



OFFERING MEMORANDUM

PRIME BUCKHEAD MULTIFAMILY OPPORTUNITY

17 UNITS | ATLANTA, GA

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Exclusively listed by Bull Realty, Inc.

PROPERTY OVERVIEW



PREMIUM BUCKHEAD VILLAGE LOCATION

Bull Realty is pleased to present this recently-renovated, 17-unit apartment building in the heart of Buckhead (Atlanta). All units are spacious 2 bedroom / 1 bath units with shared balconies or patios, in-unit laundry and off-street parking. The property is currently at 100% occupancy with several units at below-market rent, allowing for upside as units turnover. 78 Sheridan Drive is located within close proximity to fine dining, high-end shopping and Atlanta's bustling business district. A Publix - anchored shopping center is walking distance just down the street where Sheridan and Peachtree Roads meet.

To receive more information including financials, please contact Andy Lundsberg at Bull Realty.

Please do not visit the property or disturb tenants without an appointment.



Click here to View Property Tour: <https://bit.ly/3xRiqbf>



**SURROUNDED BY HIGH-QUALITY
AMENITIES IN THE IMMEDIATE AREA**

HIGHLIGHTS

RENOVATED MULTIFAMILY OPPORTUNITY

- 17-unit apartment complex located in the heart of Buckhead
- Recently renovated in 2019-2020 (*Over \$500,000 in renovations - see page 7 for details*)
- Strong 100% occupancy
- On and off-street parking for all units
- All units are spacious 2 Bedroom/1 Bath layouts

ACCESSIBLE LOCATION WITH NEARBY AMENITIES

- Walking distance to The Peach (Publix - anchored shopping center), Atlanta International School and Garden Hills Elementary School
- Just off Peachtree Road, in close proximity to high-end shopping, dining and hotels within the immediate area including The Shops at Buckhead
- Easy access to Buckhead Village and Midtown and major thoroughfares including Peachtree Road and I-85

STRONG DEMOGRAPHICS

- The Property is strategically - located in a high-growth, affluent and well-educated area.
- Average household income within a 1-mile radius is \$152,539- more than double the national average of \$68k, and some of the highest income demographics in the nation.
- 78% of the surrounding demographic is a white-collar worker with at least a bachelor's degree

PROPERTY INFORMATION

BUILDING

PROPERTY ADDRESS:	78 Sheridan Drive NE, Atlanta, GA 30305
COUNTY:	Fulton
YEAR BUILT:	1965
YEAR RENNOVATED:	2019-2020
NO. OF BUILDINGS:	1
NO. OF STORIES:	3
TOTAL BUILDING SIZE:	± 17,544 SF
NUMBER OF UNITS:	17
UNIT MIX:	(17) 2 Bedroom / 1 Bathroom

SITE

PARCEL NUMBER:	17-0100-0002-008-4
SITE SIZE:	± 0.44 Acres
ZONING:	SPI-9 SA2 - Buckhead overlay district
PARKING:	On-site

CONSTRUCTION

HVAC:	Individual central units
WASHER/DRYER:	In-unit
UTILITIES/METERED:	Seperate electric & gas; water common

FINANCIAL

OCCUPANCY:	100%
NOI:	\$216,470
CAP RATE:	5%
SALE PRICE:	\$4,329,000



RECENT RENOVATIONS



2020 RENOVATIONS (12 UNITS)

- Fully-renovated unit
- New kitchen
- New bathroom
- Granite countertops
- Stainless steel appliances
- New hardwood flooring
- New lighting
- New washer and dryer
- New HVAC
- New water heater



2019 RENOVATIONS (4 UNITS)

- New kitchen
- New bathroom
- Quartz countertops
- Stainless steel appliances
- New flooring
- New lighting
- New bathroom
- New washer and dryer
- New HVAC
- New water heater



PARTIAL RENOVATIONS (1 UNIT)

- New paint on the cabinets
- New appliances
- New backsplash
- Granite countertops
- Stainless steel appliances
- New lighting
- New washer and dryer



EXTERIOR

- Exterior painting and repairs
- New side facade
- Concrete hallway floors
- New doors
- All new windows and window trim
- Updated parking lot
- New mural on front of the building
- Roof repairs
- New exterior locks
- New doors
- Landscaping upgrades



