



# OFFERING MEMORANDUM

WESTSIDE RESERVOIR PARK MULTIFAMILY OPPORTUNITY

36 UNITS | LOCATED IN A QUALIFIED OPPORTUNITY ZONE | ATLANTA, GA



# TABLE OF CONTENTS

Andy Lundsberg  
Partner, Bull Realty  
ALundsberg@BullRealty.com  
404-876-1640 x107

Michael Wess, CCIM  
Partner, Bull Realty  
MWess@BullRealty.com  
404-876-1640 x150

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

PROPERTY OVERVIEW	3
EXECUTIVE SUMMARY	4
PROPERTY INFORMATION	5
PHOTOS	6
AERIAL	10
TAX PLAT	11
UNIT MIX	12
PROFORMA	13
SALE COMPS	14
AREA OVERVIEW	15
OPPORTUNITY ZONE	16
AREA MAPS	17
AREA DEVELOPMENTS	19
IN THE AREA	23
DEMOGRAPHICS	24
ATLANTA	25
CONTACT INFO	27
BROKER PROFILES	28
ABOUT BULL REALTY	29
CONFIDENTIALITY AGREEMENT	30
DISCLAIMER & LIMITING CONDITIONS	31



*Exclusively listed by Bull Realty, Inc.*



# PROPERTY OVERVIEW





# PREMIUM WEST MIDTOWN LOCATION



Villas of Hope is a 36-unit (formally 40-unit) apartment complex located in West Midtown, just minutes from Downtown Atlanta. Four of the units are currently being used as office space for the Villas of Hope Nonprofit Organization and could be converted back to individual units. Upon sale, any occupied units will be converted to AHA vouchers (section 8) at \$909 + water. These rents will be fixed until April 2024. As units turnover, owner will be restricted from accepting any future vouchers until a 50/50 ratio of AHA and market rate tenants is achieved. There are no restrictions on market rate units. Inquire to broker for more details.

The community is less than a 10-minute drive to I-85, Georgia Tech, Mercedes Benz Stadium and many other Atlanta attractions. West Midtown is an evolving neighborhood that is only a short drive to Downtown Atlanta, Midtown, Atlantic Station and Buckhead. New developments are also flooding the area including the recently Microsoft-acquired Quarry Yards (located less than a mile away), the new Westside Park (300-acres) and the Westside Atlanta BeltLine Trail.

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

## THE PROPERTY

- 36-unit multifamily complex located in West Midtown
- Potential for 40-units total (Four units are currently being used as office space for the Villas of Hope Nonprofit Organization)
- All units are 1 bedroom / 1 bathroom (±600 SF)
- RG3 Zoning (High-Density Residential)

## PRIME LOCATION

- Located in a Qualified Opportunity Zone
- Located less than 1 mile away from Quarry Yards, a new mixed-use project and park planned for the area
- 1 mile from Westside Atlanta BeltLine Connector Trail and the Bankhead Marta Station
- Located less than 5 miles from Downtown Atlanta, Midtown and Atlantic Station
- Less than a 10-minute drive to Georgia Tech, Mercedes-Benz Stadium, Coca-Cola Headquarters, State Farm Arena, Emory University, Centennial Olympic Park and Georgia State University

# PROPERTY INFORMATION

## BUILDING

PROPERTY ADDRESS:	385 Holly Street NW, Atlanta, GA 30318
COMPLEX NAME:	Villas of Hope
COUNTY:	Fulton
YEAR BUILT:	1962
NO. OF BUILDINGS:	3
NO. OF STORIES:	2 (Garden Style)
TOTAL BUILDING SIZE:	±24,000
NUMBER OF UNITS:	36 (With potential for 40)
UNIT MIX:	36 (1 Bedroom/1 Bathroom)

## SITE

PARCEL NUMBER:	14-0146-0013-033-2
SITE SIZE:	±1.28 Acres
ZONING:	RG3, High-Density Residential
PARKING:	Off-street

## CONSTRUCTION

HVAC:	Individual central units
WASHER/DRYER:	Stacked washer and dryer in 28/36 units
UTILITIES/METERED:	Electric

## FINANCIAL

PROFORMA NOI - YEAR 1 (36 UNITS):	\$227,000
PROFORMA CAP RATE - YEAR 1 (36 UNITS):	5%
PROFORMA NOI - YEAR 2 (40 UNITS):	\$261,000
PROFORMA CAP RATE - YEAR 2 (40 UNITS):	5.5%
SALE PRICE:	\$4,500,000





