



OFFERING MEMORANDUM

INMAN PARK OFFICE | USER DEAL WITH INCOME | ±3,753 SF

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BULL REALTY
ASSET & OCCUPANCY SOLUTIONS

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PROPERTY INFORMATION



Downtown
Atlanta

EMORY
UNIVERSITY
HOSPITAL
MIDTOWN

MIDTOWN
Atlanta

Nina & Rafi
HAWKERS

GUACAMOLAS



AYLA

BELL STREET

Pour

jenie's
Superica

KROG
MARKET

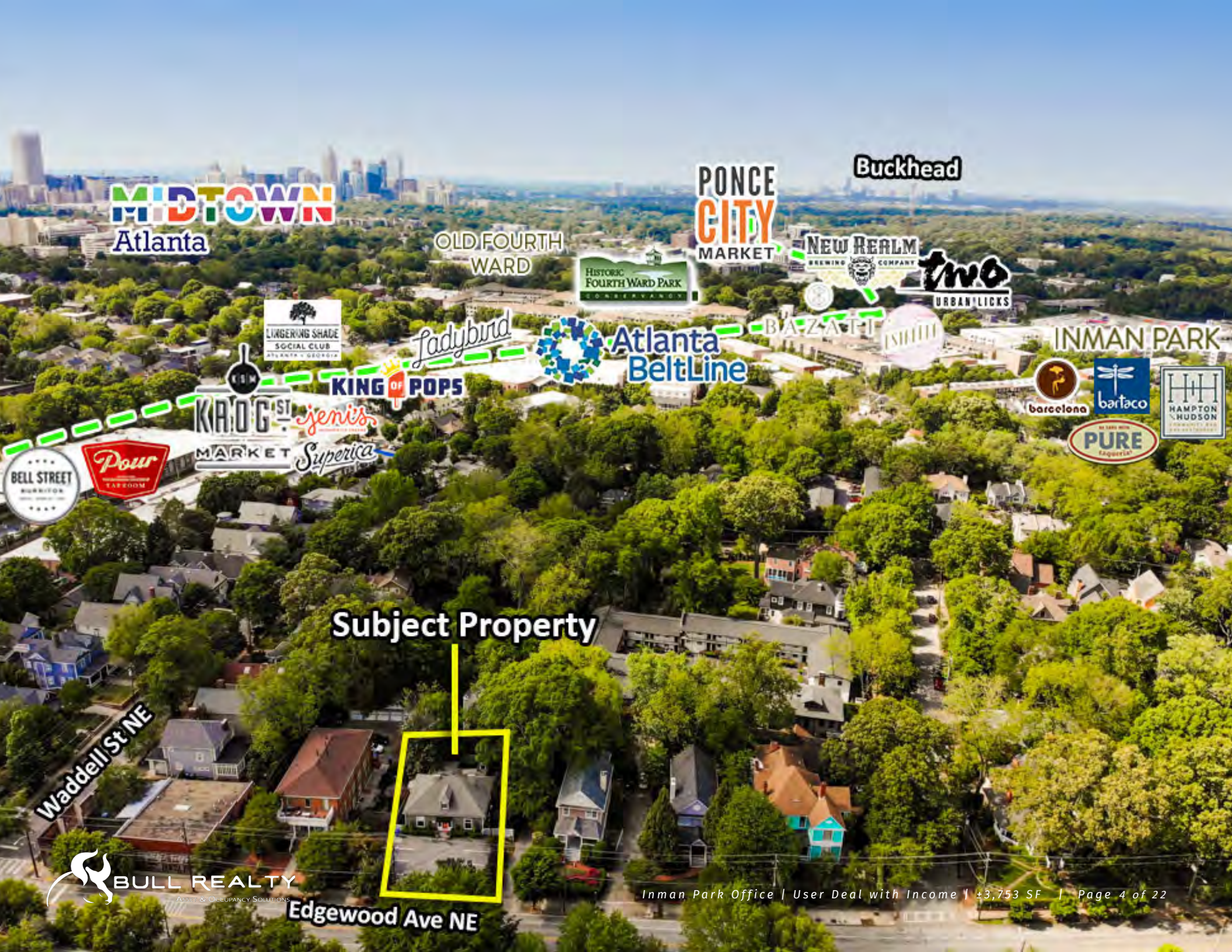
LINGERING SHADE
SOCIAL CLUB

Atlanta
BeltLine

Subject Property



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MIDTOWN
Atlanta

PONCE CITY
MARKET

Buckhead

OLD FOURTH
WARD

HISTORIC
FOURTH WARD PARK
CONSERVANCY

NEW REALM
BREWING COMPANY

two
URBAN LICKS

LINGERING SHADE
SOCIAL CLUB
ATLANTA, GEORGIA

Ladybird



Atlanta
BeltLine

B.A.Z.A.T.I.



