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166 ANDERSON AVENUE

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PROPERTY OVERVIEW



166 ANDERSON AVENUE APARTMENTS

166 Anderson Ave, Atlanta, GA 30314

21

Total Units

1965/2021

Year Built/Renovated

±16,684

Square Feet

±941

Average SF/Unit

\$1,303

Avg. Rent/Unit

\$1.44

Avg. Rent/SF

37

Parking Spaces

2

No. of Buildings

95%

Occupied

\$3,500,000

Price



Bull Realty is pleased to present this intown, 21-unit apartment complex. The complex is fully renovated and consists of (19) 2 bedroom/1 bathroom units and (2) 3 bedroom/1 bathroom units. The units have been given an energy efficient rating by the Atlanta Housing Authority. The property undergone an extensive renovation including new roofing, new windows, new plumbing, new electrical, upgraded bathrooms, upgraded kitchens and new HVAC systems.

The property is located in the vibrant area of West Atlanta, the property is centrally located to Atlanta's existing and upcoming economic centers, as well as local gems Anderson Park and KIPP Atlanta Collegiate Academy. The location is also centrally located to Atlanta's existing and upcoming economic centers. The property is located five minutes from the upcoming Microsoft Quarry Yards Campus and 10 minutes from the Atlanta Tourist District featuring: Mercedes Benz Stadium, State Farm Arena, The Georgia World Congress Center, The Georgia Aquarium and The College Football Hall of Fame.

The property has already achieved strong rents. There is an opportunity for continued rent growth as initial demand for the property has been strong. The property is over 95% occupied with rents that are close to the top of the market.

PROPERTY INFORMATION

SITE SIZE	± 0.51 AC
UNIT MIX	(19) 2 Bed/ 1 Bath (2) 3 Bed/1 Bath
NO. OF BUILDINGS	2
NO. OF STORIES	2
PARCEL NO.	14-0174-0009-041-6
ZONING	RG3
EXTERIOR	Brick
HVAC	Central heating/air
WASHER/DRYER	Hook up connections for a stackable unit
ROOF	Brand new architectural shingle roof
UTILITIES/METERED	Electric; individually metered

PROPERTY HIGHLIGHTS

- 21-unit multifamily complex located in Atlanta, GA
- Located adjacent to Anderson Park
- Two floor plans that include: (19) 2 Bed/1 Bath and (2) 3 Bed/1 Bath
- Recently renovated (See below for details)
- On-site parking for all units
- All units have washer and dryer connections for a stackable unit
- All units are electric
- Located in Fulton County
- Located two miles south from Bellwood Quarry, which Microsoft is developing into 90 acre campus
- Located just 4 miles south of West Midtown
- Located less than 2 miles from I-20 and 4 miles from I-85
- Located 5 miles west from Downtown Atlanta and 12 miles north from Hartsfield-Jackson Atlanta International Airport

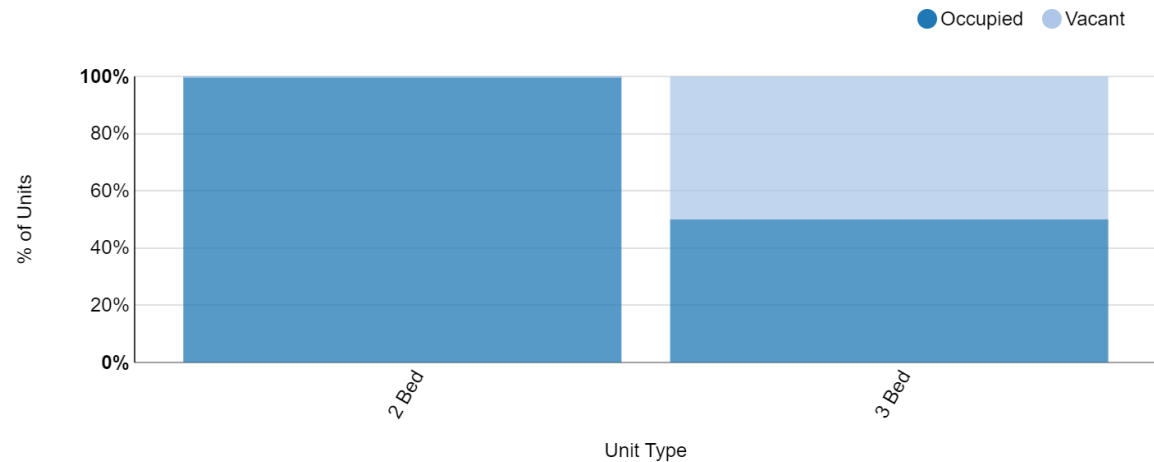
PROPERTY UPDATES

- New roof
- Resurfaced asphalt
- New HVAC/ electric/ plumbing
- New windows
- New kitchen – cabinets, tiled and counter tops
- New appliances – refrigerator, stove and dishwasher
- New water heaters
- New LVT flooring
- New tiled bathroom
- Washer and dryer connections (stackable)
- Spacious floor plan
- Off-street parking
- Total electric
- All units are energy efficient
- Security camera system

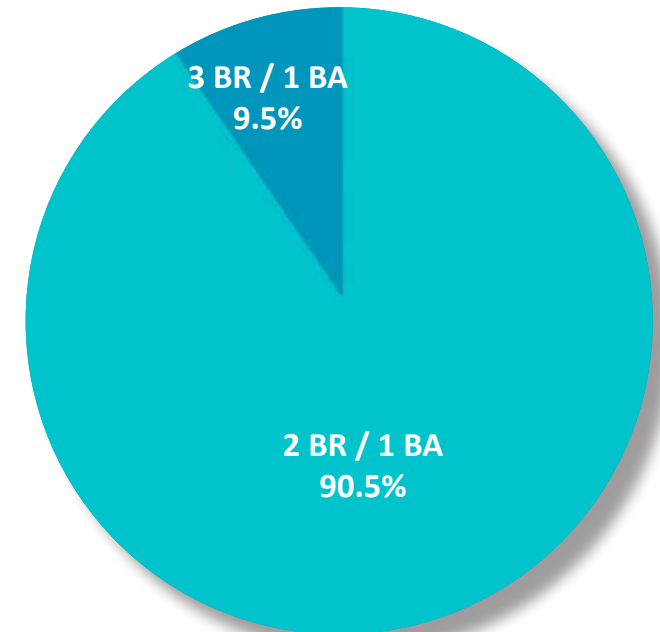
UNIT MIX

166 Anderson Ave NW consist of two floor plans that totals up to 21 units. The two floorplans include (19) 2 BR/1 BA and (2) 3 BR/1 BA. The occupancy rate is 95% with an opportunity for value-add units. Below is the breakdown of the floorplan and the average cost per square foot and units.