EXTERIOR PHOTOS



2020 RENOVATED UNIT



2020 RENOVATED UNIT



2019 RENOVATED UNIT



2019 RENOVATED UNIT



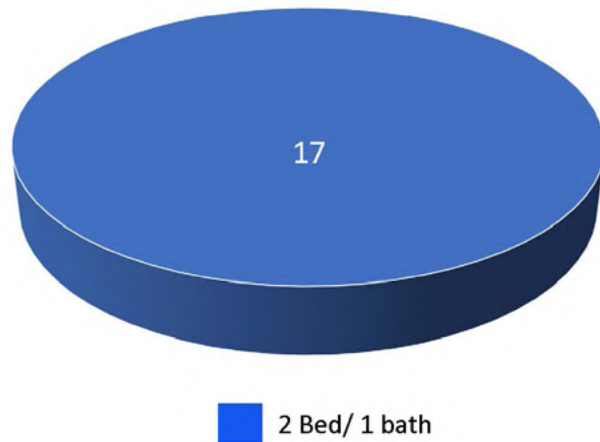
PARTIAL - RENOVATED UNIT



UNIT MIX

UNIT TYPE	UNIT COUNT	APPROX. UNIT SIZE	AVG. CURRENT RENT	AVG. RENT/SF	MARKET RENT	MARKET RENT/SF
2 Bed / 1 Bath	17	1,032 SF	\$1,473	\$1.43	\$1,800	\$1.75
TOTALS	17	17,544 SF	\$25,040	\$1.43	\$30,600	\$1.75

