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PROPERTY OVERVIEW





EXECUTIVE SUMMARY

LOCATED IN NORTH METRO-ATLANTA

1544 Old Alabama Road is located in the North Fulton County Submarket of Roswell, Georgia (20 miles north of Atlanta). The asset is a single tenant, ±70,000 SF office building situated on ±6.28 acres. McCalla Raymer Leibert Pierce (MRLP), is a leading provider of legal services to the financial services and mortgage banking industries with locations from Las Vegas to New York. MRLP has occupied the building as its headquarters since it was built in 1999. The full-service lease includes a 2016 base year expense cap.

The 3-story building has two points of ingress and egress, and benefits from its close proximity to Holcomb Bridge Road and Georgia State Route 400. The immediate area features other office, retail and residential developments, and maintains a very high overall occupancy rate. Very recent CapEx by the landlord includes the installation of new LED lights throughout and a new TPO roof.

If you would like to discuss pricing or set up a time to tour, please contact **Michael Wess** (404-876-1640 x150), or **Andy Lundsberg** (404-876-1640 x107).

To receive additional information and financials, please execute the confidentiality agreement.



PROPERTY INFORMATION

1544 Old Alabama Road **ADDRESS** Roswell, GA 30076

± 70,000 SF **TOTAL SIZE**

± 6.28 Acres **SITE SIZE**

1999 **YEAR BUILT**

> 225 Spaces (3.2 Spaces per 1,000 SF) **PARKING**

3 **# STORIES**

> New TPO roof in 2019 **ROOF**

Converted to LED in 2019 **LIGHTING**

2 Hydraulic **ELEVATORS**

> Rooftop mounted packaged unit **HVAC**

(3-60 tons)

Single Tenant # UNITS

100% Leased to McCalla Raymer, LLC **OCCUPANCY**

3% **ANNUAL ESCALATIONS**

\$18.43 **2022 NOI/SF**

> \$15,500,000 **PRICE**

PRICE/SF \$221

CAP RATE 8.3%





PROPERTY HIGHLIGHTS







HIGH-QUALITY ASSET

- Law firm McCalla Raymer Leibert Pierce (MRLP) has been in place since the building's construction in 1999.
- With 15 locations stretching from Las Vegas to New York, MRLP has utilized 1544 Old Alabama Road as its headquarters since it was constructed.
- The asset is a single-tenant building comprised of ± 23,333 SF floorplates with a mix of private offices, open work spaces and conference rooms.

ACCESSIBLE LOCATION WITH NEARBY AMENITIES

- The Property benefits from its access to major thoroughfares including Holcomb Bridge Road and Georgia State Route 400.
- Surrounded by high-quality shopping, dining and hotels within the immediate area.
- Situated immediately in front of Kimberly Clark corporate offices.
- Two points of access and ample parking.
- The Roswell Greenway and Big Creek Park are less than 0.3 miles from the Property.

STRONG DEMOGRAPHICS

- 1544 Old Alabama Road strategically located in a highgrowth, affluent and welleducated area.
- Average household income within a 3-mile radius is \$118,091 and 5-mile is \$140,028.

SURROUNDED BY
HIGH-QUALITY
AMENITIES IN THE
IMMEDIATE
AREA

NORTH FULTON OFFICE SUBMARKET

North Fulton/Forsyth is home to some of the most highly-educated suburbs in Atlanta. The majority of adults in this area and the area to the immediate south hold at least a bachelor's degree, giving office tenants an abundance of qualified workers to draw from. The area's highly-rated schools, abundant retail, and access to office jobs north of Atlanta make it highly desirable for office-users and individuals alike.

Many of North Fulton/Forsyth's largest tenants own sizable buildings, such as Equifax, UPS, and Verizon, or entire campuses, such as paper-goods manufacturer Kimberly-Clark, which is adjacent to the Property.