Occupancy Status



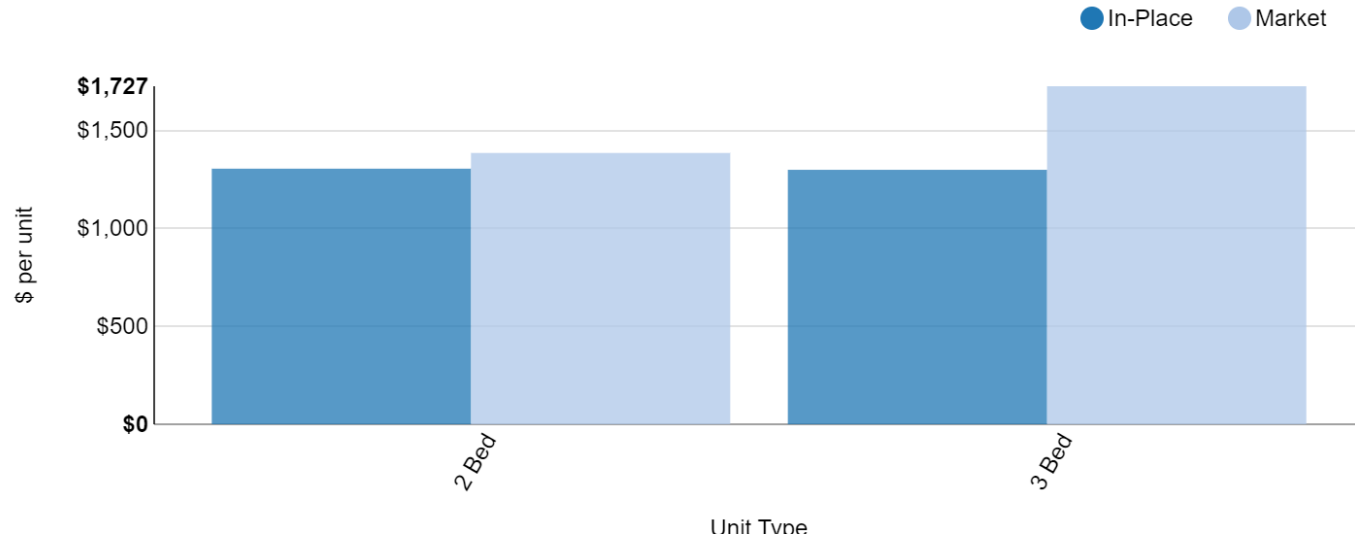
	UNITS	AVG. SIZE (SF)	AVG. RENT/SF	AVG. MONTHLY RENT	AVG.MARKET RENT/UNIT
2 BR / 1 BA	19	760 SF	\$1.72	\$1,306	\$1,386
3 BR / 1 BA	2	1,122 SF	\$1.16	\$1,300	\$1,727
Total	21	±16,684 SF	-	-	-
Average	-	±941 SF	\$1.44	\$1,303	-



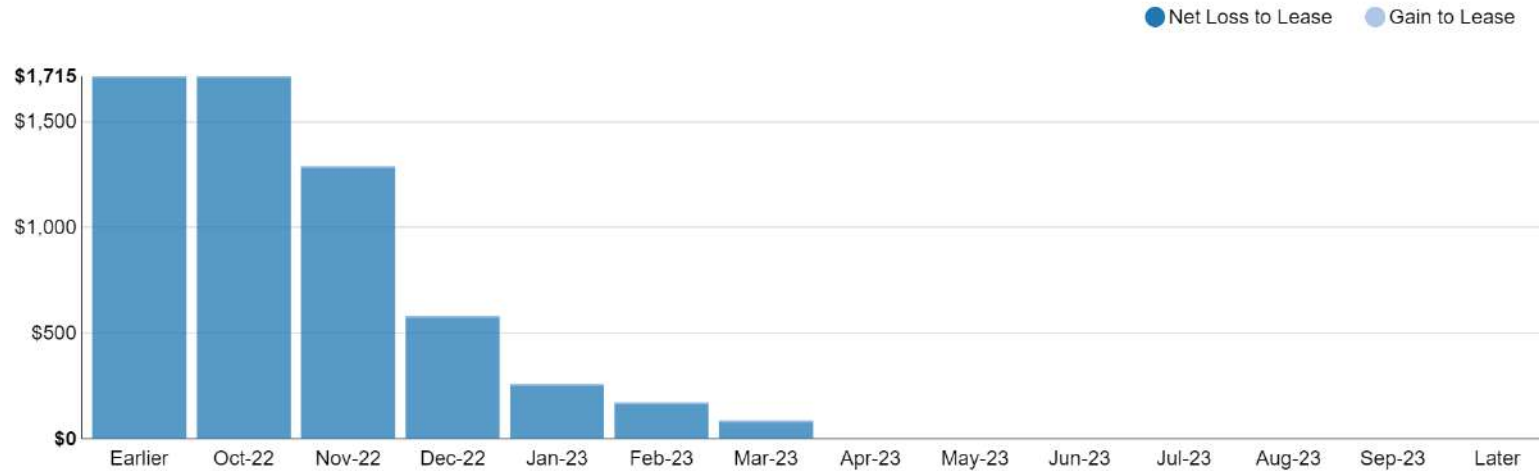
Any included income, expenses, cap rates, costs, return estimates, renovations, measurements, square footage, acreage, projections, interest rates, loan terms, property condition, possible uses, zoning and other information herein may have been provided by the seller, landlord or other outside sources 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.

UNIT MIX

Monthly Rents



Loss to Lease Burn-off



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.