UNIT MIX CHART



Current Gross Annual Rent

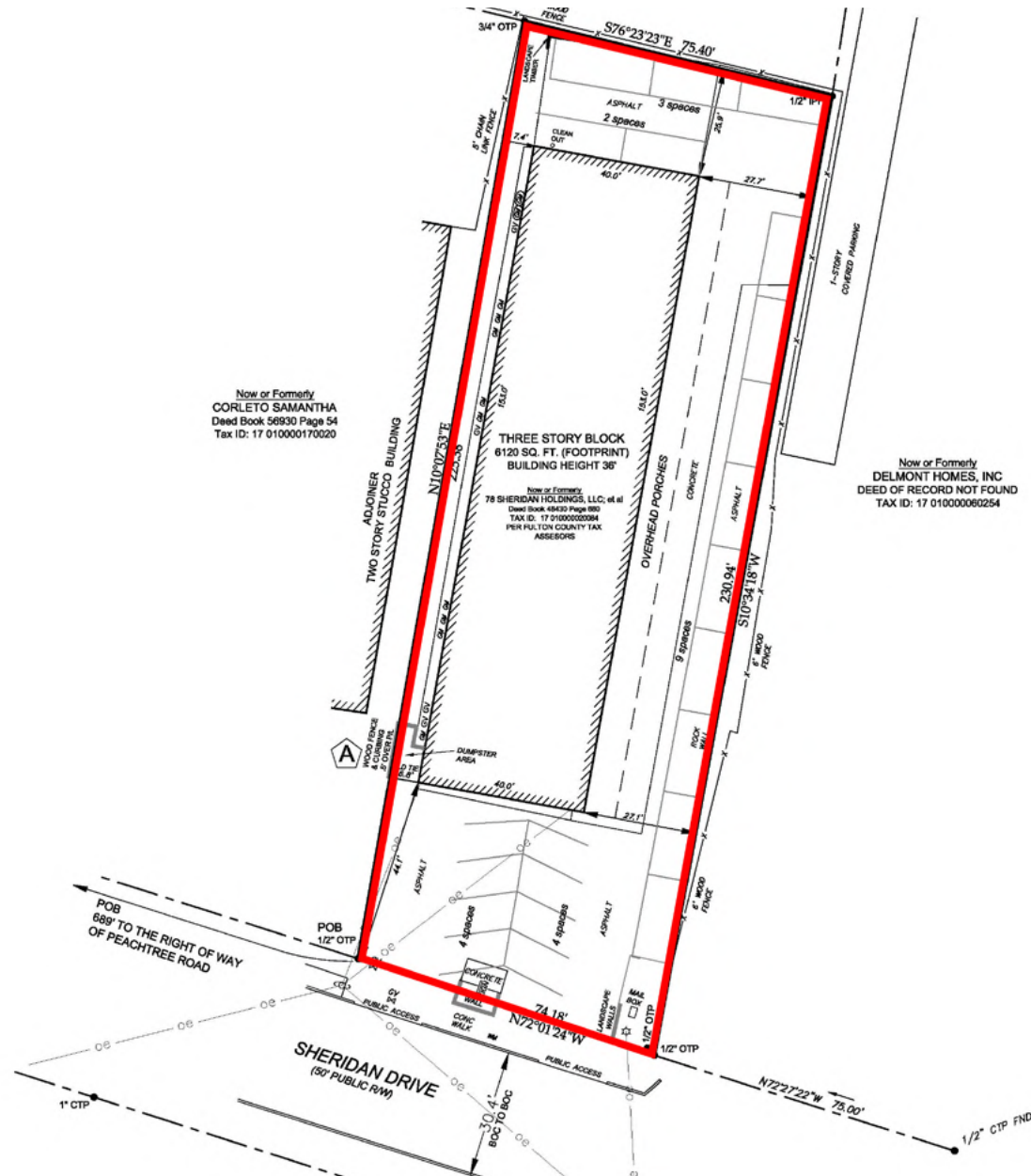
= \$300,480

Market Gross Annual Rent

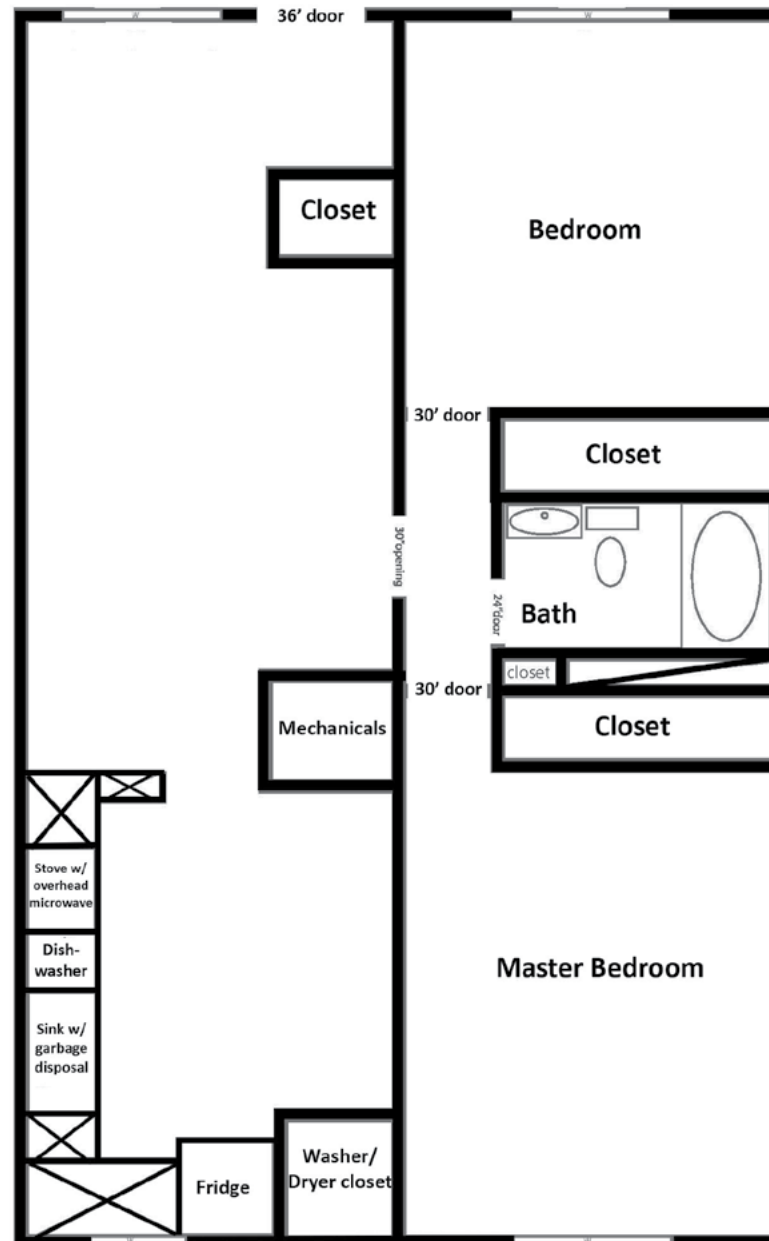
= \$367,200

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.

