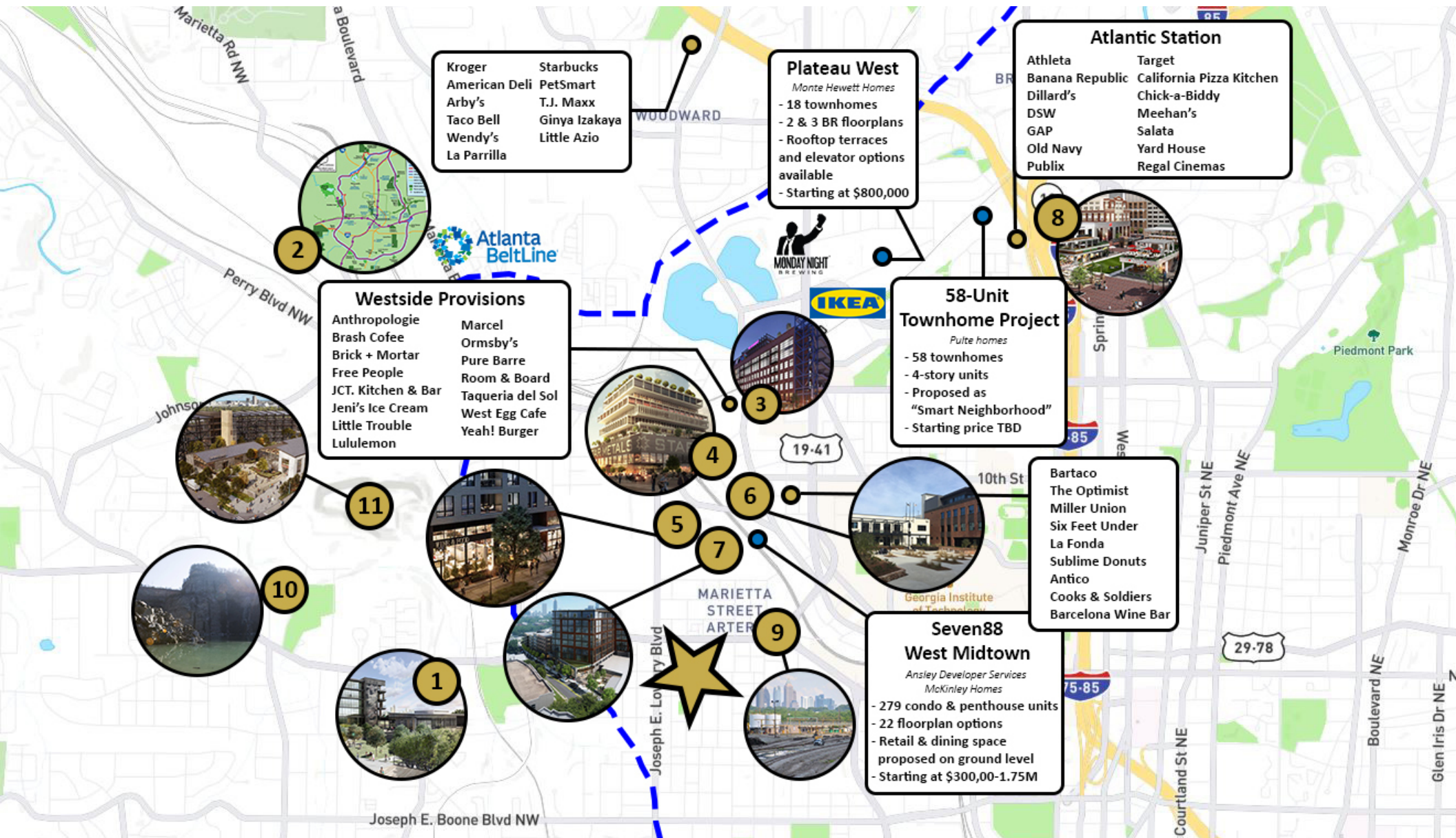
As part of the I-MIX zoning, Georgia Tech plans to build 610,000 square feet of lab and research, or industrial, space; 1 million square feet of office space; 100,000 square feet of commercial space; and about 315,000 square feet for 420 units of multi-family residential. TEP currently only has one building for research and labs.

