



THE COMMERCE POINT OFFICE PARK

100% OCCUPIED SMALL SUITES | HIGH INCOME ATLANTA MSA SUBMARKET
10.4% PROFROMA CAP RATE | 70% ANNUAL ROI ON CASH | \$5,300,000

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EXECUTIVE SUMMARY



100% occupied small suite office park in prosperous Fayette County - home to over 30 international companies - with average household income of \$122,014

PROPERTY OVERVIEW

Bull Realty is pleased to present the opportunity to acquire a fully occupied $\pm 37,000$ SF small suite office park. The property is easily operated - like apartments with preset fixed suites without the pool, kitchen, pets, appliances, shower, kids. Great upside at a 6.7% cap rate on in place rents that are approximately 40% below market as demonstrated on pages 15, 16, 17 and 18.

The property consists of 33 office suites ranging between 650 and 3,000 SF. It is well located in one of the most prosperous and fastest growing counties in Georgia - average household income of \$122,014. Home to 30 international companies, headquarters to many of those, and headquarters to many national companies.

PROPERTY HIGHLIGHTS

- **Pro forma annual return on cash investment exceeds 70%**
- $\pm 37,000$ SF office park in one of the fastest growing Atlanta suburbs
- Fayette County is the 3rd highest avg. household income in GA - \$122,014
- 10.4% proforma cap rate on rents to demonstrable market
- Ease of operation with only 1 part time independent contractor managing
- Comparable small spaces vacancy rate 1.7%, submarket vacancy rate is 5.1%
- Consistently 100% occupied even through Covid
- 10 minutes from Atlanta airport



Price | \$5,300,000



Size | $\pm 37,000$ SF

PROPERTY INFORMATION

BUILDING

Property Address:	90-125 Commerce Drive, Fayetteville, GA 30214
County:	Fayette
Building Name:	Commerce Point Office Park
Building Size:	±37,000 SF
Year Built:	1989
Number of Suites:	33
Average Suite Size:	±650-3000 SF
Number of Buildings:	4
Number of Stories:	1

SITE

Site Size:	±3.82 Acres
Zoning:	C2
Parking Spaces:	Ample
Roof:	Pitched, shingles Warranty through 2034

FINANCIAL:

Price/SF:	\$143.24/SF
NOI:	\$355,655
Occupancy:	100%
Proforma Cap Rate:	10.4%
Cap Rate:	6.7%
Sale Price:	\$5,300,000



TREMENDOUS UPSIDE POTENTIAL

TREMENDOUS UPSIDE POTENTIAL

Small businesses who need a local office suite - with private bathroom - aren't working from home. All small suite office parks/buildings in the Atlanta area are consistently 100% occupied.

The Class B Commerce Point Office Park is located in prosperous Fayette County, Ga. - one of Atlanta's fastest growing suburbs with the 3rd highest average household income in Georgia at \$122,014, just 12 miles from the Atlanta airport. The property enjoys consistently 100% occupancy including during Covid. Most of the leases are for annual terms or less - like apartments - thus allowing the new owner to increase rents. The suites are preset and fixed - **no build out, construction, or space reconfiguration - with private bathrooms.** Tenants like the overall presentation and ambiance of the hedges, parking for customers in close proximity, private bathrooms, no elevators or stairs, and no long hallways.

Note that the **in place rents** for the Commerce Point office park average **\$12.69/SF**. Page 18 shows the weighted average market rental rate per sq. ft. for the Class B Fayette/Coweta submarket as \$20.74. Page 18 calculates the **market rate per sq. ft. of \$21.39/SF**. by averaging CoStar's average rental rate of \$22.05/SF - see Pages 18 & 20 - with the weighted average of rent comps on Pages 15, 16, and 17 of \$20.74.

Hence, increasing rents to the computed submarket rates will increase revenue by about \$321,900 (37,000 SF x \$8.70 [\$21.39 market rents - \$12.69 in place rents]), see Page 18.

Small office spaces like these are in short supply in the Fayette/Coweta submarket - 1.7 % vacancy rate. Note that Class B & C office construction starts are limited as demonstrated by the Costar chart on Page 24.

MINIMAL VACANCIES IN THE PROPERTY AND MARKET

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The property has maintained essentially an 100% occupancy - with paying tenants - including the Covid months. The only months with vacancies at the end of a month since March 2020 - the beginning of the Covid lockdown - are as below:

April 2020 | Unit 125 F | 950 SF

June 2020 | Unit 125 G | 950 SF

Dec 2021 | Unit 105 C | 720 SF

July 2021 | Unit 115 J | 720 SF

Other turnover has occurred in mid month but no unit has remained vacant for longer than 30 days. Only one eviction in the last fifteen years has been necessary.

Per CoStar, the overall vacancy rate for Class B office space in the Fayette/Coweta County submarket is 5.1 % - see the Costar charts on Page 19, 20, and 21.

Small businesses who need a local office suite aren't working from home. All small suite office parks/buildings in the Atlanta area are consistently 100 % occupied.

