



OFFERING MEMORANDUM

SINGLE FAMILY RESIDENTIAL RENTAL PORTFOLIO

ATLANTA MSA | 19 PROPERTIES

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PROPERTY INFORMATION

PROPERTY

Property Submarket:	Atlanta MSA, GA
County:	Fulton
Number of Properties:	19
Estimated NOI:	\$194,645
Sale Price:	\$4,300,000



PORTFOLIO HIGHLIGHTS

- 19 properties (consisting of 20 total units)
- Under-market rents with upside potential
- Recently renovated throughout with beautiful finishes
- Located in neighborhoods with strong rental demand
- Mix of 2 and 3 bedroom single family homes and 1 duplex
- Separate meters and systems - tenants pay all utilities
- Tenants maintain the landscaping
- Growing areas in south and southwest Atlanta
- *Please note, pictures were taken before tenants moved in
- **Please do not visit homes without an appointment.**
- **Please do not disturb tenants.**

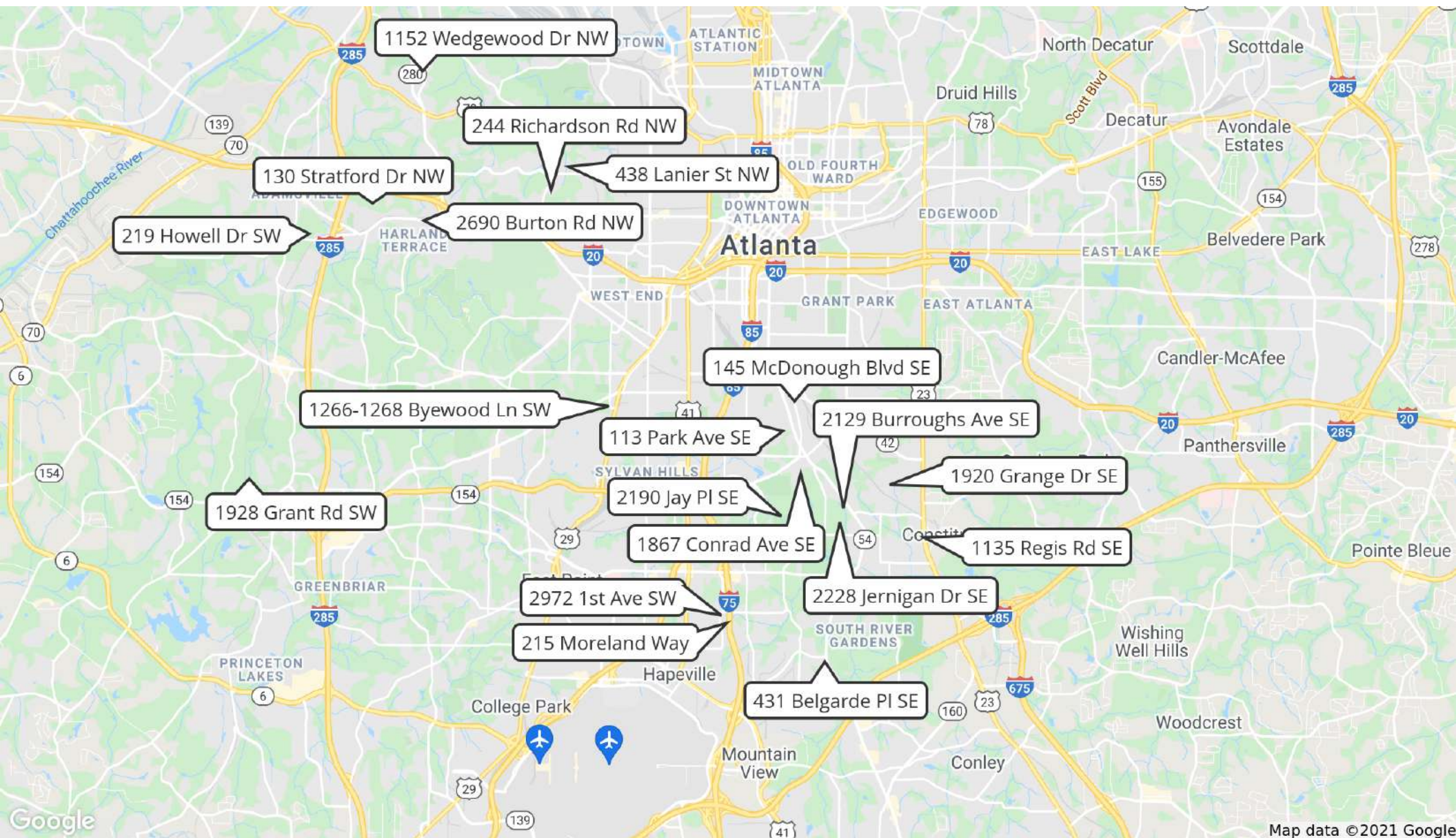


PROPERTY ADDRESSES

Property Address	Type	Zip Code	Approx. Square Feet	Configuration
113 Park Ave	Single Family Residence	30315	1,200	3Bd / 2Ba
1135 Regis Rd	Single Family Residence	30315	1,205	3Bd / 2Ba
1152 Wedgewood Dr	Single Family Residence	30318	1,200	3Bd / 2Ba
1266-1268 Byewood Ln	Duplex	30310	831 (per side)	2Bd / 1Ba (per side)