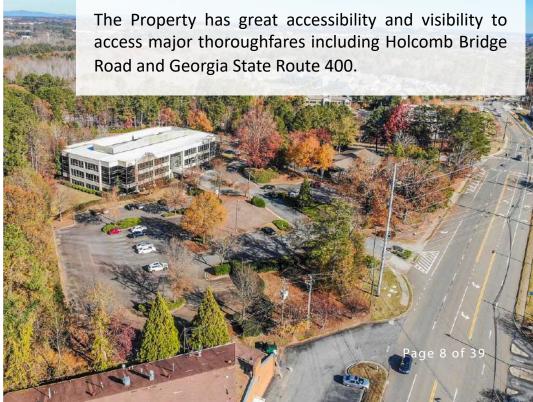
SOURCE: CoStar Market Report

































TENANT OVERVIEW

RENT SCHEDULE

Term	Dates	Annual Base Rent	Monthly Base Rent	\$/SF	%
Months 1-12	4/1/17 - 3/31/18	\$1,330,000	\$110,833	\$19.00	-
Months 13-24	4/1/18 - 3/31/19	\$1,369,000	\$114,158	\$19.57	3%
Months 25-36	4/1/19 - 3/31/20	\$1,411,200	\$117,600	\$20.16	3%
Months 37-48	4/1/20 - 3/31/21	\$1,453,200	\$121,100	\$20.76	3%
Months 49-60	4/1/21 - 3/31/22	\$1,496,600	\$124,716	\$21.86	3%
Months 61-72	4/1/22 - 3/31/23	\$1,541,400	\$128,450	\$22.02	3%
Months 73-84	4/1/23 - 3/31/24	\$1,587,600	\$132,300	\$22.68	3%
Months 85-96	4/1/24 - 3/31/25	\$1,635,200	\$136,266	\$23.36	3%
Months 97-108	4/1/25 - 3/31/26	\$1,684,200	\$140,350	\$24.06	3%
Months 109-120	4/1/26 - 3/31/27	\$1,734,600	\$144,550	\$24.78	3%





ABOUT THE TENANT

McCalla Raymer Leibert Pierce, LLC is a full-service Residential and Commercial Real Estate Legal Services firm with over 31 years of experience specializing in Foreclosure, Bankruptcy, Eviction, Commercial Origination, Workout Transactions, and Complex Litigation.

The tenant previously occupied both 1544 Old Alabama Rd and 900 Holcomb Woods Pkwy. In April 2017, the lease was amended to only include the Old Alabama building, with MRLP's offices consolidating into solely the Old Alabama building with the signing of a new ten year lease.

LEASE SUMMARY

TENANT: McCalla Raymer Leibert Pierce, LLC

SPACE SIZE: 70,000 SF

LEASE TYPE: Full-Service with 2016 base year stop

TYPE OF OWNERSHIP: Fee Simple
LEASE RENEWAL: 3/31/2017
LEASE EXPIRATION: 4/1/2027

RENEWAL OPTIONS: None

RENEWAL ESCALATIONS 3% Annually

RENT/SF \$22.02 EXPENSES/SF: \$3.59 NOI/SF: \$18.43

GUARANTOR: Letter of Credit in the amount of \$1,000,000

Landlord forgiveness of tenant debt in the amount of \$5,725,993 so long as rent is paid

timely

SALE COMPS



SUBJECT PROPERTY 1544 OLD ALABAMA ROAD ROSWELL, GA

ROSWELL, GA		
PRICE	\$15,500,000	
BLDG SIZE	70,000 SF	
YEAR BUILT/ RENOVATED	1999	
CAP RATE	8.3%	
SOLD DATE	-	
PRICE/SF	\$221	



4555 MANSELL ROAD ALPHARETTA, GA		
PRICE	\$9,900,000	
BLDG SIZE	53,000 SF	
YEAR BUILT/ RENOVATED	1996	
CAP RATE	6.9%	
SOLD DATE	7/1/2019	