INMAN PARK



KING OF POPS

jani's
Superica

KROG'S
MARKET



Subject Property

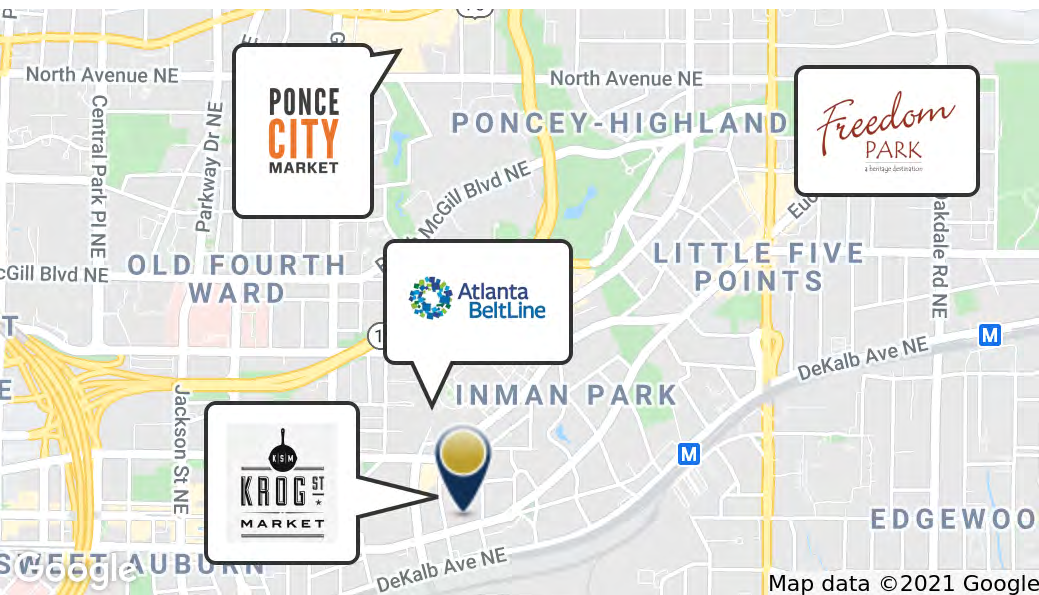
Waddell St NE



Edgewood Ave NE

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EXECUTIVE SUMMARY



PROPERTY DESCRIPTION

This charming, freestanding office opportunity is located in a highly-desirable location, between Virginia-Highland, Edgewood, Inman Park and Old Fourth Ward. This building features $\pm 3,753$ SF and is located next to the Atlanta BeltLine and Krog Street Market. The property consist of multiple offices, fireplaces, a break room, large windows that create ambient lighting, high ceilings, hardwood floors throughout the building and more.

This space is ideal for most office businesses that can benefit from the prime location which is walking distance to the Atlanta BeltLine and Krog Street Market.

Inman Park is Atlanta's first planned residential suburb and also Atlanta's first electric trolley neighborhood. It is one of the most popular neighborhoods in Atlanta. Home to Krog Street Market, many popular bars and restaurants like TWO Urban Licks and with the Atlanta BeltLine running through the middle of the area, Inman Park draws in visitors from all over the state.