130 Stratford Dr	Single Family Residence	30311	1,268	3Bd / 2Ba
145 McDonough Blvd	Single Family Residence	30315	1,250	3Bd / 2Ba
1867 Conrad Ave	Single Family Residence	30315	1,296	3Bd / 2Ba
1920 Grange Dr	Single Family Residence	30315	1,053	3Bd / 2Ba
1928 Grant Rd	Single Family Residence	30331	1,160	3Bd / 2Ba
2129 Burroughs Ave	Single Family Residence	30315	1,248	3Bd / 2Ba
215 Moreland Way	Single Family Residence	30354	1,050	3Bd / 2Ba
219 Howell Dr	Single Family Residence	30331	1,220	3Bd / 2Ba
2190 Jay Pl	Single Family Residence	30315	1,025	3Bd / 2Ba
2228 Jernigan Dr	Single Family Residence	30315	1,100	3Bd / 2Ba
244 Richardson Rd	Single Family Residence	30314	1,434	3Bd / 2Ba
2690 Burton Rd	Single Family Residence	30311	1,056	3Bd / 2Ba
2972 1st Ave	Single Family Residence	30315	1,050	3Bd / 2Ba
431 Belgarde Pl	Single Family Residence	30354	1,000	3Bd / 2Ba
438 Lanier St	Single Family Residence	30318	1,164	3Bd / 2Ba

22,641 SF

PROPERTIES LOCATION MAP



113 PARK AVENUE



**Please note, pictures were taken before tenants moved in*

130 STRADFORD DRIVE



**Please note, pictures were taken before tenants moved in*

145 MCDONOUGH BLVD



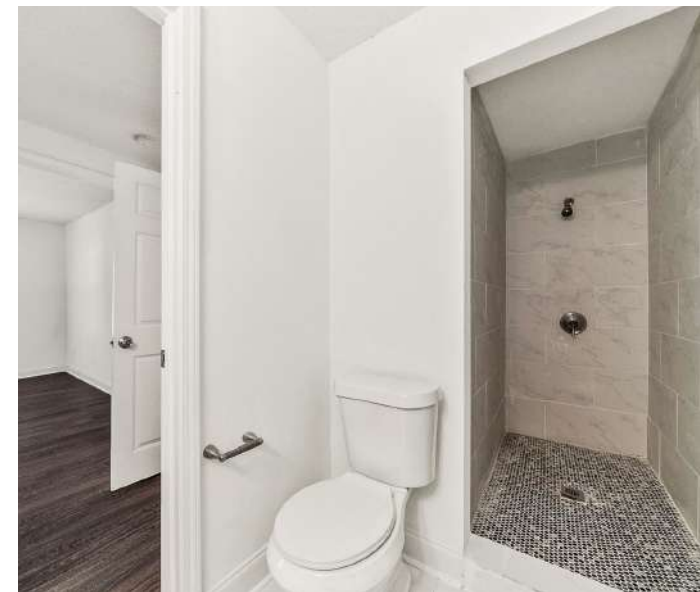
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215 MORELAND WAY



