



OFFERING MEMORANDUM

**4-UNIT, VINTAGE MULTIFAMILY OPPORTUNITY
MIDTOWN, ATLANTA**

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PROPERTY INFORMATION

EXECUTIVE SUMMARY

PROPERTY HIGHLIGHTS

- 5,292 SF, 4-unit multifamily opportunity
- Beautifully-restored, boutique, 1920's multifamily property
- Excellent location in Midtown within walking distance to Piedmont Park
- Large and spacious units with in unit laundry and large front patios/balconies
- Gross income of \$7,200 per month with room to increase
- 100% occupancy
- Off-street parking up to seven cars in rear and side of building
- Within 2 miles of Piedmont Park, Inman Park, Midtown, Virginia-Highland, GA Tech, Little Five Points and Downtown Atlanta

NEARBY AMENITIES

**PONCE
CITY
MARKET**



Atlanta
BeltLine



ATLANTA
DOWNTOWN

MIDTOWN
Atlanta

KEY FIGURES



4-Unit
Multifamily Opportunity



Prime location near Ponce City Market
& The Atlanta BeltLine



100% Occupancy in a
Hot Rental Market



Available for Sale for
\$1,150,000

PROPERTY INFORMATION

BUILDING

Property Address:	314 4th Street NE, Atlanta, GA 30308
County:	Fulton
Year Built:	1920's
Year Renovated:	2013
Number of Buildings:	1
Number of Stories:	2
Total Building Size:	5,292 SF
Number of Units:	4
Unit Mix:	(4) Large 2-bedroom/1.5 bath units

SITE

Site Size:	0.130 Acres
Parcel ID:	14-0048-0005-0463
Zoning:	R5 - Nonconforming
Parking:	Off-street in rear & side

CONSTRUCTION

HVAC:	Central Air
Washer/Dryer:	In-unit laundry
Metered:	All units are separately metered
Utilities:	All Electric