PROPERTY HIGHLIGHTS

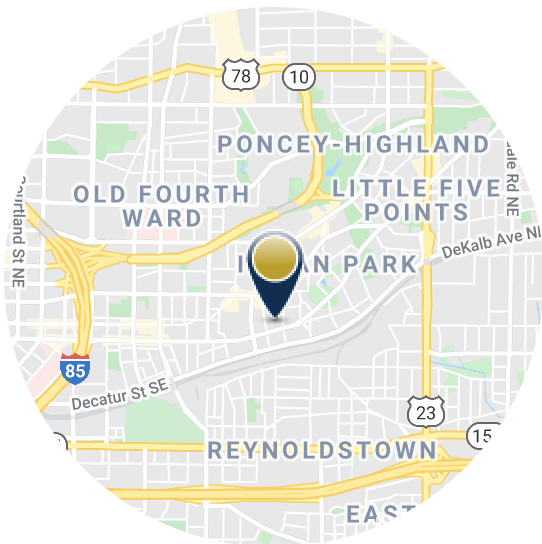
- $\pm 3,753$ SF charming office opportunity in prime Inman Park
- Less than 1 block from Krog Street Market and the Atlanta BeltLine and less than 2 miles from Ponce City Market
- Located conveniently in-between Virginia-Highland, Edgewood, Inman Park and Old Fourth Ward
- Ideal for office with the opportunity for multiple tenants
- Includes: multiple offices, fireplaces, break room, large windows, high ceilings and hardwood floors
- Downstairs currently leased to multiple tenants by the office
- The top and bottom floors are not connected internally
- Within walking distance to several restaurants and retail
- HC20LSA1 (Beltline Overlay) zoning
- More information on R-5 zoning: <https://bit.ly/2QGK2yQ> & <https://bit.ly/3vbPPez> & <https://bit.ly/3e6VuMn>

Price | \$1,250,000

PROPERTY INFORMATION

PROPERTY

Property Address:	772 Edgewood Ave NE, Atlanta, GA 30307
County:	DeKalb
Building Size:	± 3,753 SF
Year Built:	1960
Site Size:	± 0.2 Acres
Stories:	2
Zoning:	R-5 (BeltLine Overlay)
Parking:	12 Surface Spaces (8 in Front & 4 in Rear)
Sale Price:	\$1,250,000



