



OFFERING MEMORANDUM
MAGNOLIA OFFICE PARK | ±21,549 SF | DOUGLASVILLE, GA

TABLE OF CONTENTS

Jared Daley
Commercial Real Estate Advisor
Jared@BullRealty.com
404-876-1640 x111

Megan Daley
Commercial Real Estate Advisor
Megan@BullRealty.com
404-876-1640 x153

Bull Realty, Inc.
50 Glenlake Parkway, Suite 600
Atlanta, GA 30328
BullRealty.com

PROPERTY INFORMATION	3
EXECUTIVE SUMMARY	4
PROPERTY INFORMATION	5
PARCELS	6
AERIAL	7
FLOORPLANS	8
ABOUT THE AREA	11
RETAILER MAP	12
IN THE AREA	13
DEMOGRAPHIC OVERVIEW	15
CONTACT INFORMATION	16
BROKER PROFILE	17
DISCLAIMER	18



Exclusively listed by Bull Realty, Inc.

PROPERTY INFORMATION



EXECUTIVE SUMMARY



PROPERTY DESCRIPTION

Bull Realty is pleased to present the opportunity to acquire 13 of the 39 office buildings in Magnolia Office Park located in Douglasville, GA. The portfolio consist of $\pm 21,549$ SF and is being offered at a 6% cap rate. Magnolia Park was originally built as a townhouse property but was converted into office rental spaces.

The 13 office condominiums range in size from $\pm 1,086$ - 2,632 SF. Select buildings are leased as one unit and others are divided into separate office suites. Seven condominiums were built in 2001 and the other six were built in 2003. Magnolia Park is situated on ± 5.12 acres.

Magnolia Park is located off Dallas Hwy (Hwy 92) in a dense commercial corridor. Neighboring businesses include CVS, CitiTrends, Kroger, Goodwill, Wendy's, Chick fil-A and Walgreens. Burnett and Eastside Elementary Schools are less than a mile away.



PROPERTY HIGHLIGHTS

- $\pm 21,549$ SF portfolio of 13 office condominiums for sale in Douglasville, GA
- Offered at a 6.5% cap rate
- One-story and two-story office condominiums ranging from $\pm 1,086$ - 2,632 SF
- Select buildings are leased as one unit and others are divided into separate suites
- Office park situated on ± 5.12 acres
- Located off the busy commercial corridor of Dallas Highway in Douglasville with traffic counts of 29,600 VPD



Price | \$1,720,000



$\pm 21,549$ SF

PROPERTY INFORMATION

BUILDING

Property Address:	8305 Office Park, Douglasville, GA 30134
County:	Douglas
Building Name:	Magnolia Office Park
Building Size:	± 21,549 SF
Year Built:	2001/2003
Number of Buildings:	13
Signage:	Façade signage for each building

SITE

Office Park Site Size:	± 5.12 Acres
Zoning:	O-I
No. of Stories:	1 and 2
Parcel ID:	See page 6
Parking Spaces:	Surface parking

FINANCIAL

Price/SF:	\$79.82
NOI:	\$112,342
Occupancy:	100%
Cap Rate:	6.5%
Sale Price:	\$1,720,000