THE MARKET

- Georgia Tech's beautiful 400-acre, tree-lined campus is located in the heart of Atlanta, Georgia.
- Georgia Tech is ranked in the nation's Top 5 public universities by U.S. News and World Report - 2018
- There are over 400 student organizations and 50 Greek organizations on campus
- The university also has campuses in Metz, France and Shenzhen, China



IN THE AREA



IN THE AREA

1



QUARRY YARDS & WESTSIDE PARK AT BELLWOOD QUARRY

The development encompasses over 70 acres of land on Donald Lee Hollowell Parkway next to the Bankhead MARTA Station. Microsoft recently purchased the Yards in late 2020, and while plans are still unknown, affordable housing and office space are in talks for the land. Microsoft recently announced they are planning opening an office at the new Atlantic Station building, only three miles away from Quarry Yards.

Quarry Yards is located directly adjacent to the new Westside Park at Bellwood Quarry, a 300-acre park. Once completed, the park will be the largest park in Atlanta, and create a tremendous amenity for the city and those who live, work, and play at Quarry Yards. In addition, the new Proctor Creek Greenway runs through the heart of the site and will eventually link the Westside BeltLine trail with the new park.

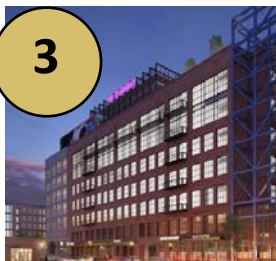
2



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



THE INTERLOCK

The Interlock is an urban mixed-use lifestyle center composed of 90,000 SF retail space, 200,000 loft office space, a 125-room boutique hotel, rooftop entertainment space and 300 housing units. The entire project headlined by developer S.J. Collins Enterprises is projected to cost \$450-million and is slated to open January 2021.

4



STAR METALS

This \$330-million mixed-use development includes 1,550,000 gross SF in its master plan - broken down to include 227,000 SF class A office space, 409 residential units, 60,000 SF retail space and 155 key boutique hotel rooms. Star Metals' modern conveniences and sustainable design are essential to the offices, residences and retail shops of this innovative project.

IN THE AREA

5



OSPREY

The Osprey is a cultured yet down-to-earth residence delivering unequaled amenities and striking interiors that are expertly designed to detail. With 319-units and 13,000 SF of retail mixed-used development, the Osprey offers guest a fresh sophisticated style of city living. Units contain stainless steel appliances, brushed nickel and matte black fixtures to make residents feel at ease in a home that keeps them connected to the center of the city.

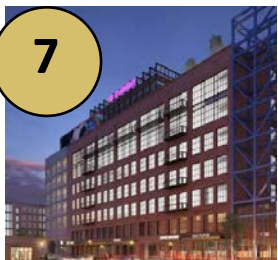
6



STOCKYARDS

Stockyards is an adaptive re-use of historic buildings dating back to the early 1900s. The property was redeveloped into 143,500 SF of creative office and entertainment space in 2017. Stockyards is one of the last remaining historic properties to be redeveloped and current tenants include The Painted Duck and Donetto.

7



8WEST

Located at the corner of 8th and Howell Mill, 8West is a mixed-use development featuring 175,000 SF office space, 10,000 SF retail space, 264 apartments and a 680-space parking deck for the nine-story development. General partners Gateway and ACP will coordinate development and marketing/leasing services for the \$150-million project.

8



ATLANTIC STATION

Atlantic Station is 15 million SF of retail, office, residential space and public parks. Open in 2005, Atlantic Station became the nation's largest urban Brownfield redevelopment at that time. The size of Atlantic Station encouraged the U.S. Postal Service to award the neighborhood with its own zip code: 30363.