FINANCIAL

Occupancy:	100%
Gross Monthly Income:	\$7,200
Sale Price:	\$1,150,000



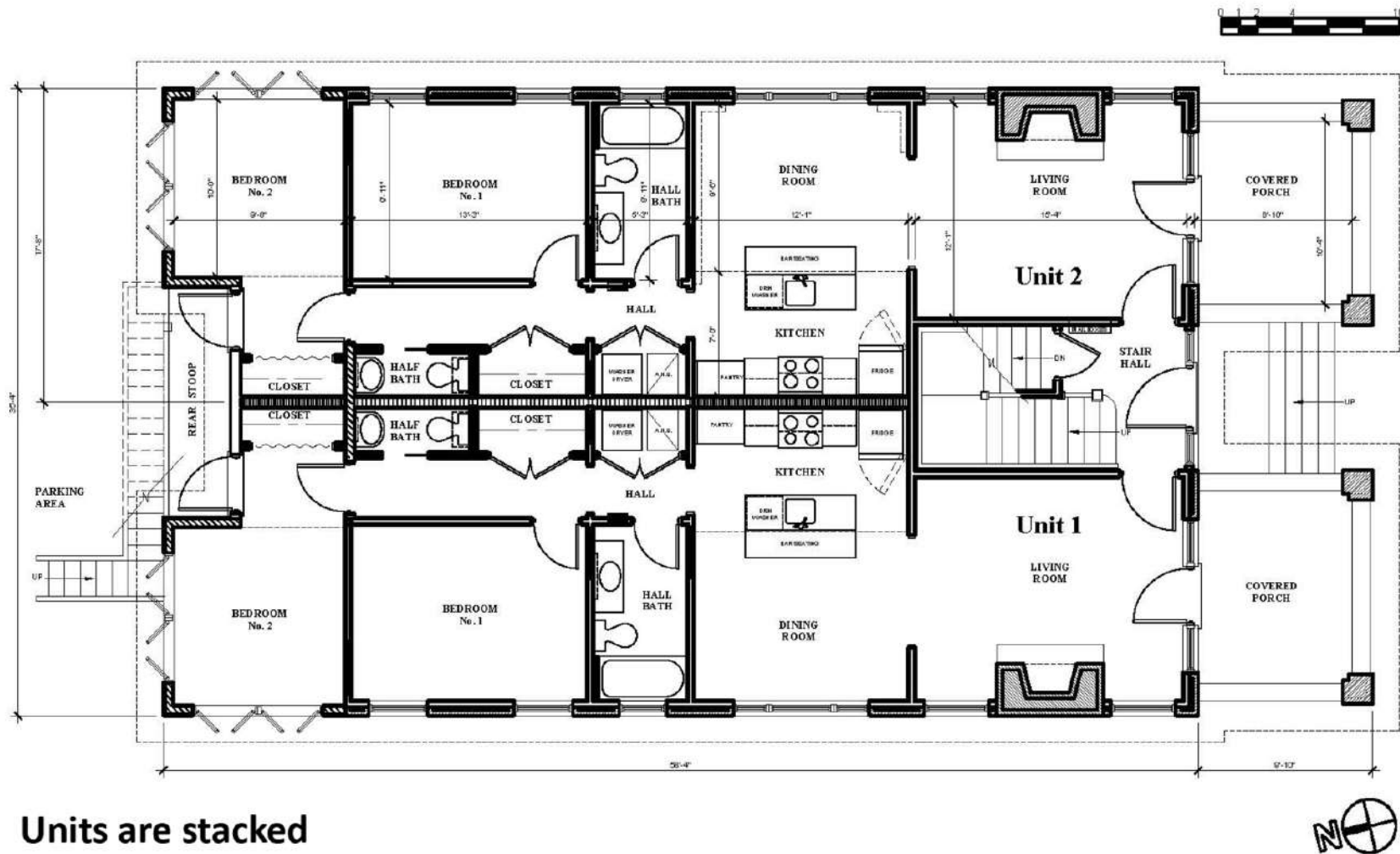
PHOTOS



PHOTOS



FLOOR PLANS | UNITS 1-4



The RATHBORNE Apartments
314 4th Street
Midtown Atlanta, GA 30308

NOTE:
The design and drawing
are the sole property of
PANTHEON
PROPERTIES LLC
DESIGN-BUILD
and may not be copied,
reproduced or used for
any purpose without their
express permission.

DATE: 12/05/2020

SHEET TITLE:
**FLOOR PLAN:
MAIN LEVEL**

SHEET NUMBER:
A-1

AREA OVERVIEW



Subject Property



ABOUT THE AREA

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.

* Source: <https://MidtownAtl.com>



KEY SPECS & 5-MILE DEMOGRAPHICS

POPULATION



157,113

MEDIAN INCOME



\$88,799

MEDIAN AGE



32.2

WALK SCORE



89 (Very Walkable)

MARTA STATIONS



North Avenue & Midtown

AREA MAPS



AREA MAPS



AREA DEVELOPMENTS



Southern Dairies

SOUTHERN DAIRIES

In 1935, Southern Dairies, Inc, an ice cream and dairy manufacturer, was the first occupant at the North Avenue property and is the key contributor to the historic cloth of the building. Today, Southern Dairies is a five-building creative office conversion of the historic distribution plant. The property's size and unique architectural features offer a boutique office campus feel in a location proximate to the Atlanta BeltLine, with the same amenities as Ponce City Market.



Novel 04W Apartments

NOVEL 04W APARTMENTS

NOVEL 04W is a mixed-use development that features 233 apartments atop more than 10,000 SF of retail space. The development is less than 2 years old and has helped breathe new life in the immediate area. The site offers the best of city living with top-of-the-line amenities including a yoga studio, dog park, working lounge, saltwater pool, and a restaurant on-site.