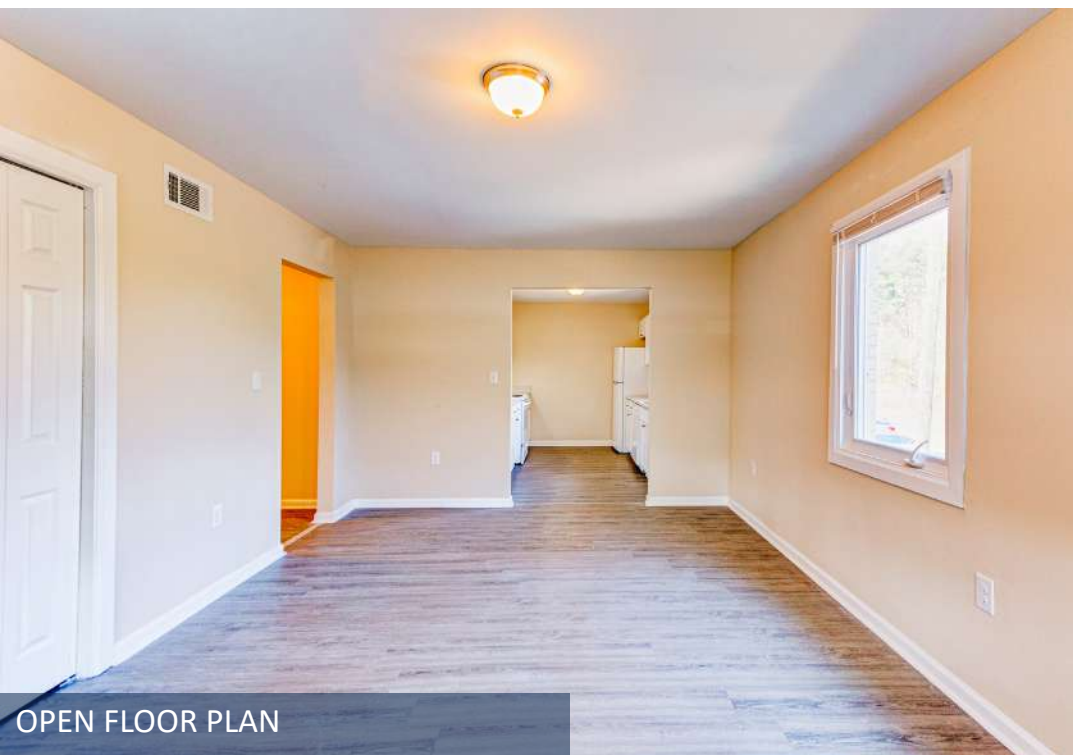
INTERIOR PHOTOS



UPDATED KITCHEN



NATURAL LIGHTING



OPEN FLOOR PLAN

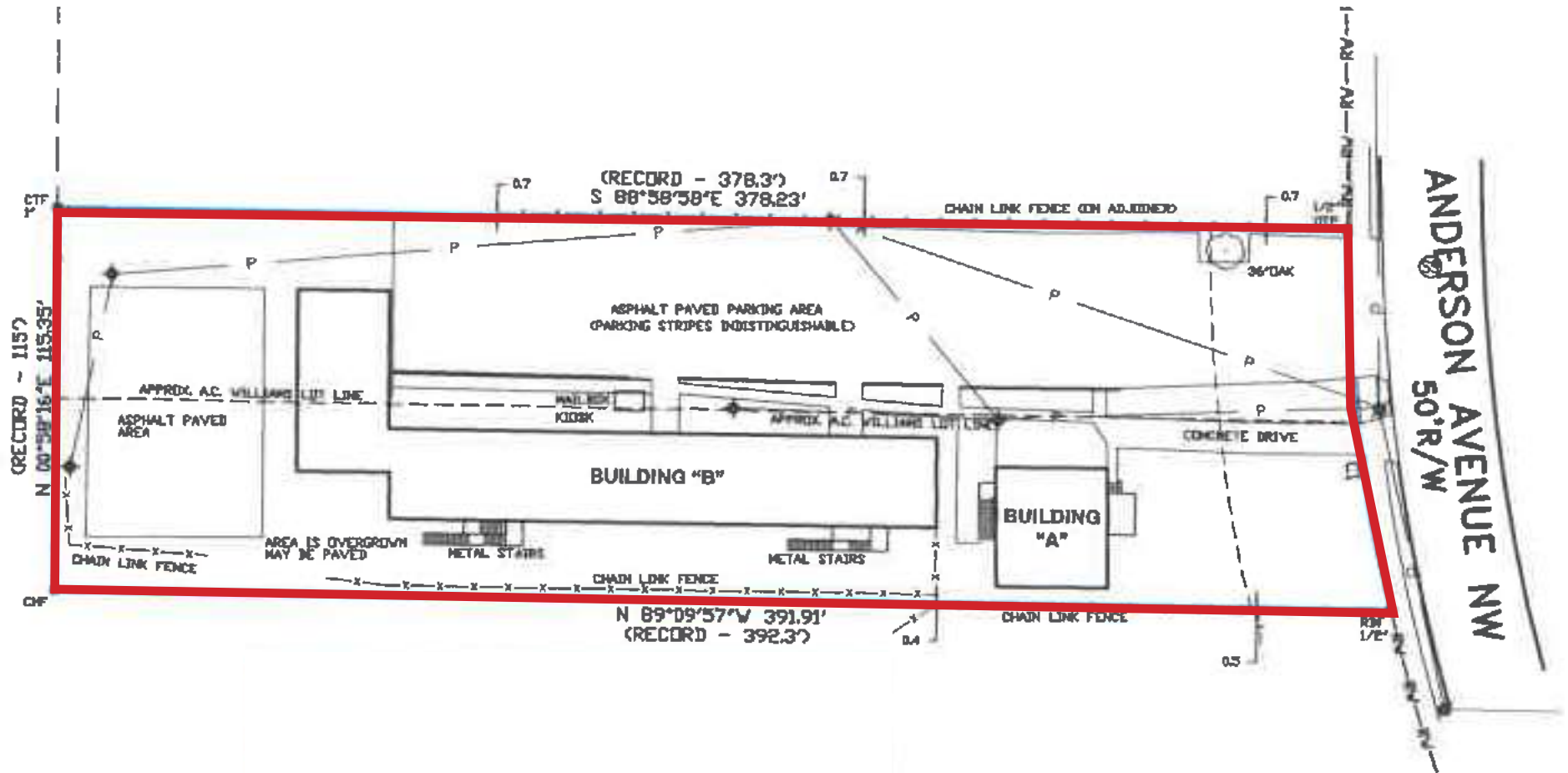


NEW FLOORING



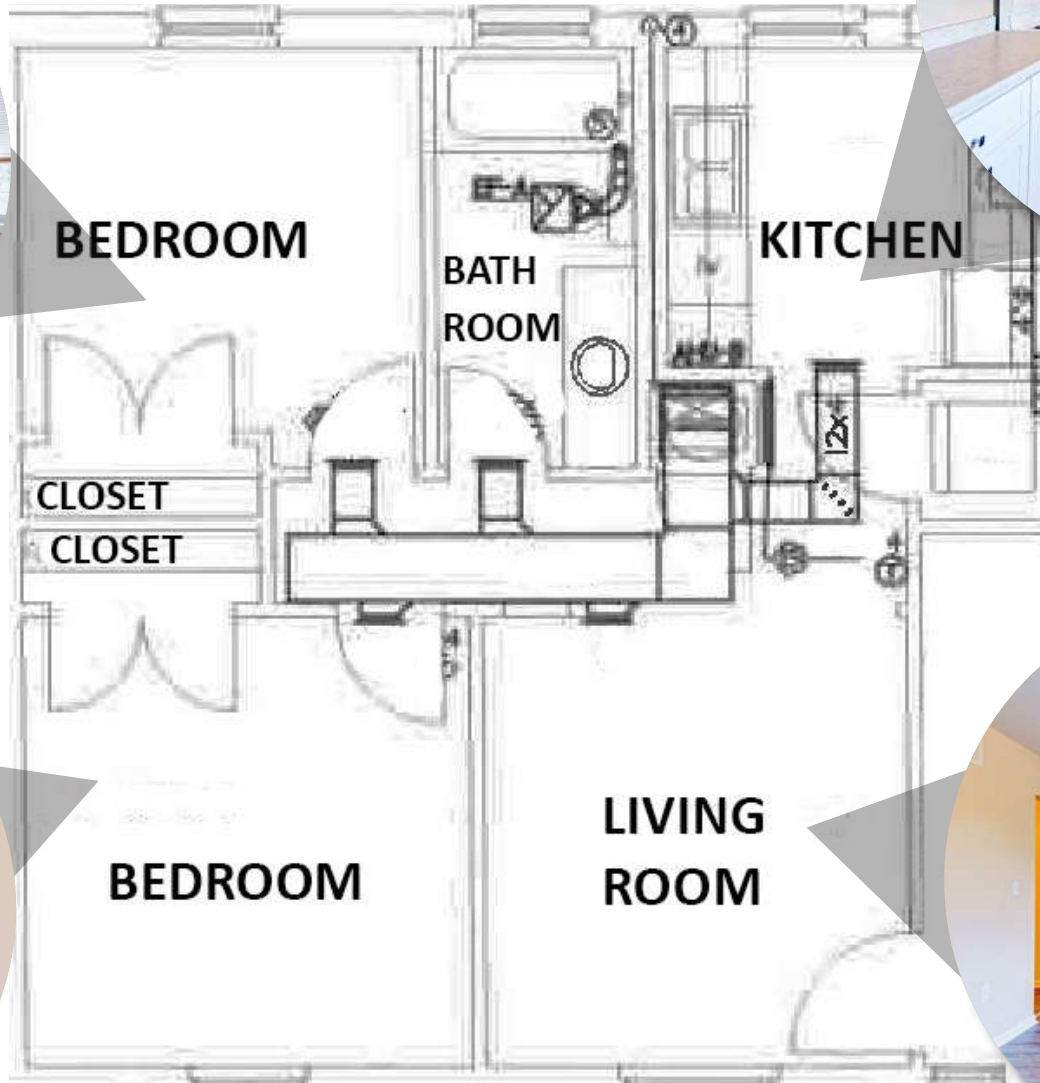
FULLY UPDATED BATHROOM

SITE PLAN



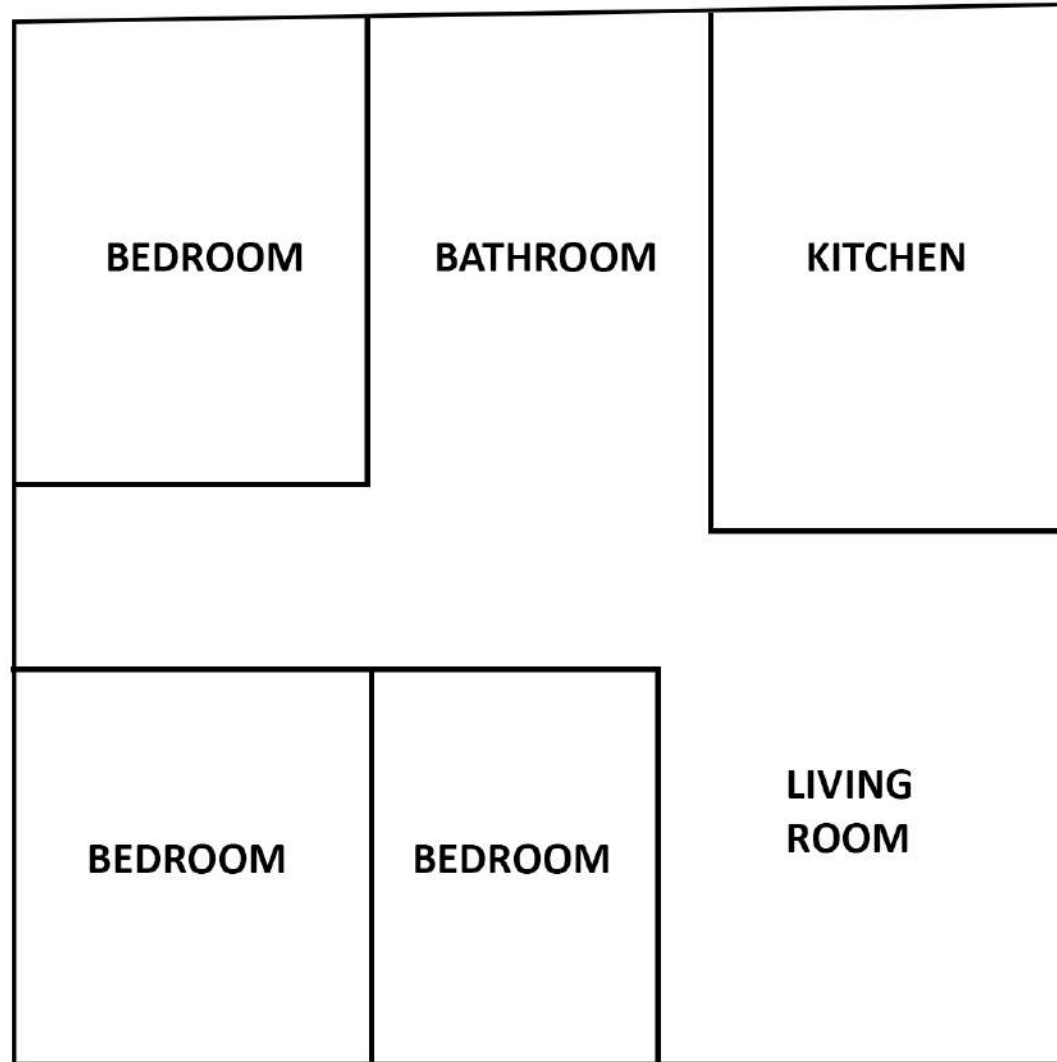
FLOOR PLANS

2 BEDROOM / 1 BATHROOM



FLOOR PLANS

3 BEDROOM / 1 BATHROOM



FINANCIAL OVERVIEW

An aerial photograph of a school campus. A long, grey-roofed building is the central focus, with a parking lot to its left containing several cars. The campus is surrounded by dense green trees. In the background, other school buildings and a road are visible. The title "FINANCIAL OVERVIEW" is overlaid in large white letters at the top, with horizontal lines extending from the left and right sides.

SALE COMPS



166 ANDERSON AVE

166 Anderson Ave, Atlanta, GA 30314

Units	21
Year Built/Renovated	1965/2021
Price/Unit	-
Cap Rate	-
Sale Price	\$3,500,000
Sale Date	-



OAKVIEW GARDEN APARTMENTS

711 Oakview Road, Decatur, GA 30030

Units	20
Year Built	1968
Price/Unit	\$215,000
Cap Rate	-
Sale Price	\$4,300,000
Sale Date	07/27/2021



79 JACKSON

79 SE Jackson, Atlanta, GA 30312

Units	8
Year Built	1964
Price/Unit	\$180,000
Cap Rate	-
Sale Price	\$1,440,000
Sale Date	12/21/2021



ANSLEY PLACE APARTMENTS

1200 14th Place NE, Atlanta, GA 30309

Units	20
Year Built	1950
Price/Unit	\$263,500
Cap Rate	-
Sale Price	\$5,270,000
Sale Date	02/05/2020

RENT COMPS (2 BR / 1 BA)



166 ANDERSON AVE NW

166 Anderson Ave, Atlanta, GA 30314

SF/Unit	760 SF
Units	19
Rent/SF	\$1.72
Rent/Unit	\$1,310
Year Built	1965
Occupancy	95%



GARDENS AT WASHINGTON PARK

961 Desoto St SW, Atlanta, GA 30314

SF/Unit	\$625 F
Units	64
Rent/SF	\$1.92
Rent/Unit	\$1,202
Year Built	1962
Occupancy	95%



2037 BOONE

2037 NW Joseph E Boone Blvd, Atlanta, GA 30314

SF/Unit	650SF
Units	10