IN THE AREA

9



TILFORD YARD

Colliers International Atlanta plans to expanse old CDX railroad land in West Midtown that is over 100 acres larger than Piedmont Park. While the plans are still in development, it potential could be used to build more apartments and residential homes in the area. There is also potential that it could eventually evolve into a mixed-use development.

10



WESTSIDE PARK AT BELLWOOD QUARRY

Located in northwest Atlanta, this 280-acre park will connect to the Atlanta BeltLine's Westside Trail Extension. Once the project is complete, it will not only be Atlanta's largest planned greenspace but it will also double as a water reservoir.

11



ECHO STREET

This 18-acre English Avenue development is projected to have 285,000 SF of office space, 50,000 SF of commerical space and nearly 300 apartments in its first phase. Once the development is complete, is will be bisected by the Beltline's Westside Connector Trail.

IN THE AREA

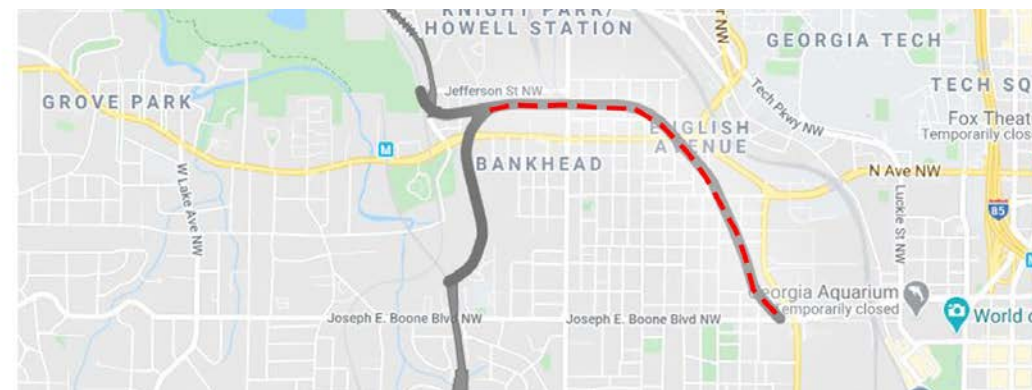


ABOUT THE AREA



WEST MIDTOWN | ATLANTA, GA

Midtown is marked by its cultural attractions, institutions of higher education, noteworthy architecture, and urban layout. The district is the center of the city's arts scene that includes the Fox Theatre, Woodruff Arts Center, the High Museum of Art, the Museum of Design Atlanta, the Atlanta Symphony Orchestra, the Center for Puppetry Arts and the 14th Street Playhouse. Three well-known institutions of higher education also reside in the heart of the city: Georgia Institute of Technology, John Marshall Law School, and the Atlanta division of the Savannah College of Art and Design (SCAD). Midtown contains about one-third of the city's high-rises and some of Atlanta's most iconic buildings, such as the Bank of America Plaza, AT&T Midtown Center, Atlantic Center and 1180 Peachtree.



WESTSIDE BELTLINE CONNECTOR

As part of the planned 33 miles of trail network, this latest trail will provide connectivity between the Atlanta BeltLine corridor and PATH Foundation trails leading into Downtown Atlanta. This future multi-use trail will become a critical link in the region's trail network with connections between job centers, other development activities on the westside of Atlanta, Maddox Park, the Bankhead MARTA station, and the future Westside Park at Bellwood Quarry. It will directly connect the Vine City and English Avenue neighborhoods to the Atlanta BeltLine.



WESTSIDE RESERVOIR PARK

The park is the City of Atlanta's largest planned greenspace. Located in northwest Atlanta, it will double as a water reservoir and a 280-acre park when complete. Plans for the first section call for walking trails, an open lawn, a grand overlook, and city views.