# EXTERIOR PHOTOS





# INTERIOR PHOTOS



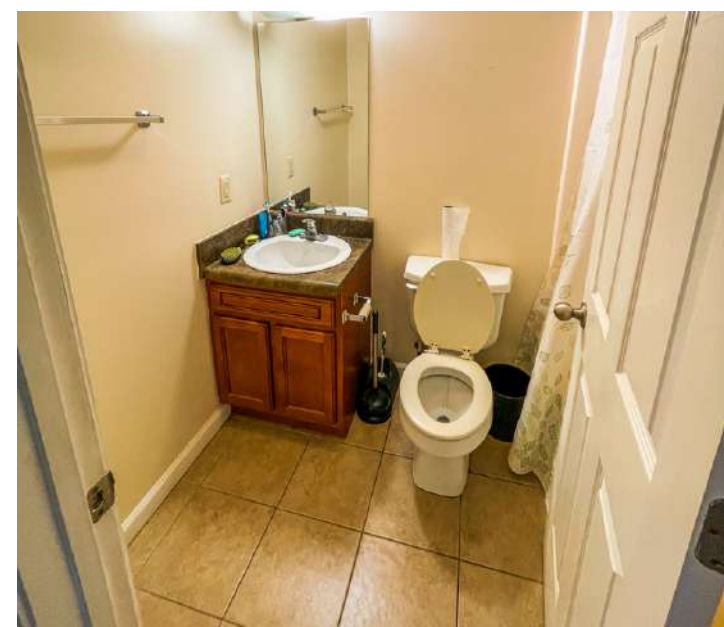


# INTERIOR PHOTOS





# INTERIOR PHOTOS





# AERIAL





# TAX PLAT

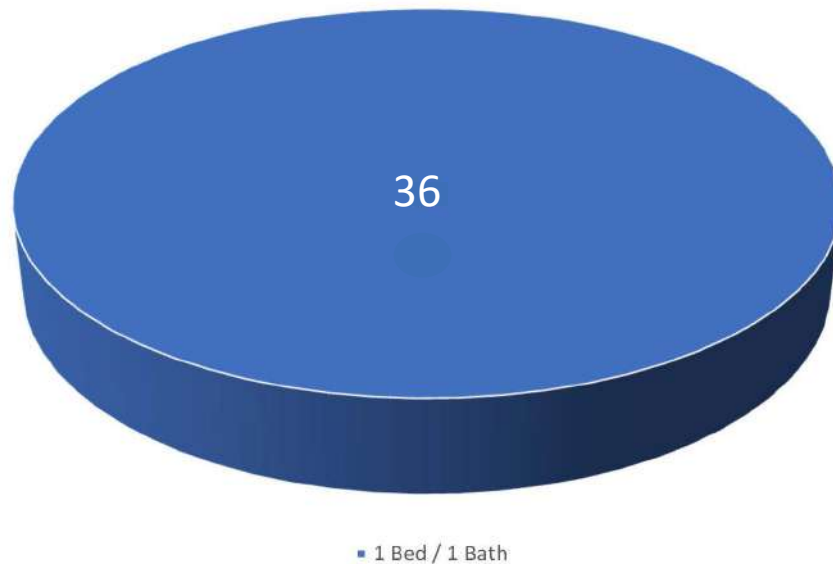




# UNIT MIX

UNIT TYPE	CURRENT UNIT COUNT	APPROX. UNIT SIZE	CURRENT AVG. RENT	AVG. RENT/SF
1 Bed / 1 Bath	36	± 600 SF	\$910	\$1.83
<b>TOTALS</b>	<b>36</b>	<b>± 24,000 SF</b>	<b>\$32,760</b>	<b>-</b>

## UNIT MIX CHART



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.



# RENOVATED SOLD COMPS

1



**ADDRESS:** 865 Fox Street NW, Atlanta, GA  
**UNITS:** 8  
**UNIT MIX:** (8) 2 BR/1BA  
**SOLD DATE:** 01/2021  
**SALE PRICE:** \$1,000,000  
**RENTS:** \$1,150 - \$1,175  
**PRICE/UNIT:** \$137,500

2



**ADDRESS:** 407 Sunset Ave NW, Atlanta, GA  
**UNITS:** 10  
**UNIT MIX:** (8) 1 BR/1 BA & (2) 2 BR/1 BA  
**SOLD DATE:** 03/2021  
**SALE PRICE:** \$1,300,000  
**RENTS:** \$1,150 - \$1,200  
**PRICE/UNIT:** \$130,000

3



**ADDRESS:** 2336 Bolton Road NW, Atlanta, GA  
**UNITS:** 12  
**UNIT MIX:** (12) 2 BR/1 BA  
**SOLD DATE:** 03/2020  
**SALE PRICE:** \$1,700,000  
**RENTS:** \$1,285  
**PRICE/UNIT:** \$142,000

