



OFFERING MEMORANDUM

JOHNS CREEK OFFICE BUILDING

OWNER/USER OR INVESTMENT | 8.5% CAP RATE | ± 13,775 SF

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TABLE OF CONTENTS

PROPERTY INFORMATION	3
EXECUTIVE SUMMARY	4
PROPERTY INFORMATION	5
TENANT OVERVIEW	6
AERIAL	7
PHOTOS	8
FLOOR PLANS	13
AREA OVERVIEW	16
ABOUT THE AREA	17
ACCOLADES	18
DEMOGRAPHIC OVERVIEW	19
AREA MAPS	20
IN THE AREA	22
CONTACT INFORMATION	23
BROKER PROFILES	24
CONFIDENTIALITY AGREEMENT	25
DISCLAIMER	26

PROPERTY INFORMATION



EXECUTIVE SUMMARY

PROPERTY DESCRIPTION

5825 Medlock Bridge Road is a superbly-constructed, 2004-built, all-steel office building in the affluent Johns Creek suburb of Atlanta. Brick exterior and large windows highlight the exterior façade. Upscale entrances on both sides of the ± 13,775 SF building lead into a beautiful lobby area with stained concrete floors, wainscoted walls and an elevator. Open, collaborative workspaces in addition to private offices line the exterior of the building. Two striking, double-height ceiling Partners' Suites are on either side of the building. The third floor contains a spacious break area and a training room.

The current tenant, Relation Insurance, can either vacate the building shortly after consummation of a sale or continue leasing the building for a proposed and estimated \$213,422 NOI.

PROPERTY HIGHLIGHTS

- All-steel ± 13,775 SF office building in the affluent Johns Creek suburb of Atlanta
- Tenant in-place with option to renew lease or vacate
- Build-to-suit for current tenant in 2004
- Projected 2022 NOI of \$213,422 / Cap rate of 8.54%
- Brick exterior and large windows
- Upscale entrances on both sides of the building
- One elevator
- Open collaborative workspaces & private offices
- Two double-height Partners' Suites
- Break area and a training room
- 33 surface parking spaces
- All four HVACs have been replaced in the past couple of years. Original metal roof.

KEY FIGURES



± 13,775 SF
Attractive Office Building



Prime Location in the
Affluent Suburb of Johns Creek



Tenant In-Place with
Option to Renew Lease or Vacate



Available for Sale for \$2,500,000
or 8.5% Cap Rate

PROPERTY INFORMATION

BUILDING

Property Address:	5825 Medlock Bridge Pkwy, Alpharetta, GA 30022
County:	Fulton
Building Size:	± 13,775 SF
Year Built:	2004
Number of Suites:	Single Tenant

SITE

Site Size:	± 1.24 Acres
Zoning:	OI (https://bit.ly/3bMo8Ci)
Parcel ID:	11-0930-0327-018
Parking Spaces:	33 Surface Spaces

CONSTRUCTION

Exterior:	Masonry
Roof:	Metal
Number of Stories:	3
Elevator:	1

FINANCIAL

Price/SF:	\$181.49
Occupancy:	Current tenant can sign 3-5 year lease or vacate at closing
2020 NOI:	\$203,918
2020 Cap Rate:	8.2%
Projected 2022 NOI:	\$213,422
Projected 2022 Cap Rate:	8.5% (After tax increase)
Sale Price:	\$2,500,000



TENANT OVERVIEW



LEASE SUMMARY

ITEM	
Lease Type:	Modified Gross
Lease Commencement:	2004
Lease Expiration:	12/31/2021
Proposed Tenant Extension:	3-5 Year Term
Renewal Options:	None

RELATION INSURANCE SERVICES

Relation Insurance Services, formerly Ascension Insurance, is a specialty insurance brokerage that offers superior risk-management and benefits-consulting services through its family of brands across the United States. Since their founding in 2007, they've grown to approximately 500 employees in 30+ offices nationwide to connect our insurance solutions to their client's life and business challenges.

LANDLORD RESPONSIBILITIES

- Maintain commercial general liability insurance covering Landlord with \$2,000,000 limit
- Maintain the roof, floors, exterior walls, gutters, downspouts, foundations and other structural components, plumbing and sewer lines, water, gas, and electric services lines to the point where service lines enter the building, and all HVAC equipment.
- Maintain the sidewalks, parking areas, and driveways in good and safe condition and repair and free of snow and ice
- Payment of normal and reasonable levels of utilities for first-class office operation of water, gas, electricity, and heating used by Tenant.
- Payment of city, county, and state real estate taxes

TENANT RESONSIBILITIES

- Maintain commercial general liability insurance covering Tenant and Landlord with \$2,000,000 limit
- Maintain the interior of the Premises