Rent/SF	\$1.85
Rent/Unit	\$1,200
Year Built	1962
Occupancy	95%



GARDENS AT WASHINGTON PARK

936 Mayson Turner Rd NW, Atlanta, GA 30314

SF/Unit	650 SF
Units	53
Rent/SF	\$1.88
Rent/Unit	\$1,224
Year Built	1965
Occupancy	97%

RENT COMPS (3 BR / 1 BA)



166 ANDERSON AVE NW

166 Anderson Ave, Atlanta, GA 30314

SF/Unit	1,122 SF
Units	2
Rent/SF	\$1.16
Rent/Unit	\$1,300
Year Built	1965
Occupancy	95%



893 MAGNOLIA ST NW

893 Magnolia St NW, Atlanta, GA 30314

SF/Unit	1,000 F
Units	5
Rent/SF	\$1.38
Rent/Unit	\$1,375
Year Built	1970
Occupancy	95%



2037 BOONE

2037 NW Joseph E Boone Blvd, Atlanta, GA 30314

SF/Unit	1,100 SF
Units	5
Rent/SF	\$1.85
Rent/Unit	\$1,200
Year Built	1962
Occupancy	95%



GARDENS AT WASHINGTON PARK

936 Mayson Turner Rd NW, Atlanta, GA 30314

SF/Unit	650 SF
Units	8
Rent/SF	\$1.55
Rent/Unit	\$1,224
Year Built	1965
Occupancy	97%

PROFORMA REVENUE

STRICTLY CONFIDENTIAL

166 Anderson

Historical Operating Statements

Atlanta, GA

HISTORICAL CASH FLOW

	<u>T12 Annualized</u> Mar-22	<u>T9 Annualized</u> Mar-22	<u>T6 Annualized</u> Mar-22	<u>T3 Annualized</u> Mar-22	<u>T1 Annualized</u> Mar-22
OPERATING REVENUE					
Potential Market Rent	\$ 328,920	\$ 328,920	\$ 328,920	\$ 328,920	\$ 328,920
(Loss to Lease) / Gain to Lease	-	-	-	-	-
Gross Potential Revenue	\$ 328,920	\$ 328,920	\$ 328,920	\$ 328,920	\$ 328,920
Vacancy	-	-	-	-	-
Base Rental Revenue	\$ 328,920	\$ 328,920	\$ 328,920	\$ 328,920	\$ 328,920
Other Residential Income	\$ 15,816	\$ 15,816	\$ 15,816	\$ 15,816	\$ 15,816
Other Income	\$ 15,816	\$ 15,816	\$ 15,816	\$ 15,816	\$ 15,816
EFFECTIVE GROSS REVENUE	\$ 344,736	\$ 344,736	\$ 344,736	\$ 344,736	\$ 344,736

PROJECTED CASH FLOW

<u>Pro Forma Yr 1</u> Apr-23	% Mkt
\$ 357,456	100.00%
(\$ 10,724)	(3.00%)
\$ 346,732	97.00%
(\$ 17,873)	(5.00%)
\$ 328,860	92.00%
\$ 15,816	4.42%
\$ 15,816	4.42%
\$ 344,676	96.42%