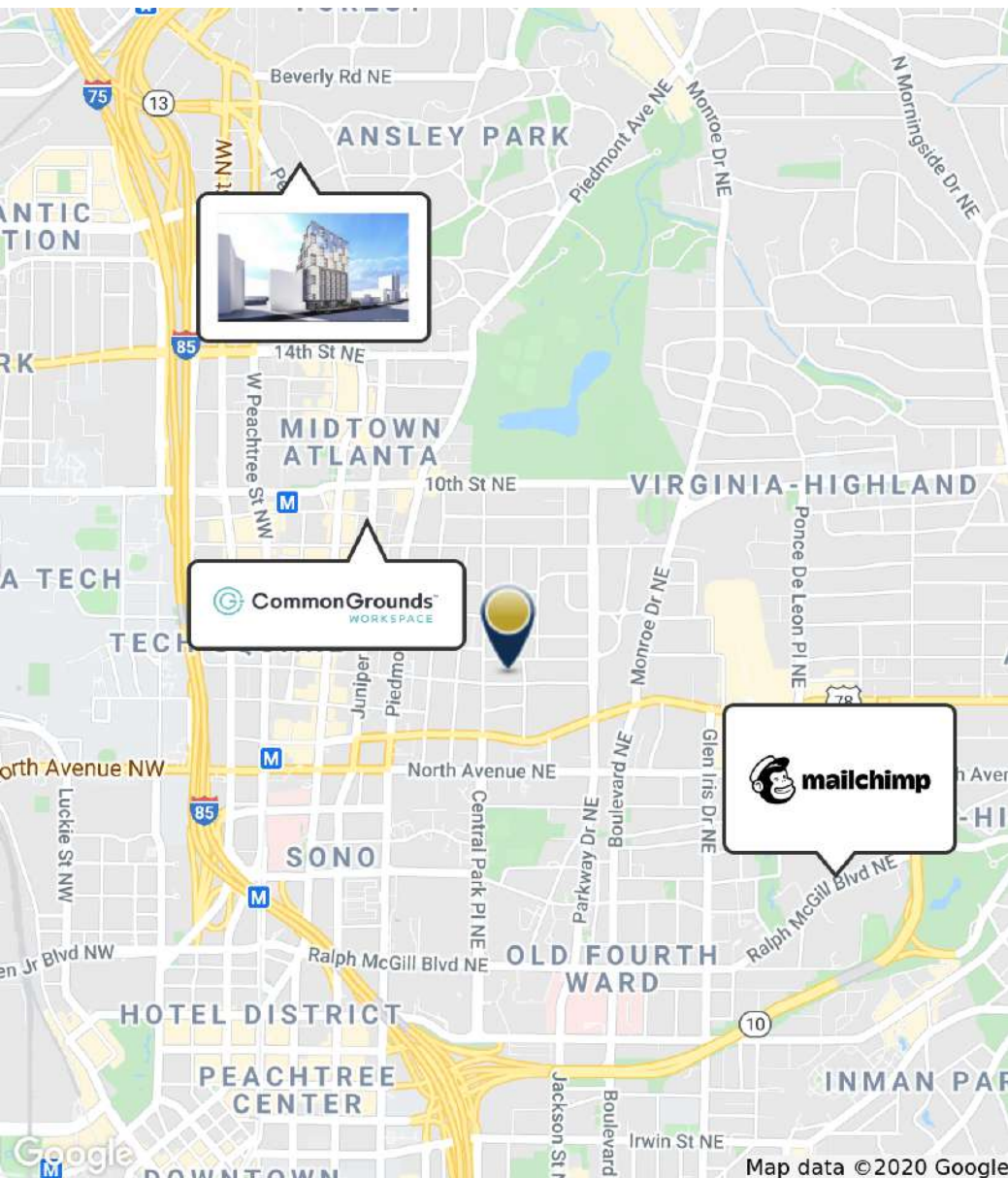
The Views at 04W

THE VIEWS AT 04W

Opened in 2017, "Views at 04W" contains 27 swank town-home units with modern lines and rooftop decks promising Midtown and Downtown vistas and private backyards for frolicking pets.

Sizes range between 1,790 and 1,862 SF with up to three bedrooms (or two bedrooms plus a flex space). Prices will start in the low \$600,000s, according to developer Foyer Urban, a local homebuilder "dedicated to building exceptional product in desirable locations," per marketing materials.

AREA DEVELOPMENTS



24-STORY RESIDENTIAL TOWER

A Washington D.C. developer known for projects in walkable, urban neighborhoods is pitching a 324-unit residential tower in Midtown that would feature both luxury apartment units and condos — a first in Atlanta.

The new 24-story residential tower would include 55 condos on the 14th through 24th floors, with an average listing price at \$1.6 million and average size of over 3,000 square feet per unit, according to an Oct. 13 (2020) presentation Capital City made to the Midtown Development Review Committee.

Source: <https://bit.ly/35YUXI6>

NEW FLEXIBLE OFFICE SPACE - COMMONGROUNDS

A new flexible office space company plans to open a Midtown Atlanta location. San Diego-based CommonGrounds Workspace announced the space at 999 Peachtree St. NE in Atlanta. The Atlanta location will take up the third and fourth floors of the 28-story 999 Peachtree St.

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

NEW MAILCHIMP HQ GETS FINANCING

A \$1 billion project on the BeltLine Eastside Trail that includes the new headquarters for marketing giant Mailchimp secured a \$180 million construction loan.

Bank OZK, the Little Rock, Ark. lender formerly known as Bank of the Ozarks, provided the financing for two new office buildings that are part of the first phase of the multi-use development. It's one of the largest construction loans for a new project in Atlanta in 2020.

Source: <https://bit.ly/2TL8Bcd>

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

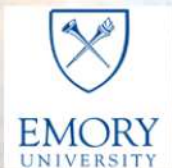
ATLANTA TOP EMPLOYERS

TOP EMPLOYERS



DELTA

EDUCATION



MAJOR ATTRACTIONS



TRUIST  PARK

CONTACT INFORMATION

BROKER PROFILES



ANDY LUNDSBERG

Partner, Bull Realty
404-876-1640 x107
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)



MICHAEL WESS, CCIM

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

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. In 2019, Michael Wess and Andy Lundsberg teamed up and sold over \$65 million through 34 transactions.

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.

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 **314 4th Street NE Atlanta, GA 30308**. 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

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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 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.**

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.