AERIAL



EXTERIOR PHOTOS



INTERIOR PHOTOS



INTERIOR PHOTOS



Two Grand Partners' Suites



Great Natural Light and Finishes

INTERIOR PHOTOS



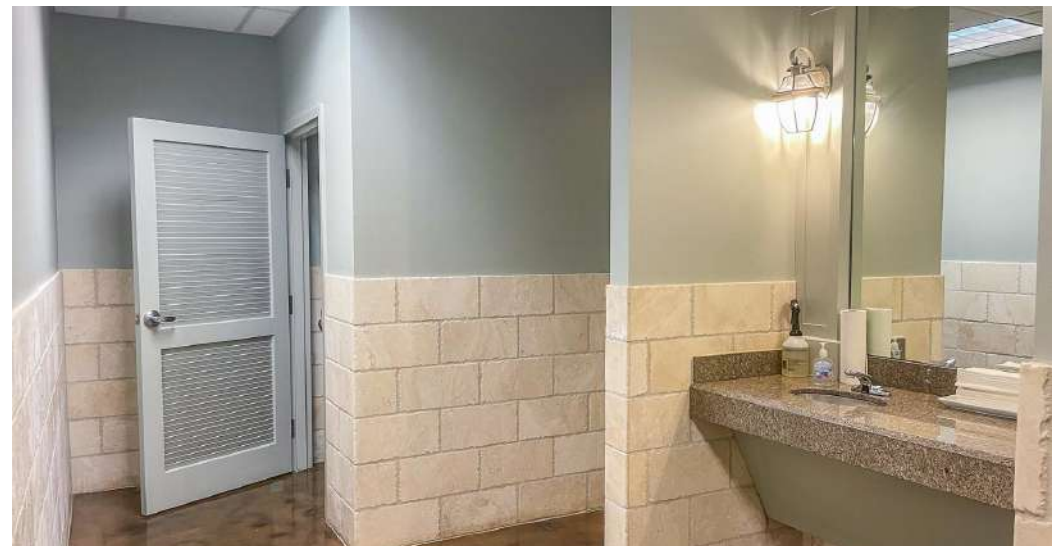
ADDITIONAL PHOTOS



Ample Surface Parking

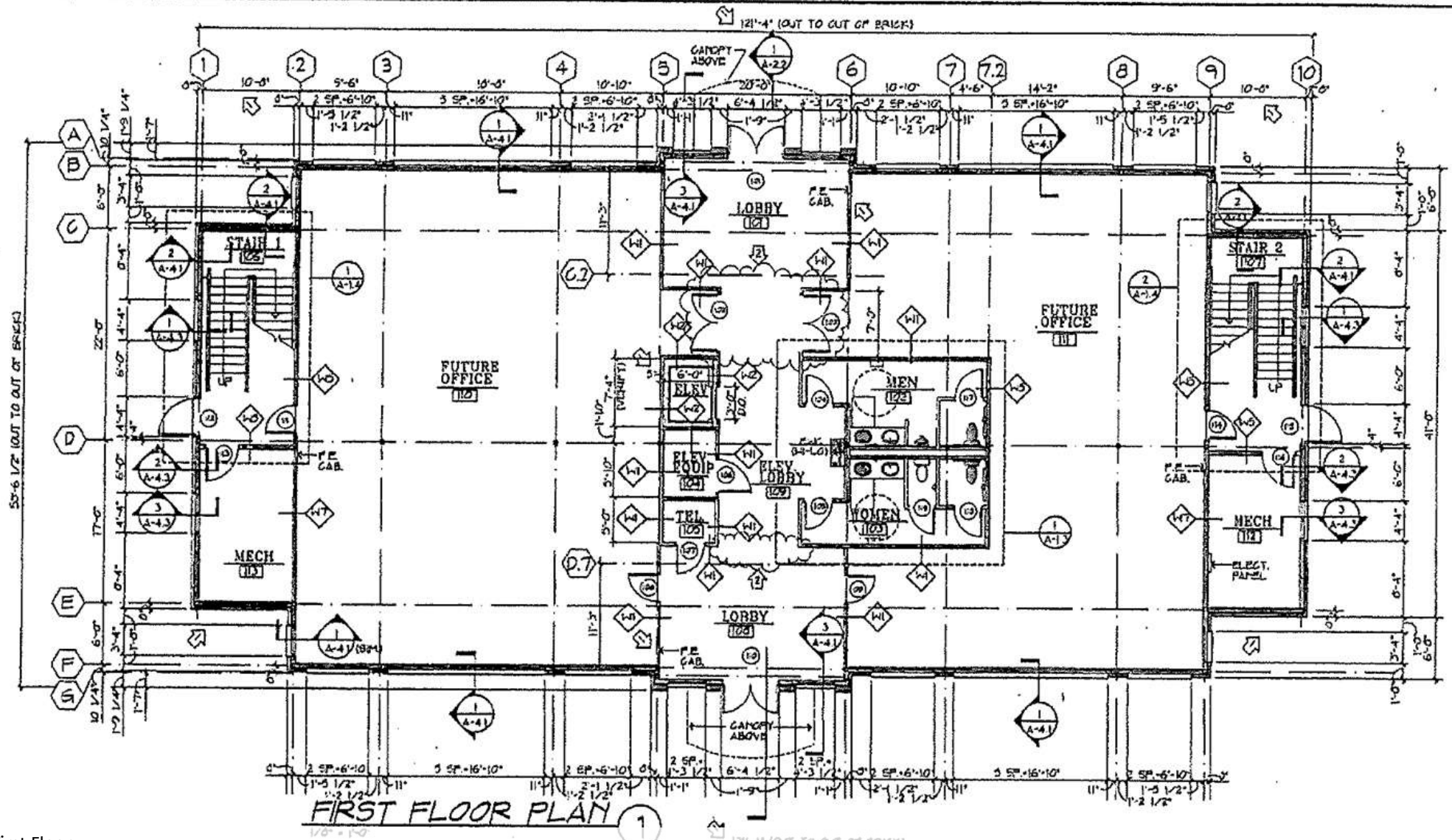


Break Area



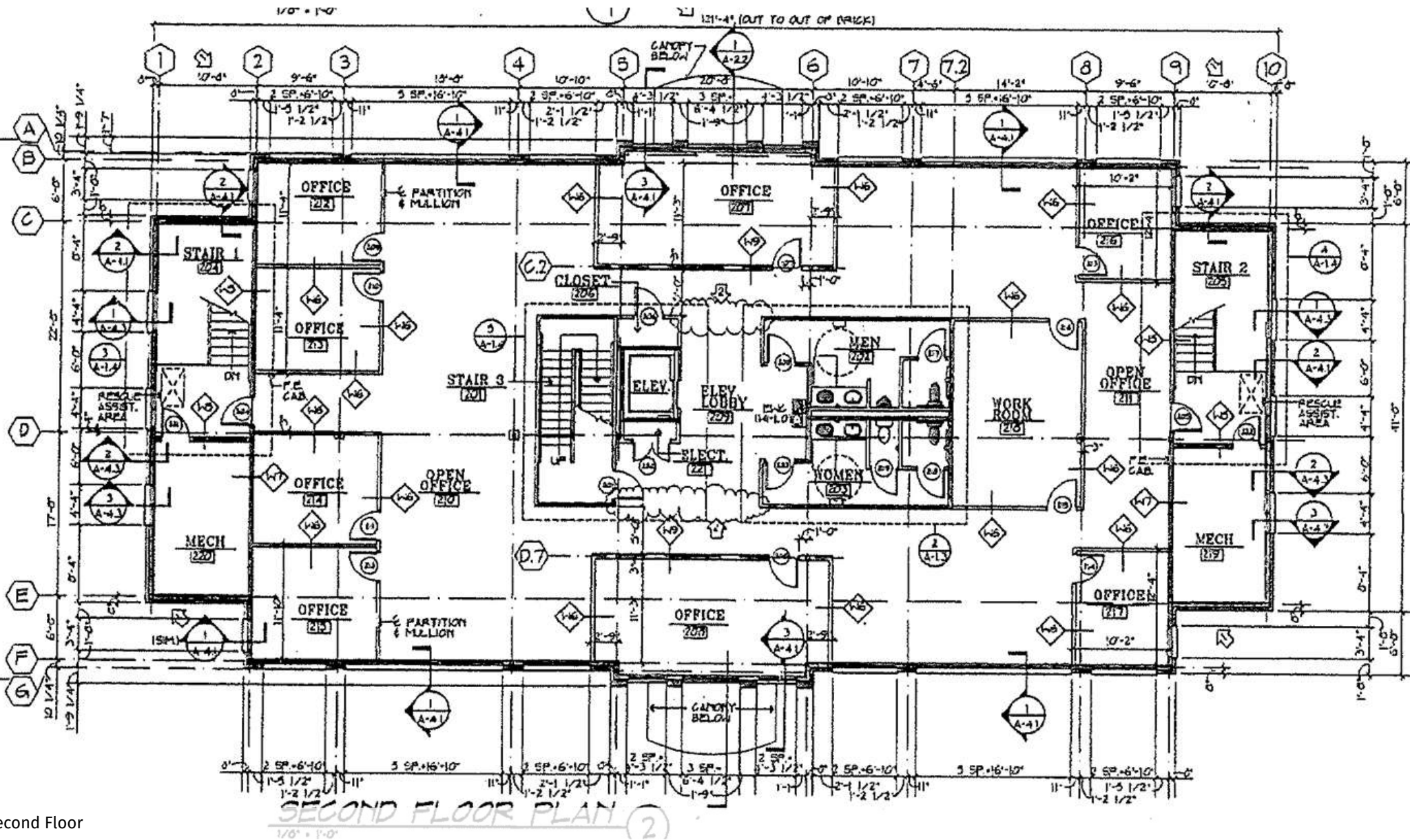
Private Restrooms