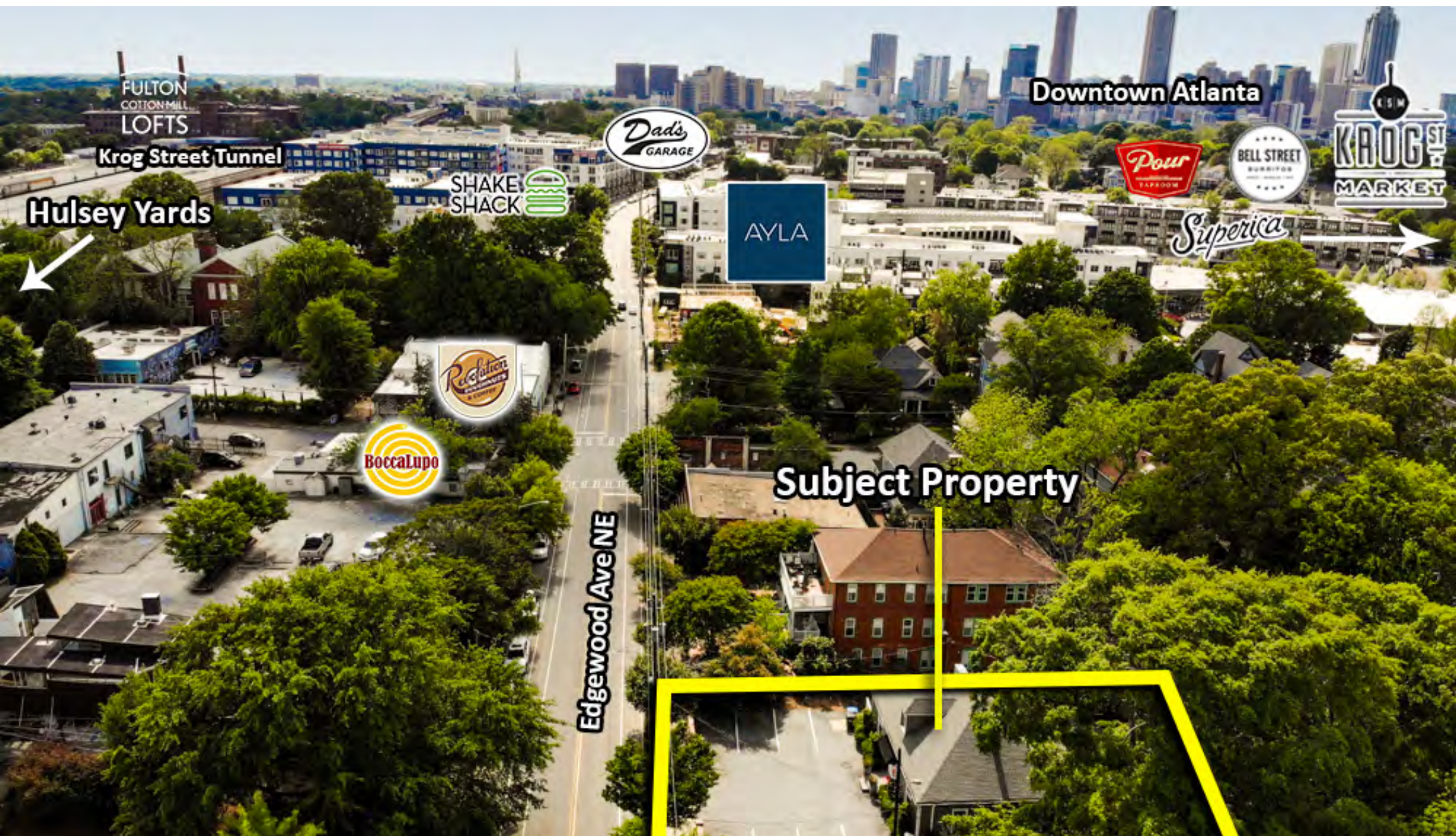
PHOTOS



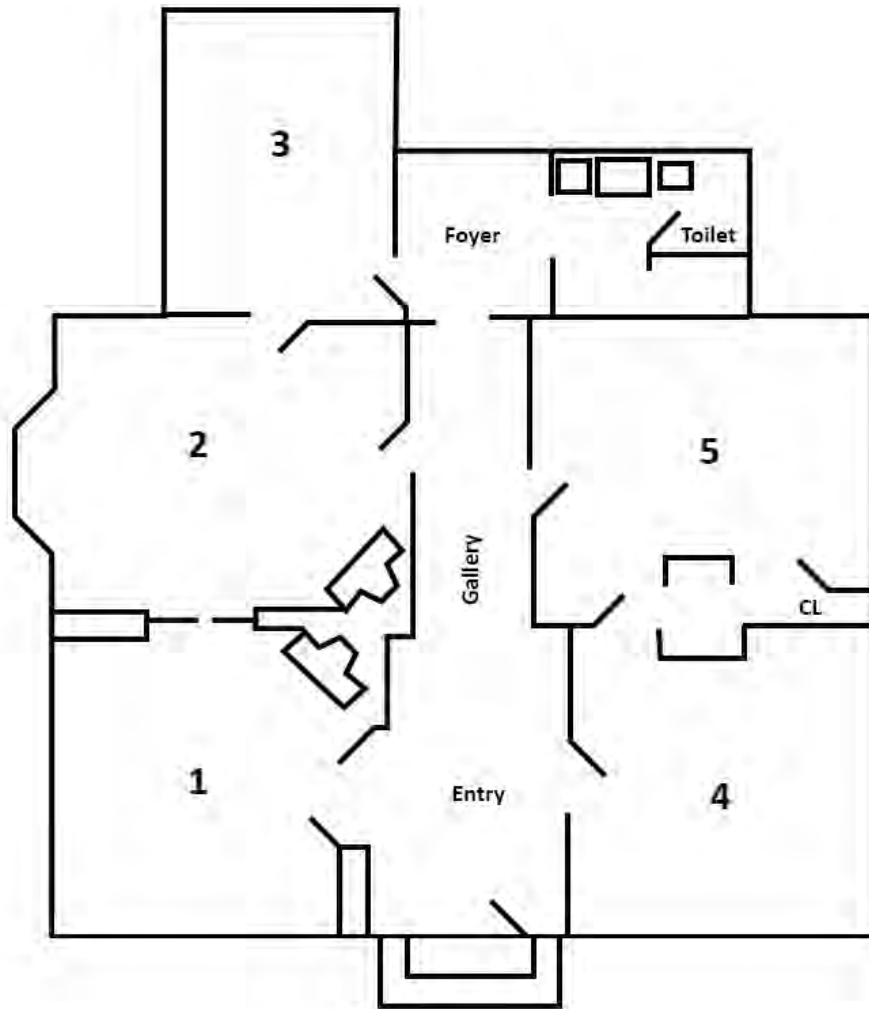
PHOTOS



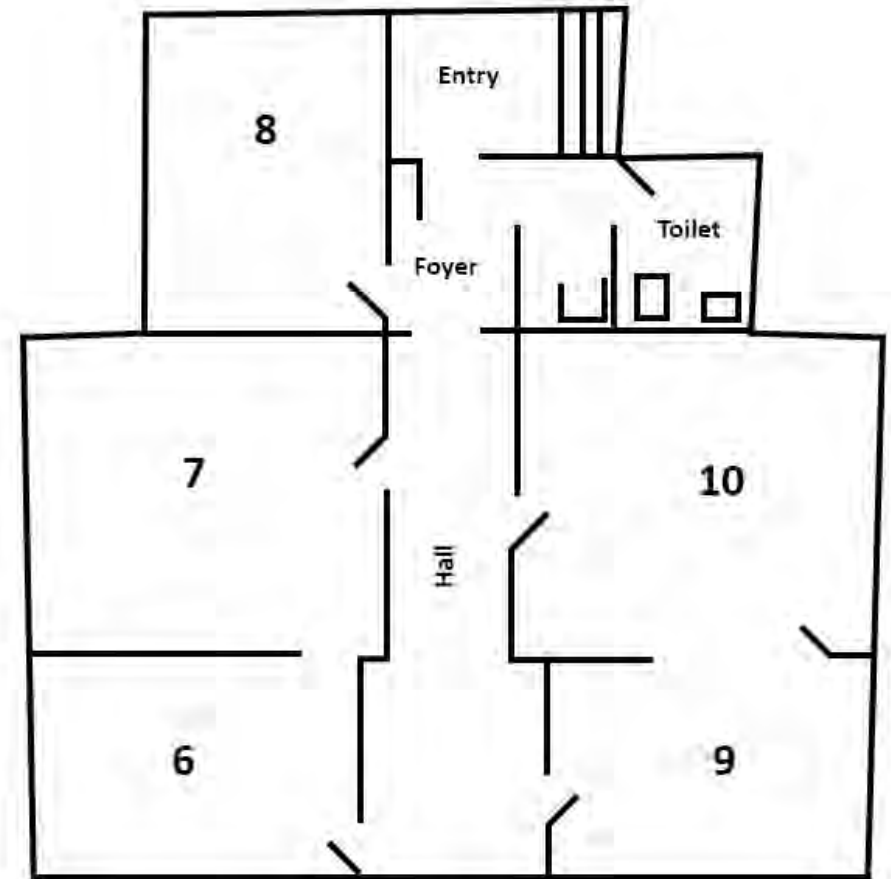
AERIAL



FLOOR PLANS



Street Level



Garden Level

The two floors are not connected internally

AREA OVERVIEW



HAWKERS



Nina & Rafi



Atlanta
BeltLine



THE ICEBOX



Jeni's
Superica

KROG
MARKET

Emerson On Krog

