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**BULL REALTY**  
ASSET & OCCUPANCY SOLUTIONS

# TABLE OF CONTENTS

<b>PROPERTY INFORMATION</b>	<b>3</b>
EXECUTIVE SUMMARY	4
PROPERTY INFORMATION	5
PHOTOS	6
<b>AREA OVERVIEW</b>	<b>11</b>
RETAILER MAP	12
ABOUT THE AREA	13
IN THE AREA	14
DEMOGRAPHICS	15
MAJOR EMPLOYERS	16
ATLANTA TOP EMPLOYERS	17
ATLANTA	18
<b>CONTACT INFORMATION</b>	<b>19</b>
BROKER PROFILES	20
CONFIDENTIALITY AGREEMENT	21
DISCLAIMER	22



# PROPERTY INFO





# EXECUTIVE SUMMARY

## PROPERTY DESCRIPTION

Opportunity to acquire The Savannah, a charming, 3-unit, multifamily building located in a fantastic location in the heart of Ansley Park, Atlanta, just steps away from Peachtree Street in Midtown. This is an ideal owner-occupant or investor opportunity in one of the hottest markets of the city. One unit is currently owner-occupied with the other two units occupied by tenants generating income.

The offering includes three spacious 2 bed/1 bath units that were recently renovated with full custom kitchens including granite countertops and stainless-steel appliances, new baths, etc. The units also include in-unit laundry and separate outdoor patios in the rear.

The property also features off-street parking and a 1-car garage.

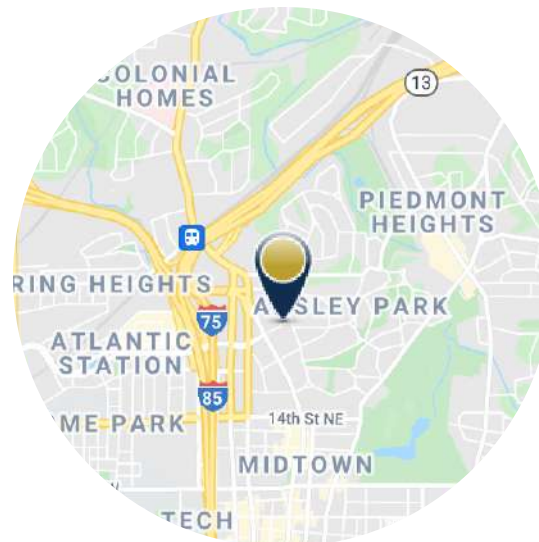
## PROPERTY HIGHLIGHTS

- Large 3-unit apartment building in the heart of Ansley Park, Atlanta
- All spacious 2 bed/1 bath layouts
- All units have custom kitchens, in-unit laundry and private patios
- Ideal owner-occupant or investor opportunity
- One unit is currently owner-occupied with all others generating income
- Off-street parking in rear, including a 1-car garage
- R-4, Non-conforming zoning
- Walking distance to Piedmont Park, local restaurants, Arts Center MARTA station, the Atlanta BeltLine and other city amenities
- Easy access to I-85, Downtown Atlanta & Buckhead

## LOCATION DESCRIPTION

This property presents an investor the opportunity to purchase a multifamily property in a coveted location in the heart of Ansley Park, just east of Midtown and west of Piedmont Park. In addition to being minutes away from Piedmont Park, the property is within walking distance to several restaurants and shops, the High Museum of Art, the Arts Center MARTA Transit Station, the Atlanta Botanical Garden, Atlantic Station, and the BeltLine.

The area draws tenants from its proximity to the Midtown Financial District, Federal Reserve, Price Waterhouse Cooper (PwC), King and Spalding, Emory Hospital Midtown, Georgia Tech, Google, Emory University, SCAD, and Georgia State University. Midtown has steadily remained one of the strongest rental markets in Metro Atlanta.