**Please note, pictures were taken before tenants moved in*

219 HOWELL DRIVE



**Please note, pictures were taken before tenants moved in*

244 RICHARDSON ROAD



**Please note, pictures were taken before tenants moved in*

431 BELGARDE PLACE



**Please note, pictures were taken before tenants moved in*

438 LANIER STREET



**Please note, pictures were taken before tenants moved in*

1135 REGIS ROAD



**Please note, pictures were taken before tenants moved in*

1152 WEDGEWOOD RIVE



**Please note, pictures were taken before tenants moved in*

1266 & 1268 BYEWOOD LANE



**Please note, pictures were taken before tenants moved in*

1867 CONRAD AVENUE



**Please note, pictures were taken before tenants moved in*

1920 GRANGE DRIVE



**Please note, pictures were taken before tenants moved in*

1928 GRANT ROAD



**Please note, pictures were taken before tenants moved in*

2129 BURROUGHS AVENUE



**Please note, pictures were taken before tenants moved in*

2190 JAY PLACE



**Please note, pictures were taken before tenants moved in*

2228 JERNIGAN DRIVE



**Please note, pictures were taken before tenants moved in*

2690 BURTON ROAD



**Please note, pictures were taken before tenants moved in*

2972 1ST AVENUE



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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 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.

EDUCATIONAL INSTITUTIONS

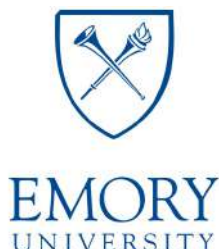
A HIGHLY-EDUCATED WORKFORCE

Many corporations are drawn to Atlanta on account of the city's educated workforce; as of 2010, over 50% 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)



50%+ of Population in Atlanta
with Bachelor's Degree

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



ATLANTA



HOME TO FORTUNE 500 COMPANIES

Encompassing **\$304 billion in gross domestic product** that is forecasted to grow to \$474 billion by 2040, the Atlanta metropolitan area is the **eighth-largest economy in the country** and 17th-largest in the world. Corporate operations comprise a large portion of the Atlanta's economy, with the city serving as the regional, national, or global headquarters for many corporations. Atlanta contains the country's **third largest concentration of Fortune 500 companies**, and 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. **Over 75% of Fortune 1000 companies business operations in the Atlanta metropolitan area**, and the region host offices of about 1,250 multinational corporations.

9TH LARGEST MSA IN THE UNITED STATES

The region is comprised of **29 counties in North Georgia**, making it the ninth largest metropolitan statistical area, or MSA, in the United States. Atlanta's economy is considered diverse with dominant sectors including logistics, professional and business services, media operations, and information technology. The metro Atlanta region is home to more than **5.3 million people** and nearly **150,000 businesses**, a world-class airport, multiple parks and green space, competitive schools and numerous amenities for entertainment, sports and restaurants that all offer a top-tier quality of life.

DISTINCT, ELECTRIC, AND ENGAGING NEIGHBORHOODS

Atlanta's neighborhoods each have their own character and appeal. Housing three business districts, including the Historic Business District, **Downtown Atlanta is home to many of the most famous tourist attractions**, in addition to numerous historical and entertainment outskirts. Known as "The Beverly Hills of the East," Buckhead is one of the most renowned and fashionable neighborhoods in Atlanta. It's one of the country's largest urban mixed-use development areas, combining major offices, retail outlets, hotels, restaurants, entertainment spots and high-rise residential units within its commercial core.