COMPUTATION OF ANNUAL RATE OF RETURN ON CASH INVESTMENT

COMPUTATION OF ANNUAL RATE OF RETURN ON CASH INVESTMENT \$ 5,300,000 price, 65 % leverage, 6 % loan

Commerce Point Office Park: 90, 105, 115, 125 Commerce Drive, Fayetteville, GA

65 % leverage. Loan of \$ 3,445,000 (\$ 5,300,000 x 65 %).

6 % interest rate on loan per lender we work with

\$ 20,655 monthly payment for loan of \$ 3,445,000 amortized over 30 years at 6 %

Purchaser's initial cash investment of \$ 1,855,000 (\$ 5,300,000 x 35 %)

	NOI based upon 11- 1-23 rent roll & 2022 expenses	12/31/2024	12/31/2025	12/31/2026	12/31/2027	12/31/2028
NOI ¹	\$ 355,655	\$ 410,799	\$ 465,943	\$ 521,663	\$ 577,383	\$ 633,703
Annual capital expenditures		(20,000)	(20,000)	(20,000)	(20,000)	(20,000)
Increase in property taxes ²		-	-	-	-	-
Cash available for debt service or distribution		390,799	445,943	501,663	557,383	613,703
Monthly payments of loan: \$ 20,655 x 12		(247,860)	(247,860)	(247,860)	(247,860)	(247,860)
Cash available after debt service		142,939	198,083	253,803	309,523	365,843
Sales proceeds less outstanding debt and equity investment spread over 5 years: \$ 5,500,994 (sales proceeds of \$ 10,561,717 [NOI of year 2028: \$ 633,703/.06] -3,205,723 remaining debt at end of Year 5 - 1,855,000 original cash)	\$ 5,500,994	1,100,199	1,100,199	1,100,199	1,100,199	1,100,199
Total annual return		1,243,138	1,298,282	1,354,002	1,409,722	1,466,042
Initial equity investment	\$ 1,855,000	\$ 1,855,000	\$ 1,855,000	\$ 1,855,000	\$ 1,855,000	\$ 1,855,000
Annual rate of return on initial cash invested		67%	70%	73%	76%	79%

¹ This assumes an annual increase of \$ 2.00 per sq. ft. of 26,380 sq. ft. - the amount of sq. ft. not contractually rate committed. The annual increase of \$ 55,144 is calculated as follows: 26,380 sq.ft. x \$ 2.00 + \$ 2,384 (amount of annual increase per State of Georgia lease). Years 2025, 2026, and 2027 include annual contractual increases for the MTC Group of \$ 576 and \$ 600 for year 2027.

² This assumes no material increases in taxes in that the purchase can be arranged so that the purchaser buys the seller's LLC entity. So there is no change in the actual ownership of the property and thus will not automatically trigger an automatic adjustment of the property tax value to the sales price.

Information contained herein may have been provided by the seller, landlord or other outside sources. While deemed reliable, it may be estimated, projected, limited in scope and is subject to change or inaccuracies. Pertinent information should be independently confirmed prior to lease or purchase offer or within an applicable due diligence period.

EASE OF OPERATION

EASE OF OPERATION

This property consisting of small suite offices is essentially operated like apartments without the pool, kids, play area, appliances, kitchens, pets, and showers/tubs. The tenants are businesses that promptly pay rent as due. There is no buildout or construction for new tenants. The suites are offered as they exist - typically offices, reception area, conference room and private bathroom. No walking down a hall to share a bathroom with strangers. **No build out, or construction, moving walls, or reconfiguring space is required for new tenants.**

A part time independent contractor handles maintenance requests and generally sees that the tenants are happy and cared for - he will remain for the new owner. He also shows the units to prospective tenants and prepares the units for new tenants - this usually only requires cleaning and touch up painting if needed. The owner prepares the leases and arranges for the tenants to pay. This is an ideal property for an owner **from another part of the country in that she/he can be on the property within 15 minutes from the Atlanta airport, e.g. the current owner lives in Oregon.**

The suites are individually metered for water, natural gas, and electricity for which the tenants are responsible for arranging and paying. However, one of the 4 buildings is not individually metered for water so the owner pays for the water in that building.

The owner is responsible for the roofs, foundations, exterior walls, heating and cooling system, plumbing and electrical system, dumpster service, and underground utility and sewer pipes outside the exterior walls of the suites.

Most leases have an escalation clause that passes through increases in property taxes and insurance.

Most new tenants are garnered from calls generated by seeing the property and its signs.

There is approximately 300 SF of external storage space that is used to store maintenance supplies and equipment.

ABUNDANT PROSPERITY OF AREA

PROSPEROUS, SAFE, & GROWING

Fayette County, one of Atlanta's fastest growing suburbs over achieves in prosperity - average household income of \$ 122,014 and 1.9% unemployment rate. Its proximity to the Atlanta airport ensures a stable and growing economy, e.g. it is home to over 30 international companies - and for many the national or international headquarters - from at least 30 countries including Germany, France, Czech Republic, Japan, and China.

This property is located 5 miles from the leading movie studio, Trilith Studios, in the world. Fayette County is now the new Hollywood in that more movies are made in the state of Georgia than any other state - including California.