Krog Street NE

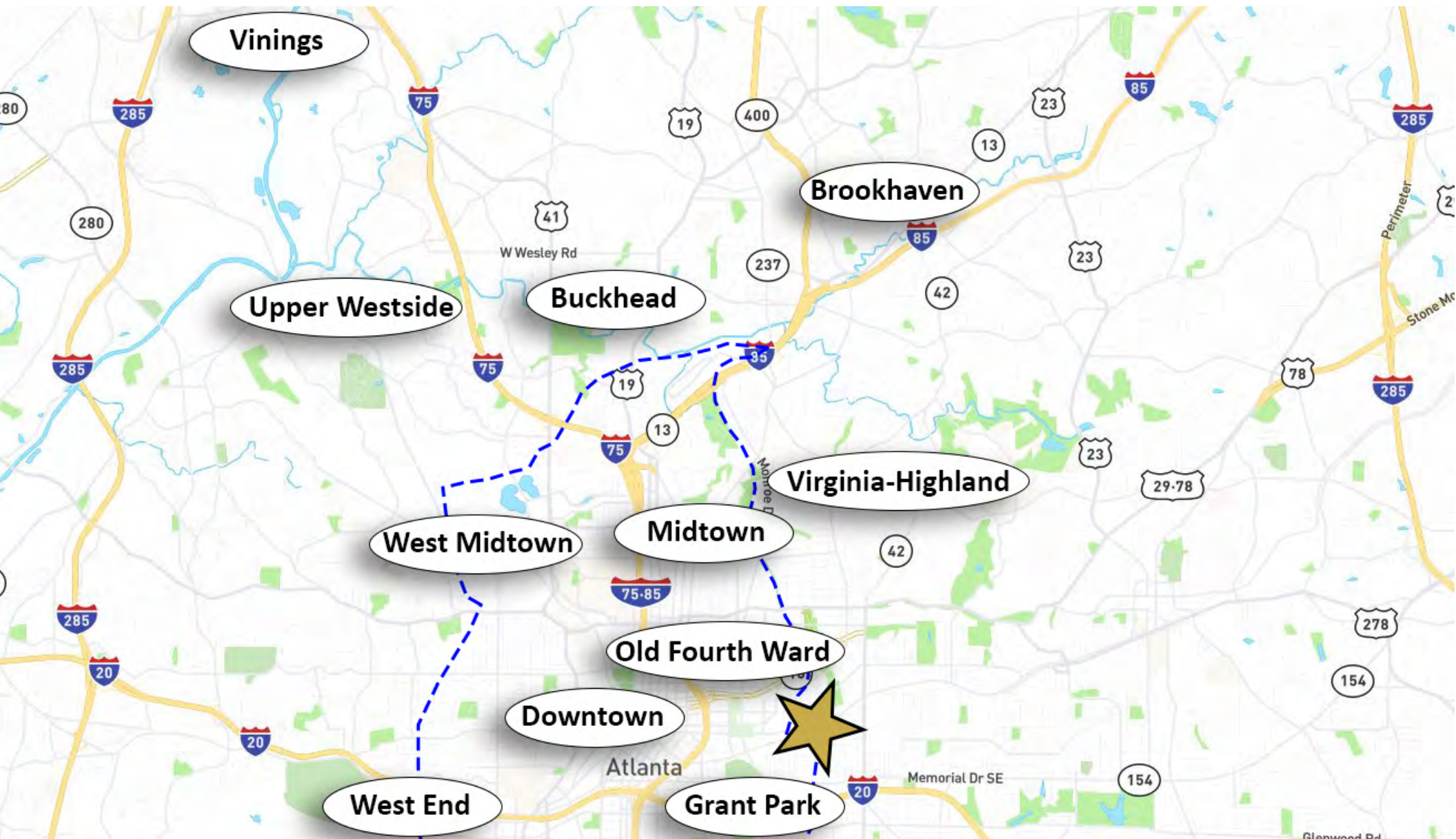
Subject Property

Edgewood Ave NE



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AREA MAPS



AREA MAPS



IN THE AREA



KROG STREET MARKET

Krog Street Market is a 9-acre, mixed-use development located along the Atlanta BeltLine in Inman Park. The complex is a 12,000 SF, west-coast-style marketplace complete with restaurants and 300 apartments.



LITTLE FIVE POINTS

Little Five Points is one of Atlanta's hippest neighborhoods. Shoppers head to Moreland Avenue's indie stores for offbeat vintage clothing, vinyl and cool gifts, while young locals hang out at the dive bars, burger joints, and Ethiopian and vegan eateries that line the surrounding streets.