Westside Park will connect to the Atlanta BeltLine's Westside Trail Extension, the Westside BeltLine Connector, and Proctor Creek Greenway in the future. It is surrounded by the neighborhoods of West Highlands, Knight Park, Howell Station, Bankhead, Grove Park, Rockdale, Hills Park, and Blandtown.

ABOUT THE AREA



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, 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 the regional, 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. Over 75 percent 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 on account of 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.

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

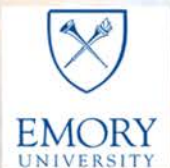
ATLANTA TOP EMPLOYERS

TOP EMPLOYERS




DELTA

EDUCATION



MAJOR ATTRACTIONS



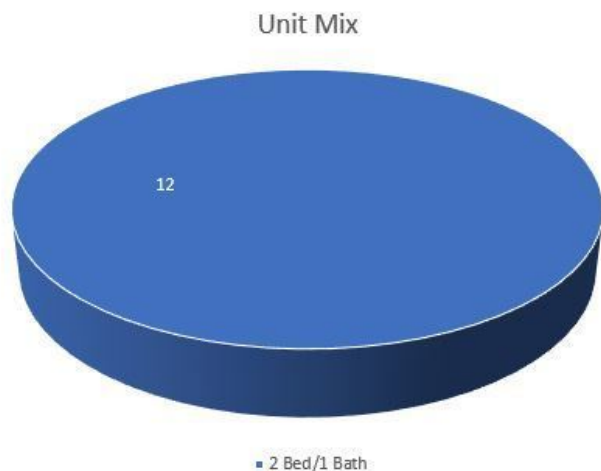
TRUIST  PARK

FINANCIALS



UNIT MIX SUMMARY

UNIT TYPE	UNIT COUNT	% TOTAL	UNIT SIZE	RENT	RENT/SF	MARKET RENT	MARKET RENT/SF
2 Bed/ 1 Bath	12	100.0	700 SF	\$550	\$0.79	\$1,050	\$1.50
TOTALS/AVERAGES	12	100%	8,400	\$6,600	\$0.79	\$12,600	\$1.50



Current Gross Annual Rent

= \$79,200

Market Gross Annual Rent

= \$151,200

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.