The area has abundant golf courses with golf paths winding through the neighborhood and shopping districts. High school students drive golf carts to and from school and cause golf cart traffic jams when the high schools adjourn for the day.

It consistently ranks as one of the safest areas in Georgia.

Why Global Companies are Flocking to Fayette County



Flags of countries located in Fayette Co.



Golf cart traffic jams. More than 100 miles of golf cart paths.

PROSPEROUS, SAFE AND GROWING



PROSPEROUS, SAFE, AND GROWING

Other accolades accorded to Fayette County include:

- "Top Safest Cities in Georgia" - Safewise
- "Best Towns in Georgia for Young Families" - NerdWallet
- "Top School Districts in Georgia" - Niche
- "Best Places for Homeownership in Georgia" - NerdWallet
- "Top Atlanta MSA Neighborhoods" - Newcomer Magazine
- "The Next Silicon Valley" - Business Insider

Fayette County's rank as 4th in Georgia in education attainment provides high quality, skilled, talented, and professional workforce - many of whom are budding entrepreneurs seeking reasonably price starter office space such as this office park.

Fayette County's roster of major employers includes corporate headquarters, film and movie production, advanced manufacturers, life sciences, and aerospace companies. The diversity of industry sectors provides a stable foundation for consistent economic growth. All industry sectors have experienced substantially above average growth.

ECONOMIC DRIVERS

TRILITH STUDIOS - The Centerpiece of the new Hollywood: Atlanta with its several movie studios - is Trilith Studios comprised of 935 acres, including a 235 acre European inspired town with its own houses, restaurants, and schools that are used for filming. Trilith Studios has long been home for blockbuster films like the Avengers series and numerous television shows. Trilith has a 400 acres backlot and 24 sound stages.



PIEDMONT FAYETTE HOSPITAL - Part of the highly-regarded Piedmont Hospital System, this hospital has received the 'Health grades America's 50 Best Hospitals Award' for 5 consecutive years.



PANASONIC AUTOMOTIVE SYSTEMS - Leading producer of consumer electronics and technology products, including communications solutions, infotainment and electronic vehicle innovations.

RINNAI: The international headquarters of the number one international producer of tankless water heaters.

EATON LIGHTING AND WIRING SOLUTIONS - International headquarters for a leading development and manufacturer of digitally smart business and residential lighting.



ECONOMIC DRIVERS



Film & Creative Media



Medical Device Manufacturing



Avionics

HOSHIZAKIE AMERICA, INC. - U.S. headquarters for a large designer and producer of air conditioning, heating, and refrigeration equipment.

OSMOSE UTILITIES SERVICES, INC. - Employs about 300 and provides services and products for water, sewer, pipelines and power lines.

CALIPIS AMERICA - U.S. headquarters for this producer of animal feed. Calipis is a leader in microbiota research and analysis and also operates a huge research lab in Fayetteville.

SIM-TECH MANUFACTURING - provides emergency and training to the aviation industry.

GERRESHEIMER - U.S. headquarters and production facility for the manufacturing of surgical and medical devices and equipment.

GARDNER LOWE AVIATION SERVICES - International headquarters for this firm providing parts, supplies and worldwide training in the aviation industry.

ECONOMIC DRIVERS

SCHOLLE IPN - Headquarters for this plastic and related materials production firm

TDK COMPONENTS, USA - U.S. headquarters for its production of semi conductor and related devices

SIGVARIS, INC. - Headquarters for this designer and producer of orthopedic, prosthetic, and surgical appliances.

PLY GEM INDUSTRIES, INC. - Headquarters for this window, metal, doors, sash, frames, molding and trim manufacturer.

ADVENTURE AVIATION - Supplies parts and services to the aerospace and aviation industries.

AVERY DENNISON CORPORATION - Produces coated and laminated paper.

NCR CORP CENTER OF EXCELLENCE - Produces computer hardware and software.

SANY - The international headquarters for the leader in quarry and excavation equipment.



Information Technology



Advanced Manufacturing



Sany International Headquarters

ECONOMIC DRIVERS



Trilith studios



Downtown Fayetteville with upscale restaurants and bars

MBS EQUIPMENT COMPANY - east coast headquarters for a studio-based equipment company. Located at Trilith Studios, the firm will occupy 100,000 SF of purpose-built space making it the company's largest global hub. It serves productions at over 75 Atlanta-area stages and other sites in the Southeast.

SAINT-GOBAIN - based in Paris, France, is the oldest and largest building materials company in the world. It recently announced a \$100 million expansion of its Certain Teed Roofing Plant.

DOWNTOWN FAYETTEVILLE AND PEACHTREE CITY - great nightlife with an abundance of restaurants and bars with world class chefs.

ATLANTA AIRPORT & THE AVIATION INDUSTRY - the offered property is located only 12 miles from the Atlanta airport. Fayette County is a bedroom community for pilots, airline executives, and executives of businesses that support or use the aviation industry.