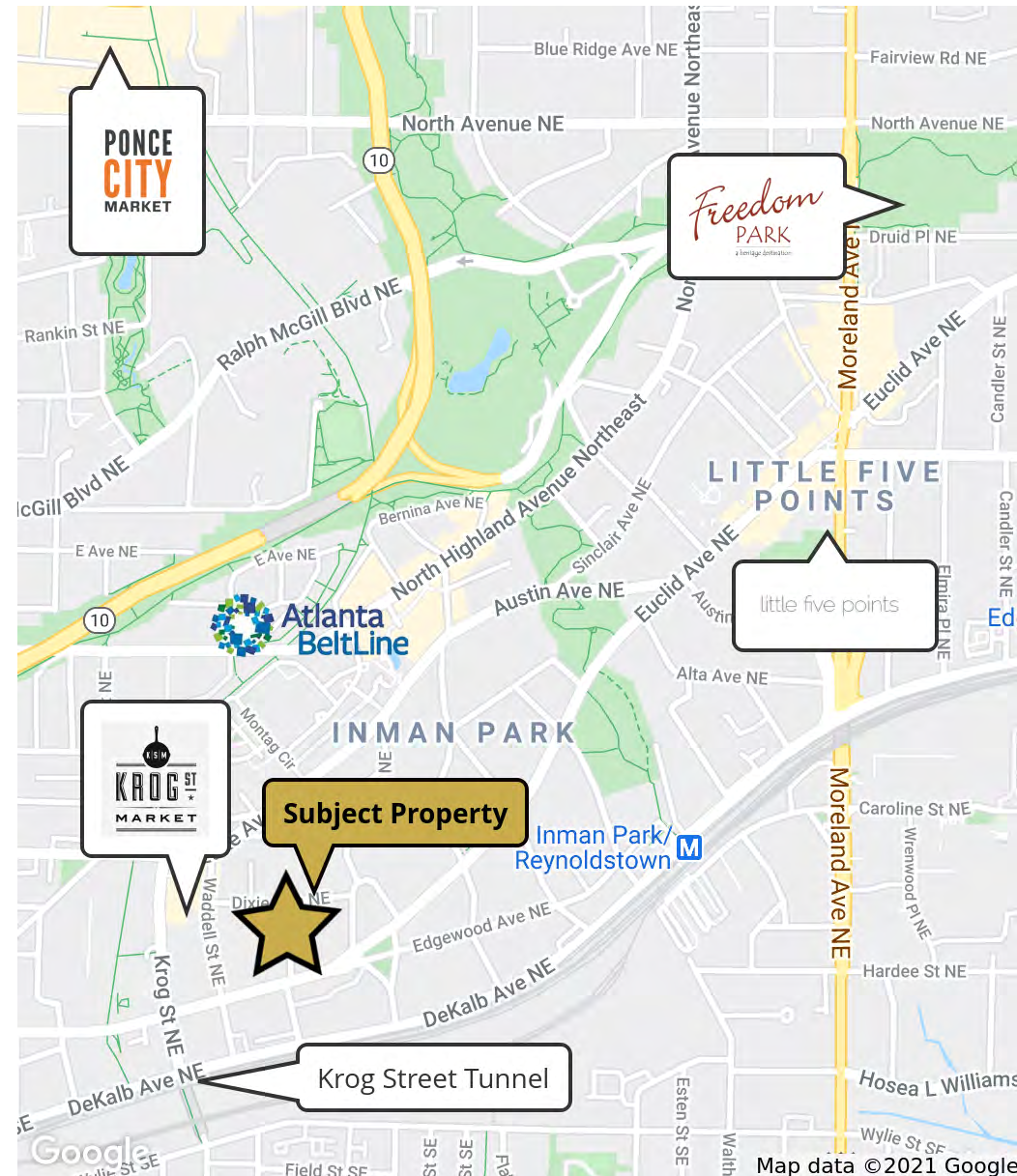
ATLANTA BELTLINE

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.

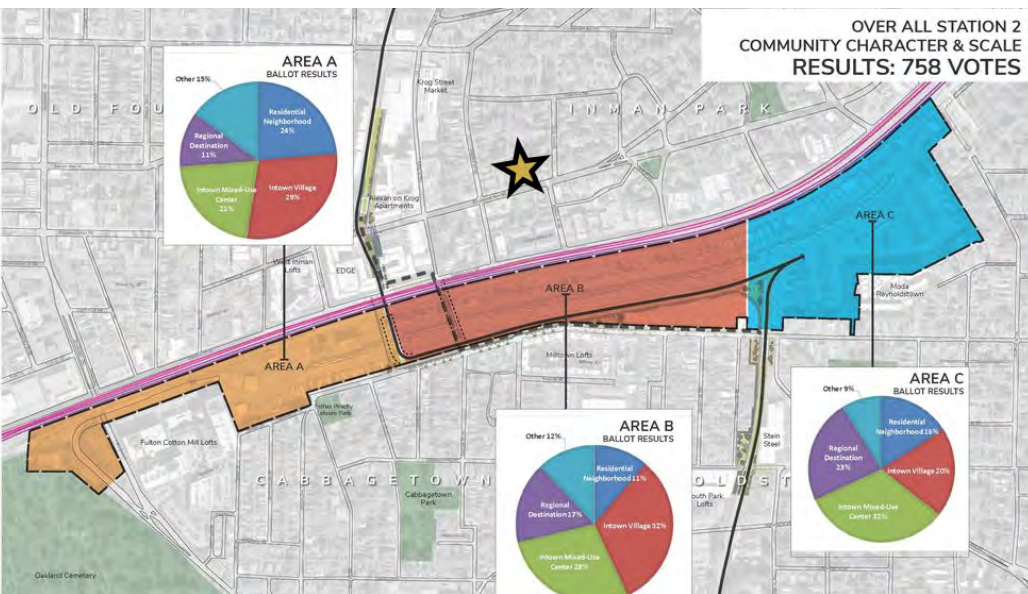


PONCE CITY MARKET

Ponce City Market is a mixed-use development located in a historic building in Atlanta, with national and local retail anchors, restaurants, a food hall, boutiques and offices, and residential units. It is located where the BeltLine crosses Ponce de Leon Avenue in the Old Fourth Ward where that neighborhood touches the Virginia-Highland, Poncey Highland and Midtown.