SURVEY



FLOORPLAN



ABOUT THE AREA

MIDTOWN
Atlanta

ATLANTIC
STATION



Peachtree Road

Subject Property



WHERE STYLE AND ELEGANCE MEET SOUTHERN CHARM

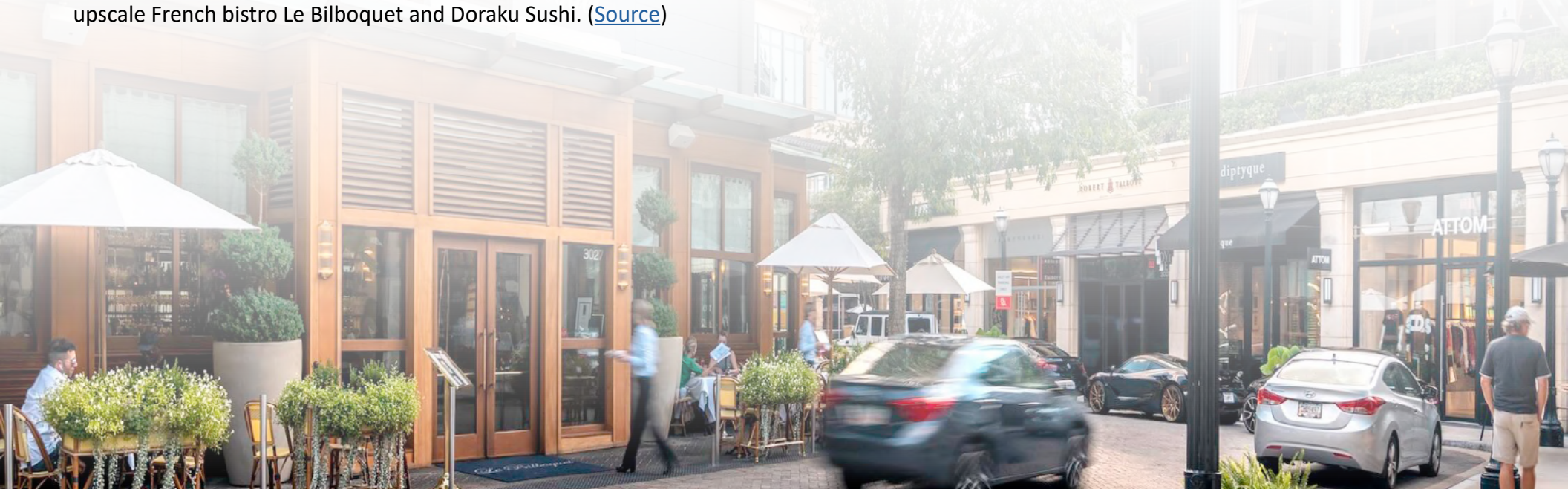
THE BEST OF MODERN CITY LIVING

Buckhead Village District (formerly The Shops Buckhead Atlanta) is another addition to the luxurious Buckhead community. This eight-block neighborhood contains everything you need for a successful adventure. From high-end retail such as Hermes to bowling and dining options that span the globe, Buckhead Village District has it all.

Buckhead Village District spans eight blocks of Buckhead and features everything from high-end shopping to amazing dining experiences. Fashionable travelers from around the world visit Buckhead Village District to experience a distinctive collection of more than 50 designer shops, restaurants and cafes set amidst six beautifully landscaped streets. Visitors will discover world-renowned luxury brands along with today's contemporary designer labels that are exclusively found only at Buckhead Village District including Dior, Hermes, Tom Ford, Christian Louboutin and more.

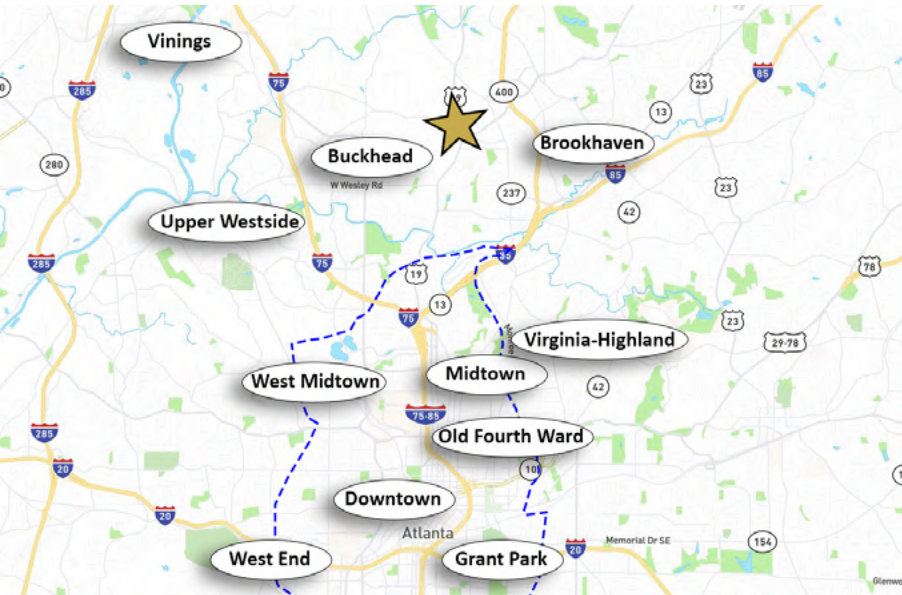
The ultra-walkable, eight-block complex is a place to mix and mingle in a comfortable but luxurious setting. Developers have been quick to say the area is not a mall, but rather the redevelopment of a chunk of Buckhead.