\$187

PRICE/SF



2300 LAKEVIEW PARKWAY

ALPHARETTA, GA		
PRICE	\$31,100,000	
BLDG SIZE	146,000 SF	
YEAR BUILT/ RENOVATED	2001	
CAP RATE	7.6%	
SOLD DATE	5/1/2019	
PRICE/SF	\$213	



The state of the s			
3820 & 3780 MANSELL RD ALPHARETTA, GA			GLE PARKWAY ROSS, GA
PRICE	\$48,104,000	PRICE	\$23,000,000
BLDG SIZE	255,000 SF	BLDG SIZE	110,000 SF
YEAR BUILT/ RENOVATED	2000	YEAR BUILT/ RENOVATED	1989/2003
CAP RATE	7.3%	CAP RATE	7.0%
SOLD DATE	4/1/12019	SOLD DATE	10/1/2018
PRICE/SF	\$189	PRICE/SF	\$209



SALE COMPS











6455 E JOHNS CROSSING JOHNS CREEK, GA		
PRICE	\$13,300,000	
BLDG SIZE	98,572 SF	
YEAR BUILT/ RENOVATED	1997	
CAP RATE	7.5%	
SOLD DATE	8/14/2019	
PRICE/SF	\$135	

3617 PARKWAY LANE NORCROSS, GA 30092	
PRICE	\$15,911,717
BLDG SIZE	74,800 SF
YEAR BUILT/ RENOVATED	1986/2020
CAP RATE	6.25%
SOLD DATE	9/29/2020
PRICE/SF	\$213

SANDY SPRINGS, GA 30350	
PRICE	\$21,950,000
BLDG SIZE	53,547 SF
YEAR BUILT/ RENOVATED	1986
CAP RATE	7.5%
SOLD DATE	9/14/2020
PRICE/SF	\$153

125 TECHNOLOGY PARKWAY PEACHTREE CORNERS, GA 30092			I POINT PKWY TA, GA 30022
PRICE	\$21,440,000	PRICE	\$13,000,000
BLDG SIZE	60,000 SF	BLDG SIZE	75,304 SF
YEAR BUILT/ RENOVATED	2019	YEAR BUILT/ RENOVATED	1995
CAP RATE	6.2%	CAP RATE	7%
SOLD DATE	3/3/2020	SOLD DATE	10/24/2019
PRICE/SF	\$357	PRICE/SF	\$173