AREA DEVELOPMENTS



HULSEY YARDS

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

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

WALDO'S OLD FOURTH WARD

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

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

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

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

* Source: <https://bit.ly/33e14ZE> & <https://bit.ly/3tmvcey>



ABOUT THE AREA

INMAN PARK - ATLANTA, GA

Inman Park is Atlanta's first planned residential suburb and also Atlanta's first electric trolley neighborhood. Created at the cusp of the twentieth century by Joel Hurt, this ideal Victorian neighborhood - curved streets, generous residential lots and verdant parks - was built upon the wrecked land of Atlanta's Civil War battlefield, two miles east of Downtown Atlanta.

Known for the beautiful homes with professionals who appreciate the charm of urban living, Inman Park is one of the most popular neighborhoods in Atlanta. Home to Krog Street Market, many popular bars and restaurants like TWO Urban Licks and with the Atlanta BeltLine running through the middle of the area, Inman Park draws in visitors from all over the state.

* Source: <https://www.inmanpark.org/>



DEMOGRAPHICS (5-MILE)

POPULATION



327,811

MEDIAN INCOME



\$78,402

MEDIAN AGE



33.1

WALKABLE SCORE



90 - Walker's Paradise

MED. HOME PRICE



\$358,718

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

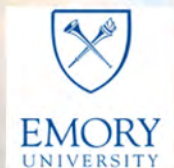
ATLANTA TOP EMPLOYERS

TOP EMPLOYERS



DELTA

EDUCATION



MAJOR ATTRACTIONS

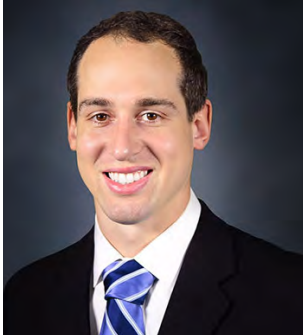


TRUIST  PARK

CONTACT INFORMATION



BROKER PROFILE



MICHAEL WESS, CCIM
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PROFESSIONAL BACKGROUND

Michael Wess' passion for the consultation and sale of commercial real estate began during his undergraduate studies at the University of Georgia. He earned a 4.0 GPA at the Terry College of Business's real estate program, consistently ranked in the top five nationally. While there, Michael also received two other degrees in finance and international business and a minor in Spanish while participating on UGA's rugby team and various philanthropic organizations.

Michael joined Bull Realty in 2016 and began building his brokerage practice based on integrity, superior client service, and exceptional results. In 2018 alone, Michael closed 23 transactions valued at over \$25,000,000, which landed him #3 of 32 brokers at the firm. Since 2018, 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
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PROFESSIONAL BACKGROUND

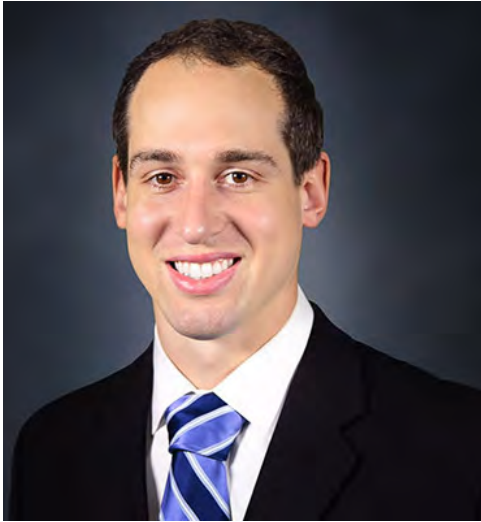
Andy Lundsberg has over 20 years of sales, marketing and commercial real estate experience. He specializes in the acquisition and disposition of multifamily and boutique retail/office type properties throughout metro-Atlanta. Andy Lundsberg is recognized as the top producer at Bull Realty for the last 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
Young Council of Realtors (YCR)
Million Dollar Club (2008 - Present)

TEAM PROFILE



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Michael Bull
Broker



Aubri Franklin
Marketing



Kaley Richard
Marketing



Scott Jackson
Analyst

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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.

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