The retail side of things is anchored by Hermes, Atlanta-started Spanx and Etro. Dining options in the Buckhead Village District span from high-end to super affordable, including the first Shake Shack in Georgia. Currently on the menu is The Southern Gentleman, Gypsy Kitchen, Georgetown Cupcakes, upscale French bistro Le Bilboquet and Doraku Sushi. ([Source](#))



LIVE WORK PLAY

Whether stocking up on groceries at Whole Foods, Trader Joe's or Lucy's Market, dining at Lobster Bar, or selecting a custom flower arrangement at Boxwoods, you will find many well-known neighborhood fixtures here. Lenox Square and Phipps Plaza are just up Peachtree Road, where the high-rise office towers and condos are also located. GA-400 access is also nearby, taking you to anywhere you want to go! If you're looking for a low-maintenance lifestyle with a variety of social and cultural activities steps away from your front door, explore Buckhead Village. ([Source](#))



The ultra-walkable neighborhood is a place to mix and mingle in a comfortable but luxurious setting.

VERY WALKABLE ([Source](#))



Walk Score
76



Transit Score
39



Bike Score
48



Marta Station
Buckhead - 1.6 Miles

NEW & UPCOMING DEVELOPMENTS

DELMONT RESIDENTIAL HOMES

Delmont is a proposed 35-home residential redevelopment on a 2.5-acre assemblage in the heart of Buckhead. Delmont homeowners will live walking distance to Atlanta's renewed shopping district and restaurants. The design of the homes embody Hedgewood Home's signature blend of historical and functional architecture that include private gardens, pool-view rooftop, lushly landscaped grounds and more.

Delmont is one block east of Peachtree Road in Buckhead's Garden Hills neighborhood and boasts a Walk Score of 78 out of 100.

Hedgewood Homes, Atlanta's premier boutique homebuilder, has developed properties and communities in Atlanta for over 30 years with over 4,000 homes constructed. Accolades include recognition as America's Builder of the year by Builder Magazine and Atlanta Builder of the Year by the Atlanta Home Builders Association. ([Source](#))





Buckhead Village District

GYPSY KITCHEN Dior highland yoga THE CAPITAL GRILLE

HERMES PARIS Shake Shack

Lenox Mall & Phipps Plaza

ATLANTA TECH VILLAGE CoStar Group terminus carter's

marta GEORGIA STATE SIMON

ups BARNES & NOBLE Party City Publix Starbucks

Great Clips Walgreens Moe's southwest grill

The Sutton ele ATLANTA INTERNATIONAL SCHOOL

SAVI PROVISIONS MAA



Garden Hills Elementary School

- Buckhead Saloon
- Big Sky Buckhead
- Buckhead Theater
- Whole Foods
- Your Pie
- Marshalls
- The Capital Grille
- Dancing Goats
- Trader Joe's
- Stagecoach
- PetsMart
- CVS
- Churchills
- Henri's Baker & Deli
- Portofino
- The Iberian Pig
- Piece of Cake
- The Big Ketch
- Patagonia
- Sherwin Williams

- Umi
- King & Duke
- Seasons 52
- Chops Lobster Bar
- Restoration Hardware

- ### Buckhead Village District
- Dior
 - Intermix
 - Tom Ford
 - Planet Blue
 - L'Occitane
 - Bonobos
 - Canali
 - Barry's Bootcamp
 - Flywheel
 - Spanx HQ
 - Christian Louboutin
 - Hermes
 - Jimmy Choo
 - American Cut
 - Fado
 - Gypsy Kitchen
 - Le Bilboquet
 - Shake Shack

- Party City
- UPS
- Publix
- Barnes & Noble
- McDonalds
- Starbucks
- Moe's
- Walgreens
- Fellini's Pizza
- Chase