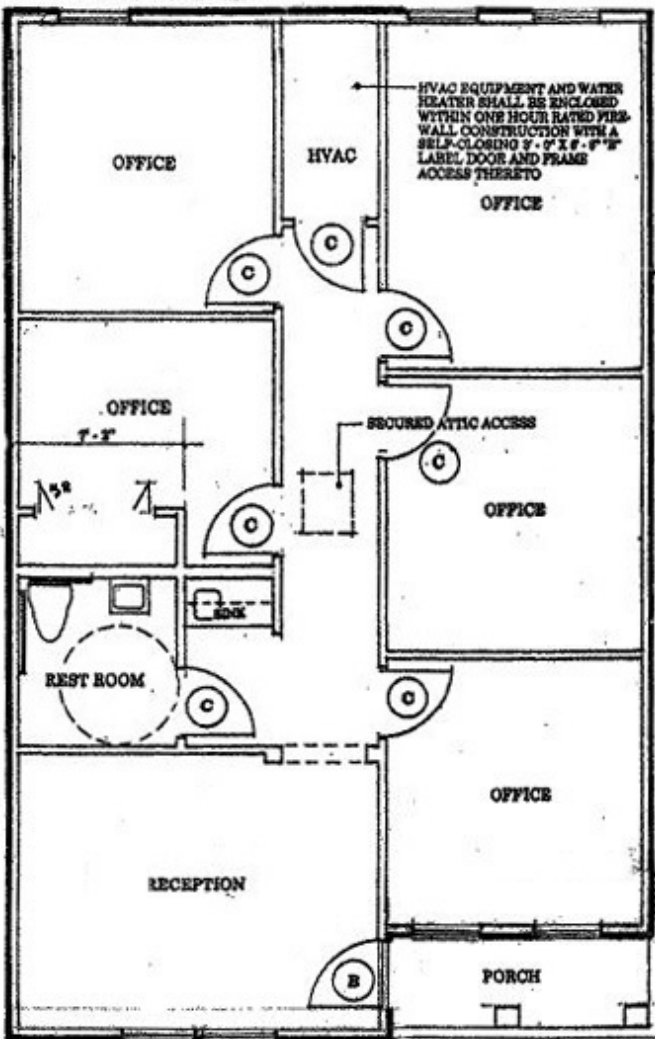


MAGNOLIA PARK PORTFOLIO OFFERING

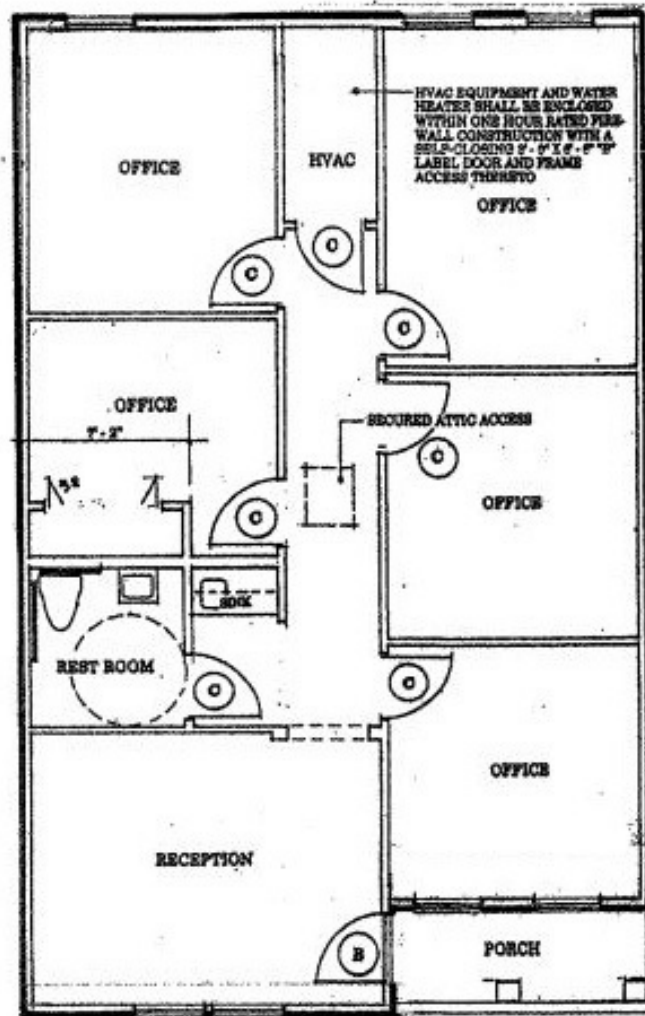
Address Number	Parcel Number	Square Footage	Year Built	Stories	Development Phase
8301	0051015A080	1,240	2003	1	2
8303	0051015A082	2,632	2003	2	2
8304	0051015A083	2,263	2003	1	2
8305	0051015A084	2,632	2003	2	2
8306	0051015A085	1,240	2003	1	2
8307	0051015A086	1,339	2003	1	2
8331	0051015A022	1,105	2001	1	1
8332	0051015A023	1,339	2001	1	1
8333	0051015A024	1,339	2001	1	1
8334	0051015A025	1,105	2001	1	1
8335	0051015A026	1,339	2001	1	1
8336	0051015A027	2,632	2001	2	1
8337	0051015A028	1,344	2001	1	1
Total		21,549			