# PROPERTY INFORMATION

## BUILDING

Property Address:	71 17th Street NE, Atlanta, GA 30309
County:	Fulton
Complex Name:	The Savannah
Year Built:	1920s
Renovations:	All units have recently been renovated with full custom kitchens (all appliances- stainless and granite)
Number of Buildings:	1
Total Building Size:	± 5,667 SF
Number of Units:	3
Unit Mix:	(3) 2 Bed/1 Bath

## SITE

Site Size:	± 0.14 Acres
Parcel ID:	17-0105-0006-022-6
Zoning:	R-4, Non-Conforming( <a href="https://bit.ly/3y9Lz1x">https://bit.ly/3y9Lz1x</a> )
Parking Spaces:	Off-street for all units Includes 1-car garage in rear
Outdoor Spaces:	Patios/decks for all units

## CONSTRUCTION

Number of Stories:	3
HVAC:	Individual central units
Washer/Dryer:	All in-unit (stack or full-size)
Metered:	Gas & electric are separately metered

## FINANCIAL

Occupancy:	100% (Current owner occupies 1 unit)
Sale Price:	\$1,390,000





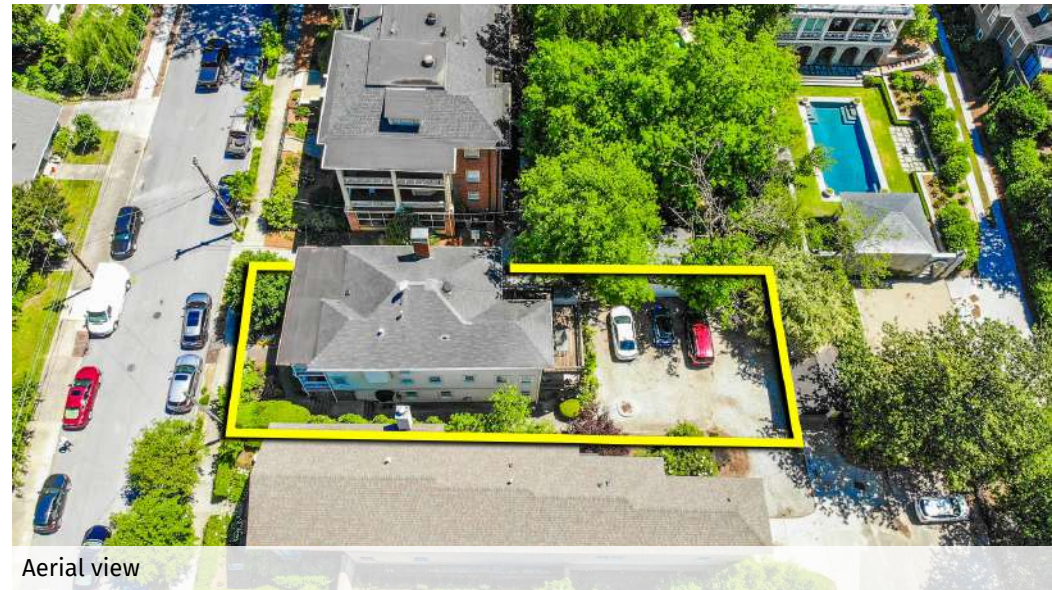
## EXTERIOR PHOTOS



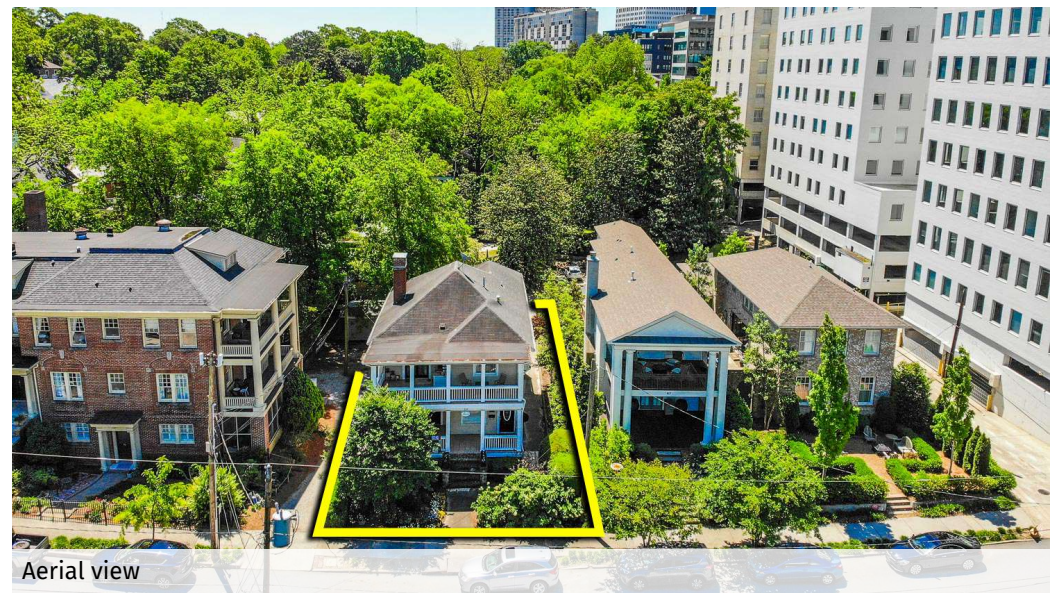
3-story building with patios in rear



Ample surface parking in rear with 1-car garage