LEASE COMPS



SUBJECT PROPERTY 1544 OLD ALABAMA ROAD ROSWELL, GA

RENT/SF	\$22.02/SF
SPACE SIZE	70,000 SF
YEAR BUILT/ RENOVATED	1999
LEASE TYPE	FULL SERVICE



50 GLENLAKE PKWY NE, ATLANTA, GA 30328

RENT/SF	\$28.04/SF
SPACE SIZE	40,848 SF
YEAR BUILT/ RENOVATED	1997
LEASE TYPE	FULL SERVICE



115 PERIMETER CENTER PL NE ATLANTA, GA 30346

RENT/SF	\$33.00/SF	
SPACE SIZE	51,651 SF	
YEAR BUILT/ RENOVATED	1986/2009	
LEASE TYPE	FULL SERVICE	



1100 CIRCLE 75 PKY SE ATLANTA, GA 30339

RENT/SF	\$27.00/SF	
SPACE SIZE	88,800 SF	
YEAR BUILT/ RENOVATED	1982	
LEASE TYPE	FULL SERVICE	



LEASE COMPS



5995 WINWARD PKWY ALPHARETTA, GA 30005

RENT/SF	\$28.50/SF		
SPACE SIZE	221,661 SF		
YEAR BUILT/ RENOVATED	1999		
LEASE TYPE	MODIFIED GROSS		



3 BALLPARK AVE ATLANTA, GA 30339

RENT/SF	\$36.00/SF		
SPACE SIZE	61,187 SF		
YEAR BUILT	2021		
LEASE TYPE	NNN		

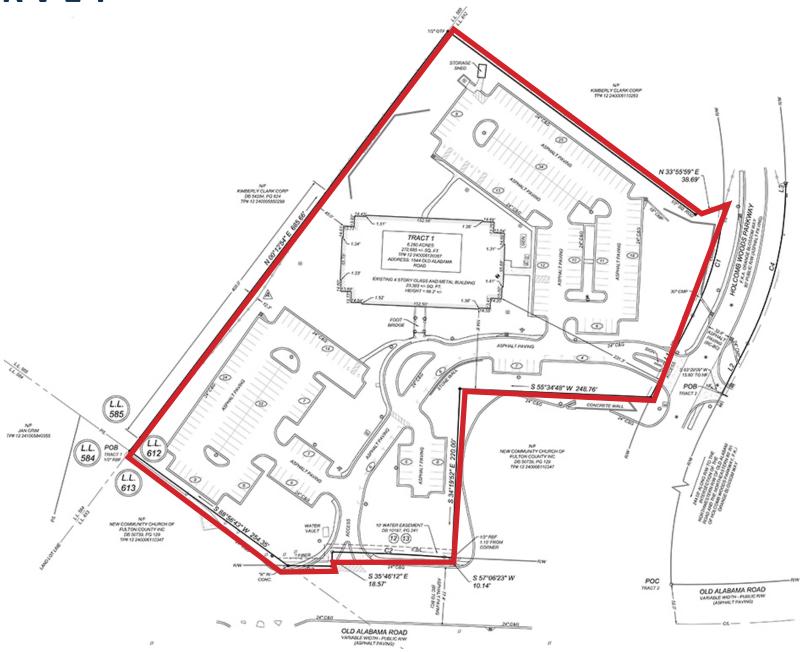


1224 HAMMOND DR ATLANTA, GA 30346

RENT/SF	\$32.00/SF		
SPACE SIZE	87,408 SF		
YEAR BUILT	2020		
LEASE TYPE	NNN		



SURVEY





ABOUT THE AREA





ABOUT THE AREA

MODERN SPIRIT WITH A SOUTHERN SOUL

This savvy suburb, just 20 minutes north of Atlanta, Georgia, has a 640+ acre historic district, with antebellum museum house tours and is linked with the Chattahoochee River National Recreation Area, watchable wildlife and the Chattahoochee Nature Center.

Against this vintage backdrop is a lively shopping, dining and arts scene. Canton Street, with its period storefronts, art galleries, restaurants and sidewalk cafes, is bustling with vitality, having among its many awards the designation as a Great Places in Georgia - Great Street.

A professional theatre, an array of special events, canoeing, kayaking, hiking and biking add to the city's cultural offerings. Roswell is a nationally designated Bicycle Friendly Community. There is so much to do you may certainly want to book an overnight stay. Roswell's lodging facilities combine friendly service with modern amenities to help you enjoy your Roswell experience.

Roswell is one of the few Atlanta submarkets that has seen significant supply additions this cycle while vacancies have generally compressed in recent years. The average asking rents and rent growth are some of the highest in Atlanta.

Notably, the retail and housing makets in this area benefit from its high incomes and density. With incomes averaging more than double that of the nation and with average incomes being well into the six figures annually, Roswell is one of Atlanta's three wealthiest and affluent suburbs. Roswell is also one of the fastest growing suburbs in the Atlanta MSA and is expected to see an out-sized share of both new housing and retail demand.





ABOUT THE AREA

A BEDROOM COMMUNITY GOING THROUGH AN EVOLUTION

Roswell, once a bedroom community, is going through an evolution — a place where more businesses are establishing roots, more residents are staying to work and more workers living elsewhere are commuting in. As **Georgia's eighth largest city**, people who live and work here enjoy the Southern charm and hospitality. The Georgia Municipal Association awarded its **Live**, **Work**, **Play City Award** in 2017 in recognition of the community, services and amenities. Additionally, Roswell's location in the north metro Atlanta area **right off GA-400** is desirable for employers — commuting convenience and access to strong talent are among the reasons.