- Atlanta Fish Market
- Anis Cafe & Bistro
- Elbow Room
- Pricci

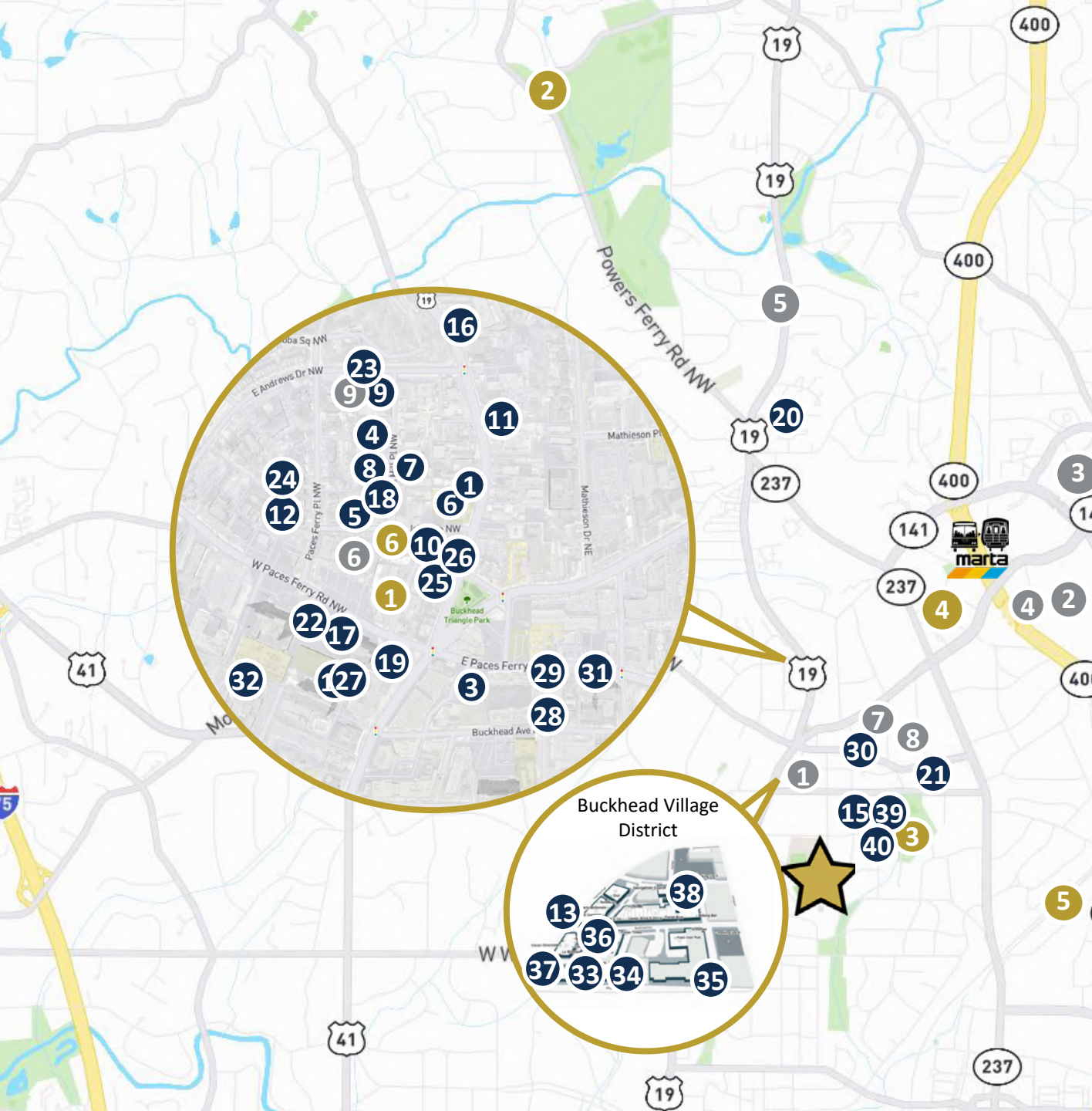
- Chick Fil A
- Kroger
- Target
- Home Depot
- Best Buy
- Starbucks
- Arby's
- Longhorn Steakhouse
- Taco Mac
- Zesto
- Marshalls
- Smashburger

- ### Phipps Plaza
- | | | |
|------------------|----------------|---------------|
| AMC Theater | Davio's | Prada |
| Hugo Boss | Ecco | Sur La Table |
| Bottega Veneta | Fendi | Tiffany & Co. |
| A Pea In The Pod | Grand Lux Cafe | Saks |
| Chico's | Gucci | Tory Burch |
| Dior | Jeffrey | Versace |

- ### Lenox Square
- | | |
|---------------|----------------------|
| Bloomingdales | Urban Outfitters |
| Anthropologie | Zara |
| Burberry | California Pizza |
| Coach | Cheesecake Factory |
| Free People | Corner Bakery |
| J. Crew | Cousins Main Lobster |
| Louis Vuitton | Food Court |
| Macy's | True Food Kitchen |
| Neiman Marcus | Zinburger |
| Pottery Barn | |