FLOOR PLANS



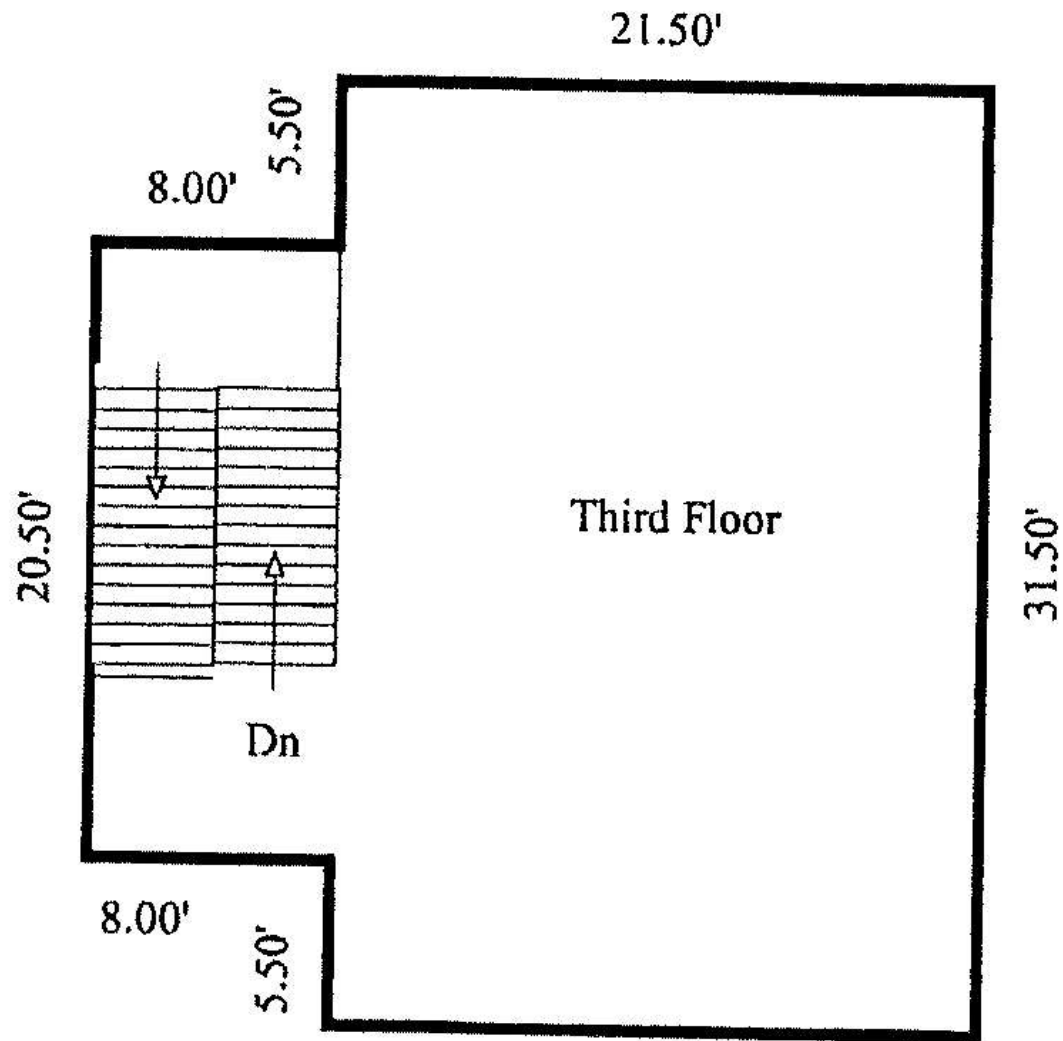
First Floor

FLOOR PLANS



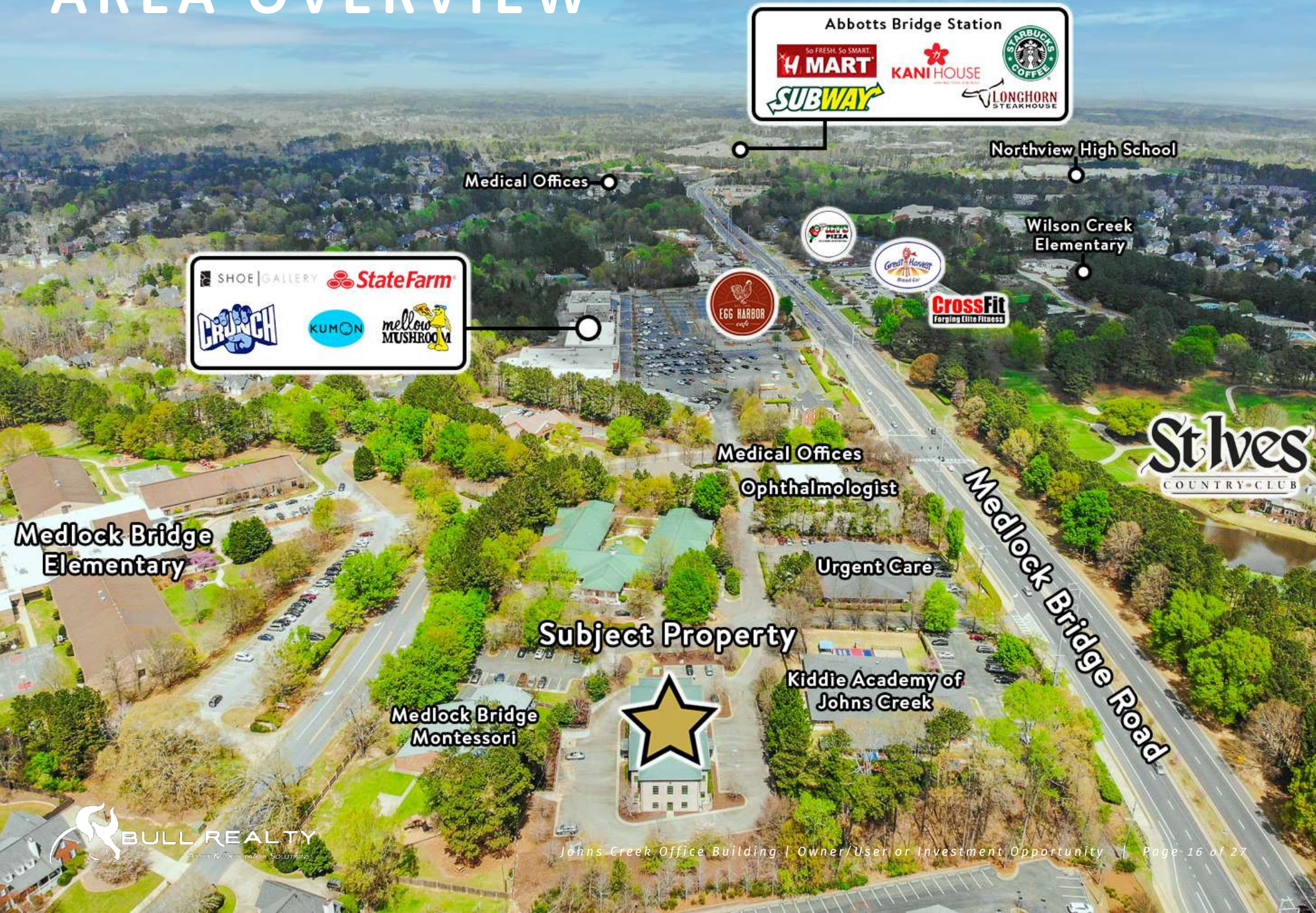
Second Floor

FLOOR PLANS



Third Floor

AREA OVERVIEW



ABOUT THE AREA

JOHNS CREEK, GA

Johns Creek enjoys a robust thriving quality of life with premier municipal services and abundant outdoor activities, including over 300 acres of parks and recreation with more on the way. There are three national recreation outdoor areas, 13 miles of Chattahoochee Riverfront, and some of the most beautiful golf courses in Georgia. The schools within the city regularly receive national recognition for academic excellence, and the city itself is routinely recognized as one of the safest in the U.S.

Johns Creek has so much to offer in the way of amenities including a highly-acclaimed medical center that neighboring metro Atlanta is merely a nicety, as opposed to a necessity. And, with protected outdoor recreational areas, interesting shopping, dining and entertainment options, the area has much to offer.