PROFORMA EXPENSE

STRICTLY CONFIDENTIAL

166 Anderson

Historical Operating Statements

Atlanta, GA

	Trailing 12	Trailing 12	Trailing 12	Trailing 12	Trailing 12	Year 1 Pro Forma	EGR
OPERATING EXPENSES							
Repair & Maintenance	\$ 13,320	\$ 13,320	\$ 13,320	\$ 13,320	\$ 13,320	\$ 13,320	3.86%
Security	\$ 4,968	\$ 4,968	\$ 4,968	\$ 4,968	\$ 4,968	\$ 4,968	1.44%
Personnel	\$ 35,712	\$ 35,712	\$ 35,712	\$ 35,712	\$ 35,712	\$ 35,712	10.36%
Marketing / Advertising	\$ 2,556	\$ 2,556	\$ 2,556	\$ 2,556	\$ 2,556	\$ 2,556	0.74%
Electricity	\$ 7,212	\$ 7,212	\$ 7,212	\$ 7,212	\$ 7,212	\$ 7,212	2.09%
Water & Sewer	\$ 22,572	\$ 22,572	\$ 22,572	\$ 22,572	\$ 22,572	\$ 22,572	6.55%
Insurance	\$ 9,804	\$ 9,804	\$ 9,804	\$ 9,804	\$ 9,804	\$ 9,804	2.84%
Real Estate Taxes	\$ 29,112	\$ 29,112	\$ 29,112	\$ 29,112	\$ 29,112	\$ 29,112	8.45%
Property Management Fee	\$ 7,944	\$ 7,944	\$ 7,944	\$ 7,944	\$ 7,944	\$ 7,944	2.30%
Other Operating Expenses	\$ 13,068	\$ 13,068	\$ 13,068	\$ 13,068	\$ 13,068	\$ 13,068	3.79%
TOTAL OPERATING EXPENSES	\$ 146,268	\$ 146,268	\$ 146,268	\$ 146,268	\$ 146,268	\$ 146,268	42.44%
NET OPERATING INCOME							
Net Operating Income (bef. Reserves)	\$ 198,468	\$ 198,468	\$ 198,468	\$ 198,468	\$ 198,468	\$ 198,408	57.56%
Replacement Reserves	\$ 5,250	\$ 5,250	\$ 5,250	\$ 5,250	\$ 5,250	\$ 5,250	1.52%
NET OPERATING INCOME (AFT. RESERVES)	\$ 193,218	\$ 193,218	\$ 193,218	\$ 193,218	\$ 193,218	\$ 193,158	56.04%

MARKET OVERVIEW

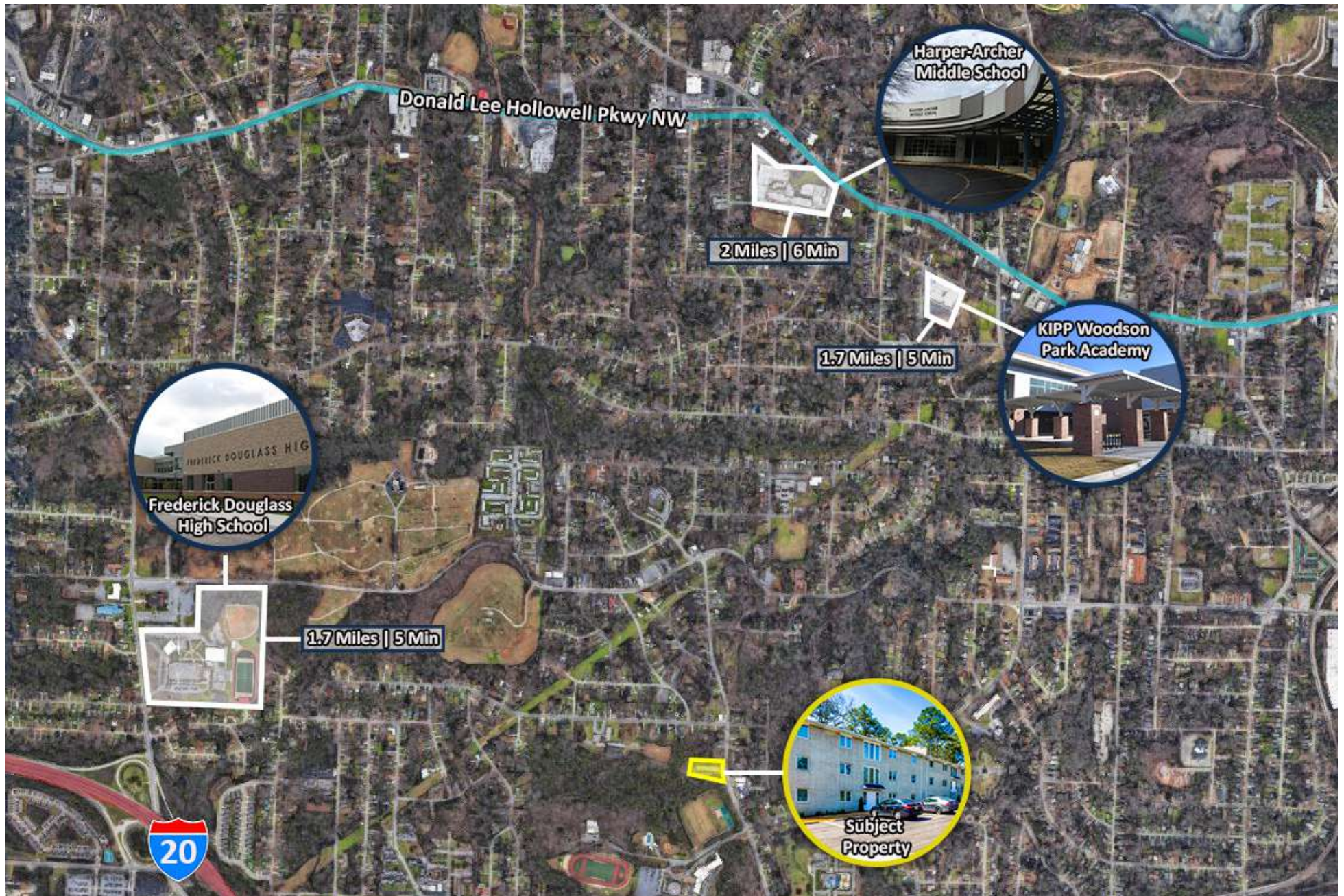


ABOUT THE AREA

This multifamily opportunity is located in Atlanta, GA and is adjacent to Anderson Park, less than 1 mile north of I-20, 4 miles from I-85 and 5 miles from Downtown Atlanta. The property is also located less than 2 miles south of the Bellwood Quarry area. The Quarry Yards is located in a rapidly developing area near the Atlanta BeltLine Path. Tech giant Microsoft bought 90 acres of land to develop a new campus.

The property is located less than 13 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.