4



**ADDRESS:** 2145 Bolton Road NW, Atlanta, GA  
**UNITS:** 30  
**UNIT MIX:** (18) 2 BR/1 BA & (12) 1 BR/1 BA  
**SOLD DATE:** 12/2020  
**SALE PRICE:** \$3,950,000  
**RENTS:** \$1,150 - \$1,295  
**PRICE/UNIT:** \$137,500



## SUBJECT PROPERTY

**ADDRESS:** 385 Holly Street NW, Atlanta, GA  
**UNITS:** 36/40  
**UNIT MIX:** (36) 1 BR/1 BA  
**SOLD DATE:** -  
**SALE PRICE:** \$4,500,000  
**RENTS:** -  
**PRICE/UNIT:** \$125,000

*Texas*  
*of HOPE*  
 APARTMENT COMMUNITY

385 Holly Street



# ABOUT THE AREA



**Subject Property**





# OPPORTUNITY ZONE

## OPPORTUNITY ZONE OVERVIEW

**Qualified Opportunity Zone (QOZ) Investment:** A QOZ investment allows for the reduction of deferred gains from the sale or exchange of prior investments.

QOZ investments maintained for at least five years by the end of 2026 will qualify for a 10% reduction of deferred capital gains tax liability (for the original capital gain).

If the gain has been invested in an opportunity fund for seven years by the end of 2026, the tax liability on the original gain is reduced by 15%.

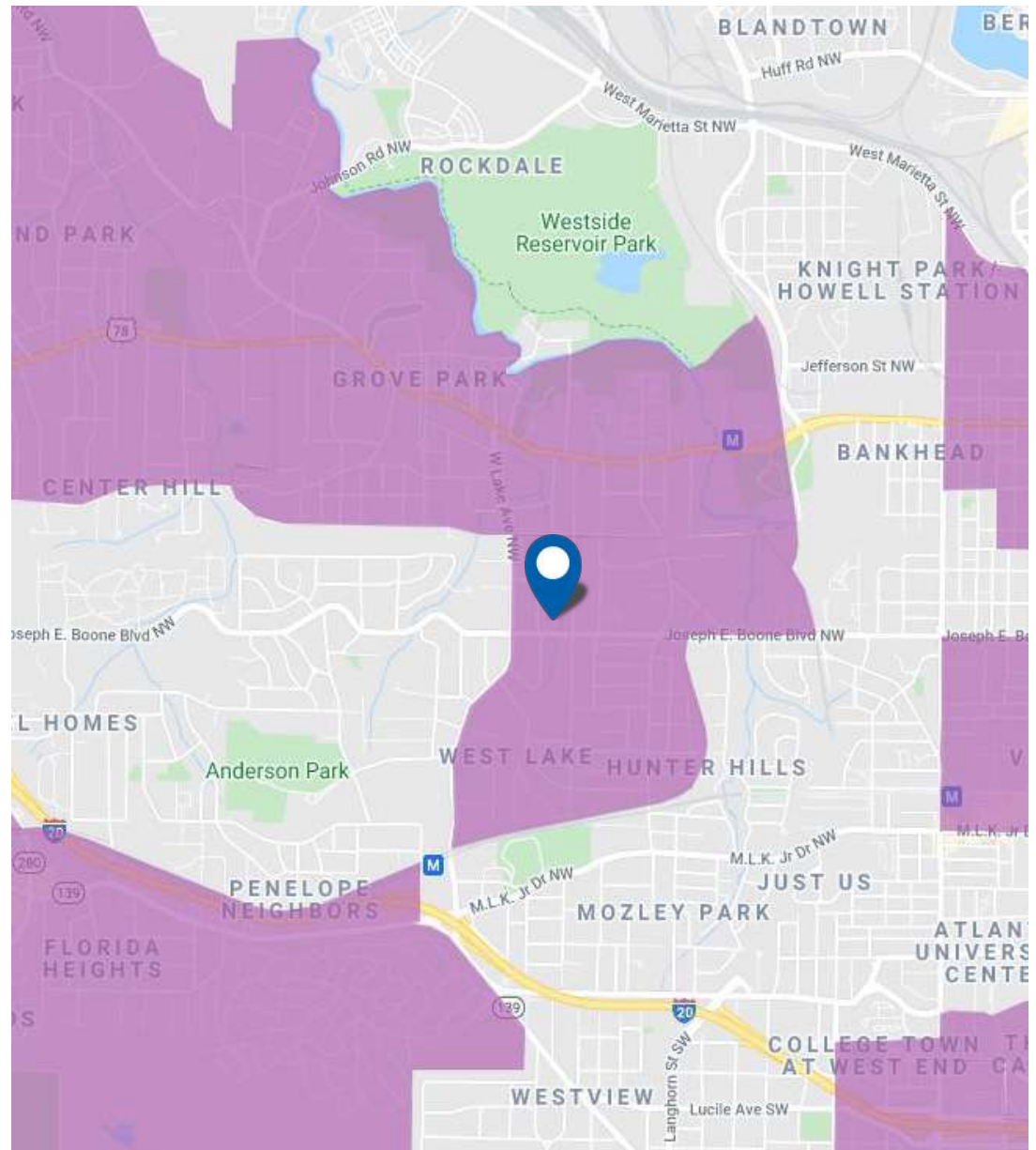
## BENEFITS TO TENANTS

Investors in Qualified Opportunity Funds can achieve significant tax benefits for equity investments, including tax deferral and permanent tax reduction.