* Source: <https://johnscreekgga.gov/quicklinks/about/demographics/demographics>



DEMOGRAPHICS (5-MILE)

POPULATION



172,938

MEDIAN INCOME



\$118,500

MEDIAN AGE



36.5

EMPLOYMENT RATE



97%

MED. HOME PRICE



\$372,286

ACCOLADES



Best Place to Live

- Homesnacks.net (2020)



Safest City in Georgia

- Alarms.com (2020)



Best Place to Raise a Family

- Niche.com (2020)



Best Suburb in Georgia

- Niche.com (2019)



Culturally Diverse Small City

- WalletHub.com (2018)



Most Successfully City in GA

- Zipppia.com (2017)

DEMOGRAPHIC OVERVIEW

HIGHLIGHTS

- Unemployment is 0.7% lower than national average
- Job growth is a positive 2.9%
- Population growth of 14.7% since 2010
- Six-figure average HH income

DEMOGRAPHICS



POPULATION

1 Mile	9,409
3 Miles	64,305
5 Miles	172,938



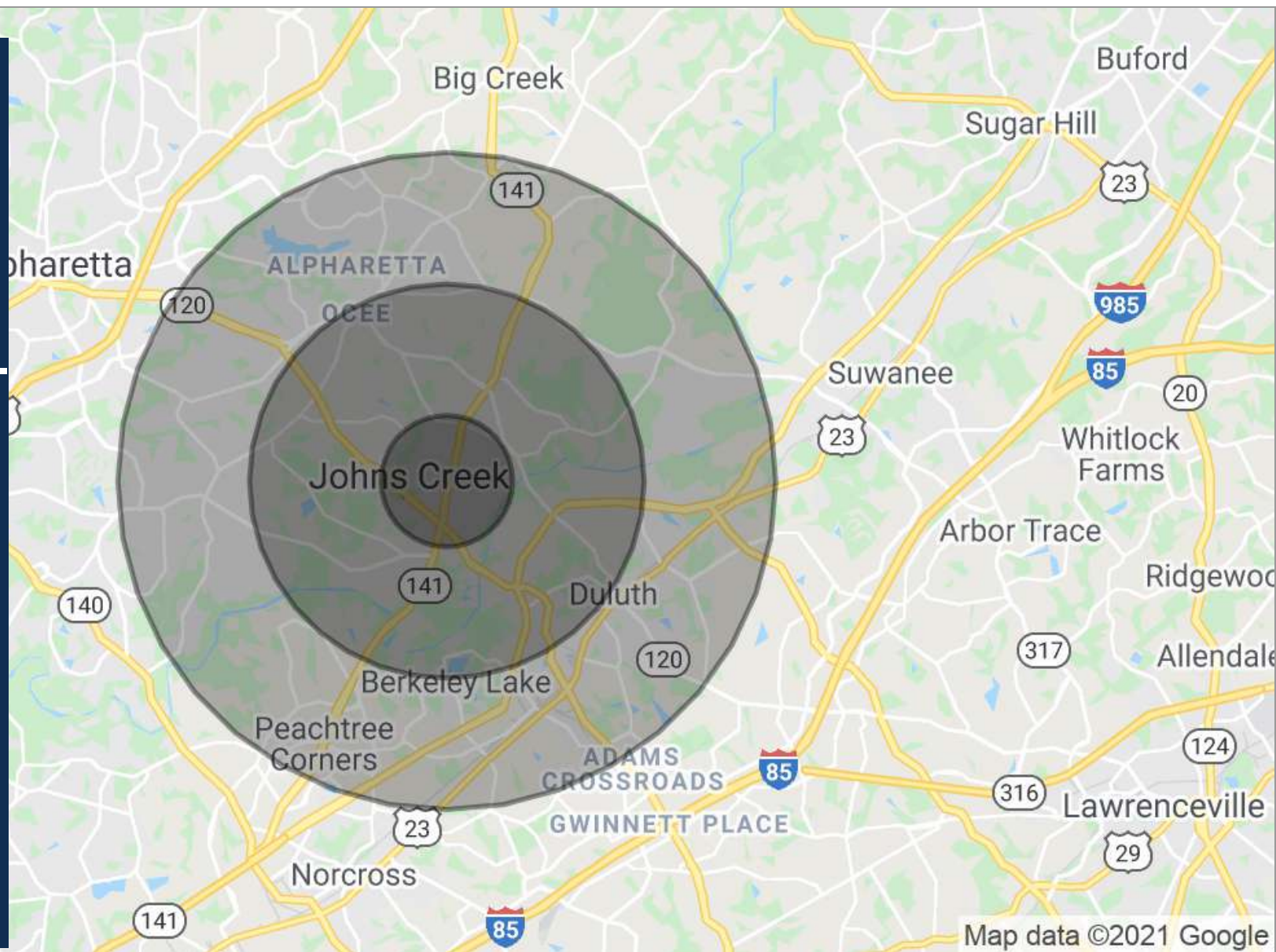
HOUSEHOLDS

