



Campbellton Rd SW

Subject Property

OFFERING MEMORANDUM

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.



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CONTACT INFORMATION

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BullRealty.com

An aerial photograph of a residential property. The central feature is a large, two-story building with a dark roof and light-colored walls. To the left of this building is a long, narrow parking lot filled with cars. To the right is another parking lot, also filled with cars. The property is surrounded by trees with green and brown foliage. The text "PROPERTY OVERVIEW" is overlaid in large, white, bold letters, framed by a white L-shaped graphic element.

PROPERTY OVERVIEW

HAMILTON TOWNHOMES

PROPERTY DESCRIPTION

Bull Realty is pleased to offer this great in town value-add opportunity. This 80-unit portfolio in the Southwest Atlanta neighborhood of Adams Park. This property is located less than 3 miles from Tyler Perry Studios/ Fort McPherson redevelopment project, 7 miles from Downtown Atlanta, and 9 miles from Hartsfield-Jackson International Airport. The community features 3 spacious floor plans, (24) 3 Bed/2.5 Bath, (33) 2 Bed/2 Bath and (23) 2 Bed/1.5 Bath units. There is great upside potential for a new owner to continue to push rents with light cosmetic improvements and strong management. The condominiums have maintained strong occupancy and collections, however the average rent is \$0.75/SF which is significantly below the market average of \$1.21/SF.



PROPERTY HIGHLIGHTS

- 80-unit value-add condo portfolio located in The Adams Park Neighborhood of Southwest Atlanta
- Three floor plans that include: (24) 3 Bed/2.5 Baths, (33) 2 Bed/2 Bath and (23) 2 Bed/1.5 Bath units
- Value-add opportunity with light cosmetic renovations and below-market rents
- 97% occupied
- Located in a gated community
- Off-street parking
- Includes central HVAC and washer/dryer connections
- All units are total electric

LOCATION OVERVIEW

- Located in Adams Park, a neighborhood in Southwest Atlanta
- Less than 3 miles from Tyler Perry Studios, a 330-acre lot on the historic grounds of the former Fort McPherson army base
- Located less than 3 miles from the Oakland City Transit Marta Station
- Easy access to both I-285 and I-85
- Just miles from Downtown Atlanta, Centennial Olympic Park, The Gulch that includes the Mercedes-Benz Stadium, Georgia World Congress Center, CNN center and more
- Less than 10 miles from one of the busiest airports in the world, Hartsfield-Jackson Atlanta International Airport