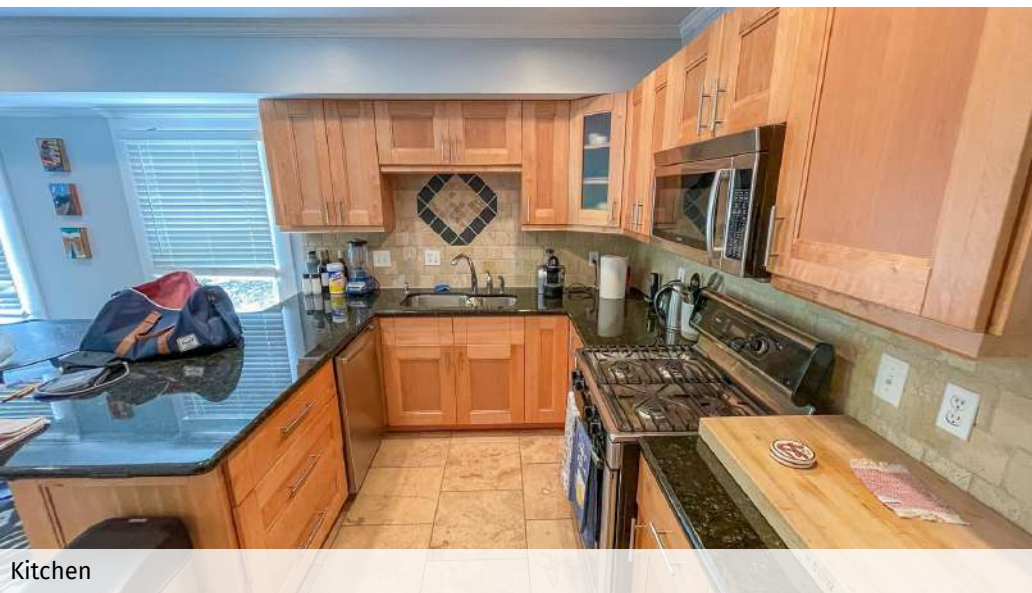
Aerial view



Aerial view



## INTERIOR PHOTOS - UNIT 1





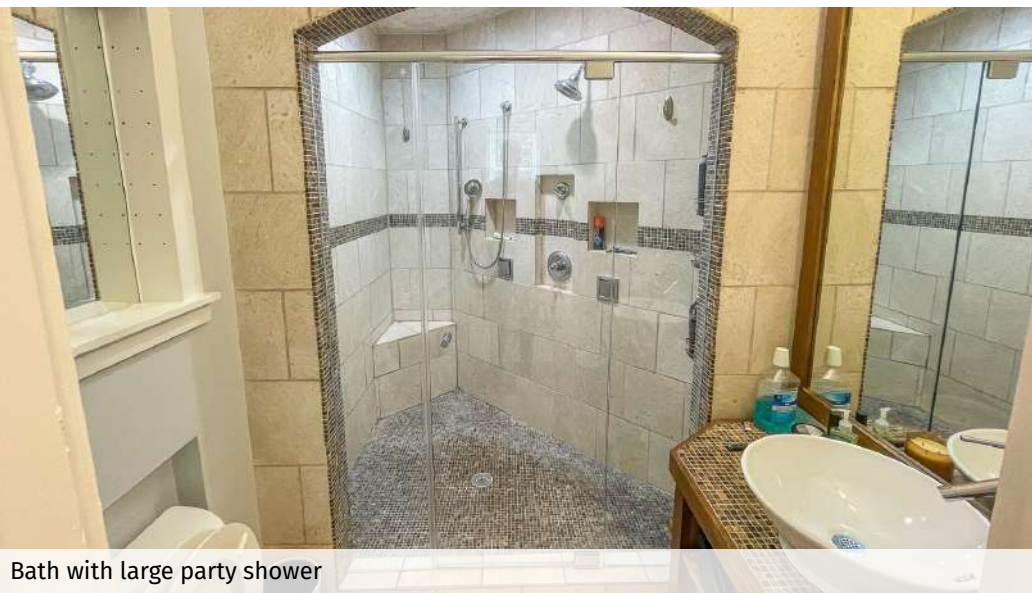
## INTERIOR PHOTOS - UNIT 1



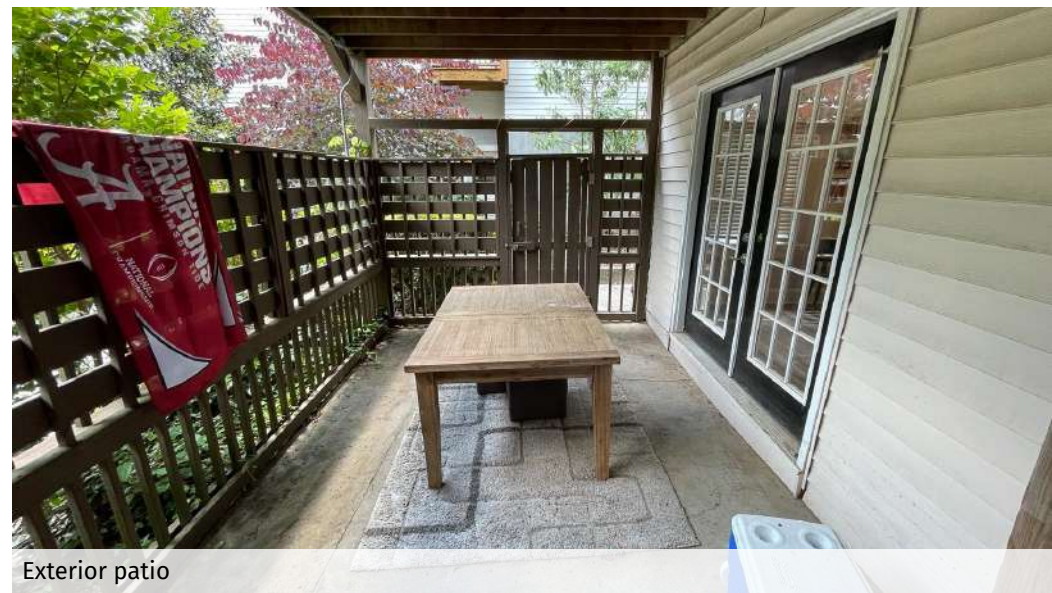
Main bedroom



Secondary bedroom



Bath with large party shower



Exterior patio



## INTERIOR PHOTOS - UNIT 2



Living room



Living room



Kitchen



Kitchen



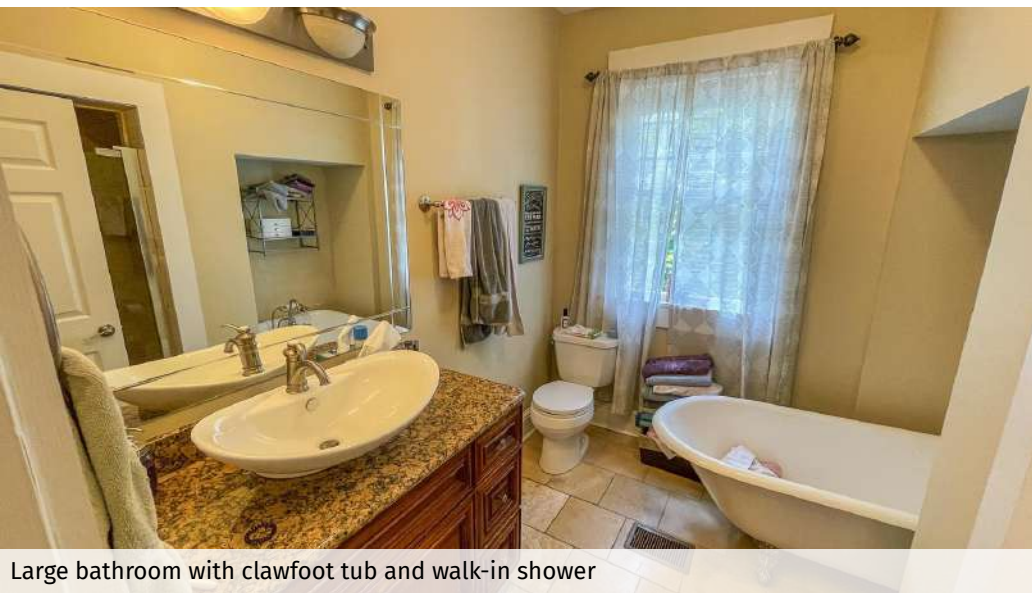
## INTERIOR PHOTOS - UNIT 2



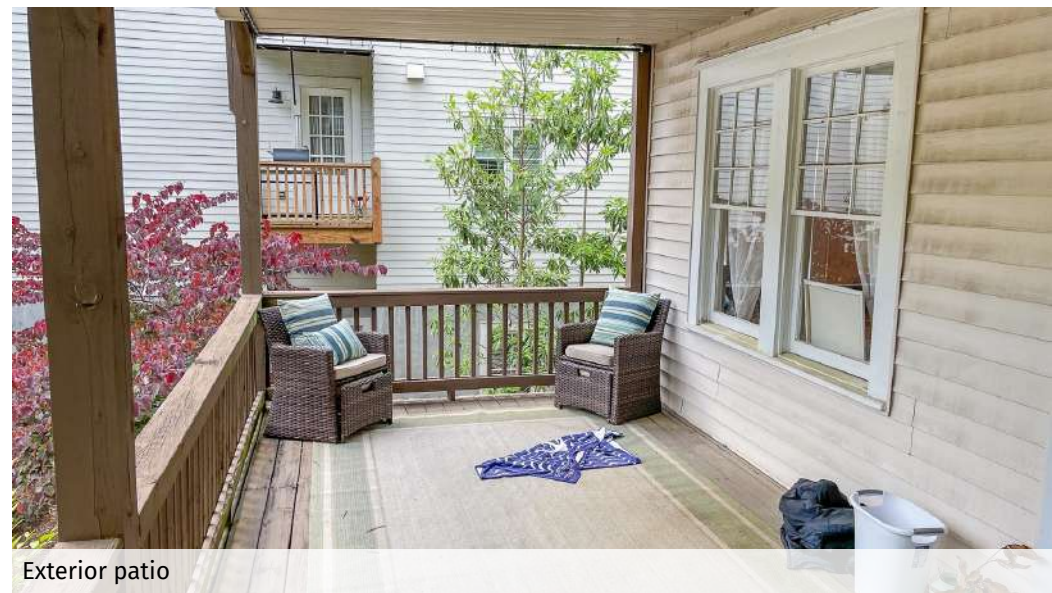
Main bedroom



Main bedroom