1 Mile	3,156
3 Miles	22,525
5 Miles	59,745



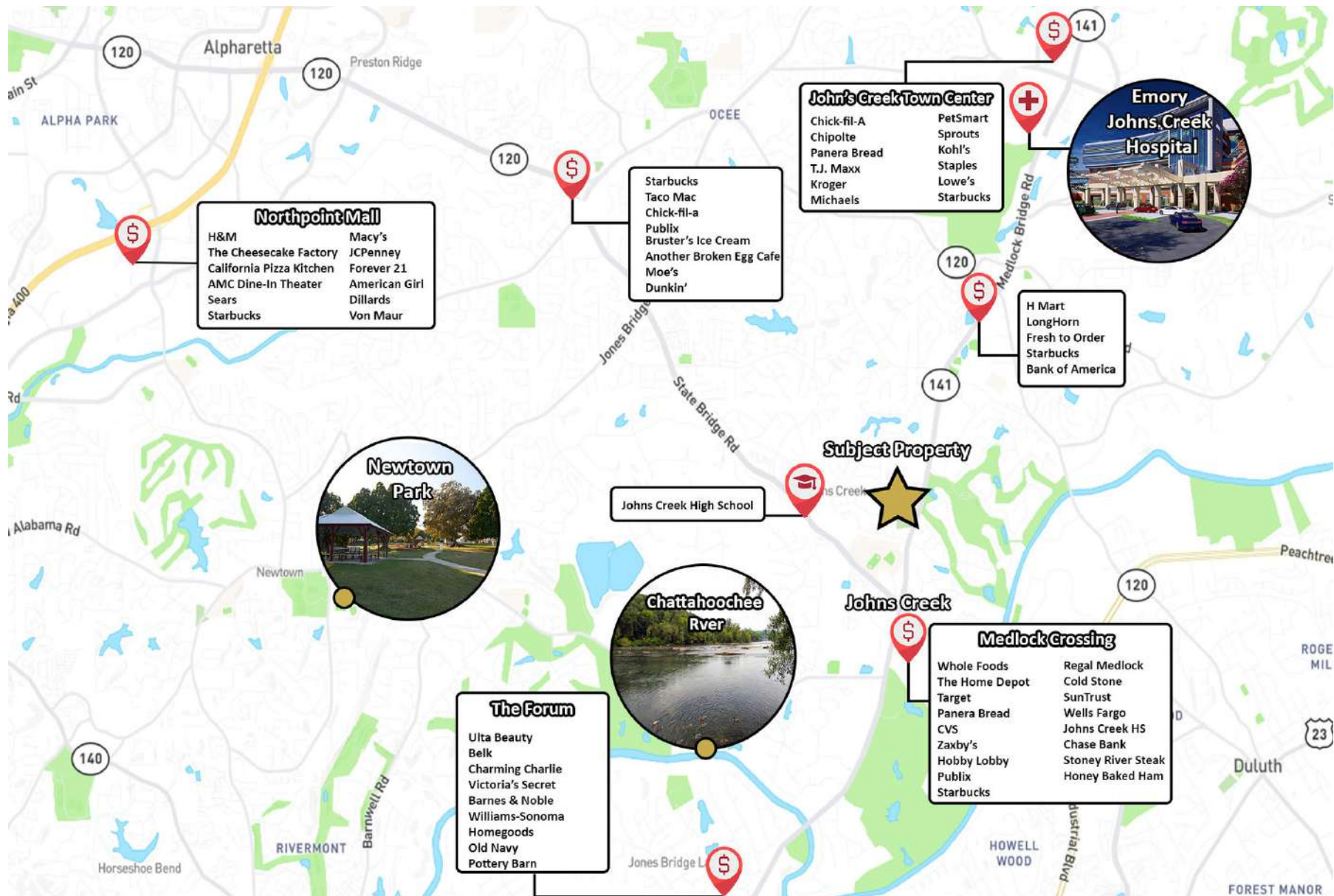
AVG. HH INCOME

1 Mile	\$127,512
3 Miles	\$114,312
5 Miles	\$118,500



Map data ©2021 Google

AREA MAPS



AREA MAPS



IN THE AREA



MEDLOCK CROSSING

This commercial corridor lies in the intersection of State Bridge Rd and Medlock Bridge Rd with hundreds of retailers including Whole Foods, Target, The Home Depot, Regal Cinemas, Publix, Hobby Lobby and more. The area is adjacent to Johns Creek Highschool and sees high daily traffic counts.



JOHNS CREEK TOWN CENTER

The 303,297 SF outdoor mall hosts popular retailers such as Sprouts, Staples, Kohl's, PetSmart, Michaels and Dollar Tree. The center is adjacent to Emory Johns Creek Hospital, providing significant daytime traffic. It is located in Technology Park/Johns Creek, a planned 1,700-acre community.