- ### Shops Around Lenox
- | | |
|-----------------|------------|
| Dantanna's | Soul Cycle |
| Flower Child | Lululemon |
| Crate & Barrell | fab'rik |
| Core Power Yoga | West Elm |

- Red Pepper
- Bones
- Fogo de Chao
- Buckhead Diner
- Corner Cafe
- Eclipse di Luna
- Land Rover
- Hennessy Jaguar



BUCKHEAD RESTAURANTS/BARS

1	Genki Sushi	2	Kramer's Buckhead
3	The Capital Grille	4	SAMA
5	Le Bon Nosh	6	Big Sky
7	Churchill's	8	Henri's Bakery
9	Cellar 56	10	Buckhead BBQ
11	Buckhead Saloon	12	The Blind Pig Parlour
13	Gypsy Kitchen	14	Umi
15	Atlanta Fish Market	16	The Big Ketch
17	Chops & Lobster Bar	18	Portofino
19	King + Duke	20	The Ivy
21	Aria	22	Atlas
23	Cafe Posh	24	Chido & Padres
25	Iberian Pig	26	Silvano Pizza
27	St. Regis Bar	28	Cafe Agora
29	Cafe At Pharr	30	Kale Me Crazy
31	Moondogs	32	Swan Coach House
33	American Cut	34	Elbow Room
35	Blue	36	Le Bilboquet
37	Shake Shack	38	Taverna
39	Copper Cove Bistro	40	Anis Cafe & Bistro

BUCKHEAD ENTERTAINMENT

1	Buckhead Theater	2	Cadence Bank Ampitheatre
3	Buckhead Baseball	4	AMC Dine-in Theatre
5	The Painted Pin	6	The Pool Hall

BUCKHEAD RETAIL

1	Buckhead Village District	2	Lenox Square Mall
3	Phipps Plaza	4	Shops Around Lenox
5	Buckhead Court	6	Whole Foods
7	Trader Joe's	8	Aldi
9	Lucy's Market		

AREA DEMOGRAPHICS

HIGHLIGHTS

- > Average Household Income within a 1-mile radius is more than double the national average of \$68k
- >78% of the surrounding demographic is a white-collar worker with at least a bachelor's degree

DEMOGRAPHICS



POPULATION

1 mile	23,128
5 mile	137,525
10 mile	350,206



HOUSEHOLDS

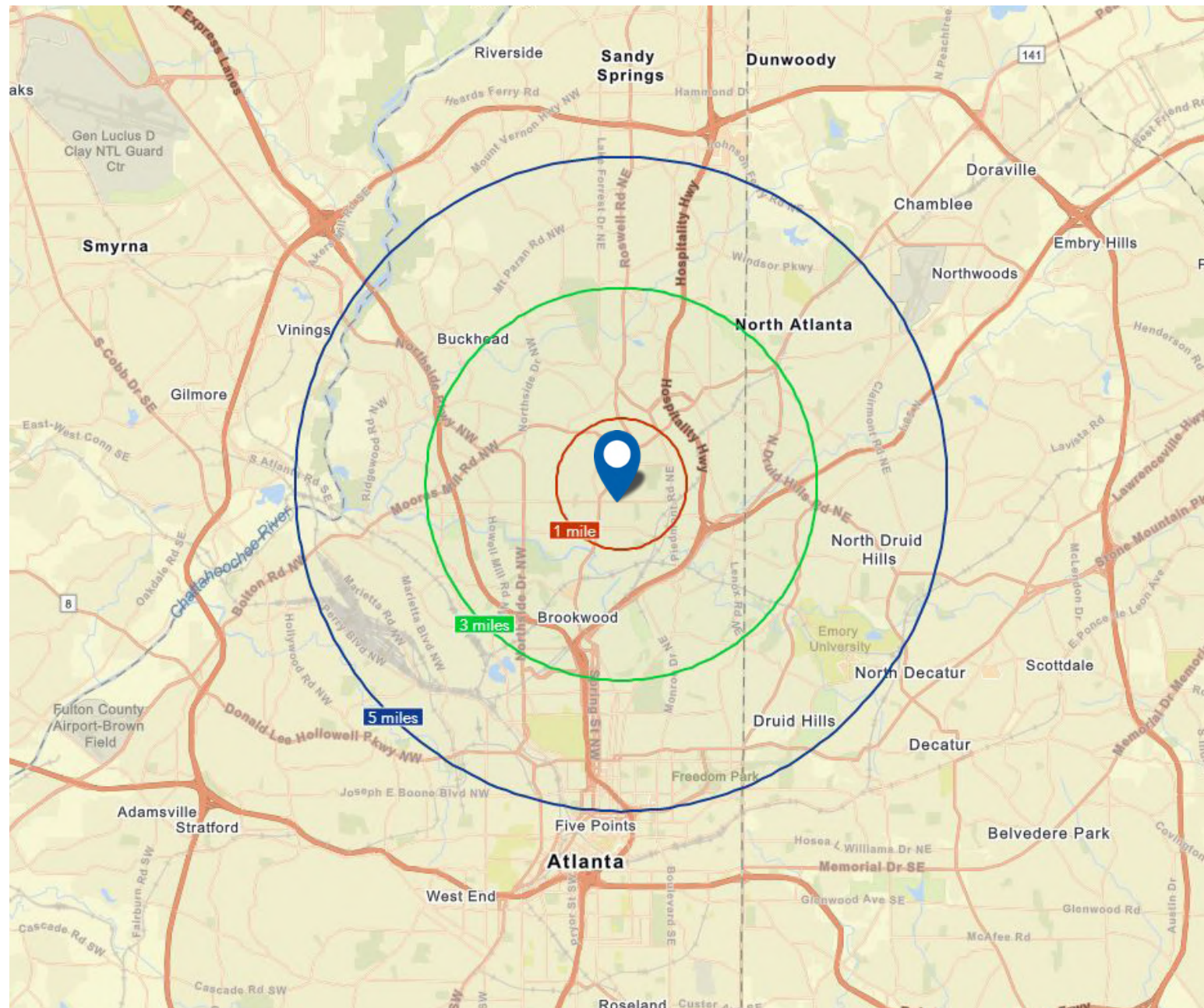
1 mile	12,938
5 mile	71,306
10 mile	168,966