PROJECTED PROFORMA

Revenues			Proforma						
			2021	2022	2023	2024	2025	2026	2027
Gross Rent			\$ 136,800	\$ 151,200	\$ 157,248	\$ 163,538	\$ 170,079	\$ 176,883	\$ 183,958
Other Income			\$ 3,600	\$ 3,708	\$ 3,819	\$ 3,934	\$ 4,052	\$ 4,173	\$ 4,299
Total			\$ 140,400	\$ 154,908	\$ 161,067	\$ 167,472	\$ 174,131	\$ 181,056	\$ 188,257
Vacancy @	10%		\$ (14,040)	\$ (15,491)	\$ (16,107)	\$ (16,747)	\$ (17,413)	\$ (18,106)	\$ (18,826)
Effective Rent			\$ 126,360	\$ 139,417	\$ 144,961	\$ 150,725	\$ 156,718	\$ 162,950	\$ 169,431
Operating Expenses									
Management Fee	10.0%		\$ 12,636	\$ 13,942	\$ 14,360	\$ 14,791	\$ 15,234	\$ 15,692	\$ 16,162
Water/sewer	\$900		\$ 10,800	\$ 11,124	\$ 11,458	\$ 11,801	\$ 12,155	\$ 12,520	\$ 12,896
Electricity	\$79		\$ 950.00	\$ 979	\$ 1,008	\$ 1,038	\$ 1,069	\$ 1,101	\$ 1,134
Repairs & Maintenance	\$1,000		\$ 12,000	\$ 12,360	\$ 12,731	\$ 13,113	\$ 13,506	\$ 13,911	\$ 14,329
Landscaping	\$100		\$ 1,200	\$ 1,236	\$ 1,273	\$ 1,311	\$ 1,351	\$ 1,391	\$ 1,433
Admin, Legal & Other Professional Fees	\$250		\$ 1,500	\$ 1,545	\$ 1,591	\$ 1,639	\$ 1,688	\$ 1,739	\$ 1,791
Insurance Expense	\$300		\$ 3,600	\$ 3,708	\$ 3,819	\$ 3,934	\$ 4,052	\$ 4,173	\$ 4,299
City Tax	\$704		\$ 4,223	\$ 12,960	\$ 13,349	\$ 13,749	\$ 14,162	\$ 14,587	\$ 15,024
County Taxes	\$218		\$ 1,363	\$ 4,320	\$ 4,450	\$ 4,583	\$ 4,721	\$ 4,862	\$ 5,008
Trash Removal	\$260		\$ 1,560	\$ 1,607	\$ 1,655	\$ 1,705	\$ 1,756	\$ 1,808	\$ 1,863
Solid Waste	2019		\$ 960	\$ 989	\$ 1,018	\$ 1,049	\$ 1,080	\$ 1,113	\$ 1,146
Reserves	\$200		\$ 2,400	\$ 2,472	\$ 2,546	\$ 2,623	\$ 2,701	\$ 2,782	\$ 2,866
Total Operating Expenses			\$ 53,192	\$ 67,241	\$ 69,258	\$ 71,336	\$ 73,476	\$ 75,680	\$ 77,951
	Per Unit		\$ 8,865	\$ 11,207	\$ 11,543	\$ 11,889	\$ 12,246	\$ 12,613	\$ 12,992
	exp ratio		42%	48%	48%	47%	47%	46%	46%
Net Operating Income			\$ 73,168	\$ 72,176	\$ 75,702	\$ 79,389	\$ 83,242	\$ 87,270	\$ 91,480
Value at current cap rate			6.00%						
Price per unit			12						
			\$ 1,219,467	\$ 1,202,940	\$ 1,261,708	\$ 1,323,146	\$ 1,387,371	\$ 1,454,504	\$ 1,524,672
			\$ 101,622	\$ 100,245	\$ 105,142	\$ 110,262	\$ 115,614	\$ 121,209	\$ 127,056

Notes:

2021 Gross rents based on an average rent of \$950

2022 Gross rents based on an average rent of \$1050

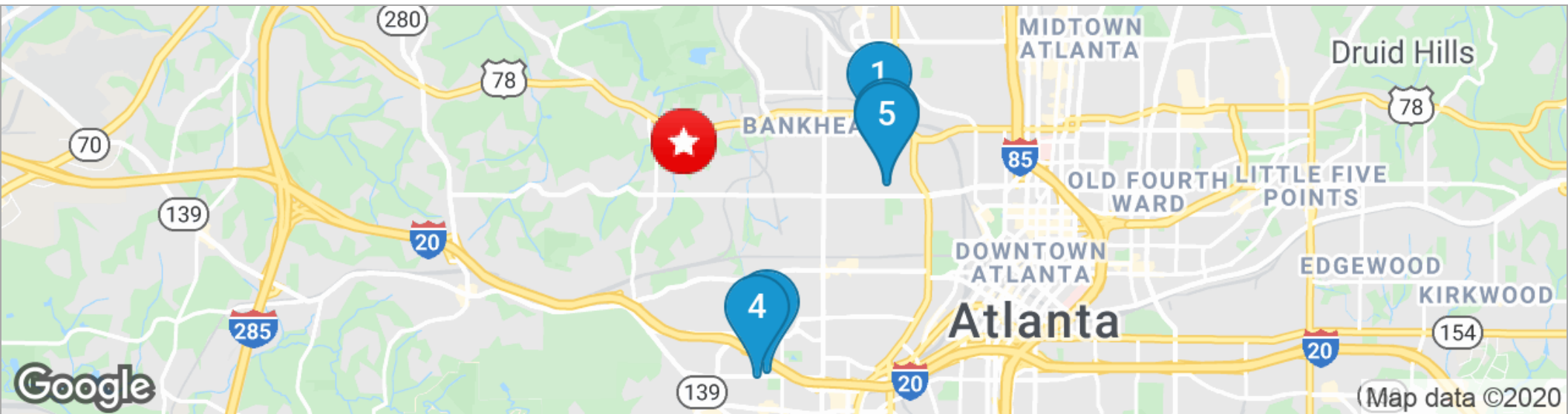
2022 Taxes are based on sales price of \$1.2MM