AREA DEVELOPMENTS AND INVESTMENTS

- **Southern Post** a new mixed-use project located on the site of a 1964 shopping center and former home to the Southern Skillet Restaurant for more than 30 years. The development will include retail and restaurant space, multifamily housing and add much-needed office space to the historic district including **more than 70,000 square feet of class-A space.** (Source)
- In the last few years, corporations such as **Delta Dental**, **Kamstrup**, **McKesson and GPS Trackit** have moved here because of the successful redevelopment happening in the city and plans for the future vision. Collectively these four companies have **added more than 1,000 jobs to the local economy**.
- In the Fall of 2020, Roswell Inc announced that **Lidl**, a German international discount supermarket chain, had broken ground on a new 28,000-square-foot store at the corner of Holcomb Bridge and Old Roswell Road. The \$15.5 million project celebrated its grand opening in June 2021, bringing approximately 50 new jobs to the area. (Source)
- Chicago real estate investment firm Waterton has completed a \$325 million purchase of four Atlanta area apartment developments, one of the
 metro region's largest multifamily transactions this year. Deerfield Village in Alpharetta(554 Units); Roswell Village in Roswell (668 Units); Briarcliff
 Apartments along the North Druid Hills corridor(220 Units); and Gwinnett Pointe in Norcross(382 Units). (Source)





IN THE AREA

SOUTHERN POST

Located off Alpharetta
Highway with access to
Frazier Street, the property
will be known as Southern Post
— a nod to Roswell's rich history. The
mixed-use development will offer
40,000 SF of retail space, 90,000 SF
of loft-style, open-concept office
space, 128 luxury apartments, and 10
townhomes with garages.

PARK AT -PERIMETER CENTER

Dunwoody is undertaking a large redevelopment project over 19-acres that includes offices, retail and parks with an emphasis on walkability. The project will construct 900 condominiums and a large mixed-use hub. Named "Park at Perimeter Center East," the venture will also generate 500,000 SF of new office space, and nearly 3-acres of residential space.

MERCEDEZ-BENZ HEADQUATERS

Mercedes-Benz has officially opened their new USA headquarters in Sandy Springs, following two years of construction. The Gensler-designed facility, located along Abernathy Road near GA Highway 400, is a rather minimalist glassy box, with open office zones arranged on either side of a three-story atrium. The \$90 million facility encompasses nearly 200,000 SF and houses 1,000 employees.

THE AVALON

In the heart of Alpharetta, this sustainably designed, 86-acre development with more than 500,000 SF of retail, a 12-screen all premium theater, a full-service hotel, Class A office, single-family residences and luxury rental homes. The Avalon infuses resort-level hospitality throughout a walkable community of shopping, dining, entertainment, living and working.

