



OFFERING MEMORANDUM

MULTI-TENANT INVESTMENT OPPORTUNITY

FAYETTEVILLE, GA



BULL REALTY

ASSET & OCCUPANCY SOLUTIONS

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CONTACT INFORMATION

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BULL REALTY, INC.

50 Glenlake Parkway, Suite 600
Atlanta, GA 30328
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PROPERTY OVERVIEW



EXECUTIVE SUMMARY

OFFERING

This former Montessori School Complex consists of four buildings set on two parcels total approximately ± 3.91 acres. The buildings are 100% leased to a variety of daycare and office tenants all of which are on three-year or five-year, modified gross leases with tenants paying CAM (including water and sewer).

The buildings consist of a $\pm 7,000$ SF main building leased to a daycare, two $\pm 2,000$ SF buildings and a $\pm 6,200$ SF multi-purpose facility with high ceilings and roll-up doors. All buildings were constructed between 1996 and 2000 and contain a kitchen and restrooms. The property is ideal for an investor or large daycare operator looking for a future location opportunity. The property is offered for sale at \$3,500,000 and a 5.9% cap rate.

PROPERTY HIGHLIGHTS

- Multi-tenant investment opportunity consisting of four buildings
- Buildings include a daycare, two office buildings and a multi-purpose facility
- Set on two adjoining parcels totaling ± 3.91 acres and zoned C-3 by the City of Fayetteville



PRICE
\$3,500,000



SITE SIZE
 ± 3.91 ACRES



PROPERTY INFORMATION

BUILDING

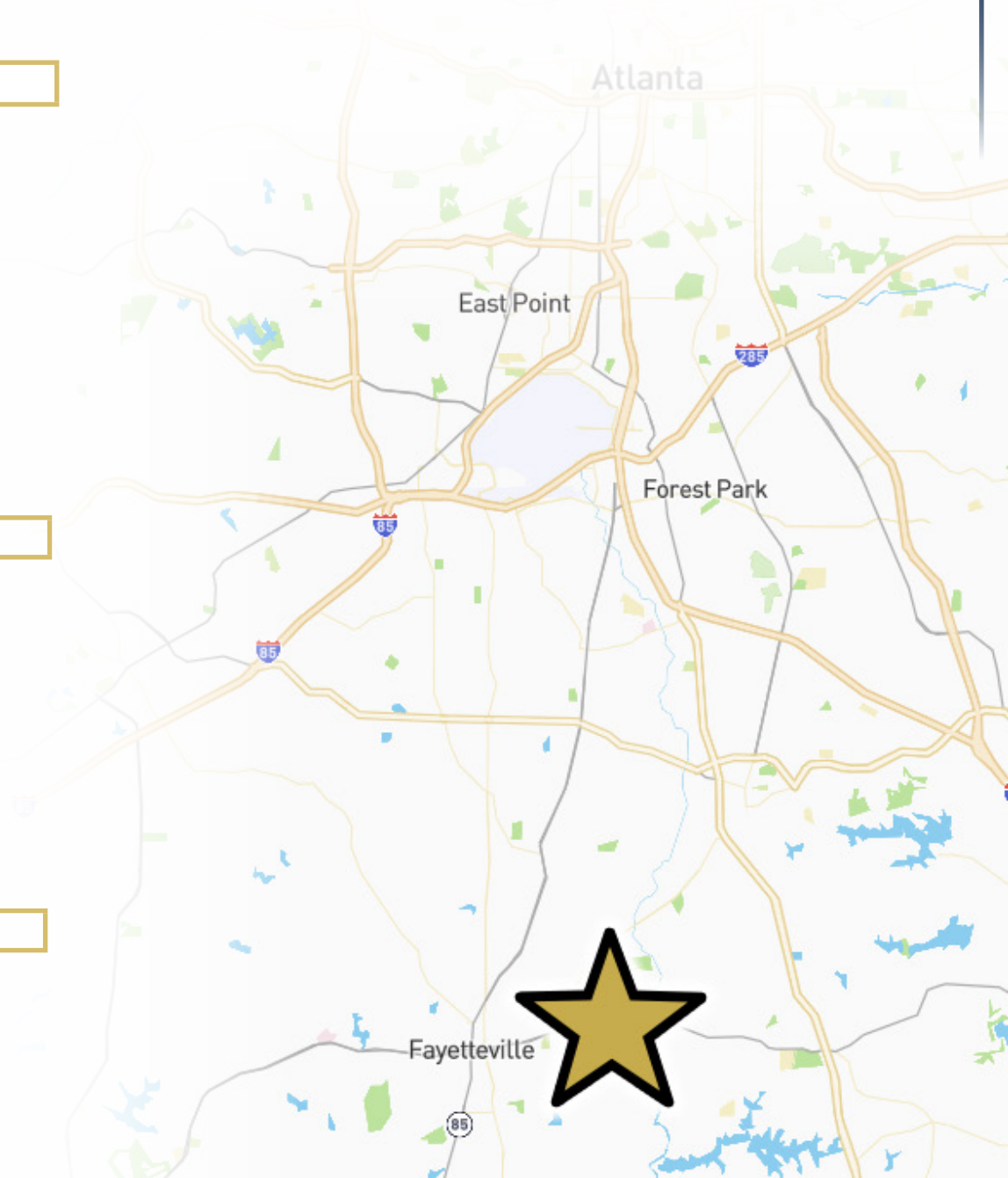
ADDRESS	190-196 Weatherly Drive Fayetteville, GA 30214
COUNTY	Fayette
CURRENT USE	Retail, Office
PERMITTED USES	Daycare, Retail, Office
TOTAL BUILDING(S) SIZE	±17,200 SF
NO. OF BUILDINGS	4
NO. OF SUITES	4

