

17-UNIT MULTIFAMILY OPPORTUNITY

WALKING DISTANCE TO DOWNTOWN VIRGINIA HIGHLANDS & ATLANTA BELTLINE

1115 Ponce De Leon Ave NE • Atlanta, GA 30306

PROPERTY OVERVIEW

Rare opportunity to purchase a recently renovated multifamily property located just three blocks away from all of the popular restaurants, bars and shops on North Highland Avenue and within walking distance to Ponce City Market, Atlanta Beltline and Freedom Park. Select units have a hardwood floor, granite countertops, stainless steel appliances and private balconies. Units have a gas range and in-unit washer and dryer. The 17-unit property consist of (16) large 1 bedroom / 1 bathroom units and (1) studio.

Virginia-Highland is one of the most sought-after neighborhoods in Atlanta with high barriers to entry, low vacancy and strong rents. This is a highly desirable intown location within walking distance to Ponce City Market, Atlanta Beltline and Freedom Park.



Price | \$4,550,000



Cap Rate | 5%



Units | 17



For More Information:

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PROPERTY HIGHLIGHTS

- 17-unit multifamily complex in the heart of Virginia-Highland neighborhood
- Consists of (16) spacious 1 bedroom / 1 bathroom and (1) studio
- All units were recently renovated
- Units include hardwood floors, granite countertops, stainless steel appliances and private balconies
- Gas range with in-unit washer and dryer
- 3 blocks from popular restaurants, bars and shops on North Highland Ave
- Less than 1 mile from the Atlanta Beltline Trail and Ponce City Market

WALK THROUGH VIDEOS

- Unit (Airbnb): <https://youtu.be/3VzeteByPkg>
- Unit (Studio): <https://youtu.be/W0HiTdqmVxU>
- Unit (Middle unit): https://youtu.be/w3oY-8Drp_c
- Unit (Corner): <https://youtu.be/mbRSk6QNaq4>



ABOUT THE AREA

MIDTOWN, GA

Midtown is marked by its cultural attractions, institutions of higher education, noteworthy architecture, and urban layout. The district is the center of the city's arts scene that includes the Fox Theatre, Woodruff Arts Center, the High Museum of Art, the Museum of Design Atlanta, the Atlanta Symphony Orchestra, the Center for Puppetry Arts and the 14th Street Playhouse. Three well known institutions of higher education also reside in the heart of the city: Georgia Institute of Technology, John Marshall Law School, Georgia State University and the Atlanta division of the Savannah College of Art and Design (SCAD). Midtown contains about one-third of the city's high-rises and some of Atlanta's most iconic buildings, such as the Bank of America Plaza, AT&T Midtown Center, Atlantic Center and 1180 Peachtree.

For more information on what's on the rise in Midtown, visit the [Midtown Alliance website](#).

VIRGINIA-HIGHLAND

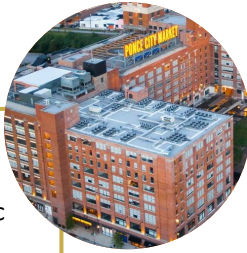
Virginia-Highland is one of the most sought-after neighborhoods in Atlanta with high barriers to entry, low vacancy and strong rents. This is a highly desirable intown location within walking distance to Ponce City Market, and the Atlanta Beltline. Developed in the early 1900's, Virginia-Highland, or "VaHi" as it is known by local residents, consists of four distinct commercial "villages" connected by short, walkable blocks lined with charming bungalow homes. The neighborhood's name derives from the intersection of Virginia and Highland Avenues and has the feel of a small town within the heart of the city. Locals and tourists alike mingle for brunch at charming sidewalk cafes, meals and drinks on comfortable patios and terraces, and cocktails at lively night spots.



IN THE AREA

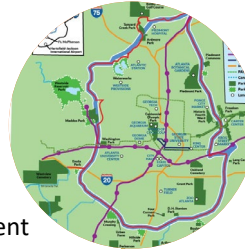
PONCE CITY MARKET

Ponce City Market is a mixed-use development located in a historic building in Atlanta, with national and local retail anchors, restaurants, a food hall, boutiques and offices, and residential units. It is located where the BeltLine crosses Ponce de Leon Avenue in the Old Fourth Ward where that neighborhood touches the Virginia Highland, Poncey Highland and Midtown neighborhoods.



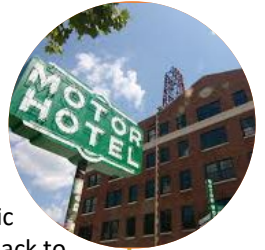
ATLANTA BELTLINE

The Atlanta BeltLine is a sustainable redevelopment project that provides a network of public parks, multiuse trails and transit along a historic 22-mile railroad corridor circling downtown and connecting many neighborhoods directly to each other.



HOTEL CLERMONT

Hotel Clermont is a historic Atlanta landmark dating back to 1924. Over the years it became run down until it was purchased in 2012. The rebirth of the iconic hotel is due in part to many lobbyist wishing to see it restored to its former glory. Having reopened in early 2018, this boutique hotel now offers 94 rooms, basement lounge, cafe, library, 1,500 SF lobby bar, restaurant and a rooftop bar.