PROPERTY INFORMATION

BUILDING

ADDRESS 2400 Campbellton Road, Atlanta, GA 30311

COUNTY Fulton

COMPLEX NAME Hamilton Townhomes

YEAR BUILT 1970

NO. OF BUILDINGS 15

TOTAL BUILDING ±112,792

NO. OF UNITS 80

UNIT MIX
(24) 3 BR / 2.5 BA
(33) 2 BR / 2 BA
(23) 2 BR / 1.5 BA

SITE

SITE SIZE ±6.10

ZONING RG3

PARKING Off-street

CONSTRUCTION

NO. OF STORIES 2

EXTERIOR Brick

HVAC Central

WASHER/DRYER In-unit connetions

METERED Master metered for water
Total electric & individually metered

FINANCIAL

OCCUPANCY 97%

NOI \$418,578

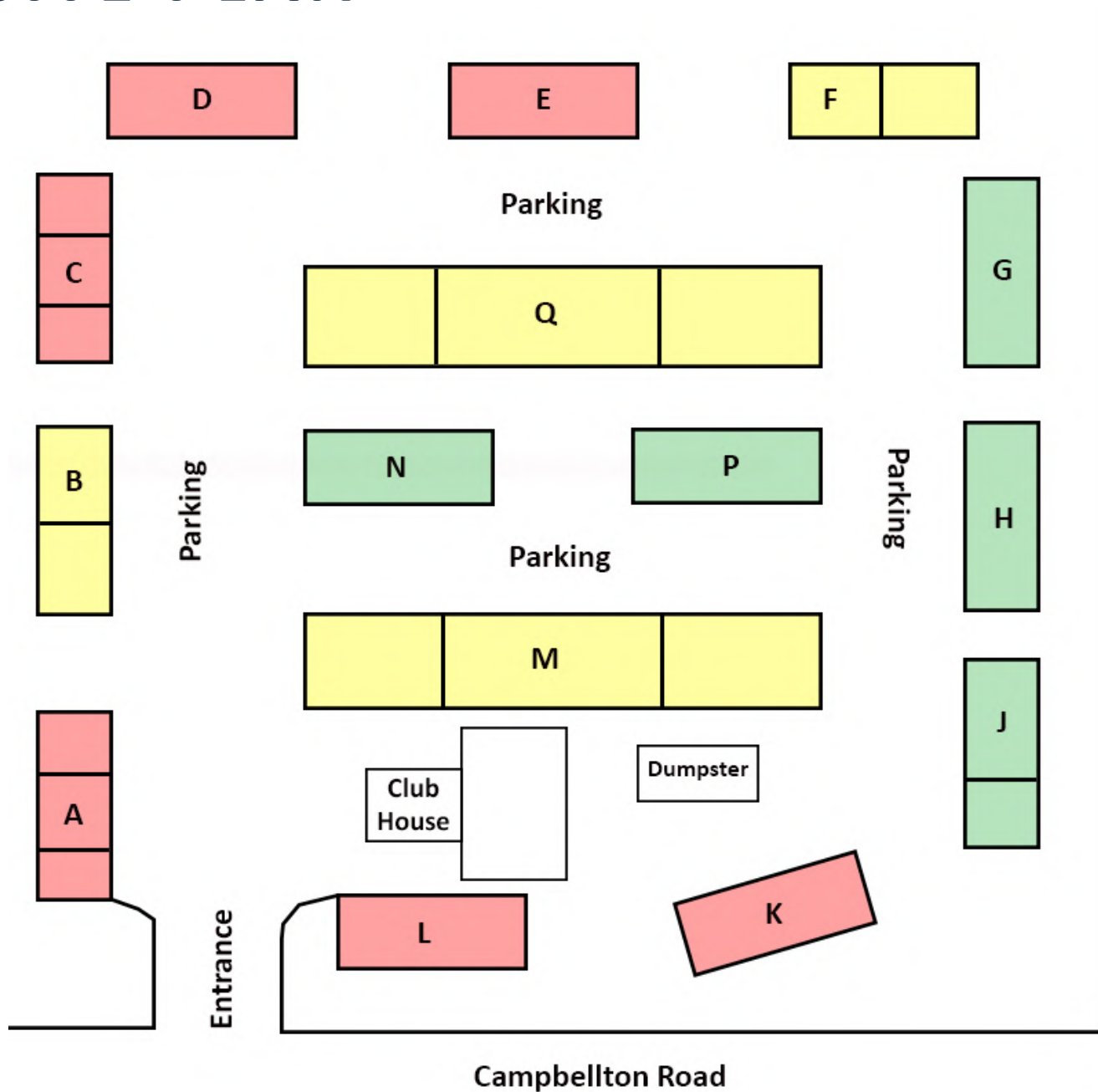


Price Determined by Market



Click Here to View Property Video

SITE PLAN



*Not Drawn to Scale

- Town Home
- Flats
- SL-Town Home

92 Unit Community
(80 Units are Offered for Sale)

- A: 8 Units | 2 & 3 BR RM
- B: 8 Units | 2 BR Garden
- C: 6 Units | 2 & 3 BR RM
- D: 4 Units | 2 & 3 BR RM
- E: 4 Units | 2 & 3 BR RM
- F: 8 Units | 2 BR Garden
- G: 4 Units | 2 & 3 BR RM
- H: 4 Units | 2 & 3 BR RM
- J: 6 Units | 2 & 3 BR RM
- K: 4 Units | 2 & 3 BR RM
- L: 4 Units | 2 & 3 BR RM
- M: 12 Units | 2 BR Garden
- N: 4 Units | 2 & 3 BR RM
- P: 4 Units | 2 & 3 BR RM
- Q: 12 Units | 2 BR Garden