Large bathroom with clawfoot tub and walk-in shower



Exterior patio



# AREA OVERVIEW

**ATLANTIC STATION**  
(4-Minute Drive)

**Buckhead**

**SCAD**

**JOHN MARSHALL  
LAW SCHOOL**



**Subject Property**



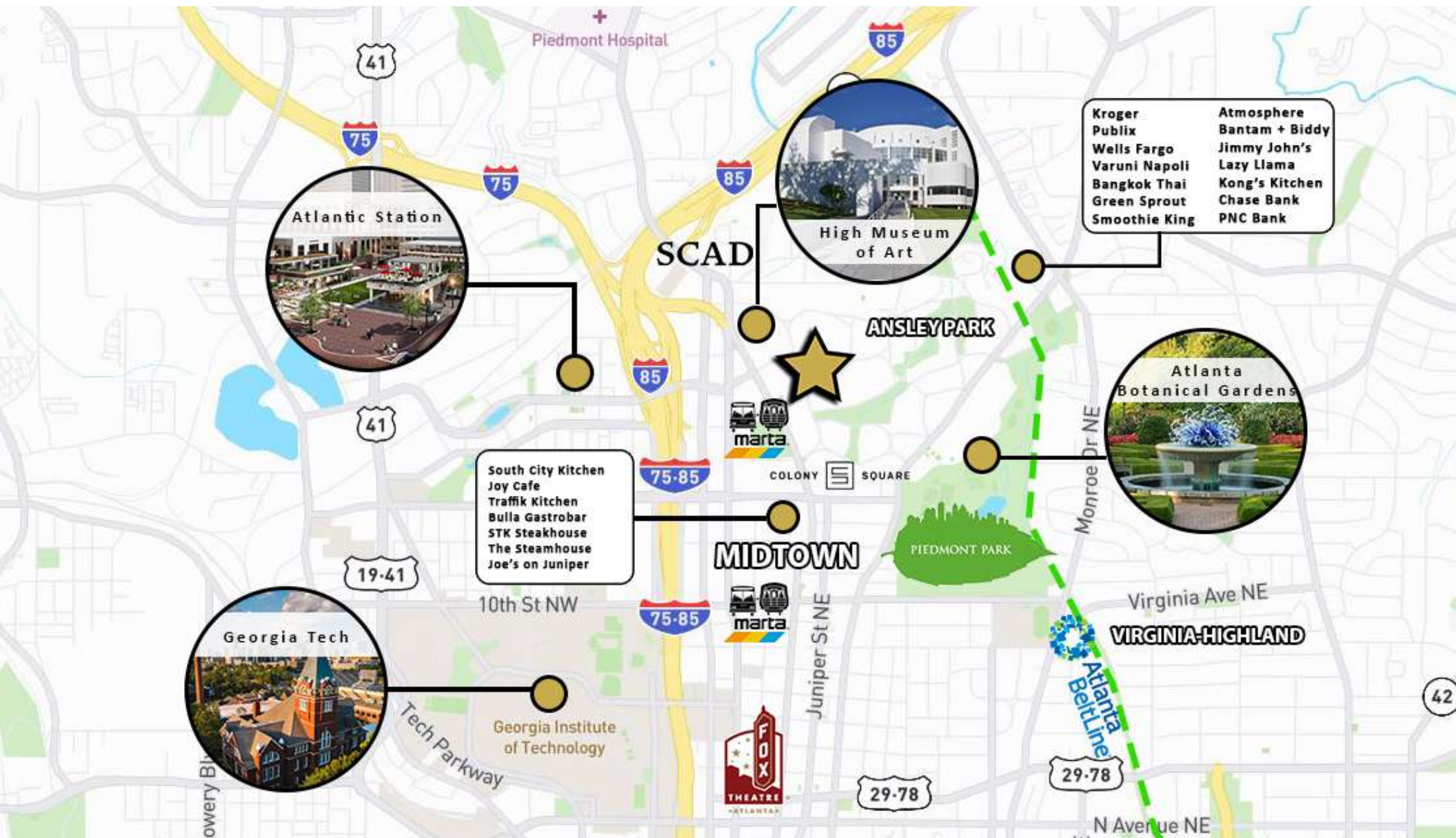
**(3-Minute Drive)**

**Peachtree St NE**





# RETAILER MAP





# ABOUT THE AREA

## ANSLEY PARK

Ansley Park is an intown, residential district in Atlanta, Georgia, located just east of Midtown and west of Piedmont Park. 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>



## DEMOGRAPHICS (5-MILE)

### POPULATION



52,543

### MEDIAN INCOME



\$92,393

### MEDIAN AGE



32.8

### WALK SCORE



80 (Very Walkable)

### MED. HOME PRICE



\$353,201



## IN THE AREA



### PIEDMONT PARK

Piedmont Park is a 211-acre park located in Midtown. It draws more than 3 million annual visitors who enjoy the park's many amenities including fitness areas, walking trails, dog parks, farmer's market and green space. The park also hosts many annual events and music festivals that bring visitors from all over the country.