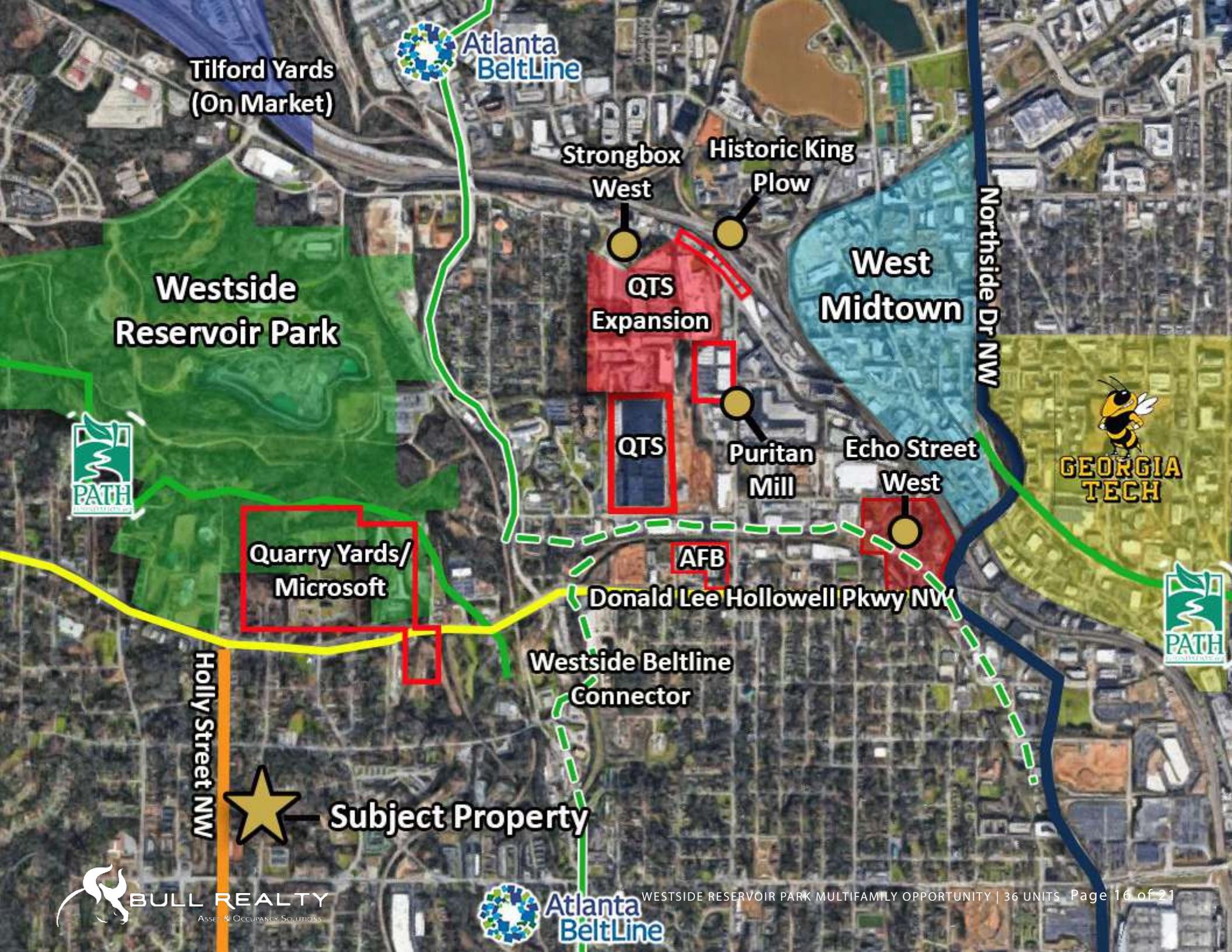
To remain certified as a Qualified Opportunity Fund, the Fund must hold at least 90% of its assets in Qualified Opportunity Zone property. Such property includes certain stock or partnership interests of the underlying business, and/or business property (personal and/or real property) of a Qualified Opportunity Zone business.