Leasing office

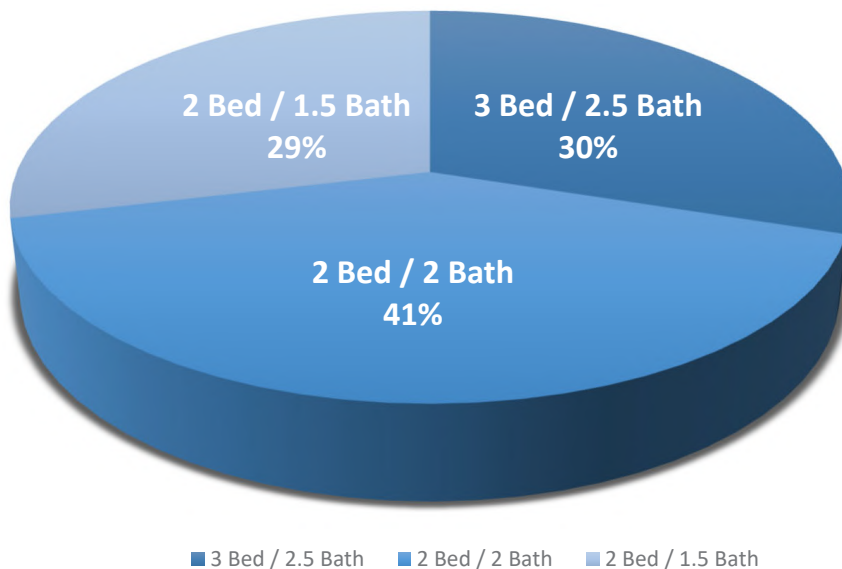




UNIT MIX

UNIT TYPE	UNIT COUNT	AVG. CURRENT RENT	MARKET RENT
3 Bed / 2.5 Baths	24	\$984	\$1,560
2 Bed / 2 Baths	33	\$863	\$1,180
2 Bed / 1.5 Baths	23	\$885	\$1,258
TOTALS/AVERAGES	80	\$911	\$1,333

UNIT MIX CHART



Current Gross Annual Rent

= \$869,400

Market Gross Annual Rent

= \$1,263,768

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.

SALE COMPS



1

2

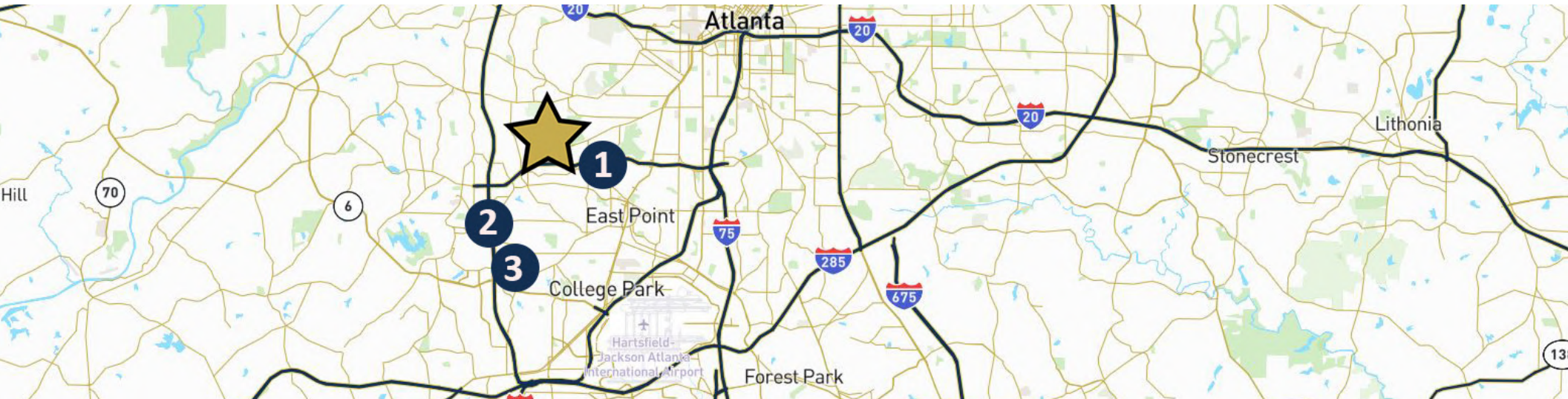
3

4

5

ADDRESS	CITY, STATE, ZIPCODE	PROPERTY NAME	SOLD PRICE	YEAR BUILT	# OF UNITS	PRICE/UNIT	SOLD DATE
2400 Campbellton Road	Atlanta, GA 30311	Hamilton Townhomes	--	1970	80 units	-	-
3251 S Commerce Drive	Atlanta, GA 30344	Propser Point Townhomes	\$11,050,000	1974	108 units	\$102,315	08/2021
2800 Camp Creek Parkway	College Park, GA 30337	Polaris at Camp Creek	\$15,500,000	1968	155 units	\$100,000	06/2021
1631 Stanton Road SW	Atlanta, GA 30311	Aspen Courts	\$15,000,000	1971	157 units	\$95,541	08/2021
3000 Stone Hogan Connector SW	Atlanta, GA 30331	Greenbriar Commons Apartments	\$16,617,000	1974	174 units	\$95,500	10/2021
50 Mount Zion Road SW	Atlanta, GA 30354	Nirvana at Gelnrose	\$14,484,000	1969	142 units	\$102,000	09/2021