SCHOOL SYSTEMS



IN THE AREA



15 MINUTES TO MIDTOWN/PIEDMONT PARK

4 MILES TO WEST MIDTOWN

4 MILES TO GEORGIA TECH

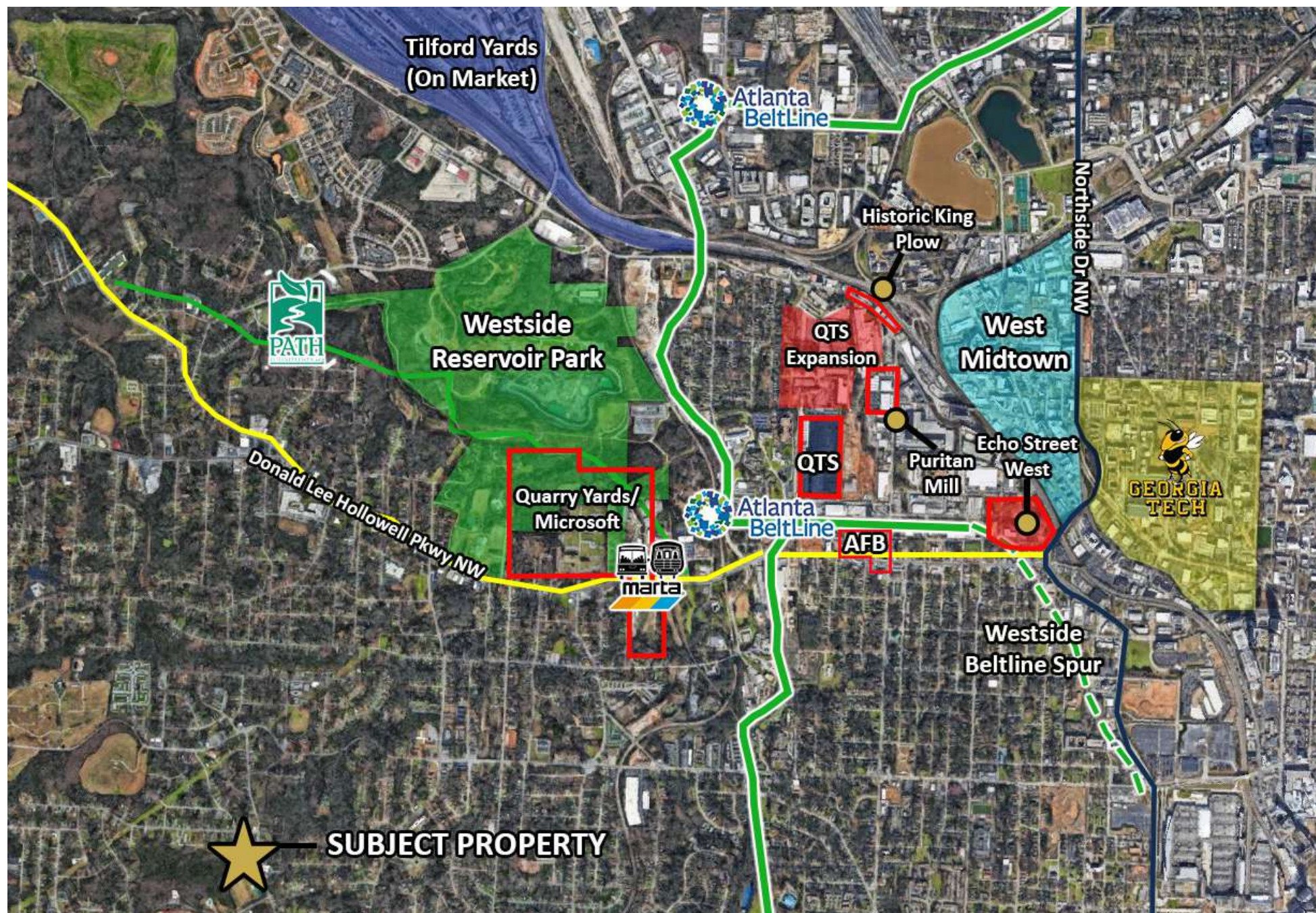
5 MILES TO DOWNTOWN ATLANTA

12 MILES TO HARTSFIELD-JACKSON ATLANTA AIRPORT

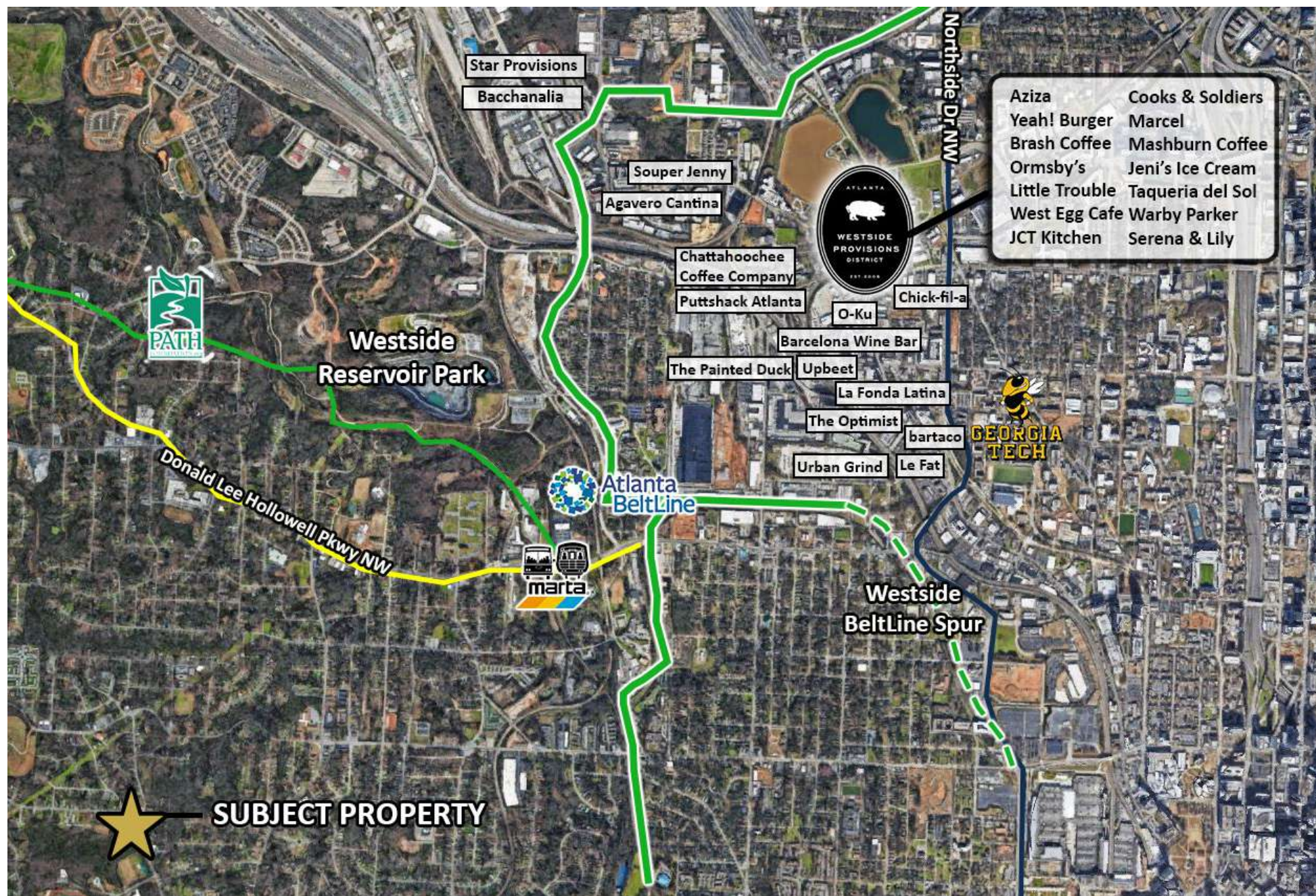
IN THE AREA



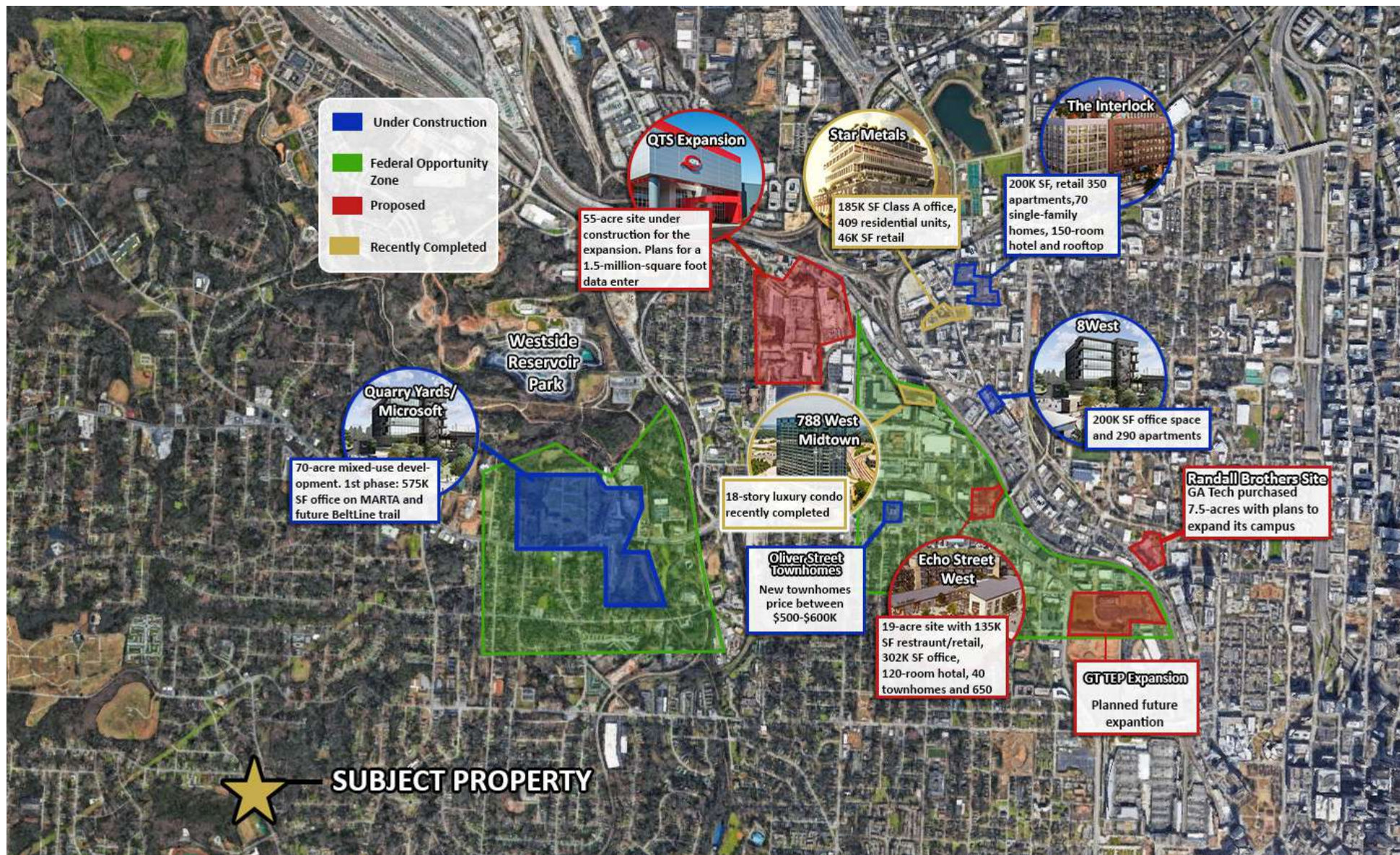
IN THE AREA



IN THE AREA



AREA DEVELOPMENTS



The Works includes a large food hall that offers cuisines from all over the world. Restaurants include Fox Bros Bar-B-Q, Selvasana, Delilah's Everyday Soul, Smoked Pearl, The Waffle Experience, Morelli's Ice Cream, Sakura Ramen Bar and more.



The Works is an 80-acre adaptive mixed-use development in the heart of Atlanta's Upper Westside. The Works' vision includes distinctive retail and dining, imaginative experiences and inspired gathering areas in an interconnected environment

preserving the character of Atlanta's historic industrial buildings. The multi-phased masterplan comprises 350,000 square feet of retail and entertainment, 500,000 square feet of office space, 500 residences, 200 hotel rooms and 13 acres of greenspace. Phase One, 27 acres, is currently home to many Atlanta favorites.



RODNEY COOK, SR. PARK

Cook Park is designed to seamlessly integrate functional engineering features within a programmed park space. Park amenities provide visitors of all ages and abilities ways to gather, connect and enjoy nature including: a playground, splash pad, aeration fountain, and great lawn, along with a market plaza, multi-purpose courts and an amphitheater stage.

This pivotal project represents a collaborative design effort between the Trust for Public Land, the City of Atlanta Department of Parks and Recreation, the City of Atlanta Department of Watershed Management and the community. This 16-acre park in Vine City is an important stop on the Atlanta Freedom Trail located in Vine City. The park is named after, Rodney Cook, Sr., a Buckhead insurance executive who worked closely with Martin Luther King, Jr. and other civil rights leaders

*Source: <https://www.hdrinc.com/portfolio/rodney-cook-sr-park-historic-vine-city>

ATLANTA UNIVERSITY CENTER

The Atlanta University Center Consortium is the world's oldest and largest consortium of historically Black colleges and universities. Comprised of four member institutions – Clark Atlanta University, Morehouse College, Morehouse School of Medicine, and Spelman College, the Consortium is a vibrant intellectual community with a long tradition of scholarship, service and community engagement. AUC Consortium, Inc., is a 501 (c)(3) nonprofit corporation under the laws of the State of Georgia, formed in 1929, operating on behalf of its members to advance each institution's mission and strategic goals by fostering collaboration, managing center-wide initiatives, offering services that benefit our students and community, and leveraging our shared resources.