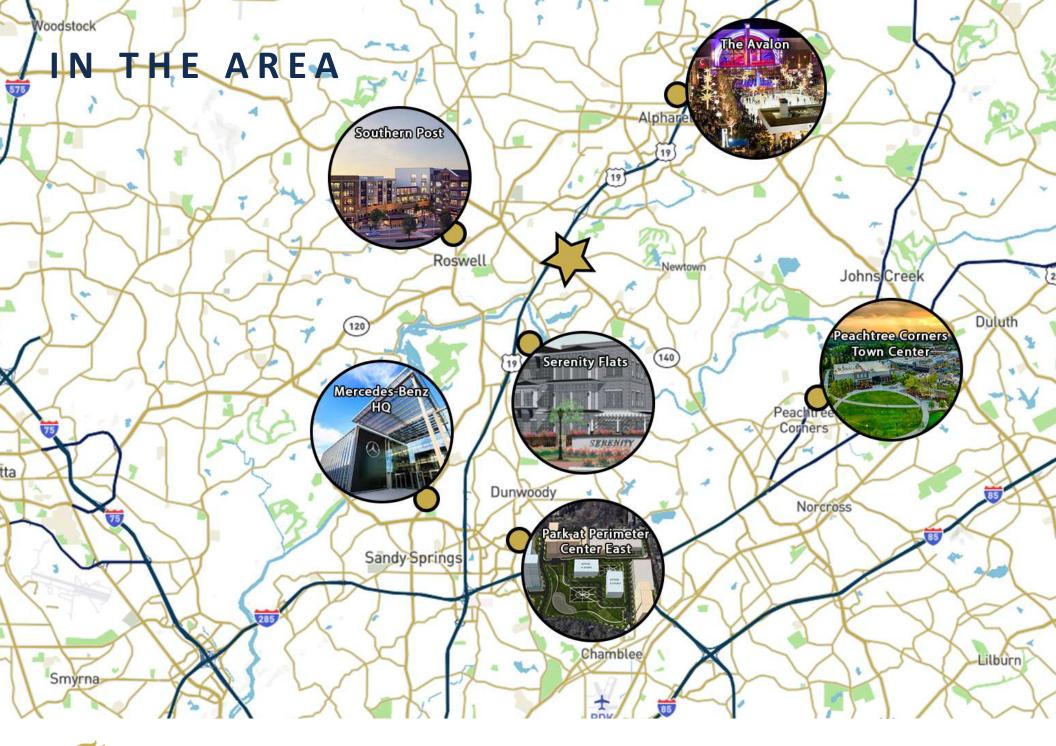
PEACHTREE CORNERS TOWN CENTER

This premier mixed-use development, located at the corner of Peachtree Parkway and Medlock Bridge Road, includes 51,000 SF of restaurants and 18,560 SF of retail. It also includes a theatre, municipal parks, and an integrated pedestrian trail system. Over 70 upscale townhomes will also be constructed. Town Center is expected to generate \$16.4 million in annual sales and \$1.3 million in annual sales tax revenue.

SERENITY FLATS (PROPOSED)

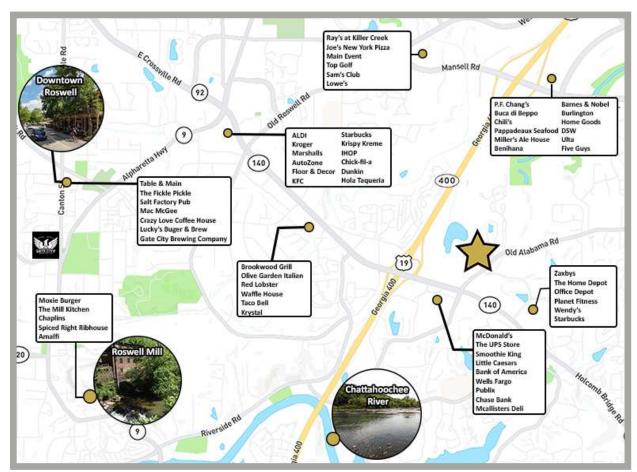
A project near the Chattahoochee River in Roswell could expand with new condos and townhomes. The first would bring a mixed-use project with 48 condos and 8,000 SF of retail. The second project would add 51 upscale townhomes, 48 condos and two retail and restaurant buildings. The project is proposed by Crown Holdings Group and architect Archetype Design, LLC.







AREA AMENITIES













ROSWELL/SANDY SPRINGS MSA ACCOLADES



Most Energetic Cities List

- Tahitian Noni International



#7 Best Places to Live

- Best Places to Live



Best City for Teleworking

- Telework Exchange



Bicycle Friendly Community

- League of American Bicyclists



Live Work Play Award

- 2017 GMA

16 Fortune 500 Companies HQ

- 2019 TripSavvy.com



Top 10 Safest Cities in the U.S.