## LEARN MORE HERE

- [Qualified Opportunity Funds](#)
- [U.S. Department of the Treasury Releases Proposed Regulations on Opportunity Zones](#)
- [U.S. Department of the Treasury: \(CDFI\) Opportunity Zones Resources](#)
- [IRS Revenue Procedure - PDF](#)
- [Tax Cuts and Jobs Act - PDF](#)
- [Enterprise Community \(Choosing Opportunity Zones\)](#)







Tilford Yards  
(On Market)

Atlanta  
BeltLine

Strongbox  
West

Historic King  
Plow

QTS  
Expansion

West  
Midtown

Northside Dr NW

Westside  
Reservoir Park



Quarry Yards/  
Microsoft

QTS

Puritan  
Mill

Echo Street  
West



AFB

Donald Lee Hollowell Pkwy NW



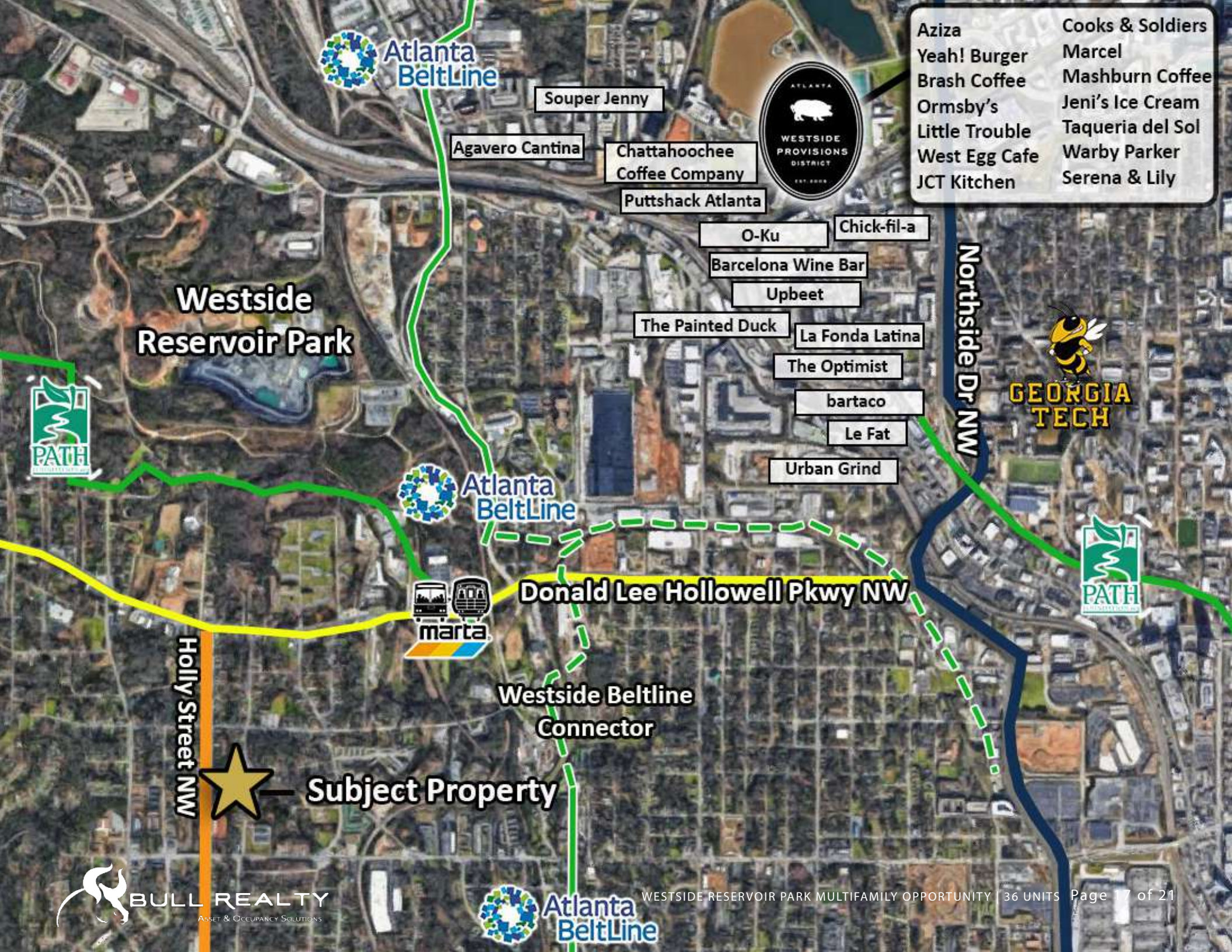
Westside Beltline  
Connector

Holly Street NW



Subject Property





Atlanta  
BeltLine

Souper Jenny

Agavero Cantina

Chattahoochee  
Coffee Company

Puttshack Atlanta



Aziza  
Yeah! Burger  
Brash Coffee  
Ormsby's  
Little Trouble  
West Egg Cafe  
JCT Kitchen