RENT COMPS



3 BEDROOM / 2.5 BATH



1

2

3

ADDRESS	CITY, STATE, ZIP CODE	NAME	YEAR BUILT	UNITS	RENT/SF	RENT/UNIT	SQUARE FOOTAGE	OCCUPANCY
2400 Campbellton Road SW	Atlanta, GA 30311	Residences at Cambellton	1970	92	\$0.74	\$979	±1,323 SF	97%
1991 Delowe Drive SW	Atlanta, GA 30311	Vesta Adams Park	1968	298	\$1.25	\$1,630	±1,300 SF	86%
3301 North Camp Creek Pkwy SW	Atlanta, GA 30311	Greenbriar Mill	1970	79	\$1.36	\$1,836	±1,350 SF	99%
3000 Stone Hogan Connector SW	Atlanta, GA 30311	Greenbriar Commons	1972	174	\$0.81	\$1,215	±1,500 SF	93%

RENT COMPS



2 BEDROOM / 2 BATH



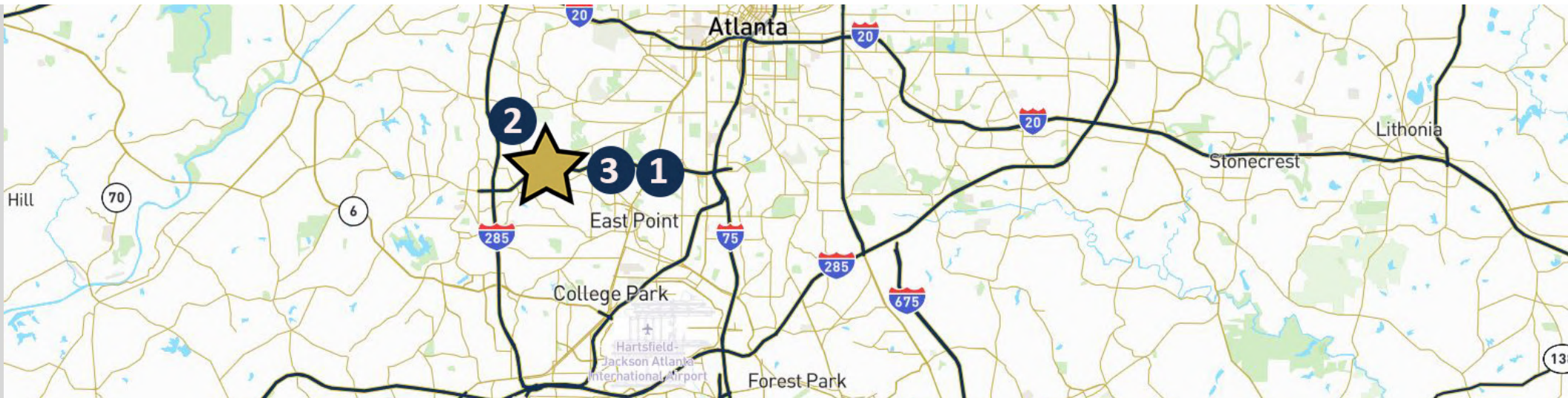
1

2

3

<u>ADDRESS</u>	<u>CITY, STATE, ZIP CODE</u>	<u>NAME</u>	<u>YEAR BUILT</u>	<u>UNITS</u>	<u>RENT/SF</u>	<u>RENT/UNIT</u>	<u>SQUARE FOOTAGE</u>	<u>OCCUPANCY</u>
2400 Campbellton Road SW	Atlanta, GA 30311	Residences at Cambellton	1970	92	\$0.74	\$832	±1,124 SF	97%
1871 Plaza Lane SW	Atlanta, GA 30311	Harmony Plaza I	1960	81	\$1.36	\$1,289	±950 SF	96%
3072 Washington Road	East Point, GA 30344	Brookfield	1967	120	\$1.19	\$1,152	±967 SF	96%
1988 Plaza Lane SW	Atlanta, GA 30311	Shamrock Gardens	1967	344	\$1.02	\$1,100	±1,080 SF	98%