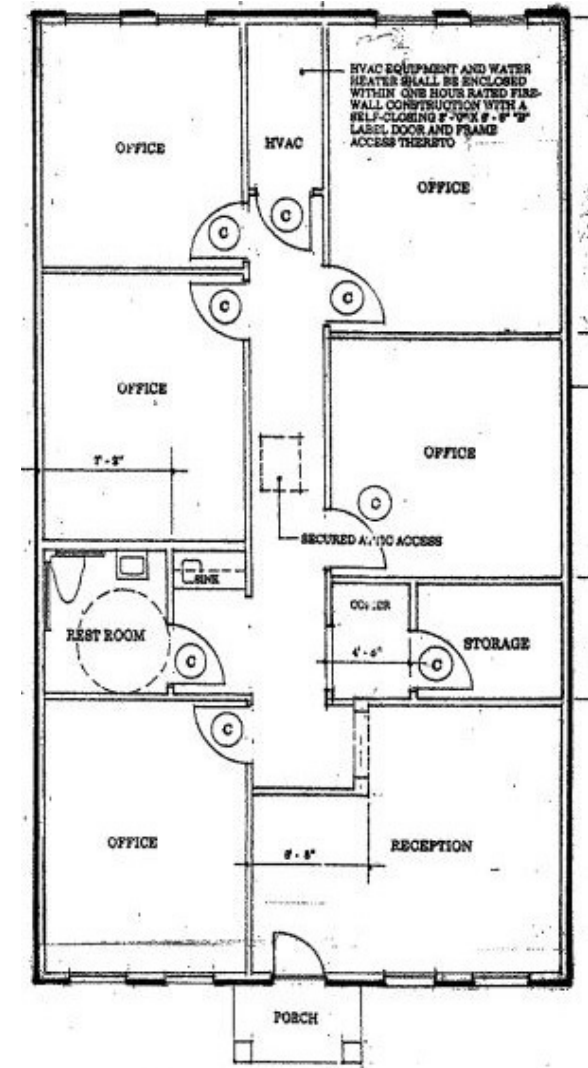
FLOORPLANS



Building 8301

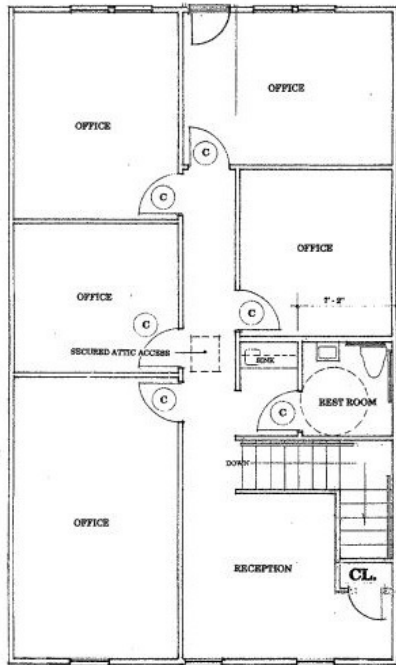


Building 8306

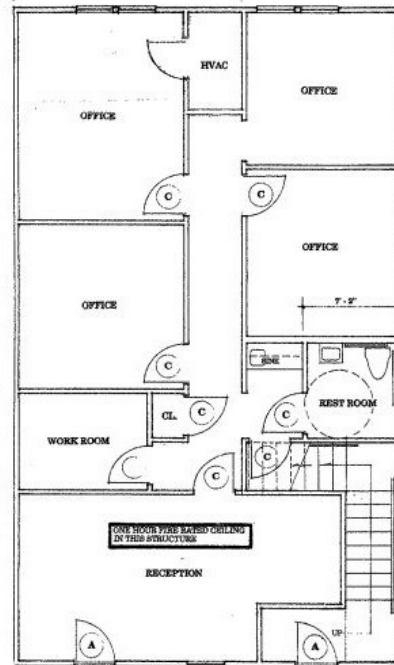


Building 8307

FLOORPLANS

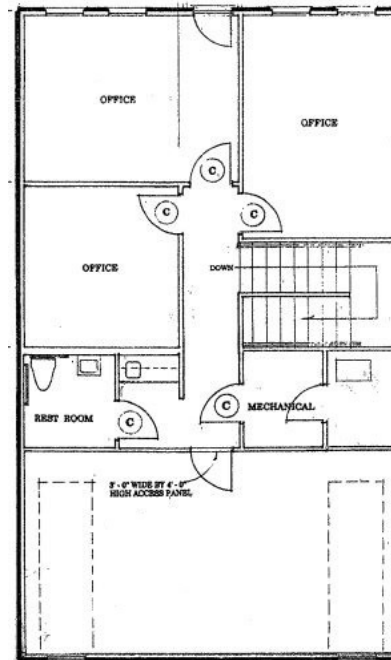


Second Floor

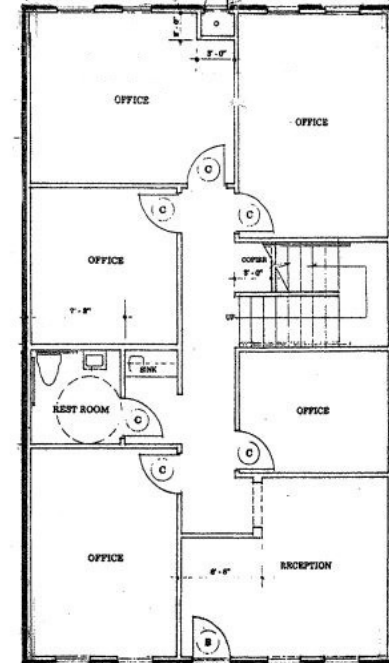


First Floor

Buidling 8303



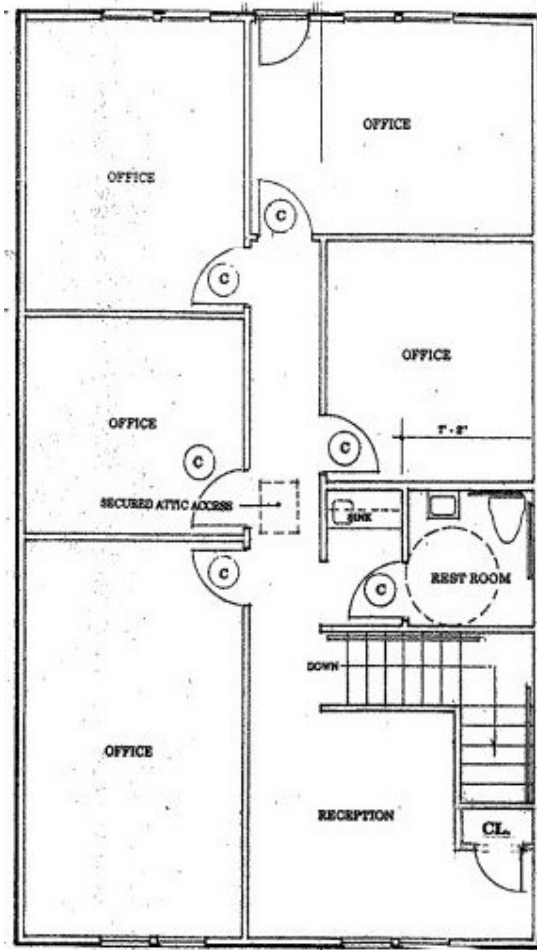
Second Floor



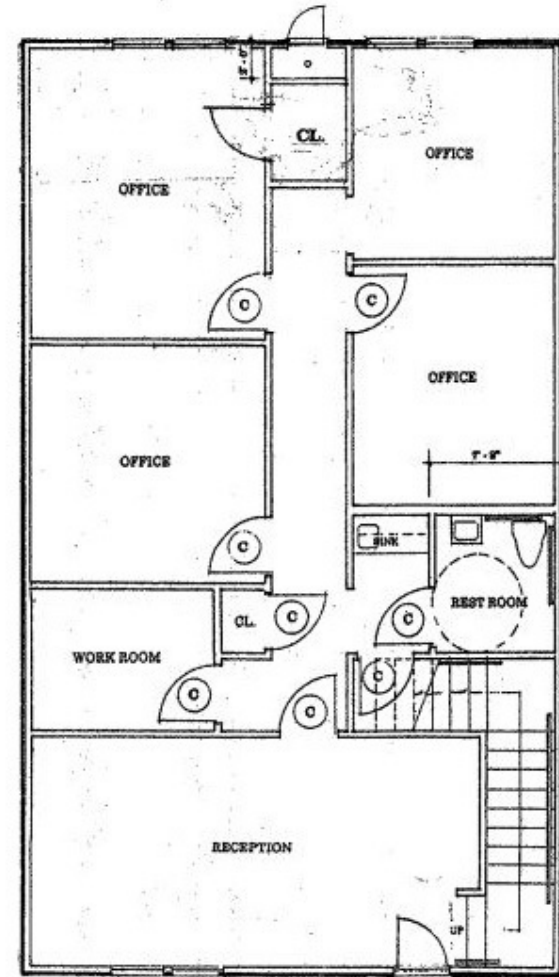
First Floor

Buidling 8304

FLOORPLANS



Second Floor



First Floor

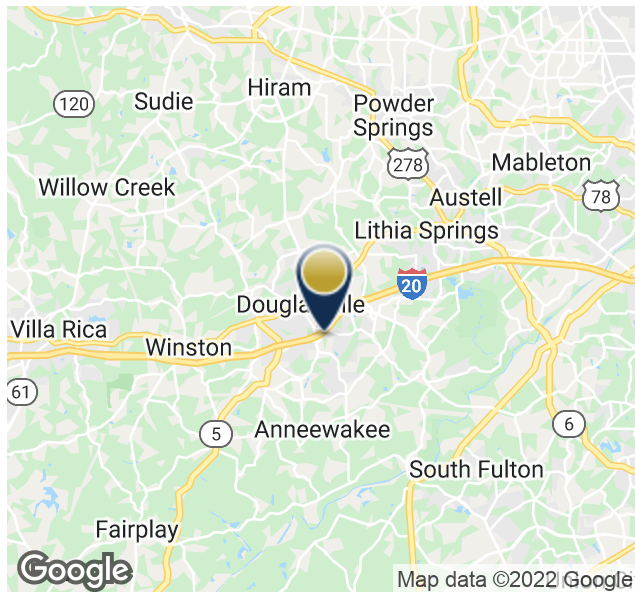
Buidling 8305

ABOUT THE AREA

DOUGLASVILLE, GA

The City of Douglasville is 20 miles from Downtown Atlanta and just 10 minutes west of Six Flags Over Georgia. There are numerous restaurants, hotels and shopping for the convenience of local residents. The core area of Downtown Douglasville is listed on the National Register of Historic Places as a historic district; an outstanding example of a turn-of-the-century southern railroad town. Downtown Douglasville is also undergoing a revitalization with plans to enhance land use, transportation, arts & culture and economic development.

* Source: <https://www.douglasvillega.gov/government/office-of-the-mayor/city-plans-and-projects>



DEMOGRAPHICS (5-MILE)