Cooks & Soldiers  
Marcel  
Mashburn Coffee  
Jeni's Ice Cream  
Taqueria del Sol  
Warby Parker  
Serena & Lily

Westside  
Reservoir Park



Atlanta  
BeltLine



Donald Lee Hollowell Pkwy NW

Westside Beltline  
Connector



Subject Property

Holly Street NW

Northside Dr NW



BULL REALTY  
ASSET & OCCUPANCY SOLUTIONS



Atlanta  
BeltLine



# AREA DEVELOPMENTS

## MICROSOFT PURCHASES 90 ACRES

As part of its mission to build Atlanta into a major U.S. hub of datacenters and tech jobs, Microsoft announced plans to develop 90 acres it purchased in recent months near Grove Park.

Microsoft's future intown Atlanta home base is planned for Quarry Yards, a formerly industrial area that's home to the PATH Foundation's scenic Proctor Creek Trail, which opened in 2018. ([Source](#))

## BELTLINE EXPANSION

Atlanta BeltLine Inc. is buying just over 31 acres near the [new Microsoft campus](#) to improve mobility and create more affordable housing in the city's Westside neighborhoods.

BeltLine officials got the go-ahead March 21 from Invest Atlanta, the city's economic development arm, to buy the land at 425 Chappell Road. This signals a positive outlook from the city for future parks and recreation development. ([Source](#))





# AREA DEVELOPMENTS

## QUARRY YARDS

Quarry Yards, named after the Bellwood Quarry, is 70-acre master planned, mixed-use development by Urban Creek Partners. It is also adjacent and just northwest of the Bankhead Marta Station. The Trailhead of the new Proctor Creek Greenway is located on the property and the first 1/4 mile or so of the trail runs through the heart of the project. The Atlanta BeltLine corridor runs along Marietta Boulevard just east of the property. ([Source](#))



## WESTSIDE RESIVOIR PARK

The park is the City of Atlanta's largest planned greenspace. Located in northwest Atlanta, it will double as a water reservoir and a 280-acre park when complete. Plans for the first section call for walking trails, an open lawn, a grand overlook, and city views.

Westside Park will connect to the Atlanta BeltLine's Westside BeltLine Connector, and Proctor Creek Greenway in the future. It is surrounded by the neighborhoods of West Highlands, Knight Park, Howell Station, Bankhead, Grove Park, Rockdale, Hills Park, and Blandtown.





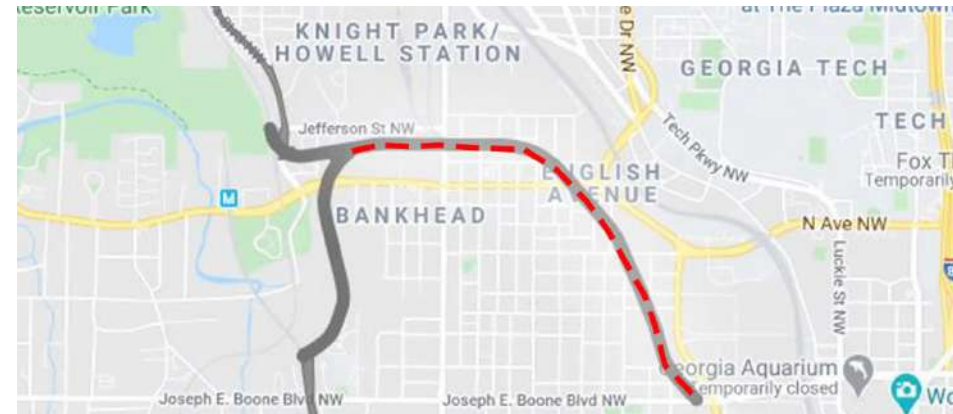
# AREA DEVELOPMENTS

**WESTSIDE BELTLINE CONNECTOR** As part of the planned 33 miles of trail network, this latest trail will provide connectivity between the Atlanta BeltLine corridor and PATH Foundation trails leading into Downtown Atlanta. This future multi-use trail will become a critical link in the region's trail network with connections between job centers, other development activities on the westside of Atlanta, Maddox Park, the Bankhead MARTA station, and the future Westside Park at Bellwood Quarry. It will directly connect the Vine City and English Avenue neighborhoods to the Atlanta BeltLine.

**ECHO STREET WEST** Echo Street West is a village of ideas, an open ecosystem humming with interconnected offices, workshops, local restaurants and shops, greenspaces, apartments, a hotel, entertainment spaces and art studios, all directly connected to the Atlanta BeltLine and nestled between Georgia Tech, Mercedes Benz Stadium, Westside Park at Bellwood Quarry and Microsoft's 90-acre campus. Amenities including a fitness center with showers & lockers, bike storage and a 3,000 SF tenant conference/amenity space.