### MARTA ACCESS

The Metropolitan Atlanta Rapid Transit Authority is the principal public transport operator in the Atlanta metropolitan area. Formed in 1971 as strictly a bus system, MARTA operates a network of bus routes linked to a rapid transit system consisting of 48 miles of rail track with 38 train stations.

### HIGH MUSEUM OF ART

The High Museum of Art is an art museum located on Peachtree Street in Midtown, the city's arts district, the High is a division of the Woodruff Arts Center. With more than eighteen thousand works of art in its permanent collection, the High has an extensive anthology of nineteenth- and twentieth-century American and decorative art.



### COLONY SQUARE

An urban, amenity-rich and arts-infused place to gather and soak up Midtown's vibe, the reimagined Colony Square will encompass two office towers and loft offices totaling 940,000 square feet, 262 residential condos, a 466-room hotel and 160,000 square feet of carefully curated entertainment, retail and fitness concepts, chef-driven restaurants and an experience-driven food hall, Politan Row at Colony Square.



### ATLANTA BOTANICAL GARDEN

The Atlanta Botanical Garden is a 30-acre botanical garden located adjacent to Piedmont Park in Midtown, Atlanta. Incorporated in 1976, the garden's mission is to "develop and maintain plant collections for the purposes of display, education, conservation, research and enjoyment.