RENT COMPS



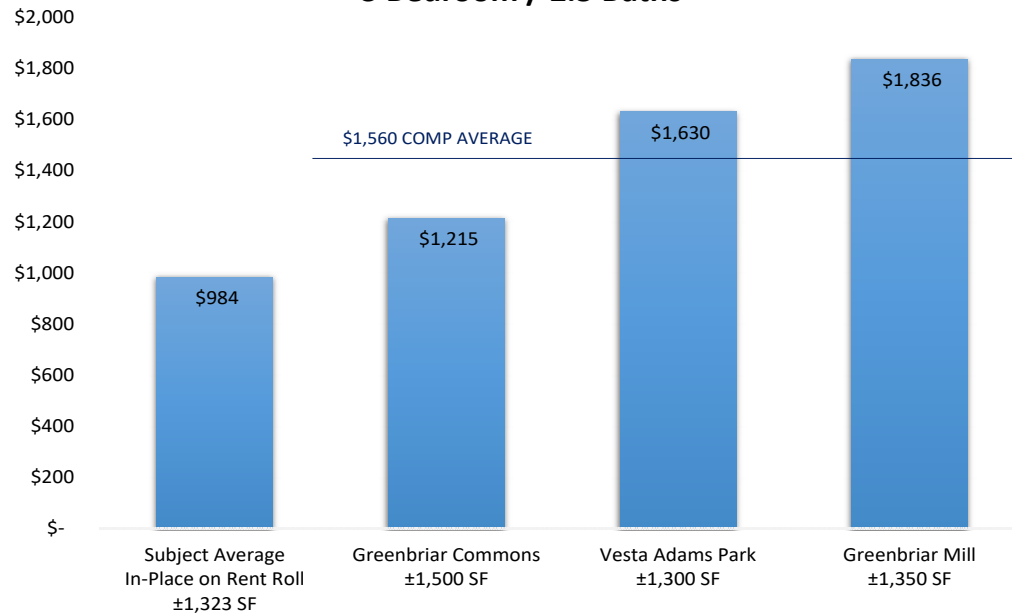
2 BEDROOM / 1.5 BATH



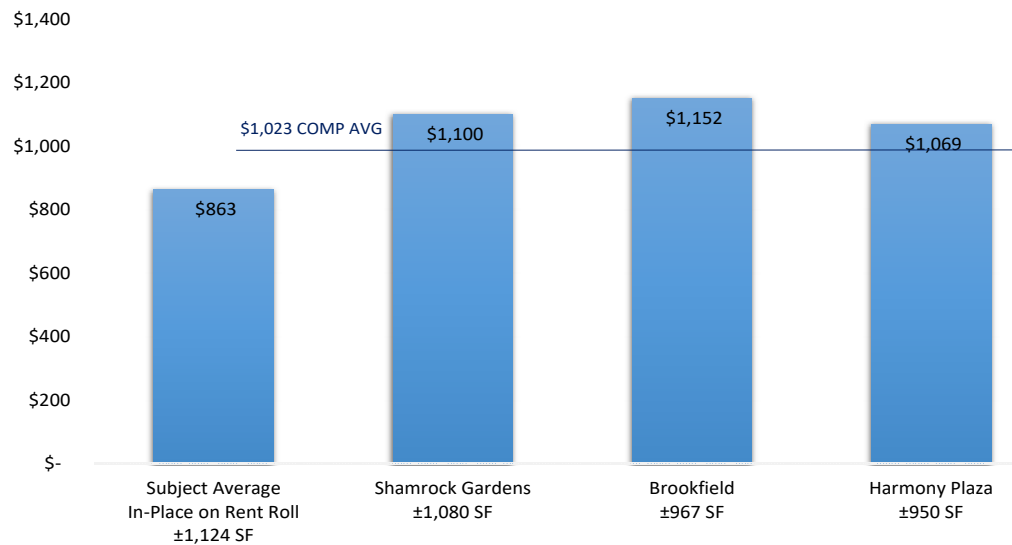
	<u>ADDRESS</u>	<u>CITY, STATE, ZIP CODE</u>	<u>NAME</u>	<u>YEAR BUILT</u>	<u>UNITS</u>	<u>RENT/SF</u>	<u>RENT/UNIT</u>	<u>SQUARE FOOTAGE</u>	<u>OCCUPANCY</u>
	2400 Campbellton Road SW	Atlanta, GA 30311	Residences at Cambellton	1970	92	\$0.77	\$883	±1,147 SF	97%
1	1935 Alison Court SW	Atlanta, GA 30311	Brentwood Village	1963	506	\$1.18	\$1,062	±900 SF	-
2	2909 Cambellton Rd SW	Atlanta, GA 30311	Life at Greenbriar	1971	376	\$1.44	\$1,361	±943 SF	92%
3	1991 Delowe Drive SW	Atlanta, GA 30311	Vesta Adams Park	1968	298	\$1.32	\$1,350	±1,020 SF	86%