RENT COMPS: MODIFIED GROSS LEASES

ADDRESS	CITY	ANNUAL RENT PER SQ. FT.	LEASE TYPE	DISTANCE FROM COMMERCE OFFICE PARK	SQ. FT. OF BUILDING	SQ. FT. OF SPACE	RENT TIMES SQ. FT. OF SPACE
Commerce Point Office Park 90, 105, 115, 125 Commerce Drive	Fayetteville, Ga	\$ 12.05	MG		Appr. 37,000	Appr. 37,000	n/a
112 Governor's Square	Fayetteville, Ga	14.40	MG	8 miles	5,000	1,250	18,000
51 Market Square Rd	Newnan, Ga	16.50	MG	20 miles	9,600	1,200	19,800
165 Bradford Sq.	Fayetteville, Ga	16.00	MG	3 miles	4,646	875	14,000
37 Calumet Pky - Bldg N	Newnan, Ga	17.00	MG	22 miles	9,855	1,500	25,500
1922 Highway 74 N	Tyrone, Ga	17.20	MG	11 miles	6,372	1,290	22,188
6000 Shakerag Hi - Bldg 300	Peachtree City, Ga	24.00	MG	9 miles	6,400	1,200	28,800
19 Jefferson St.	Newnan, Ga	16.80	MG	27 miles	6,688	1,500	25,200
4910 Old Jonesboro Rd.	Union City, Ga	22.84	MG	6 miles	21,010	1,085	24,781
246 Bullsboro Dr.	Newnan, Ga	16.00	MG	25 miles	22,000	1,725	27,600
100 Glendalough Ct.	Tyrone, Ga	20.00	MG	17 miles	18,824	755	15,100
400 Westpark Ct.	Peachtree City, Ga	19.95	MG	11 miles	18,507	1,650	32,918
600 West Lanier	Fayetteville, Ga	19.10	MG	2 miles	12,680	750	14,325
1260 Highway 54 W	Fayetteville, Ga	25.00	MG	5 miles	26,528	3,000	75,000
135 Brandywine Blvd.	Fayetteville, Ga	14.00	MG	3 miles	9,100	3,889	54,446
110 Commerce Dr.	Fayetteville, Ga	15.00	MG	.3 miles	8,200	2,400	36,000

RENT COMPS: MODIFIED GROSS LEASES

570 W Lanier Ave.	Fayetteville, Ga	16.00	MG	2 miles	10,161	1,500	24,000
401 Westpark Ct.	Peachtree City, Ga	17.63	MG	11 miles	18,600	2,612	46,050
320 W Lanier Ave.	Fayetteville, Ga	23.00	MG	1.5 miles	27,799	1,048	24,104
1015 Tyrone Rd.	Tyrone, Ga	18.05	MG	10 miles	4,320	1,250	22,563
408-410 Stevens Entry	Peachtree City, Ga	20.28	MG	9 miles	5,000	750	15,210
125-129 Stonewall Avenue	Fayetteville, Ga	17.50	MG	1 mile	3,967	1,000	17,500
360 W Stonewall Avenue	Fayetteville, Ga	19.68	MG	2 miles	1,774	1,774	34,912
45 Sutherland Dr.	Fayetteville, Ga	15.50	MG	29 miles	2,850	2,014	31,217
475 Swanson Rd	Tyrone, Ga	16.56	MG	12 miles	6,000	1,250	20,700
510 Swanson Rd	Tyrone, Ga	20.31	MG	12 miles	5,695	1,800	36,558
10 The Boulevard	Newnan, Ga	15.00	MG	26 miles	24,987	1,200	18,000
6000 Shakerag Hi - Bldg 20	Peachtree City, Ga	16.98	MG	9 miles	6,000	820	13,924
430 Prime Pt	Peachtree City, Ga	20.19	MG	15 miles	9,000	850	17,162
211 Prime Pt. - Bldg 2	Peachtree City, Ga	15.50	MG	15 miles	13,196	1,006	15,593
						42,943	771,149

COMPUTATION OF THE WEIGHTED AVERAGE OF MARKET RENTAL RATES FOR MODIFIED GROSS LEASES 771,149/42,943 sq. ft. = 17.96 sq. ft. or \$ 18

The above is gathered from several sources. The reader should independently verify the data and any conclusions. Bull Realty, Inc. makes no warranties or guarantees as to the accuracy of the data or conclusions.