12 Units

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SALE COMPS

★ Subject Property



SUBJECT PROPERTY

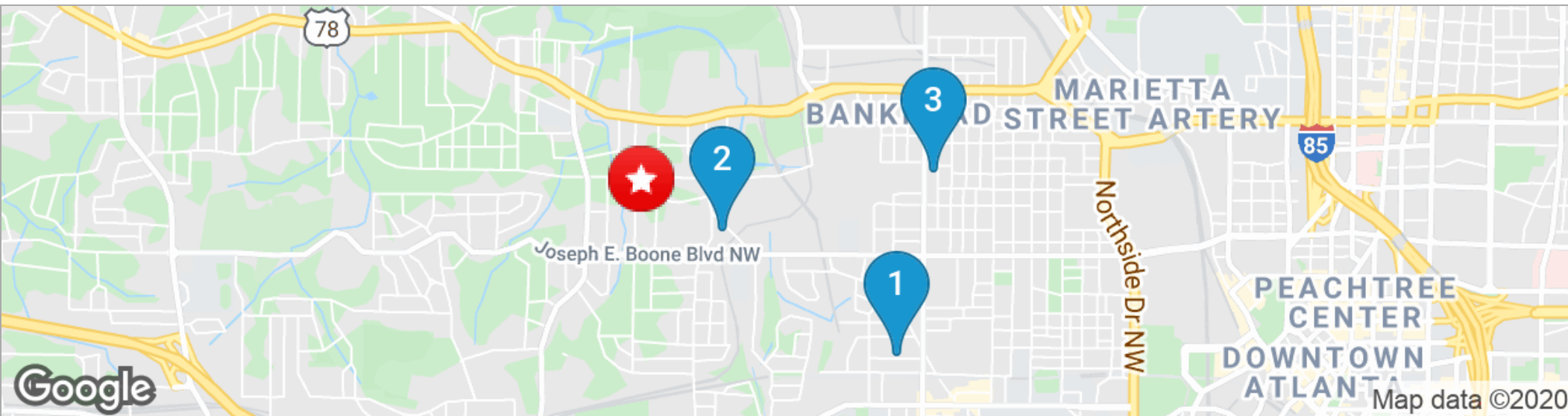
ADDRESS	CITY	ASKING PRICE	YEAR BUILT	BUILDING SIZE	NO. OF UNITS	CAP RATE	PRICE/UNIT	SITE SIZE	SOLD DATE
399 Holly Street	Atlanta	\$1,200,000	1965	8,400 SF	12	6%	\$100,000	0.44 AC	-

SALES COMPS

	ADDRESS	CITY	SOLD PRICE	YEAR BUILT	BUILDING SIZE	NO. OF UNITS	CAP RATE	PRICE/UNIT	SITE SIZE	SOLD DATE
1	537 Sunset Ave.	Atlanta	\$1,200,000	1961	5,376 SF	8	-	\$150,000	0.2 AC	05/07/2020
2	379 Elm St Nw	Atlanta	\$1,220,000	1958	5,850 SF	9	5.7%	\$135,555	0.23 AC	11/08/2019
3	1145 Lucile Ave	Atlanta	\$911,500	1965	11,139 SF	8	6.9%	\$113,937	0.26 AC	07/31/2019
4	1194 SW Lucile Ave	Atlanta	\$799,000	1935	7,888 SF	8	8.4%	\$99,875	0.19 AC	04/02/2019
5	641 Jones Ave	Atlanta	\$1,868,000	2020	13,436 SF	20	5.5%	\$93,400	0.46 AC	03/01/2019