ATLANTA



ACCESSIBLE INTERSTATE TRANSIT

With a comprehensive network of freeways that radiate out from the city, automobiles are the dominant mode of transportation in the region. Three major interstate highways coverage in **Atlanta I-20 (east-west), I-75 (northwest-southeast), and I-85 (northeast-southwest)**. The latter two combine in the middle of the city to form the Downtown Connector (I-75/85), which carries more than 340,000 vehicles per day. Atlanta is mostly encircled by Interstate 285, a beltway locally known as “the Perimeter” that has come to mark the boundary between “Inside the Perimeter” (ITP), the city and close-in suburbs, and “Outside the Perimeter” (OTP), the outer suburbs and exurbs.

WORLD'S BUSIEST AIRPORT

Hartsfield-Jackson Atlanta International Airport (ATL) is located seven miles south of the central business district of Atlanta and has served as a key engine of Atlanta's economic growth. It has been the **world's busiest airport by passenger traffic since 1998**, and by number of landings and take-offs since 2005. Hartsfield-Jackson held its ranking as the world's busiest airport in 2012, both in passengers and numbers of flights, by accommodating 95 million passengers (more than **260,000 passengers daily**) and 950,119 flights. Many of its nearly one million flights originate within the United States, where Atlanta serves as a **major hub for travel** throughout the Southeastern United States. The airport has **207 domestic and international gates** and offers international service to North America, South America, Central America, Europe, Asia, and Africa.

Peachtree DeKalb Airport is county owned, public use airport in DeKalb County, just northeast of Atlanta. It has one airline service with Southern Airways Express.

PUBLIC TRANSPORTATION - RAIL

The Metropolitan Atlanta Rapid Transit Authority or **MARTA** is the principal rapid-transit system in the Atlanta metropolitan area. It is the **eighth-largest rapid transit system in the United States by ridership**. MARTA operates a network of bus routes linked to a rapid transit system consisting of 48 miles of rail track with **38 train stations** in Fulton, Clayton and DeKalb counties, with bus service to Six Flags Over Georgia and the Cumberland Transfer Center next to the Cumberland Mall. The average total daily ridership for the system is 415,600 passengers.

ATLANTA



PUBLIC TRANSPORTATION - BUS

- **Buckhead Uptown Connection (Buc)** is a free community shuffle service designed to provide connections between Atlanta's regional rail system, MARTA, and local destinations for Buckhead's workforce. With a primary focus on commuter travel, "the Buc" **provides connections between MARTA rail and area offices, hotels and shopping destinations.**
- **XpressBus** is a regional public transportation service provided by the Georgia Regional Transportation Authority (GRTA) that gives commuters throughout the metro Atlanta region a valuable transportation option, and improves the capacity of Georgia's most congested highways. Xpress Bus offers **33 routes in 12 metro Atlanta counties** and carries more than **2 million passenger trips annually.**



ARTS & CULTURE

- **The Atlanta Symphony Orchestra** is based in Atlanta and its main concert venue is Atlanta Symphony Hall in the Woodruff Arts Center.
- **The Callanwolde Foundation, INC.,** operating as Callanwolde Fine Arts Center, is a non-profit organization whose mission is to preserve, restore, and develop the Callanwolde Estate and to be a premier public participatory arts and cultural center. The non-profit arts center offers classes and workshops for all ages in visual, literary and performing arts.
- **Museum of Design Atlanta (MODA)** is the only museum in the Southeast devoted exclusively to the study and celebration of all things design. MODA regularly features exhibitions highlighting architecture, industrial and product design.
- **The Fox Theatre,** a former movie palace, is a performing arts venue located in Midtown. The **4,678-seat auditorium** was developed as a lavish movie theater in the Fox Theaters chain and **opened in 1929.**



WORLD-CLASS EDUCATION

Between **Georgia's Tech's** best-engineering program in the nation to **Georgia State University's** largest business school in the South, Atlanta is home to colleges and universities that provide students with an exceptional education in any desired field. This includes programs at **Mercer University** ranging from public health to pharmacy to theology. Contribution to research also defines higher education in Atlanta, as scholars from **Emory** produce over \$500 million in research funding annually, while also maintaining a traditional emphasis on teaching. There are **over 30 colleges and universities located in the Atlanta**

BROKER PROFILES



ANDY LUNDSBERG

Partner, Bull Realty
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Andy@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 **Atlanta MSA Atlanta, GA**. 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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