AVG. HH INCOME

1 mile	\$152,539
5 mile	\$148,546
10 mile	\$138,739

Source: ESRI 2021



ATLANTA GEORGIA

MAJOR ATTRACTIONS



WORLD-CLASS DESTINATIONS

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 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.

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	



**Buckhead is a vibrant area
that provides a
great environment for employees
to both live and work**



Microsoft's Announced Atlantic Yards

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 78% of Buckhead's 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 household income of \$156,000.

Multi-national companies are flocking to the area to establish roots and tap into the qualified workforce surrounding the area. Buckhead's pedestrian-oriented, amenity-rich community provides a dynamic environment for some of Atlanta's largest employers and most respected companies. While major corporations call Buckhead home, being here provides important advantages for small businesses too.

- Real estate giants CoStar, JLL and Simon Property Group have major footprints in the area
- Fashion houses Carter's and Spanx both have their HQ in Buckhead
- The University of Georgia's Terry College of Business Executive Education Center is located in Buckhead to host their Executive MBA Program
- Other major employers in Atlanta include Coca Cola, Delta and The Home Depot.
- Microsoft has announced they will be investing \$75M into a new Midtown office, generating an anticipated 1,500 new jobs.

NOTABLE AREA EMPLOYERS

carter's

SPANX
BY DANA BLAKELY



NORTHSIDE HOSPITAL

IBM

Piedmont
HEALTHCARE



CoStarGroup

SIMON

terminus

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.

ALL LOCATED IN THE ATLANTA MSA



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 specialties. 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



CONTACT INFORMATION

BROKER PROFILES



ANDY LUNDSBERG

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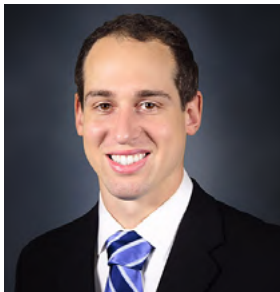
Andy Lundsberg has over 20 years of sales, marketing and commercial real estate experience. He specializes in the acquisition and disposition of multifamily and boutique retail/office type properties throughout metro-Atlanta. Andy Lundsberg is recognized as the top producer at Bull Realty for the last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



MICHAEL WESS, CCIM

Partner, Bull Realty
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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, 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.



ABOUT BULL REALTY

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.

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 78 Sheridan Drive NE, Atlanta, GA 30305. 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 _____

Title _____

Company Name _____

Address _____

Email _____

Phone _____

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SIGN
CONFIDENTIALITY AGREEMENT
ONLINE



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.



BULL REALTY

ASSET & OCCUPANCY SOLUTIONS

Greetings From

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