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 includes 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.

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.

IN THE AREA

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 BELTLINE WESTSIDE

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.



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.



WESTSIDE PROVISIONS DISTRICT

Westside Provisions District evolved from a marketing partnership between two adjacent developments; Westside Urban Market and White Provision. Together, these developments offer great retail and restaurant options to the neighborhood and also offered sustainable residential living at its finest.



WESTSIDE RESERVOIR 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 Trail Extension, the Westside BeltLine Connector, and Proctor Creek Greenway in the future.



QUARRY YARDS

Quarry Yards is located directly adjacent to the new Westside Park at Bellwood Quarry, a 300-acre park. Once completed, the park will be the largest park in Atlanta, and create a tremendous amenity for the city and those who live, work, and play at Quarry Yards. In addition, the new Proctor Creek Greenway runs through the heart of the site and will eventually link the Westside BeltLine trail with the new park.



DEMOGRAPHICS

ESRI 2021



POPULATION

1 mile	3 miles	5 miles
9,906	92,719	289,869



HOUSEHOLDS

1 mile	3 miles	5 miles
3,521	34,319	125,922



AVG. HOUSEHOLD INCOME

1 mile	3 miles	5 miles
\$41,414	\$53,999	\$88,358

ATLANTA OVERVIEW



ABOUT THE AREA

Atlanta is 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 and from Atlanta is easy.

The metro Atlanta area is home to 13 Fortune 500 and 24 Fortune 1000 headquarters. This includes 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. The Metropolitan Atlanta Chamber of Commerce, corporate executives and relocation consultants, along with Mayor Keisha Lance Bottoms are committed to actively recruiting new companies to the region. Public and private partnerships with business, financial and non-profit communities are key to spurring quality job creation and investment throughout the city's neighborhoods.