- Annual City Crime Rankings



#1 Mobile-Friendly U.S. City

- NerdWallet



DEMAND DRIVERS

NOTABLE AREA EMPLOYERS























GROWING AREA DEMAND WITH CORPORATE INVESTMENT

Metro Atlanta has a large IT, software and financial labor force and competitive wages compared to competitive markets. The area's proximity to both Georgia-400 and Interstate-285, allows easy accessibility for the potential labor pool. In addition, approximately 60% of Sandy Springs' residents have a bachelor's degrees or higher, well above the average for metro Atlanta. As a result, the area has some of the strongest demographics in Atlanta with an average income of \$122,000.

Multi-national companies are flocking to the area to establish roots and tap into the qualified workforce surrounding the area. The submarket has more Fortune 500 corporations per capita than any other city in the U.S.

- Mercedes-Benz, Inspire Brands and State Farm all opened their new corporate and regional headquarters within 10 miles from the property.
- UPS, Newell Rubbermaid, Havertey's, Cox Communication and Fiserv/First Data already have established roots in the area.
- Other major employers in Atlanta include Coca Cola, Delta Air Lines and The Home Depot.
- Microsoft has announced they will be investing \$75M into a new Midtown office, generating an anticipated 1,500 new jobs.

The Roswell/Sandy Springs MSA has more Fortune 500 corporations per capita than any other city in the U.S.



MAJOR INDUSTRIES



A THRIVING LOCAL ECONOMY

TECHNOLOGY

With the fiber backbone of the East Coast going directly through our footprint, North Fulton Atlanta is becoming nationally known as the Technology Capital of the Southeast.

HEALTHCARE

North Fulton Atlanta is home to some of the most outstanding healthcare in the country, with five world-class hospitals and more than 5,100 physicians.

FINANCIAL / INSURANCE

North Fulton Atlanta is home to more than 1.5 million SF of financial services and insurance office space, making it a leader in the Southeast. Top employers are State Farm and ADP National Account Services' Regional Headquarters.

TELECOMMUNICATIONS

With multiple regional headquarters, including AT&T and Verizon, North Fulton Atlanta is home to more than 1.5 million SF of telecommunications office space.

LOGISTICS AND BUSINESS SERVICES

North Fulton Atlanta's extensive road network and direct access to Georgia Highway 400, Interstate 285, and Hartsfield-Jackson Atlanta International Airport make the area the best choice for business service providers. UPS, the world's largest shipping company, has its world headquarters in North Fulton Atlanta.



ATLANTA, GA

#8 BEST CITY IN THE SOUTH

-Southern Living, "The South's Best Cities 2020"

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.

Home to the second busiest and most efficient airport in the world, Hartsfield-Jackson Atlanta International Airport, and the Maynard H. Jackson International Terminal, getting to and from Atlanta is easy.





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, SunTrust 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.











EDUCATIONAL INSTITUTIONS

A HIGHLY-EDUCATED WORKFORCE

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.

Georgia is one of only three states with two or more institutions in the U.S. News 2018 Top 20 Public National Universities. Georgia Tech is ranked No. 7 on the list and the University of Georgia in a tie at No. 16.

The University System of Georgia's economic impact on the state was \$16.8 billion in Fiscal Year 2017 according to the Selig Center for Economic Growth.



KEY FIGURES



18 Institutions
in the Atlanta MSA



100,000+
Annual Graduates



320,000+ Students
(Current Enrollment)



ATLANTA MEDICAL SECTOR

Atlanta is home to a thriving medical industry with some of the most outstanding healthcare facilities in the country providing services for a variety of specialities. Atlanta hospitals and healthcare facilities include:

- Northside Hospital
- CDC Headquarters
- DeKalb Medical Center
- Grady Health System
- Emory University Hospital
- WellStar Kennestone Hospital
- Department of Veteran Affairs Medical Center
- Task Force of Global Health
- Children's Healthcare of Atlanta





