



OFFERING MEMORANDUM

CORPAUTO NET LEASE INVESTMENT OPPORTUNITY

6% CAP RATE | CLEVELAND, GA

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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PROPERTY OVERVIEW



EXECUTIVE SUMMARY

CORPAUTO | NNN LEASE

3040 - 3042 HIGHWAY 129 S, CLEVELAND, GA 30528

\$2,000,000 | 6% CAP RATE

INVESTMENT OFFERING

Bull Realty is pleased to present this two building flex property in a rapidly expanding area on Hwy 129 in Cleveland, GA. The two buildings are $\pm 6,250$ SF and $\pm 6,000$ SF respectively, totaling $\pm 12,250$ SF. Both are in very good condition. The lot is approximately ± 10 acres and has over 510' of frontage on the busiest commercial corridor in the county. The seller, CorpAuto, will sign a short term NNN lease at closing at a 6% CAP rate. The additional six-acre tract of land is included in the 10 acres will accommodate additional tenants and/or new construction buildings.

CorpAuto is an established auto sale and service provider and has been in business for over 25 years. This facility supports their main sales building which is across the street.

INVESTMENT HIGHLIGHTS

- $\pm 12,250$ SF automotive building
- Consists of: two buildings, $\pm 6,250$ SF and $\pm 6,000$ SF
- The tenant, CorpAuto, is an established auto business
- Situated on ± 10 acres
- ± 6 acres of excess land is included in the sale for development
- Located on busy retail corridor highway, Highway 129
- Located in a rapidly growing area of Cleveland, GA
- Additional ± 9.43 acre commercial site is available for sale as one transaction at a reduced price



PROPERTY INFORMATION

BUILDING

ADDRESS	3040-3042 Highway 129 S, Cleveland, GA 30528
COUNTY	White
YEAR BUILT/RENOVATED	2004/2019
NO. OF BUILDINGS	2
TOTAL BUILDING SIZE	± 12,250 SF
NO. OF FLOORS	1

SITE

SITE SIZE	± 10 AC
PARCEL IDS	049A 128, 049C 041B & 049 C041
ZONING	C-2; Highway Business District
PARKING SPACES	Surface