RENT COMPS: NNN LEASES

ADDRESS	CITY	ANNUAL RENT PER SQ. FT.	LEASE TYPE	DISTANCE FROM COMMERCE OFFICE PARK	SQ. FT. OF BUILDING	SQ. FT. OF SPACE	RENT TIMES SQ. FT. OF SPACE
Commerce Point Office Park 90, 105, 115, 125 Commerce Drive	Fayetteville, Ga	\$ 12.05	MG		Appr. 37,000	Appr. 37,000	n/a
440 Prime Pt.	Peachtree City, Ga	18.20	NN	15 miles	4,510	2,700	49,140
39 Oak Hill Ct.	Newnan, Ga	22.00	NNN	22 miles	6,000	3,000	66,000
1000 Commerce Dr.	Tyrone, Ga	22.00	NNN	6 miles	12,841	2,000	44,000
101 McWilliams Dr.	Peachtree City, Ga	16.50	NNN	16 miles	8,536	2,314	38,181
710 Newnan Crossing Byp	Newnan, Ga	17.50	NNN	22 miles	24,119	3,741	65,468
1131 Senoia Rd	Tyrone, Ga	14.00	NNN	11 miles	1,800	900	12,600
1585 Highway 34	Newnan, Ga	15.00	NNN	19 miles	3,127	1,873	28,095
1280 Highway 74 S	Peachtree City, Ga	15.00	NNN	12 miles	15,000	1,119	16,785
385 N Jeff Davis Dr	Fayetteville, Ga	14.00	NNN	1 mile	9,698	1,415	19,810
98-128 N Park Dr.	Fayetteville, Ga	14.00	NNN	.6 miles	24,284	1,032	14,448
324 Stevens Entry	Peachtree City, Ga	18.00	NNN	9 miles	4,700	2,000	36,000
103 Westpark Dr.	Peachtree City, Ga	15.00	NNN	11 miles	12,000	1,200	18,000
225 Millard Farmer Ind Blvd - D	Newnan, Ga	17.43	NNN	22 miles	7,000	1,600	27,888
						24,894	436,415

COMPUTATION OF THE WEIGHTED AVERAGE OF MARKET RENTAL RATES FOR NNN LEASES $436,415 / 24,894 = 17.53$ sq ft

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POTENTIAL INCREASE IN REVENUE BY INCREASING RENTS TO MARKET

Computed weighted average of NNN leases in submarket - see Page 17	Adjustment converting NNN to MG	Computed weighted average of MG & NNN leases in submarket - see Pages 15, 16, & 17	Sq. ft. used in computation	Weighted average times sq. ft.
\$ 17.53	\$ 8.00	\$ 25.53	24,894	635,544
		\$ 17.96	42,943	771,256
			67,837	1,406,800
Estimated weighted average per sq. ft. of Fayette/Coweta rent comps: $1,406,800 / 67,837 \text{ sq. ft.} =$				\$ 20.74
From Pages 19 & 20: Costar's average market rental rate per sq. ft. of Fayette/Coweta submkt				\$ 22.05
Average market rental rate of above weighted average rental rate per sq. ft. of rent comps - see Pages 15, 16, and 17 and average rental rate per sq. ft. per CoStar				\$ 21.39
Potential increase in rental revenue by increasing rents to above computed market rate: $37,000 \text{ sq. ft.} \times \$ 8.70 (\$ 21.39 - \$ 12.69 \text{ average in place rents}) =$				\$ 321,900

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VACANCY & AVAILABILITY: SMALL SUITES IN FAYETTE/COWETA SUBMKT

Availability & Vacancy Rate



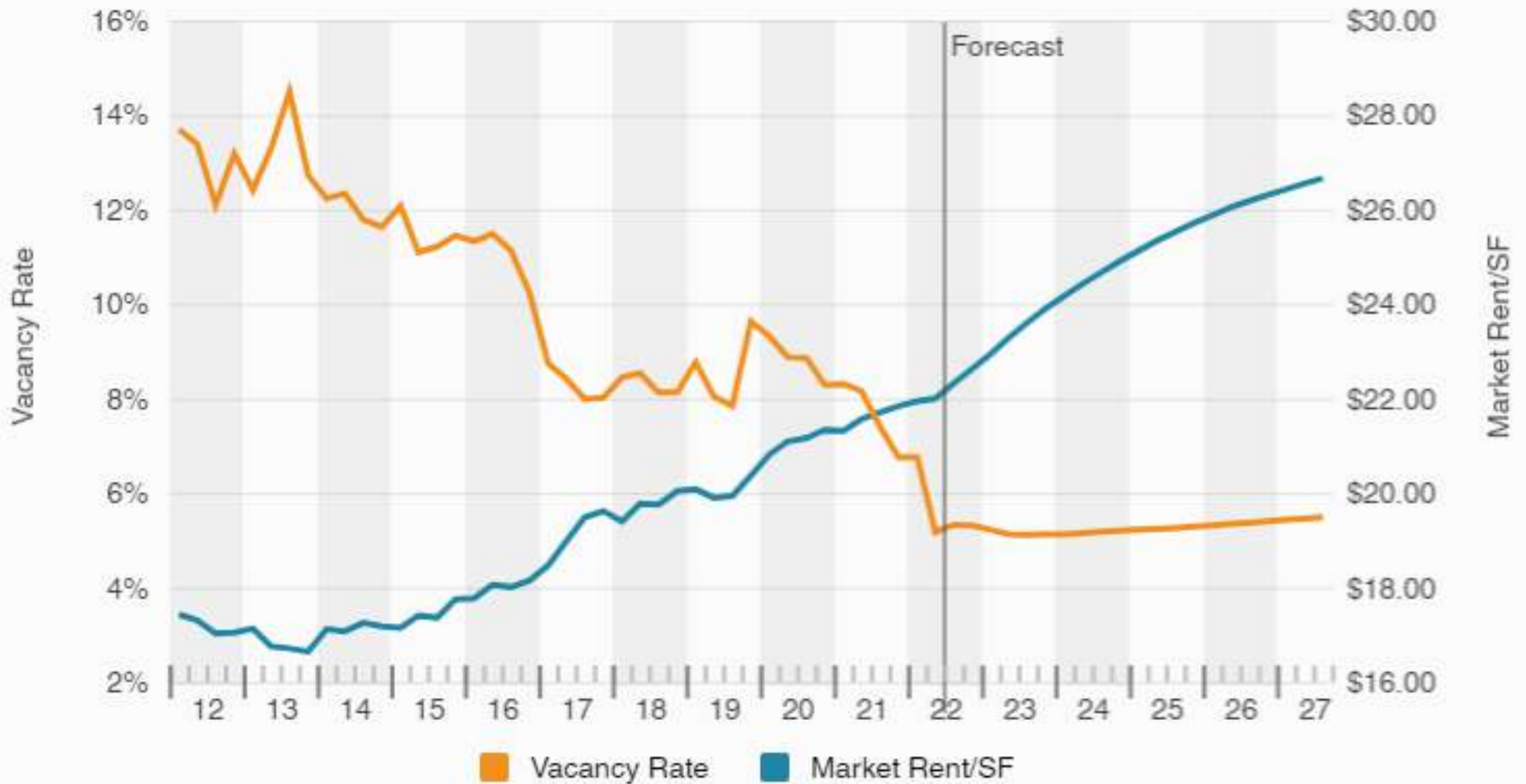
MARKET & ASKING RENT PER COSTAR CLASS B & C OFFICE IN SUBMKT