SITE

PARCEL ID(S)	A - 053116012 B - 053116013
SITE SIZE	±3.91 Acres
ZONING	C-3 (City of Fayetteville)
NO. OF PARKING SPACES	52
PARKING TYPE	Surface, Off-Street
CROSS STREET	E. Lanier Ave (GA Hwy 54)

FINANCIAL

OCCUPANCY	100%
SALE PRICE	\$3,500,000
NOI	\$206,994
CAP RATE	5.9%



PROPERTY PHOTOS



AREA OVERVIEW



ABOUT THE AREA

FAYETTEVILLE, GEORGIA

Located approximately 22 miles from Atlanta, Fayetteville is a progressive community committed to maintaining a high quality of life for its ±17,519 residents. The Mission of the Fayetteville Downtown Development Authority is to revitalize, enhance and stimulate the economic development of the downtown district.

Known for its historic charm, community activities and events, high quality neighborhoods and school system and outstanding medical facilities, Fayetteville began as a small agricultural town and today works hard to retain its charm and sense of history and to manage growth in smart, innovative ways.



IN THE AREA

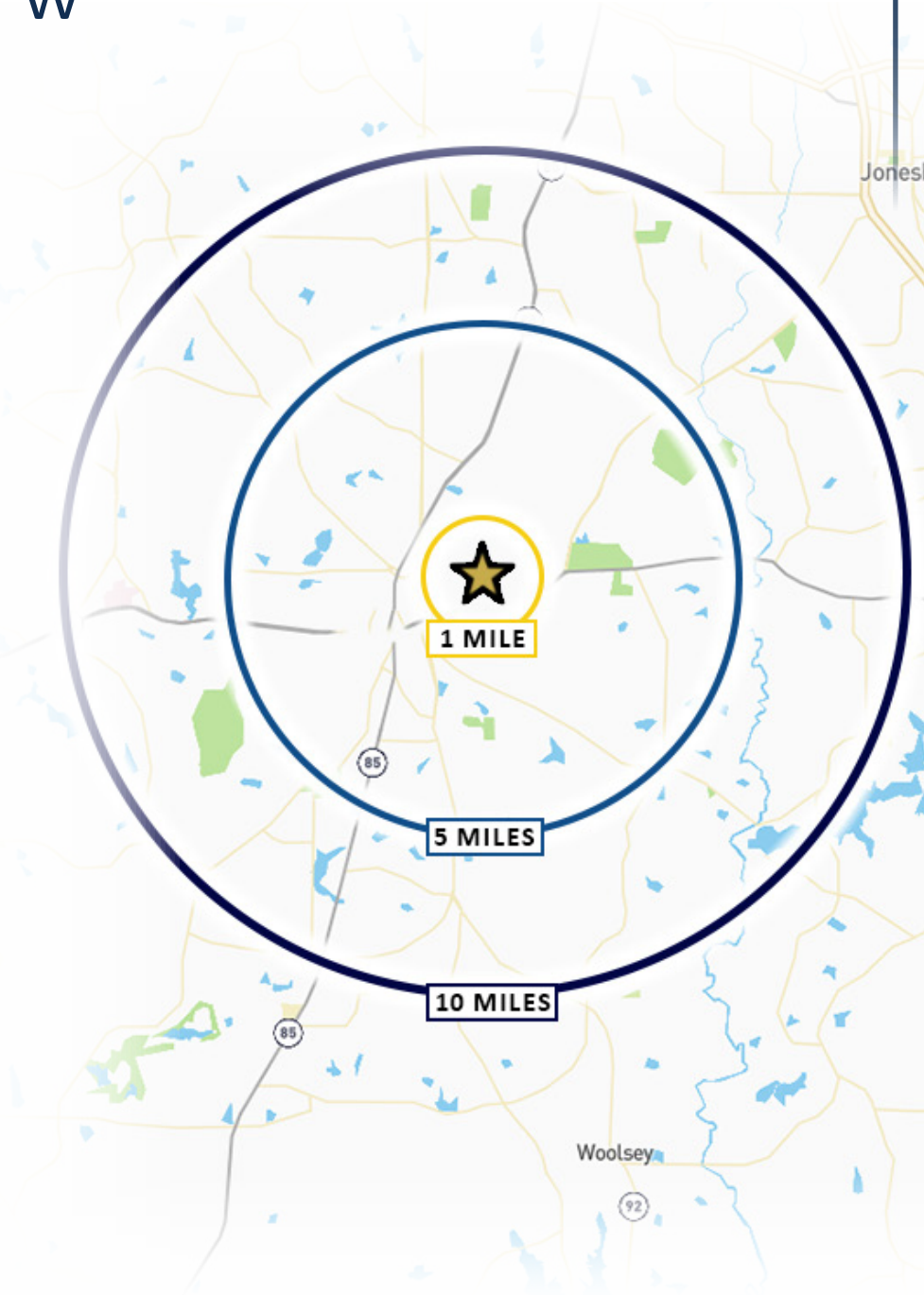
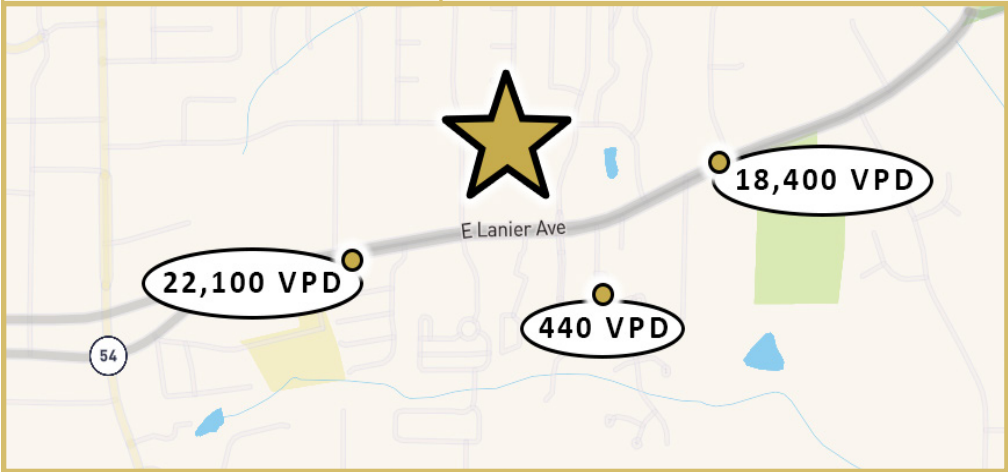