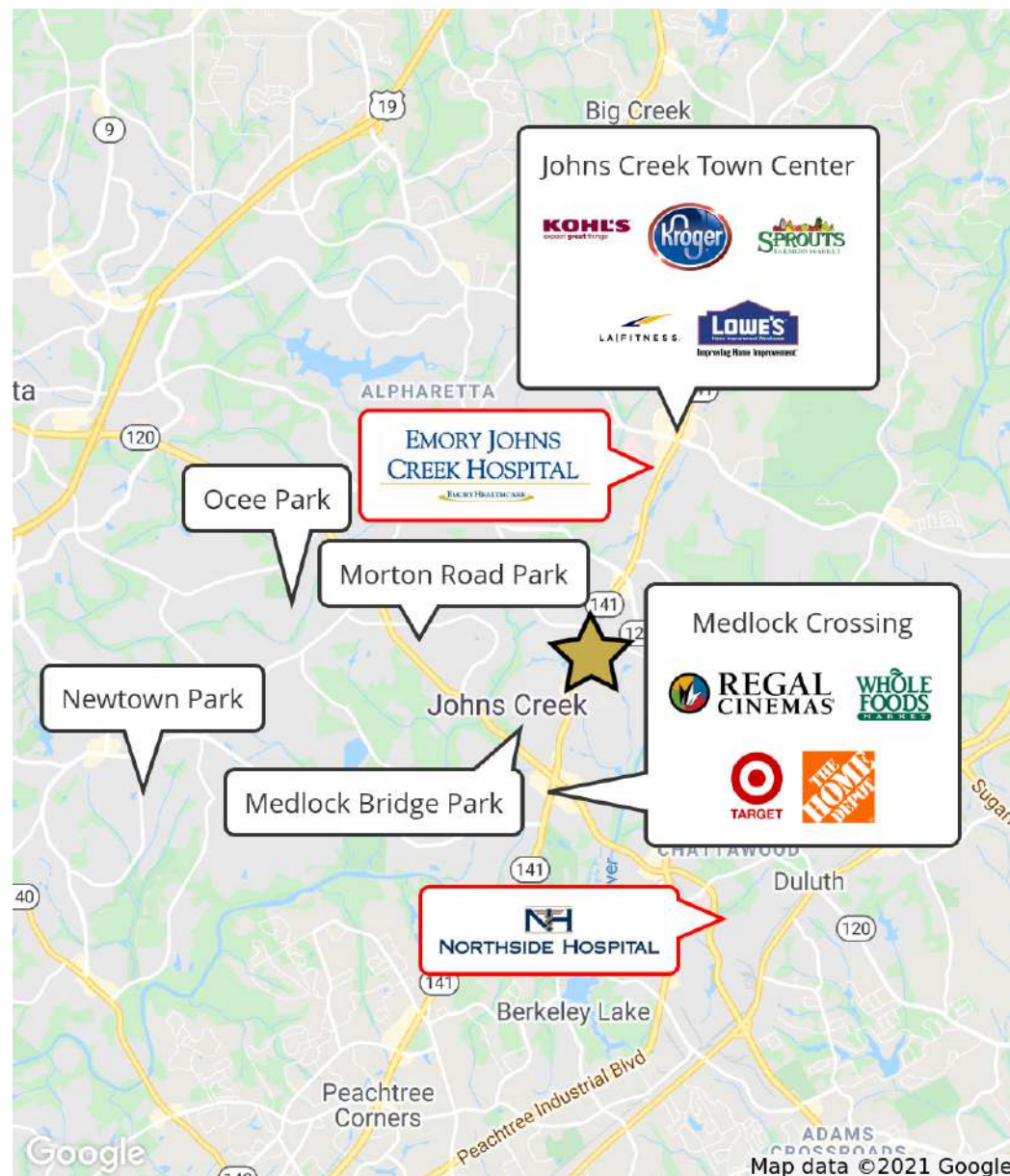
EMORY JOHNS CREEK HOSPITAL

Emory Johns Creek Hospital supports award-winning centers and programs that advance the science of medicine while providing outstanding patient care. Some of these centers include the Emory Bariatrics Center at Johns Creek, Breast Imaging Center, Hyperbarics and Wound Care Services and the Birth Center.



CHATTAHOOCHEE RIVER & PARKS

Johns Creek is committed to enhancing the well being of its residents and visitors through comprehensive recreation and park programs, facilities, and services. They maintain over 400 acres of parkland and nature reserve, including five access points to the Chattahoochee River.



CONTACT INFORMATION

BROKER PROFILES



MICHAEL WESS, CCIM
Partner, Bull Realty
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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. Since 2018, Michael Wess and Andy Lundsberg teamed up and sold over \$200 million in over 100 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.



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 7 years in a row with gross sales over \$250 million over the last four 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

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 **5825 Medlock Bridge Pkwy Johns Creek, GA 30022**. 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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50 Glenlake Parkway, Suite 600
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Michael Wess, CCIM
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Andy Lundsberg
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ALundsberg@BullRealty.com

**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.**