Market Rent & Asking Rent Per SF



VACANCY & MKT RENT PER COSTAR FOR FAYETTE/COWETA SUBMKT

Vacancy & Market Rent Per SF



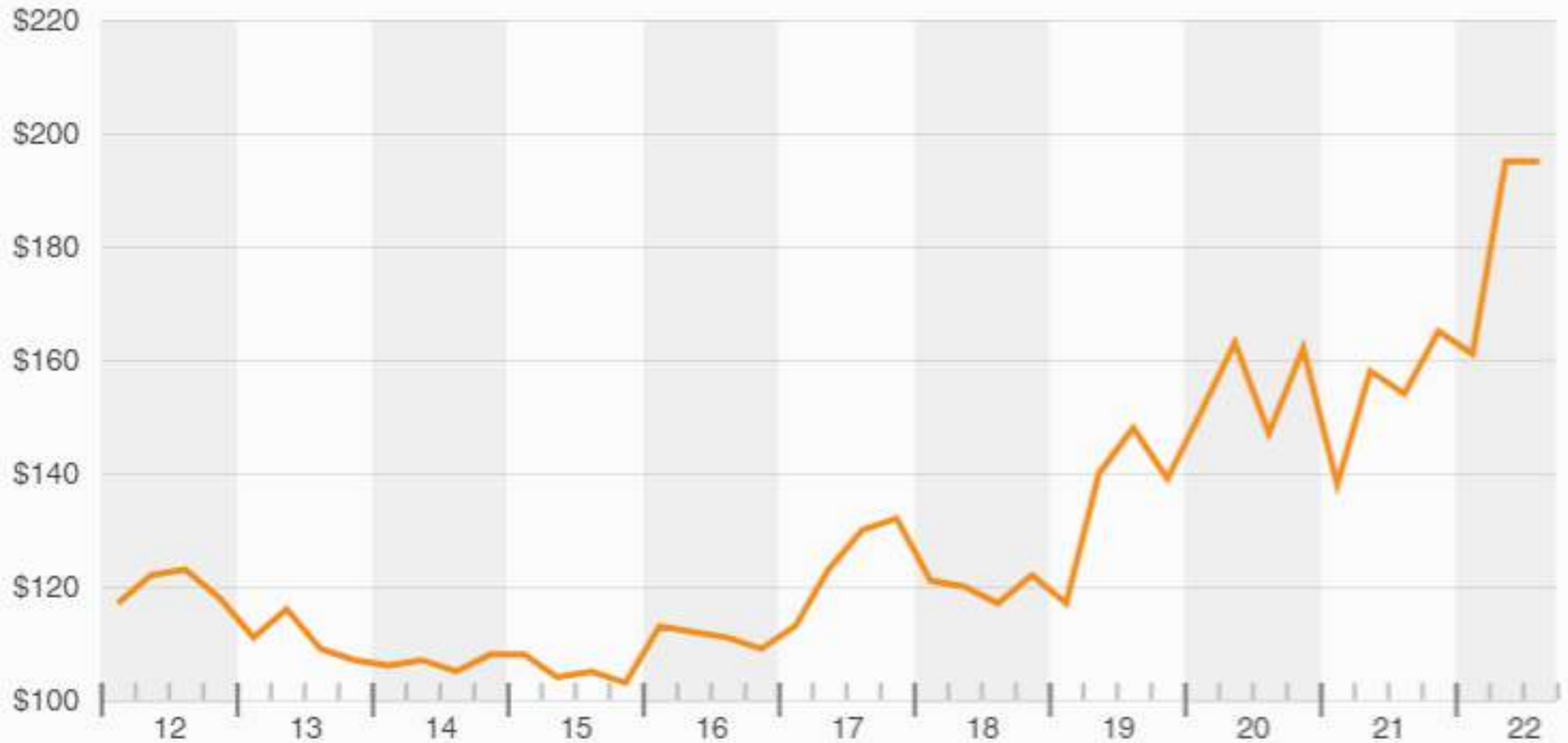
SALES COMPS

PROPERTY	SALES PRICE	SQ. FT. OF BUILDING	DATE OF SALE	OCCUPANCY	DISTANCE FROM COMMERCE OFFICE PARK	PRICE PER SQ. FT.
Commerce Point Office Park 90, 105, 115, 125 Commerce Drive, Fayetteville, Ga	Asking \$ 5,650,000	Appr. 37,000	n/a	100%	0	\$ 152.70
211 Prime Point - Bldg 2, Peachtree City, Ga	\$ 1,759,909	13,196	4/15/2022	83%	8.8 miles	133
105 Greencastle Rd., Tyrone, Ga	1,700,000	8,529	3/25/2022	100%	9.6 miles	199