DEMOGRAPHIC OVERVIEW

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	6,011	26,234	77,358
TOTAL HOUSEHOLDS	2,532	10,009	27,300
AVERAGE HOUSEHOLD INCOME	\$68,760	\$95,971	\$90,370

ESRI 2021

TRAFFIC COUNTS



CONTACT INFORMATION



BROKER PROFILES



JARED DALEY

Commercial Real Estate Advisor

Jared@BullRealty.com

404-876-1640 x 111

Jared utilizes Bull Realty's successful marketing platform to help clients with all types of properties. His experience in the automotive business and financial services industry helps Jared assess the real value of a property or a company's space needs and determine how to best deal with today's market.

Jared has experience in office, automotive properties and all types of commercial real estate, especially distressed assets. Jared has been instrumental in stabilizing commercial properties with more than two hundred signed leases completed since 2008. The leases consisted of office, warehouse and automotive facilities. Additionally, Jared sells as many as two dozen properties per year. His wide variety of listings throughout the metro Atlanta area keeps a steady stream of buyers calling.

In addition to his commercial real estate experience, Jared has eleven years experience as a financial advisor (NASD Series 7, 6, 63, 66; GA Life/Health/Variable licenses). Prior to that, he spent a decade in the automotive industry.

Jared is a member of the Atlanta Commercial Board of Realtors and is a CCIM candidate. He lives in Douglasville with his wife and daughter. His interests include mountain biking, skiing, golf, music and standard bred horses.



MEGAN DALEY

Commercial Real Estate Advisor

Megan@BullRealty.com

404-876-1640 x 153

Megan Daley has joined a proven and seasoned investment sales & lease team here at Bull Realty. Megan and her team leverage upon Bull Realty's advanced technologies, digital resources, and marketing prowess to deliver their clients reliable service while supporting their individual financial goals and returns. Megan joins experienced agent Jared Daley to focus on the sale and lease of all asset sectors, including but not limited to office and distressed assets. This progressive team offer deal structures and strategic initiatives to maximize client returns and value.

An Atlanta native, Ms. Daley graduated from the University of Georgia with a B.B.A in Real Estate from the Terry College of Business.



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 190-196 Weatherly Drive, Fayetteville, GA 30214. 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, themanagement, 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 _____

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SIGN CONFIDENTIALITY
AGREEMENT ONLINE