TRANSPORTATION

HIGHWAYS	Highway 129 S
VPD	16,000 on HWY 129

CONSTRUCTION

FOUNDATION	Concrete
ROOF	Metal
EXTERIOR	Metal
DRIVE IN BAYS	8

FINANCIAL

NOI	\$120,000
CAP RATE	6%

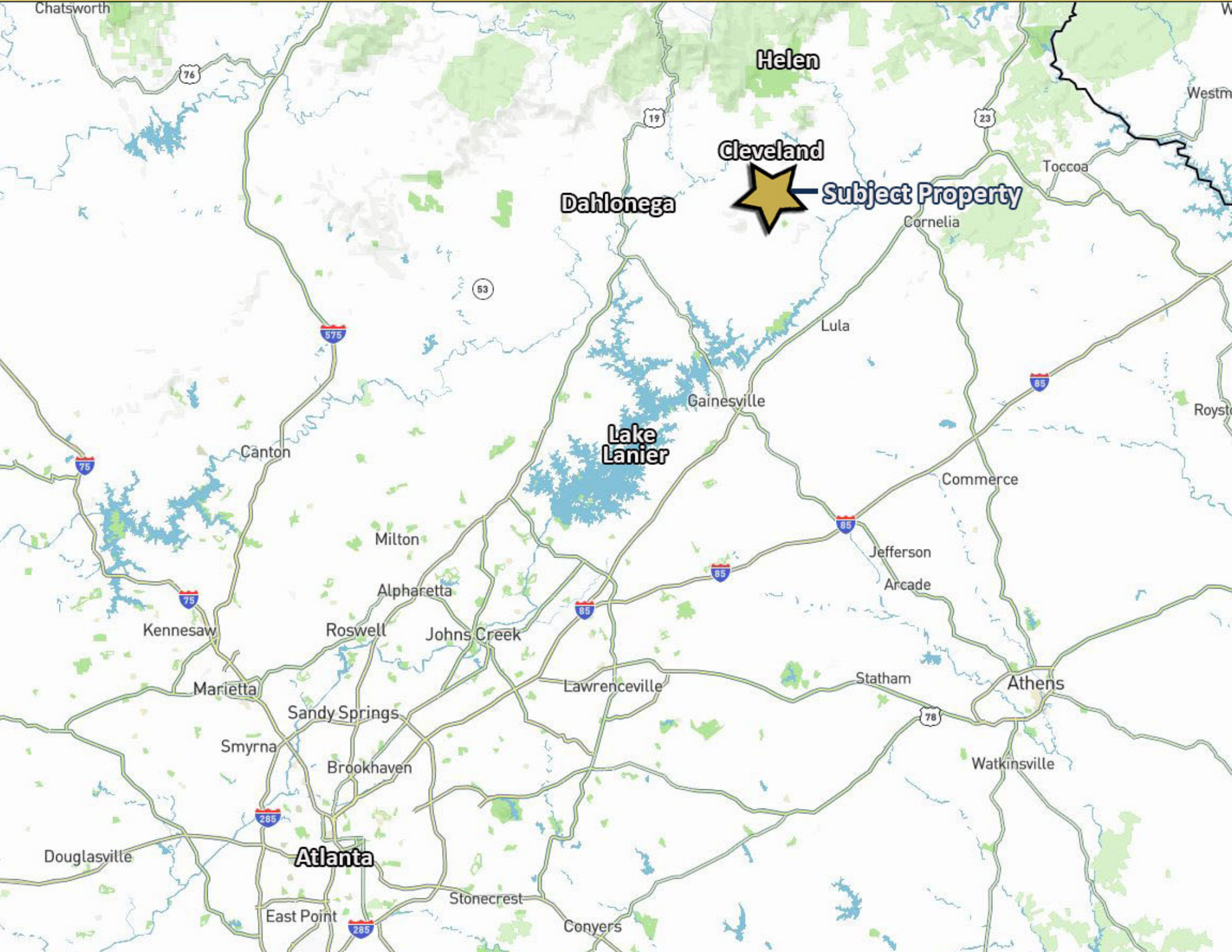


PRICE
\$2,000,000



MARKET

OVERVIEW



Helen

Cleveland

Subject Property

Dahlongega

Lake Lanier

Atlanta

CLEVELAND, GEORGIA

Cleveland, the county seat of White County, is located 75 miles north of Atlanta in northeast Georgia. It is known as the “City of Mountain Breezes,” because the city stands 1,570 feet above sea level. Cleveland was the center of the gold-mining territory and serves as a crossroads that connected the roads and mountain trails to Clarkesville, Dahlonega and Gainesville.

Cleveland is surrounded by multiple winerys which boast their economy. Visitors can take day trips and go on wine tours to visit the multiple vineyards Cleveland has to offer. Yonah Mountain Vineyards is a two-hundred acre family winery located in the rolling hills and offers an assorted options of wine. Not only can you visit the caves and take tours of how they make the wine, but the winery is also known for their serene and breathtaking location for weddings. They offer guest multiple ceremony and reception locations.

Cleveland became the center for much of the county’s business activity. It is home of Babyland General Hospital, the “birthplace” of the Cabbage Patch Kids that became a phenomenon during the 1980’s.

Source: https://www.cityofclevelandga.org/government/a_little_bit_of_history.php



DEMOGRAPHICS POPULATION

ESRI 2022

1 mile	3 miles	5 miles
1,309	7,582	17,398



HOUSEHOLDS

1 mile	3 miles	5 miles
386	2,803	6,324



AVG. HOUSEHOLD INCOME

1 mile	3 miles	5 miles
\$70,213	\$67,598	\$69,739

IN THE AREA



19 MINUTES TO DOWNTOWN HELEN
4 MILES TO TRUETT MCCONNELL UNIVERSITY

38 MILES TO LAKE LANIER

17 MILES TO DOWNTOWN DAHLONEGA



86 MILES TO HARTSFIELD-JACKSON ATLANTA AIRPORT



IN THE AREA



IN THE AREA

TRUETT MCCONNELL UNIVERSITY

Founded in 1946, Truett McConnell is a private Baptist university. TMU offers a community that fosters growth, discipleship and a desire to serve. TMU is an accredited university that offers 41 undergraduate degree programs and ten graduate degree programs that are based on religious faith. The campus is situated on 240 scenic acres in the foothills of the Blue Ridge Mountains.



YONAH MOUNTAIN

Yonah Mountain is located in the Chattahoochee-Oconee National Forest, in between the towns of Cleveland and Helen. Yonah Mountain Trail delivers one of North Georgia's best and most popular hikes.



DOWNTOWN HELEN

The Alpine town of Helen takes its inspiration from the villages of Germany, complete with the building style of downtown shops and restaurants. Located in Northeast Georgia, Helen offers travelers outdoor sports like tubing and hiking, along with wine tasting at the many vineyards nearby.