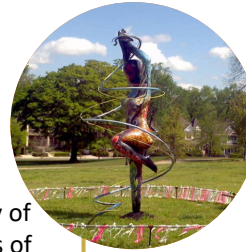
PIEDMONT PARK

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



FREEDOM PARK

Freedom Park is the largest linear passive park in the City of Atlanta at just over 200 acres of pastoral rolling greenspace. With the advent of the Atlanta BeltLine, Freedom Park is a critical connection to movement throughout the city by bike or by foot. The trails connect to Downtown Atlanta and other intown neighborhoods.

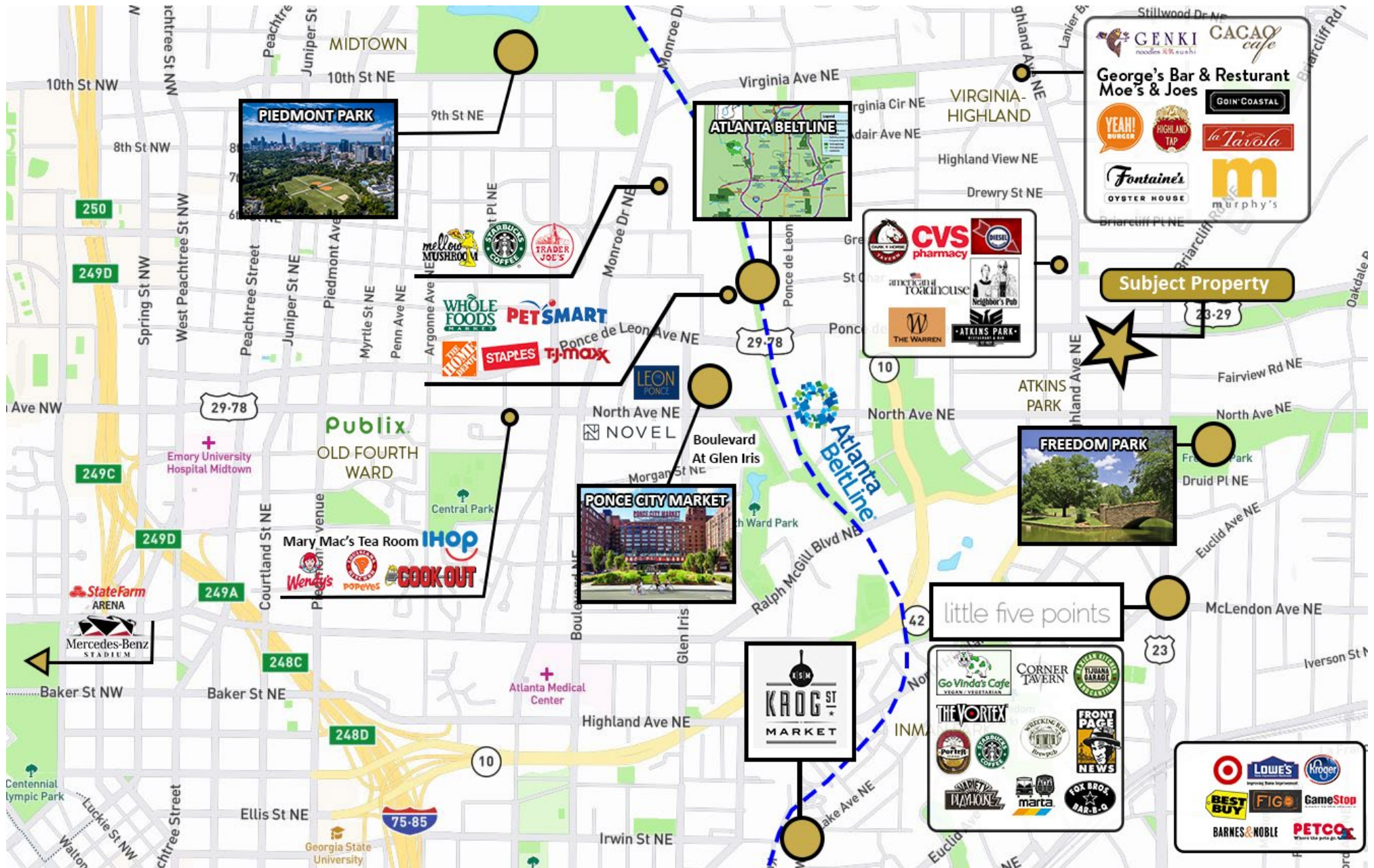


725 PONCE

Inspired by Brooklyn, where new construction must blend with historic structures, 725 is designed to complement its surroundings. New City, LLC recently opened a \$140 million mixed-use renovation that includes a 60,000 SF Kroger below 360,000 SF of Class A, loft office space which are creating ± 2,600 new jobs.



IN THE AREA



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 **1115 Ponce De Leon Ave NE Atlanta, GA 30306**. 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 limitations, any corporation, company, partnership or individual other than pares to which Broker approves in wring. 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.
- IV. 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