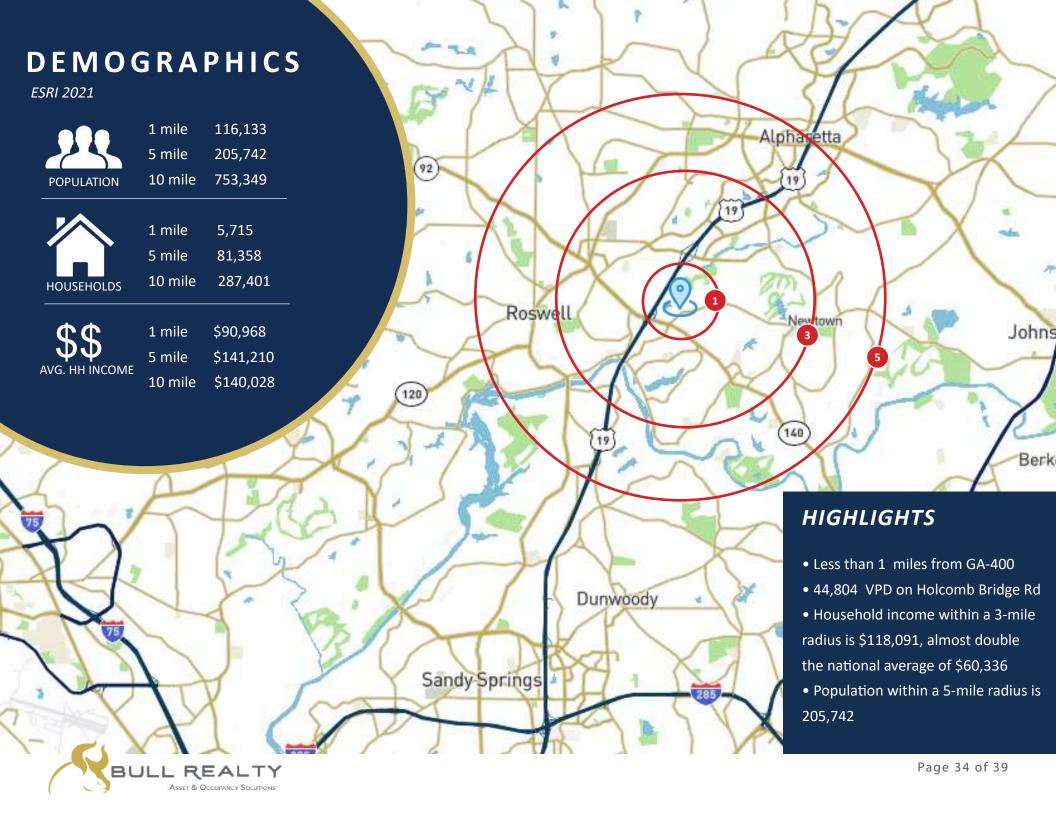
















Bull Realty is a commercial real estate sales, leasing, and advisory firm headquartered in Atlanta. The firm was founded in 1998 by Michael Bull on two primary missions: to provide a company of advisors known for integrity and to provide the best disposition marketing in the nation. Still guided by these 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.

Bull Realty has become known as an innovative leader in the industry, providing a powerful platform of services. The firm utilizes a productive team approach of well trained and well supported brokers, working together to provide unprecedented value for clients.

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.



BROKER PROFILES



MICHAEL WESS, CCIM
Partner, Bull Realty
MWess@BullRealty.com
404-876-1640 x 150

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).

When not enjoying his career, Michael continues pursuing his passions for athletics and international travel and loves a weekend camping and hiking in the north Georgia mountains. 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
ALundsberg@BullRealty.com
404-876-1640 x 107

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 & 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.



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 1544 Old Alabama Road, Roswell GA 30076. 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		
Γitle		
Company Name		
Address		
Email		
Phone		

Michael Wess, CCIM 404-876-1640 x 150 MWess@BullRealty.com

ONLINE

SIGN

CONFIDENTIALITY AGREEMENT

Andy Lundsberg 404-876-1640 x 107 ALundsberg@BullRealty.com

Bull Realty, Inc. 50 Glenlake Parkway, Suite 600 Atlanta, GA 30328 Fax: 404-876-7073