9 Bledsoe Rd., Newnan, Ga	1,510,000	10,000	7/9/2021	100%	29 miles	151
6284 Garden Walk Blvd., Riverdale, Ga	1,120,000	9,000	12/14/2021	100%	12 miles	124
490 Bradley Dr., Fayetteville, Ga	595,000	4,500	11/5/2022	100%	2.2 miles	132
1250 Highway 54 W, Fayetteville, Ga	8,940,000	55,050	8/13/2021	100%	6 miles	162
749 Main St., Riverdale, Ga	\$ 5,670,000	36,400	5/17/2021	100%	9.7 miles	\$ 156
	21,294,909	136,675				
WEIGHTED AVERAGE OF PRICE PER SQ. FT. OF SALES: \$ 21,294,909/136,675 sq. ft. = \$ 155.80						

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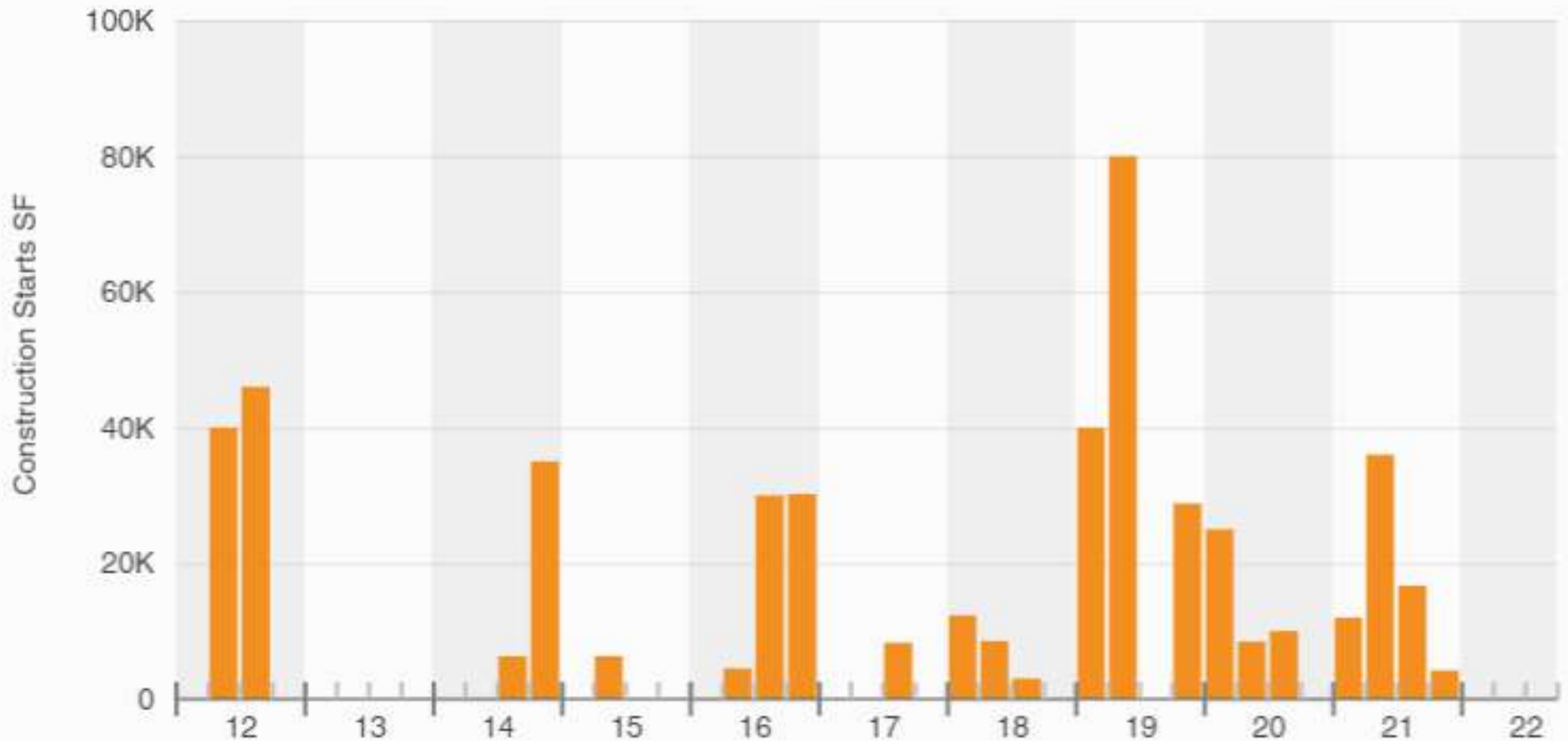
AVG SALES ASKING PRICE SF PER COSTAR IN FAYETTE/COWETA SUBMKT