POPULATION



67,638

MEDIAN INCOME



\$63,744

MEDIAN AGE



32.4

EMPLOYMENT RATE



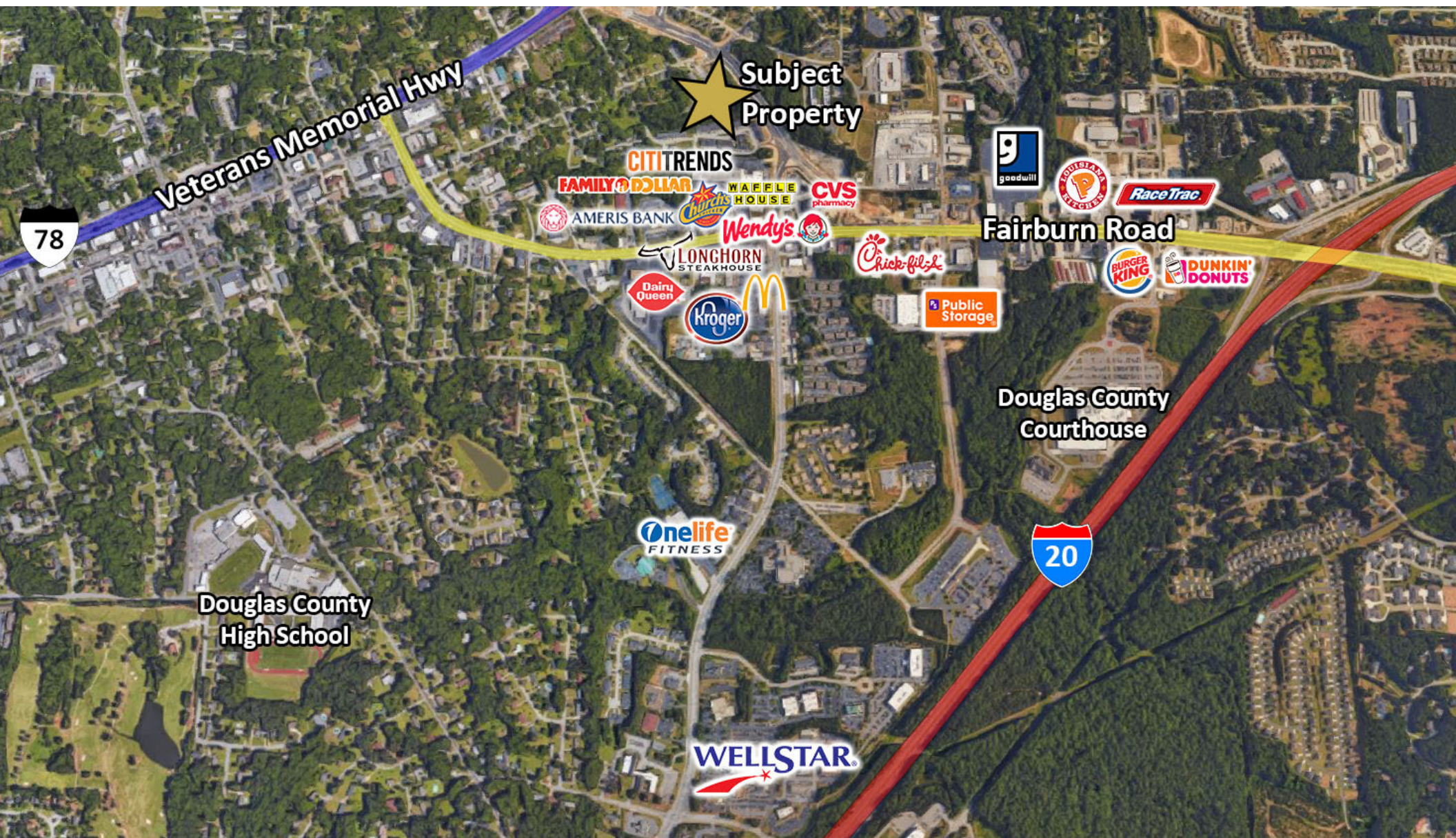
94.8%

MED. HOME PRICE

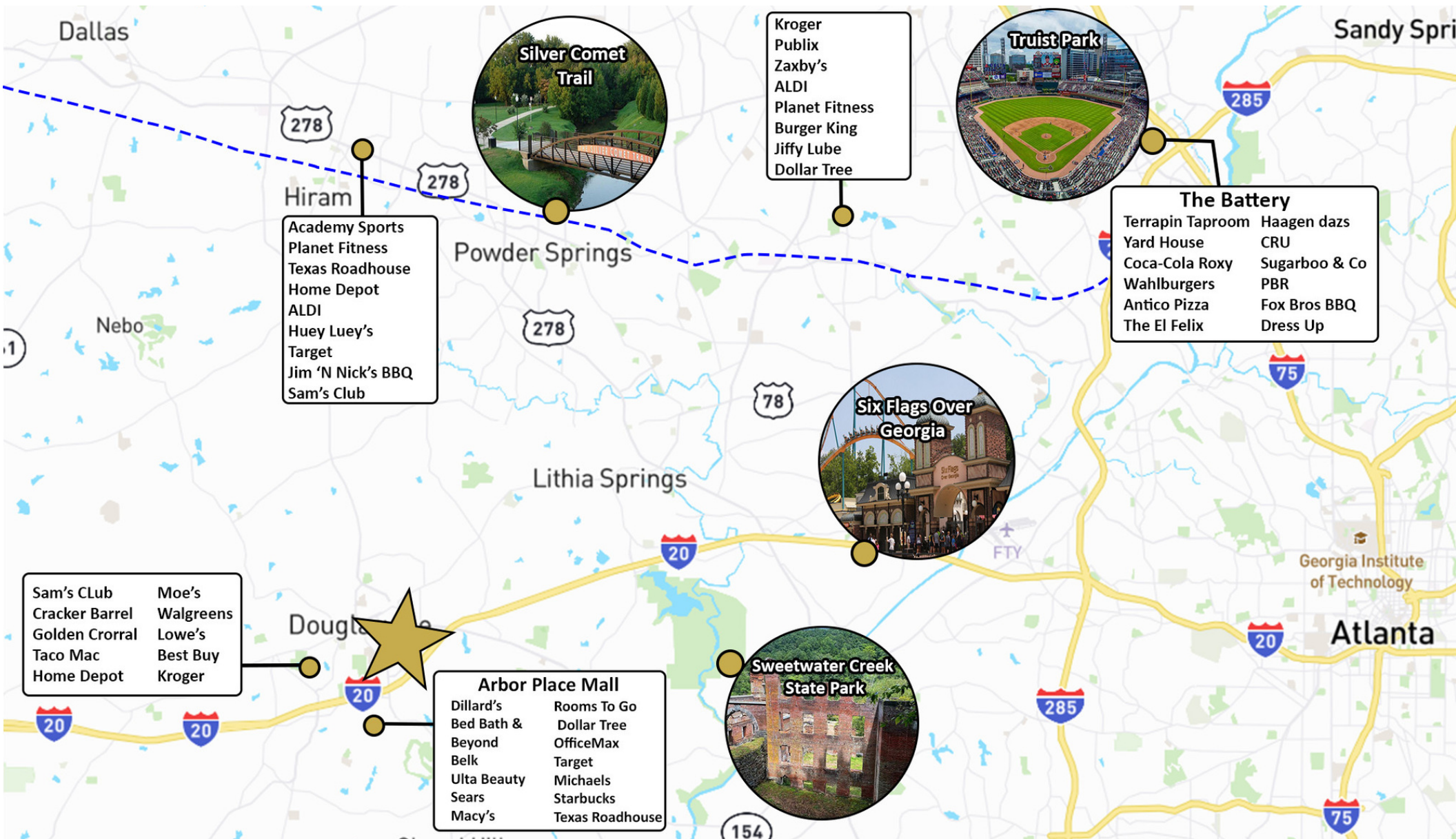


\$183,510

RETAILER MAP



IN THE AREA



IN THE AREA



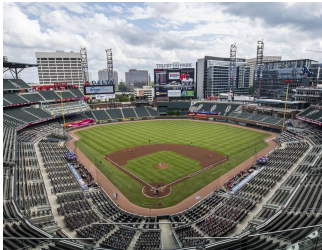
SIX FLAGS OVER GEORGIA

Six Flags Over Georgia is a 290-acre theme park located west of Atlanta, Georgia, in unincorporated Cobb County. Opened in 1967, it is the second park in the Six Flags chain, after the original opened in 1961 in Texas. Six Flags Over Georgia is also the largest amusement park in the City of Atlanta.