ATLANTA ACCOLADES



#1 Most-Traveled
Airport in the world



16 Fortune 500
HQ in Atlanta



\$270 Billion GDP
in Metro-Atlanta



Top State for Doing
Business (2021)

According to: The Points Guy, Metro Atlanta Chamber, Statista and Georgia USA

— ATLANTA HOUSING MARKET —

Atlanta Multifamily Market

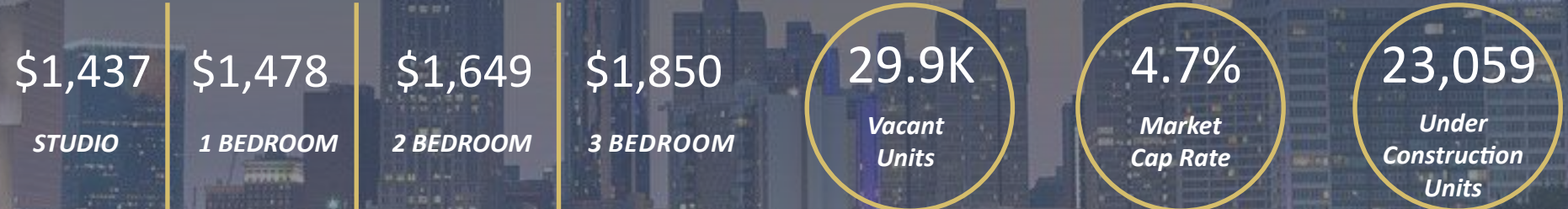
Atlanta's multifamily sector took a hit at the onset of the coronavirus pandemic, but the metro bounced back quickly and has posted impressive demand and rent growth figures in recent quarters. Rent growth in Atlanta has outpaced the National Index since the onset of the pandemic, as owners have capitalized on a surge in demand and the tighter than usual housing market across the region.

Year-over-year rent growth of 16.5% is still outpacing the national average, but rent gains have started to moderate in recent months due to tepid net absorption in late 2021 and early 2022, as well as the metro's rising supply pipeline. However, the region's vacancy rate of 6.3% is still far below its 10-year average of 8.1%, so Atlanta apartment owners should be able to push rents in the traditional spring and summer leasing months as long as the metro's economic recovery persists.

Heading into the pandemic, Atlanta was helped by overall housing construction levels that were lower than prior building cycles. Even though both single-family and multifamily housing starts have picked up over the past few quarters, annual single-family home deliveries are still roughly half of what they were during the housing bubble in the mid-2000s, and multifamily construction activity is only slightly above the national average on a percentage basis.

Investors have poured capital into Atlanta multifamily at a record clip over the past few quarters, drawn by the market's impressive performance and strong demographic trends. The metro now ranks as one of the top markets in the nation for trailing 12-month sales volume. Average pricing continues to escalate, and values in Atlanta are rising at about double the national average pace.

ASKING RENTS



Westside Atlanta Multifamily Submarket

The vacancy rate in Westside Atlanta is structurally high due to the submarket's high proportion of low-quality 1 & 2 Star stock. However, submarket fundamentals have improved over the past few years, as demand for workforce housing near Atlanta's urban core remains strong. Rent growth has picked up over the past few quarters, but the Westside is underperforming blue-collar locales in the southern part of the metro.

Investors continue to eye potential value-add plays near some of the city's fastest-growing neighborhoods, and sales volume has surged over the past half decade. While the impact of the coronavirus pandemic led to a temporary pause in transaction activity, sales volume has increased in recent quarters. Investor interest will likely intensify, as major projects spearheaded by Microsoft and Lincoln Property Company should add to the area's appeal over the next few years. Westside assets come at a significant discount compared to the Atlanta average, and cap rates are among the highest in the metro.

THE GULCH

The Gulch is a “big hole” in downtown Atlanta and is being converted into what will be known as Centennial Yards. The 50-acre downtown live-work-play development will be built next to the State Farm Arena and Mercedes-Benz Stadium. Centennial Yards will be one of Atlanta’s best-connected neighborhoods where visitors are minutes from anywhere in the Metro area via bike, Marta or highway. The first phase of Centennial Yards plan to include “three slender towers” that includes 520,000 SF of office space and amenities, additional parking spaces, hotel and more than 500 apartments.

STATE FARM ARENA

State Farm Arena is a multi-purpose indoor arena located in Atlanta, GA. The arena serves as the home venue for the NBA’s Atlanta Hawks. The arena seats from around 17,000-21,000 people depending on the event. State Farm Arena has hosted events such as the NBA All-Star Game, college basketball championship games, NCAA Final Four and hundreds of concerts. The arena was ranked as the third-busiest arena in the U.S. in 2011 and in 2020 was named the Best New Concert Venue by Pollstar.

MERCEDES-BENZ STADIUM

The Mercedes-Benz Stadium is a 71,000-seat stadium and host sporting events such as NFL and Major League Soccer games and concerts. The stadium features a retractable roof in the shape of a camera lens, which can be opened in less than 10 minutes. It is home to the Atlanta Falcons and Atlanta United. The stadium includes 24 bars/restaurants and have won multiple awards for the variety of beverages, quality of product, speed of service and more.

CNN CENTER

The CNN Center is the world headquarters of the Cable News Network (CNN). It is the main newsroom and studios for several of CNN’s news channels are located in the building. The facility also has commercial office space who is occupied by WarnerMedia. The CNN Center also houses an Omni Hotel and features a large atrium food court. CNN’s multi-channel output to the world is broadcast on large screens and the atrium escalator has been listed in the Guinness Book of World Records as the “longest freestanding escalator in the world”.

CENTENNIAL OLYMPIC PARK

Centennial Olympic Park not only serves as a legacy of the 1996 Olympic Games, but is the center of a thriving tourist district with neighbors that include the College Football Hall of Fame, the National Center for Civil & Human Rights, World of Coca-Cola, Georgia Aquarium and more. This downtown Atlanta park is an urban oasis offering an abundance of activities and things to do for visitors, families, convention attendees and locals. Today, the Park is a catalyst for Atlanta’s downtown revitalization efforts and anchors a thriving entertainment and hospitality district spurring billions of dollars of economic development.

ENTERTAINMENT

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. The heart of the city is downtown, the perfect starting point for first-time visitors. Centennial Olympic Park is surrounded by Georgia Aquarium, World of Coca-Cola, CNN's global headquarters, Children's Museum of Atlanta, Center for Civil and Human Rights and the Chick-fil-A College Football Hall of Fame, all within walking distance of each other.



The Varsity



Mercedes-Benz Stadium



College Football Hall of Fame



The Fox Theatre



World of Coca-Cola



High Museum of Art



Georgia Aquarium

EDUCATION

The most colleges and universities in Georgia are located in the greater Atlanta area. This metro area is not only a hub of higher education with an emphasis at many schools on STEM, but also a unique part of the country where students can experience both big city benefits and college football rivalries.



— ATLANTA MARKET —

9TH

LARGEST U.S METRO

#4

MARKETS WITH HIGHEST
GROWTH RATES

ANTICIPATED BY PROPERTY MANAGERS (2022-2023)

29

FORTUNE 1000 COMPANIES
(2021)

1 Million

RESIDENTS

#3

BEST CITIES FOR JOBS IN U.S

#4

FASTEST GROWING
U.S METRO (2010-2019)

COMMERCIAL DENSITY

332M

TOTAL SF OFFICE

366M

TOTAL SF RETAIL

469K

TOTAL MULTIFAMILY
UNITS

UNDER CONSTRUCTION

5.5M

SF OFFICE

1.9M

SF RETAIL

22K

MULTIFAMILY
UNITS



1,210,708
Daytime Population



883,371
Total Employees



52%
Batchelors Degree or
Higher

19.4%

Gen X
Population

30.8%

Millennial
Population

22.2%

Gen Z
Population

(Data based on 10 mile radius)

MAJOR EMPLOYERS



KING & SPALDING



accenture

Honeywell



TRUIST



facebook

EMORY
UNIVERSITY
HOSPITAL
MIDTOWN

wework

carter's

CONTACT INFORMATION

BROKER PROFILES



MARCO WELCH

Partner

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.



SCOTT K. SPALDING

Partner

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).

TEAM OVERVIEW



MARCO WELCH

Partner

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SCOTT K. SPALDING

Partner

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MARIA KING

Broker



KEITH WELLS

Broker



WINSTON FOX

Analyst



KALEY RICHARD

Marketing



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 166 Anderson Ave, Atlanta, GA 30314. 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 _____

Marco Welch
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**SIGN CONFIDENTIALITY
AGREEMENT ONLINE**