RENT COMPS

★ Subject Property



SUBJECT PROPERTY

ADDRESS	NAME	CITY	2 BR AVG. RENT	2 BR AVG. SF	2 BR \$/SF
399 Holly Street	Hollyvale Terrance Apartments	Atlanta	\$550	700 SF	\$0.79

RENT COMPS

	ADDRESS	NAME	CITY	2 BR AVG. RENT	2 BR AVG. SF	2 BR \$/SF
1	961 Desoto St. N.W	Gardens at Washington Park	Atlanta	\$950	636 SF	\$1.49
2	1350 Mayson Turner	Mason Turner Communities	Atlanta	\$940	736 SF	\$1.28
3	496 Lindsay St NW	496 Lindsay St NW	Atlanta	\$1,250	642 SF	\$1.95

CONTACT INFORMATION



BROKER PROFILE



MARCO WELCH
V.P. The Apartment Group
404-876-1640 x137
Marco@BullRealty.com

PROFESSIONAL BACKGROUND

Marco Welch joined Bull Realty with over 16 years of commercial real estate experience. As Vice President of the Apartment Group, Marco specializes in assisting clients in the acquisition and disposition of multifamily communities across the southeast. Marco leverages upon Bull Realty's advanced technology, digital resources and marketing prowess to provide their clients superior service while supporting their individual financial goals.

In 2019 alone, Marco closed over \$35 million worth of transactions qualifying him for the 2019 Million Dollar Club of \$20MM+ distinction. He is also a member of the Atlanta Commercial Board of Realtors (ACBR) and continues to further his industry expertise by working to complete his CCIM designation. The Chicago native studied business and finance at Morehouse College. When Marco is not assisting his clients, he enjoys music composition, weightlifting and golf.



SCOTT K. SPALDING, CCIM
President, The Apartment Group
404-876-1640 x156
Spalding@BullRealty.com

PROFESSIONAL BACKGROUND

Scott K. Spalding specializes in assisting clients in the acquisition and disposition of 50+ unit apartment communities throughout the Southeast. Scott's previous experience includes over 25 years of operating as a principal in a real estate investment company and working with high net worth individuals in retirement planning and wealth building strategies. His clients find his many years of experience beneficial in the successful marketing, sourcing and closing of transactions.

The Los Angeles native graduated with honors from Morehouse College where he received a degree in business with a concentration in real estate. When Scott is not engaged in assisting his clients he enjoys waterskiing and running. He is a member of the Atlanta Commercial Board of Realtors (ACBR), the Atlanta Apartment Association and is a pinned designee of the prestigious Certified Commercial Investment Member Institute (CCIM), commercial real estate's global standard for professional achievement.



MARINA JANJIC
V.P. The Apartment Group
404-876-1640 x157
Marina@BullRealty.com

PROFESSIONAL BACKGROUND

Marina Janjic specializes in assisting clients in the acquisition and disposition of apartment communities in metro Atlanta. Marina and Scott Spalding, V.P. The Apartment Group at Bull Realty, team together to develop strategies and deal structures designed to maximize client returns and value. This team leverages upon Bull Realty's advanced technology, digital resources and marketing prowess to provide their clients superior service while supporting their individual financial goals.

Ms. Janjic graduated from Georgia State University and has prior experience in sales management and retail operations in Fashion and Event Production.

Marina enjoys reading and learning about different cultures around the world. She is trilingual in English, Spanish and Serbian-Croatian.

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 **399 Holly Street Atlanta, GA 30318**. 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

Fax

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50 Glenlake Parkway, Suite 600
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**SIGN CONFIDENTIALITY
AGREEMENT ONLINE**



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.



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

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