RENT COMPS

3 Bedroom / 2.5 Baths



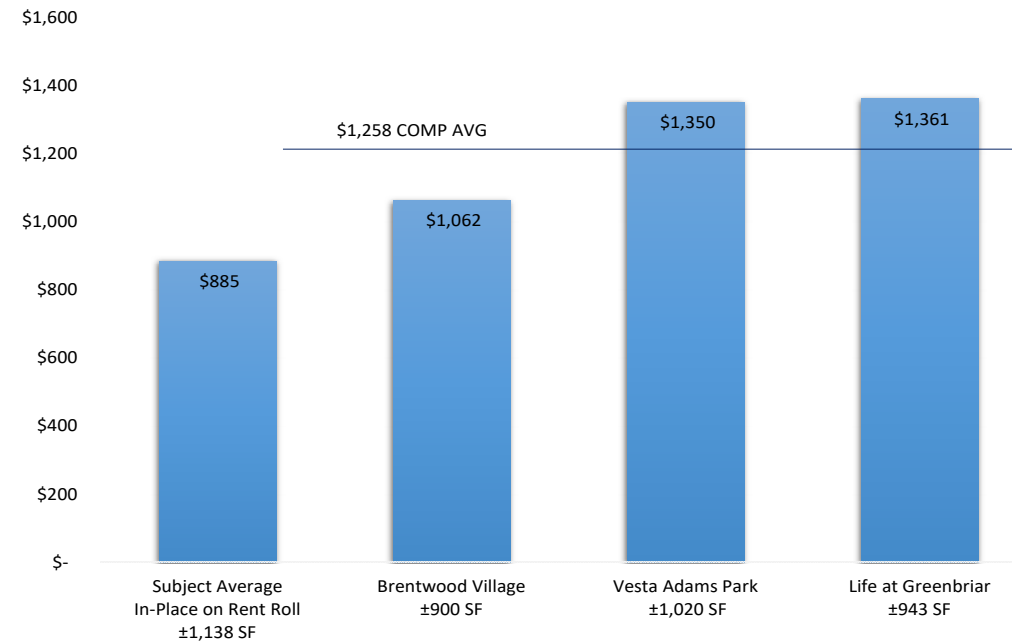
2 Bedroom / 2 Baths



COMPARISON

- In place rents on average are 40% below rent comparables
- Strong value-add potential
- Property features large floor plans
- Opportunity to implement a R.U.B.S. plan
- Space to add amenities
- Strong rent growth trends in the sub-market
- Strong average area income lends itself to workforce housing

2 Bedroom / 1.5 Baths



An aerial photograph of a suburban neighborhood. The houses are mostly two-story with grey or brown roofs. There are green lawns, trees with green and some autumn-colored leaves, and paved streets with parked cars. The text 'MARKET' is overlaid in large white letters on the left side of the image.

MARKET

OVERVIEW



**Alfred Tup Homes
Golf Course**



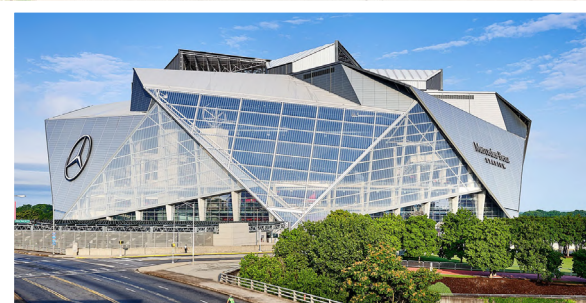
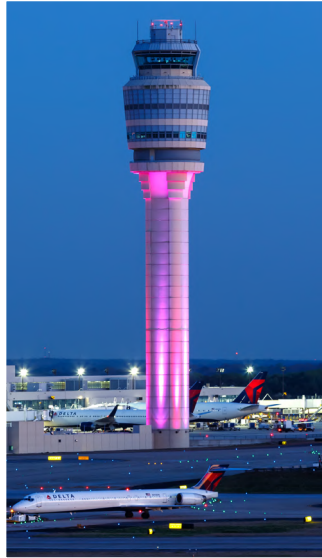
Campbellton Rd SW - 8,960 VPD