SWEETWATER CREEK STATE PARK

Sweetwater Creek State Park is a 2,549-acre Georgia state park in east Douglas County, 15 miles from Downtown Atlanta. The park features wooded walking and hiking trails, the George Sparks Reservoir, a visitor center, a bait shop, and a gift shop as well as the ruins of the New Manchester Manufacturing Company. The Visitor Center displays artifacts belonging to Native Americans, remnants from the Civil War era and mounted animals and birds. The park has rich biodiversity, geology and history.



TRUIST PARK/THE BATTERY

Truist Park is a baseball park located in the Atlanta metropolitan area, approximately 10 miles northwest of Downtown Atlanta in the unincorporated community of Cumberland, in Cobb County. It has been the home ballpark for the Atlanta Braves of Major League Baseball since 2017. The Battery Atlanta, a 2 million square-foot mixed-use development, located at the intersection of I-75 and I-285, offers an unmatched mix of boutique shopping, market-exclusive entertainment experiences, chef-driven restaurants, the Omni and Aloft Hotels, The Coca-Cola Roxy and 531 residences. The Battery Atlanta is located adjacent to Truist Park.



SILVER COMET TRAIL

The Silver Comet Trail is located 13 miles northwest of Atlanta, Georgia. It's free of charge, and travels west through Cobb, Paulding, and Polk counties. This quiet, non-motorized, paved trail is for walkers, hikers, bicyclists, rollerbladers, horses, dog walkers and is wheelchair accessible. The trail is 61.5 miles long, and starts at the Mavell Road Trailhead in Smyrna, Georgia. It ends at the Georgia/Alabama state line, near Cedartown and The Esom Hill Trailhead.

DEMOGRAPHIC OVERVIEW

DEMOGRAPHICS



1 Mile	3,464
3 Miles	25,406
5 Miles	67,638

POPULATION



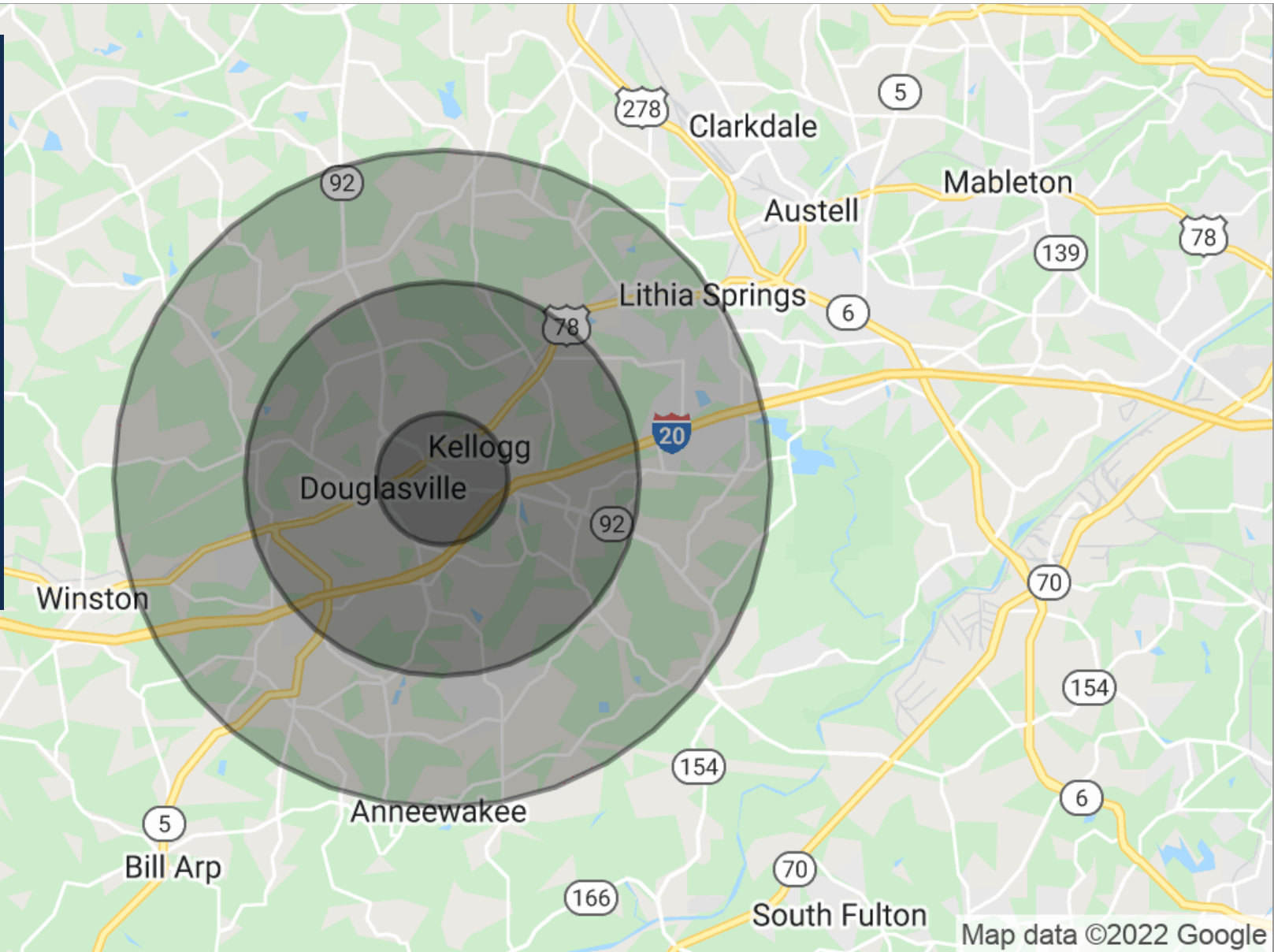
1 Mile	1,104
3 Miles	8,480
5 Miles	23,522