BABYLAND GENERAL HOSPITAL

BabyLand General Hospital is the birthplace of the Little People and Cabbage Patch Kids. They have the largest selection of Cabbage Patch Kids available in the world. It is the hometown of the Kids' creator who first opened BabyLand hospital in an old medical clinic. It occupies a 70,000 SF building on 650 acres of land. It presents itself as a real hospital and the Kids as real babies.



LAKE LANIER

Lake Lanier is a reservoir encompassing 38,000 acres. Lanier Islands offers a golf course, luxurious lakeside amenities, white sandy beaches and water slides at Margaritaville at Lanier Islands. During the winter, visitors can play in the snow, visit with Santa at Legacy Lodge or stroll through millions of twinkling lights at Margaritaville's Lakeside Lights Spectacular.



DOWNTOWN DAHLONEGA

Dahlonega's historic public square is the hub of the country's thriving tourism industry. The town is connected by shaded brick sidewalks, shops, galleries, restaurants and entertainment spots filling the 19th-century buildings. Dahlonega's Downtown District is listed on the National Register and features historic streets and public square, walking tours and more. It is one of the south's most quaint and active town centers and is an award-winning Main Street City and exciting place to visit, shop, live and do business.



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 making 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 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



CONTACT INFORMATION

BROKER PROFILE



DARRELL CHAPMAN

Partner

Darrell@BullRealty.com

404-876-1640 x114

While Darrell is experienced in all types of commercial properties throughout the Southeast, his primary focus has been investment properties and mixed use developments in the North Atlanta market. Darrell also specializes in car wash properties in the Atlanta Market and consistently sells several annually. As a long time resident of the suburbs of North Atlanta, he has extensive knowledge of the area and the business trends in these markets. Marketing more than \$300 million in commercial property since 2007, Darrell has become a recognized go-to broker in North Georgia.

Darrell helped establish Bull Realty's first satellite office on GA 400 north of Atlanta. He is a member of the Atlanta Commercial Board of Realtors, Atlanta Commercial Board of Realtors Million Dollar Club, the National Association of REALTORS, the Dawson County Chamber of Commerce and the Hall County Chamber of Commerce. Darrell lives in Dawsonville with his wife of 24 years, his young daughter and a menagerie of pets. Favorite hobbies include boating, water skiing and off-roading.

Some notable closings include a 9-acre site in Gwinnett County for the Georgia Regional Transportation Authority for \$3.2 million, a retail park with 20 tenants next to the North Georgia Premium Outlet Mall which sold for \$4.5 million, a commercial development park in north Georgia on GA Hwy 400 for \$4.9 MM, a medical office park for \$2.4 million, a \$1.4 million-dollar land sale to RaceTrac Petroleum, and several retail sales including C Stores, Car Washes, and Shopping Centers. Prior to commercial real estate sales, Darrell enjoyed a successful career in the boating industry, and worked as a manager, consultant, and trainer for many of the leading dealerships in the Southeast. Darrell eventually operated his own successful marine dealership in Forsyth County and honed his reputation for honesty and integrity selling boats to customers all over the world.

Darrell attended the University of Tennessee studying electrical engineering.

ABOUT BULL REALTY

MISSION:

To provide a company of advisors known for integrity and the best disposition marketing in the nation

SERVICES:

Disposition, acquisition, project leasing, tenant representation and consulting services

SECTORS OF FOCUS:

Office, retail, industrial, multifamily, land, healthcare, senior housing, self-storage, hospitality and single tenant net lease properties

AMERICA'S COMMERCIAL REAL ESTATE SHOW:

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 intel, forecasts and strategies. The weekly show is available to stream wherever you get your podcasts or on the show website: www.CREshow.com.

JOIN OUR TEAM

Bull Realty is continuing to expand by merger, acquisition and attracting agents with proven experience. As a regional commercial brokerage firm doing business across the country, the firm recently celebrated 25 years in business and \$1.9 billion annual transaction volume.

CONNECT WITH US:

<https://www.bullrealty.com/>



25

YEARS IN
BUSINESS




ATL

HEADQUARTERED
IN
ATLANTA, GA

LICENSED IN
8
SOUTHEAST
STATES

\$1.9

BILLION DOLLAR
VOLUME FROM SALES
AND LEASING
TRANSACTIONS
IN 2021



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 3040-3042 Highway 129 S, Cleveland, GA 30528. 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 _____

Darrell Chapman
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**SIGN CONFIDENTIALITY
AGREEMENT ONLINE**