**Subject
Property**

ATLANTA GEORGIA

This value-add opportunity is located in Southwest Atlanta approximately a half-mile south of Cascade Road, 2 miles east of I-285, 4 miles from I-85 and 6 miles from Downtown Atlanta. The property is also located just south of the Cascade Springs Nature Preserve, a forested 120-acre nature park with trails and streams. Near the West End and East Point neighborhoods, this property sits in a prime location with easy access to major retail areas.

The property is located less than 9 miles from Hartsfield-Jackson Atlanta International Airport, Atlanta's bustling airport with over 200 gates and over 1,000 flights per day. It is one of the world's busiest airports by passenger traffic since 1998, and by number of landings and take offs since 2005. Many of the nearly one million flights are domestic flights from within the United States, where Atlanta serves as a major hub for travel throughout the Southeastern United States.



DEMOGRAPHICS

ESRI 2021



POPULATION

1 mile	3 miles	5 miles
7,245	68,325	183,381



HOUSEHOLDS

1 mile	3 miles	5 miles
2,798	27,960	72,592



AVG. HOUSEHOLD INCOME

1 mile	3 miles	5 miles
\$54,338	\$60,546	\$59,488

IN THE AREA

HARTSFIELD-JACKSON ATLANTA INTERNATIONAL AIRPORT



Hartsfield-Jackson has been the world's busiest airport since 1998, both in passengers and number of flights, by accommodating 95 million passengers and 950,119 flights. In addition to hosting Delta's corporate headquarters, Hartsfield-Jackson is also the home of Delta's Technical Operations Center. The airport has international service to every major continent.

PORSCHE EXPERIENCE CENTER



The Porsche Experience Center in Atlanta is a bold and dynamic experience that reflects the authenticity of Porsche products and services as well as the company's character. The 26.4-acre site includes Porsche heritage displays, a test track, historic vehicle restoration, conference and meeting space, a restaurant, café and Human Performance Center.

GEORGIA INTERNATIONAL CONVENTION CENTER



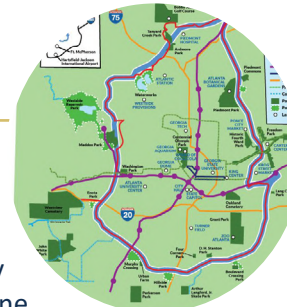
The Georgia International Convention Center, or GICC, opened in April 2009 and is the second-largest convention center in Georgia, after the Georgia World Congress Center. It is the world's only convention center directly connected to a major airport.

TYLER PERRY STUDIOS



In 2015, Tyler Perry opened this 330-acre lot located on the historic grounds of the former Fort McPherson army base. The major motion picture studio is one of the largest production facilities in the country. It includes 12 purpose-built sound stages, 200 acres of greenspace, diverse back lot and more.

ATLANTA BELTLINE WESTSIDE CONNECTOR



The PATH Foundation has partnered with the Atlanta BeltLine, Inc. and recently opened the Westside BeltLine Connector in March of 2021. The Westside BeltLine Connector is part of a 10-mile connection from PATH's Silver Comet Trail in Cobb County. Through this new connection, Atlanta will be the only major U.S. city with a trail emerging from its city center and stretching 100+ miles into a neighboring state, Alabama.

LEE + WHITE



Lee + White has emerged as one of Atlanta's most exciting mixed-use destinations. The redevelopment of the West End community's former "Warehouse Row" showcases a mix of cutting-edge breweries, restaurants, retailers and food manufacturers. Now, Ackerman & Co. With a focus on contributing to the growth and energy of Atlanta's historic West End, the next chapter in the Lee + White redevelopment will diversify the project's offerings to include a food hall, unique retail spaces and creative loft offices.