**QTS EXPANSION** Constructed and commissioned in less than 10 months, QTS Atlanta-Metro Data Center 2 (DC2) features 240,000 square feet of data hall space and 72 megawatts of power capacity designed for large-scale enterprise colocation and hyperscale deployments. The facility is purpose-built utilizing QTS' innovative standardized Freedom Building design and specifications.

QTS Atlanta-Metro DC2 sits adjacent to the Company's flagship Atlanta-Metro Data Center (DC1) on a 95+ acre site that now encompasses 200+ megawatts of utility capacity fed from two of the largest pre-positioned, data center owned substations in the country. Upon full development, the Atlanta-Metro campus is expected to support more than 275 megawatts of power capacity.





# AREA DEVELOPMENTS

## STAR METALS

This \$330-million mixed-use development includes 1,550,000 gross SF in its master plan - broken down to include 227,000 SF class A office space, 409 residential units, 60,000 SF retail space and 155 key boutique hotel rooms. Star Metals' modern conveniences and sustainable design are essential to the offices, residences and retail shops of this innovative project. ([Source](#))

## THE INTERLOCK

The Interlock is a mixed-use property offering an unprecedented space in the Atlanta market: where stylish storefronts sit next to incubator offices and residences blend in with vibrant city life. The most visible development in the rising West Midtown neighborhood, The Interlock sits on the highly active corner of Howell Mill and 14th Street. Landing here means you are steps from the city's most notable shops, bars and restaurants, blocks from the highway, and a quick ride from every in-town neighborhood.

The Interlock is bringing an unparalleled rooftop experience designed by Slater Hospitality, the same company behind The Roof at Ponce City Market. This concept will include a modern private pool club and lounge with a retractable roof and an upscale restaurant complete with an outdoor bar. Visitors can relax and enjoy the infinity-edge pool that drops off into the city skyline. ([Source](#))





# IN THE AREA

## THE WORKS

Located in Atlanta's Upper Westside, the northern portion of Atlanta's Westside or West Midtown, The Works at Chattahoochee is an adaptive mixed-use development inspired by a rich history of creative makers, skilled artisans, and forward-thinking entrepreneurs.



1

## COMPLEX WEST MIDTOWN

COMPLEX West Midtown is a reclaimed warehouse space that is setting a new standard for adaptive, sustainable re-use in West Midtown. The site offers retail, new commerce, open-floor office and showroom designs, and multi-dimensional concepts for businesses of every shape and size. With more than 110,000 square feet of available space, this development is changing West Midtown.



3

## RIVERVIEW LANDING

Proposals like a community-backed river walk and a riverfront residential community could transform this western stretch of the Chattahoochee into a waterfront destination. The most buzzed about plan is a residential development called Riverview landing, which the Ardent Companies will build on an 82-acre site just across the river in Cobb.



5

## WESTSIDE PARK

Scheduled to open in Spring 2020 the new \$44 million Westside Park, home to Atlanta's largest greenspace, will serve as a catalyst for surrounding communities and a source for critical emergency water reserves for the City.



2

## LUMBERYARD LOFTS

The Lumberyard is a 68,000 SF adaptive reuse project consisting of a 40-year-old warehouse and light manufacturing facility that were converted into an office development. Local amenities include the delicious Bone Garden Cantina restaurant (on-site), across from the Bacchanalia restaurant, and walking distance to Top Golf, Westside Market, Restaurant Depot, and Daltile.



4

## 8 WEST

On August 2, 2018, a Class "A" creative workspace known as 8West was announced. 8West will be located at the corner of 8th Street and Howell Mill and is slated to open in the spring of 2020 and will include 175,000 SF of Class "A" workspace, 10,000 SF of retail, 264 apartments, and 680-space parking deck.



6



# AREA DEMOGRAPHICS

## HIGHLIGHTS

- Located less than 3 miles from I-20, Westside Reservoir Park, Quarry Yards, Westside Provisions District and 4 miles from Georgia Tech