### 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.





# DEMOGRAPHICS

## DEMOGRAPHICS



0.5 Miles 9,050

1 Mile 25,921

1.5 Miles 52,543

POPULATION



0.5 Miles 6,413

1 Mile 15,541

1.5 Miles 26,459

HOUSEHOLDS

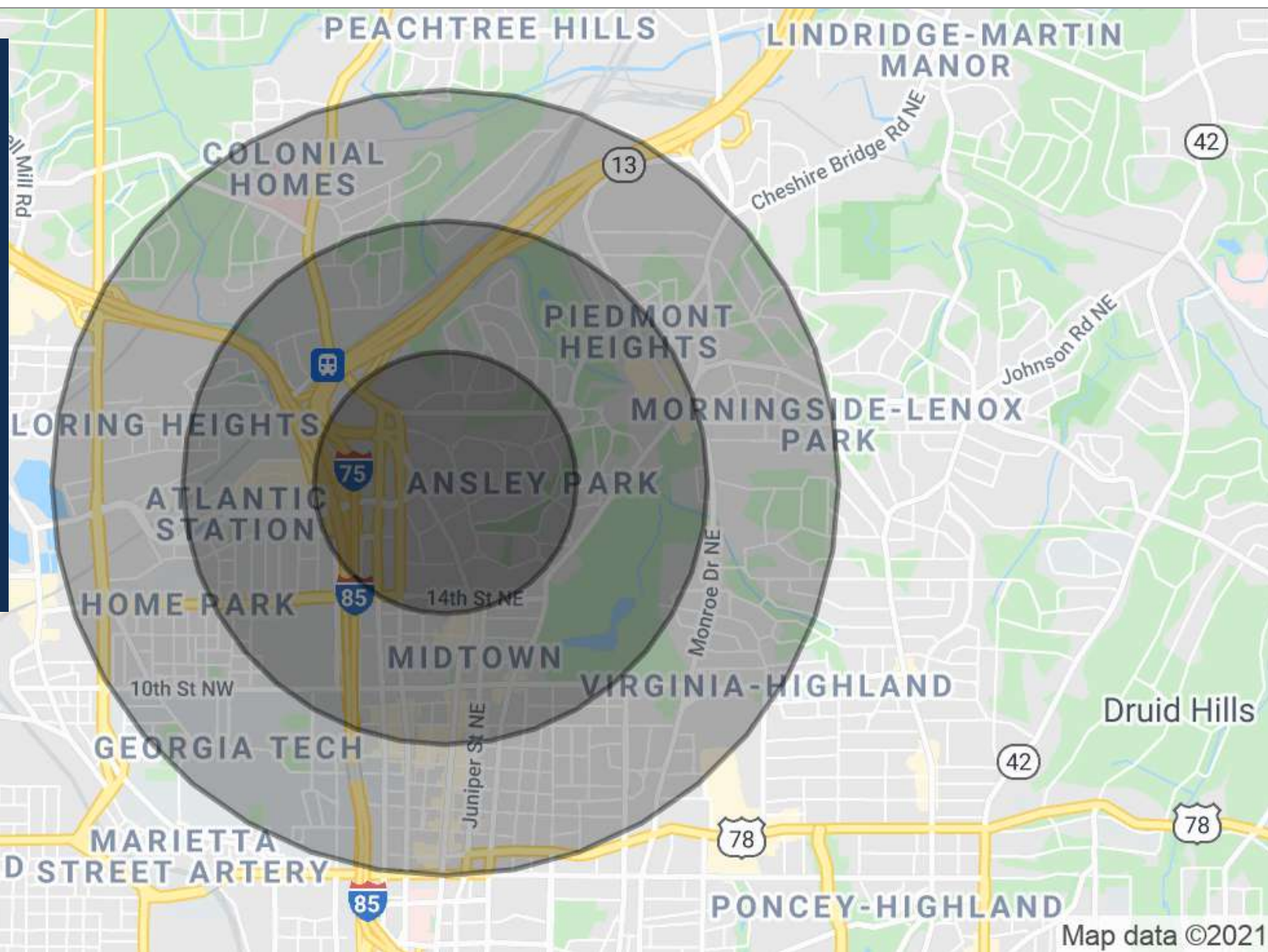


0.5 Miles \$86,204

1 Mile \$92,966

1.5 Miles \$92,393

AVG. HH INCOME





# MAJOR EMPLOYERS

## MAJOR AREA EMPLOYERS

#	Company	Product/Service	# Employees
1	Price Waterhouse Cooper (PwC)	Assurance, tax, and consulting services	276,000 (Global)
2	Emory Hospital Midtown	Hospital	1,200 Emory Clinic and 440 private-practice physicians
3	King and Spalding	Law Firm	1,100+ Attorneys (Global)
4	Google	Technology	200 (Atlanta Office)
6	Microsoft (Announced)	Technology	1,500 (Projected in Atlanta)
7	Coca Cola	Consumer Packaged Goods	4,400 (Atlanta Office)
8	Georgia Institute of Technology	Education	7,150 (Atlanta Office)
9	Truist Financial Corp. (Formerly Suntrust Bank)	Finance/Banking	7,478 (Atlanta Office)

## AREA OVERVIEW

Midtown'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 Midtown home, being here provides important advantages for small businesses too.

It's about access. Access to nationally-leading educational and research institutions. Access to a highly skilled labor market. Access to robust transportation options and infrastructure that make getting here and getting around easy. And the Midtown Alliance, the organization actively committed to building and maintaining a superior quality of life and making Midtown a location of choice. Guided by a visionary master plan and backed by the investment of the Midtown Improvement District, Midtown Alliance has leveraged more than \$400 million in public and private funds to enhance the public environment and support Midtown's continued growth as Atlanta's premier urban center.

Midtown Atlanta features more than 20 million SF of office space in some of the Southeast's best properties. Over the past 15 years, an astonishing 23 new office buildings have been built. And these buildings not only provide the best of amenities for the district's 65,000+ daytime workers, but they are creating one of the Southeast's most sustainable urban districts, with a growing portfolio of LEED-certified buildings.



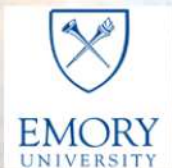
# ATLANTA TOP EMPLOYERS

## TOP EMPLOYERS



**DELTA**

## EDUCATION



## MAJOR ATTRACTIONS



TRUIST  PARK



# 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



# 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 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  
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. 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.



# 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 **71 17th Street NE Atlanta, GA 30309**. 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.**