HOUSEHOLDS



1 Mile	\$72,391
3 Miles	\$67,606
5 Miles	\$63,744

AVG. HH INCOME



Map data ©2022 Google

CONTACT INFORMATION



BROKER PROFILE



JARED DALEY

Commercial Real Estate Advisor
404-876-1640 x111
Jared@BullRealty.com

PROFESSIONAL BACKGROUND

Jared utilizes Bull Realty's successful marketing platform to help clients with all types of properties. His experience in the automotive business and financial services industry helps Jared assess the real value of a property or a company's space needs and determine how to best deal with today's market.

Jared has experience in office, automotive properties and all types of commercial real estate, especially distressed assets. Jared has been instrumental in stabilizing commercial properties with more than two hundred signed leases completed since 2008. The leases consisted of office, warehouse and automotive facilities. Additionally, Jared sells as many as two dozen properties per year. His wide variety of listings throughout the metro Atlanta area keeps a steady stream of buyers calling.

In addition to his commercial real estate experience, Jared has eleven years experience as a financial advisor (NASD Series 7, 6, 63, 66; GA Life/Health/Variable licenses). Prior to that, he spent a decade in the automotive industry.

Jared is a member of the Atlanta Commercial Board of Realtors and is a CCIM candidate. He lives in Douglasville with his wife and daughter. His interests include mountain biking, skiing, golf, music and standard bred horses.



MEGAN DALEY

Commercial Real Estate Advisor
404-876-1640 x153
Megan@BullRealty.com

PROFESSIONAL BACKGROUND

Megan Daley has joined a proven and seasoned investment sales & lease team here at Bull Realty. Megan and her team leverage upon Bull Realty's advanced technologies, digital resources, and marketing prowess to deliver their clients reliable service while supporting their individual financial goals and returns. Megan joins experienced agent Jared Daley to focus on the sale and lease of all asset sectors, including but not limited to office and distressed assets. This progressive team offer deal structures and strategic initiatives to maximize client returns and value.

An Atlanta native, Ms. Daley graduated from the University of Georgia with a B.B.A in Real Estate from the Terry College of Business. Megan is a member of the Young Council of Realtors and Atlanta Commercial Board of Realtors.

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.



Bull Realty, Inc.
50 Glenlake Parkway, Suite 600
Atlanta, GA 30328

JARED DALEY

Commercial Real Estate Advisor
Jared@BullRealty.com
404-876-1640 x111

MEGAN DALEY

Commercial Real Estate Advisor
Megan@BullRealty.com
404-876-1640 x153

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

Information contained herein may have been provided by the seller, landlord or other outside sources. While deemed reliable, it may be estimated, projected, limited in scope and is subject to change or inaccuracies. Pertinent information should be independently confirmed prior to lease or purchase offer or within an applicable due diligence period.