## DEMOGRAPHICS



	1 mile	9,698
	5 mile	111,891
POPULATION	10 mile	313,006

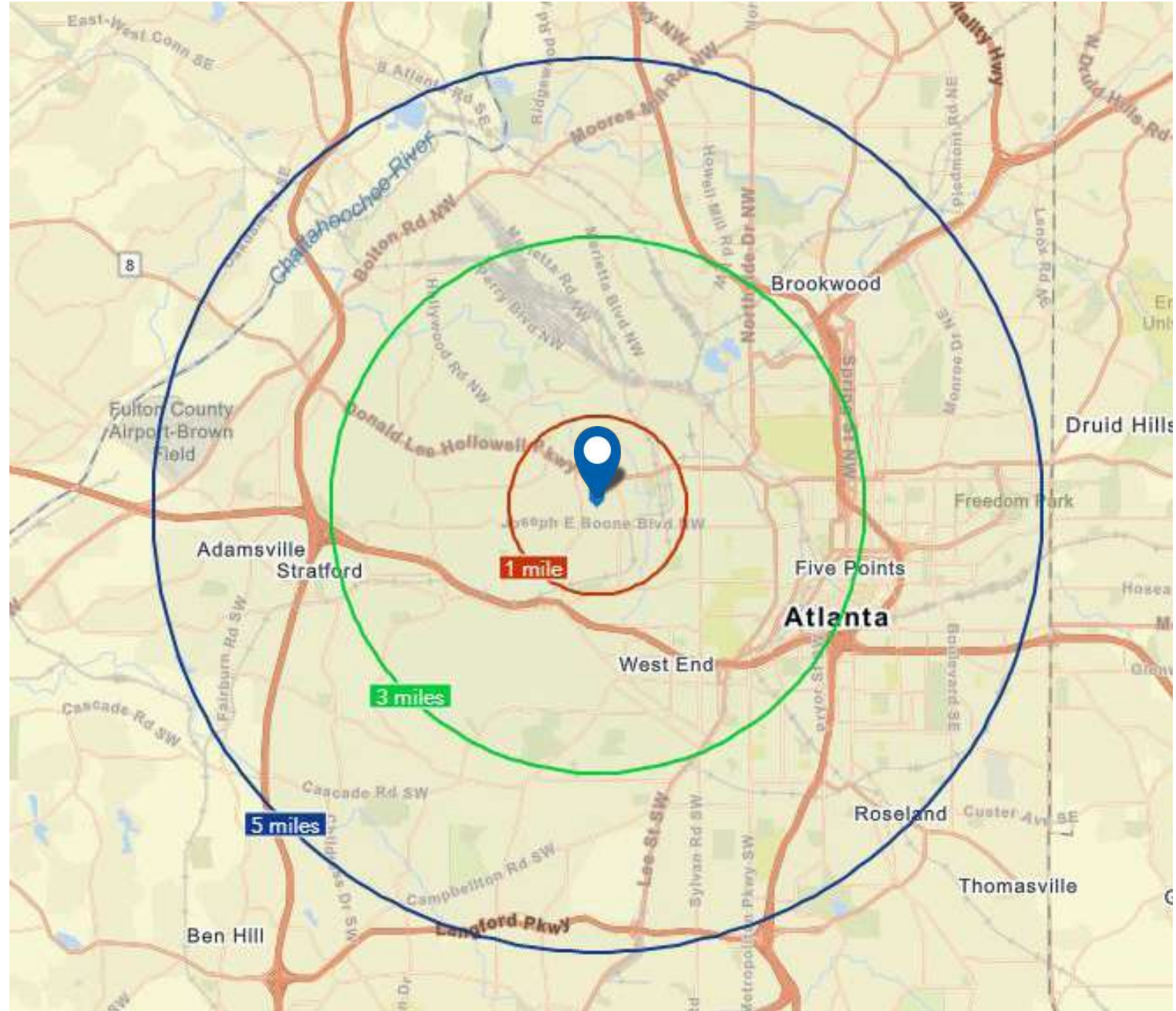


	1 mile	3,404
	5 mile	42,436
HOUSEHOLDS	10 mile	141,262



	1 mile	\$43,620
	5 mile	\$63,302
AVG. HH INCOME	10 mile	\$93,758

Source: ESRI 2021





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



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)**



# 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.





# CONTACT INFORMATION





# BROKER PROFILES



## ANDY LUNDSBERG

Partner, Bull Realty  
ALundsberg@BullRealty.com  
404-876-1640 x 107

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  
MWess@BullRealty.com  
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](http://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 385 Holly Street NW, Atlanta, GA 30318. 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 \_\_\_\_\_

**Andy Lundsberg**  
**404-876-1640 x 107**  
**ALundsberg@BullRealty.com**

**Michael Wess, CCIM**  
**404-876-1640 x 150**  
**MWess@BullRealty.com**

**Bull Realty, Inc.**  
**50 Glenlake Parkway, Suite 600**  
**Atlanta, GA 30328**  
**Fax: 404-876-7073**

**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

**ANDY LUNDSBERG**

PARTNER

404-876-1640 x 107  
Andy@BullRealty.com

**MICHAEL WESS**

PARTNER

404-876-1640 x 150  
MWess@BullRealty.com

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