ATLANTA TOP EMPLOYERS

TOP EMPLOYERS



DELTA



mailchimp



EDUCATION



Georgia Institute of Technology



SCAD



Spelman College



MAJOR ATTRACTIONS



Atlanta BeltLine

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

ATLANTA

#8 BEST CITY IN THE SOUTH

-Southern Living, "The South's Best Cities 2020"

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 second busiest and most efficient airport in the world, Hartsfield-Jackson Atlanta International Airport, and the Maynard H. Jackson International Terminal, getting to and from Atlanta is easy.



Encompassing \$304 billion, 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 Atlanta's economy, with the city serving as the regional, national or global headquarters for many corporations. Atlanta has 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, SunTrust Bank, Mercedes Benz USA, Newell-Rubbermaid and is home to the world renowned Center for Disease Control. Over 75% of Fortune 1000 companies conduct business operations in the Atlanta metropolitan area, and the region hosts offices of about 1,250 multinational corporations. Many corporations are drawn to Atlanta due to 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.



ATLANTA BRAVES | TRUIST PARK



ATLANTA FALCONS | MERCEDES-BENZ STADIUM



ATLANTA HAWKS | STATE FARM ARENA



ATLANTA UNITED FC | MERCEDES-BENZ STADIUM

An aerial photograph of a residential property featuring several long, two-story apartment-style buildings with dark roofs and brick accents. A large paved parking lot is situated in the center, filled with numerous cars. The property is surrounded by lush green trees, and a road with power lines is visible in the lower right corner. A large, semi-transparent white text box is centered over the image, containing the words 'CONTACT' and 'INFORMATION' in a bold, sans-serif font.

CONTACT

INFORMATION

BROKER PROFILES



SCOTT K. SPALDING

President, The Apartment Group
Spalding@BullRealty.com
404-876-1640 x156

Scott K. Spalding leads the Apartment Group at Bull Realty. Scott and his team assist clients with the acquisition and disposition of apartment communities in metro Atlanta and throughout the Southeast U.S.

Scott has served clients at Bull Realty for 7 years. Prior to brokerage Scott was a multi-family investor while working with high-net-worth individuals in retirement planning and wealth building strategies. Clients find his experience beneficial in the successful marketing, sourcing, and closing of transactions.

The Los Angeles native graduated with honors from Morehouse College where he received a degree in business with a concentration in real estate. He is a member of the Atlanta Apartment Association, the Atlanta Commercial Board of Realtors and is a pinned Certified Commercial Investment Member (CCIM).

Scott enjoys reading and running.



MARCO WELCH

S.V.P, The Apartment Group
Marco@BullRealty.com
404-876-1640 x137

Marco Welch joined Bull Realty with over 16 years of commercial real estate experience. As Senior Vice President of the Apartment Group, Marco specializes in assisting clients in the acquisition and disposition of multifamily communities across the southeast. Marco leverages upon Bull Realty's advanced technology, digital resources and marketing prowess to provide their clients superior service while supporting their individual financial goals.

Marco has closed over \$100MM transaction volume in 2020-2021. He is also a member of the Atlanta Commercial Board of Realtors (ACBR) and continues to further his industry expertise by working to complete his CCIM designation. The Chicago native studied business and finance at Morehouse College.



WINSTON FOX

Analyst
Winston@BullRealty.com
404-876-1640 x204

Winston Fox provides financial modeling, commercial real estate research and business development practices for Bull's Apartment Group.

Utilizing Bull Realty's industry-leading marketing strategies and research tools, Winston maximizes the value of client's properties while delivering superior support through his in-depth knowledge of the Southeastern markets.

Born and raised in Atlanta, Winston graduated from the University of Georgia with a bachelor's degree in Finance.



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 government office, medical office, private sector office, retail, industrial, multifamily, land, healthcare, senior housing, self-storage, 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 the nation's leading show on commercial real estate topics, America's Commercial Real Estate Show. Industry economists, analysts and leading market participants including Bull Realty's founder Michael Bull share market intelligence, forecasts and strategies. The weekly show started as a radio show on one station in Atlanta in 2010 and grew to 60 stations around the country. The show is now available on-demand wherever you get your podcasts or on the show website 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 2400 Campbellton Road, Atlanta, GA 30311. 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 Broker 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 _____

Scott K. Spalding, CCIM
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Spalding@BullRealty.com

Marco Welch
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**SIGN CONFIDENTIALITY
AGREEMENT ONLINE**