For Sale Asking Price Per SF

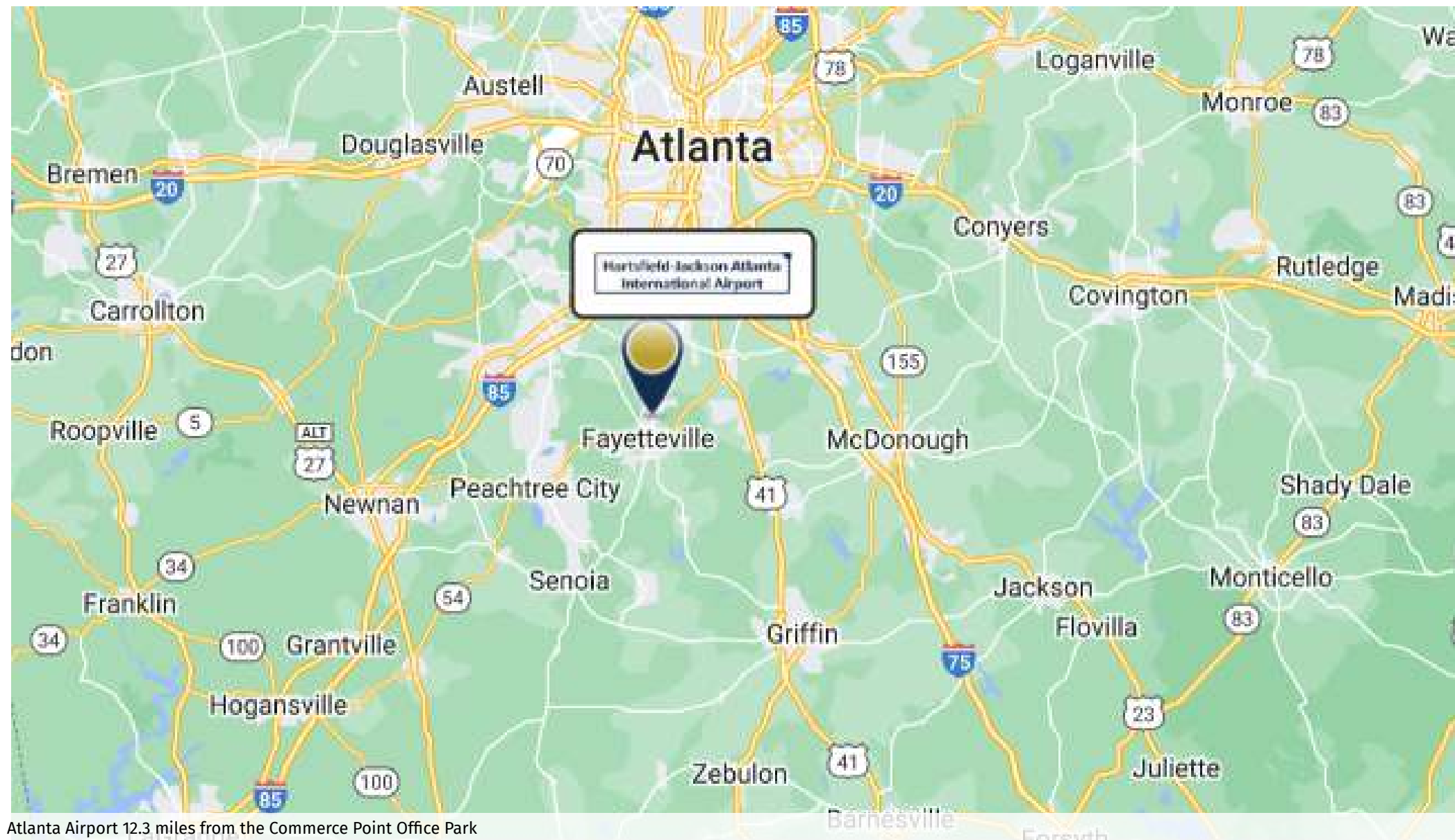


CONSTRUCTION STARTS CLASS B & C OFFICE PER COSTAR IN SUBMKT

Construction Starts



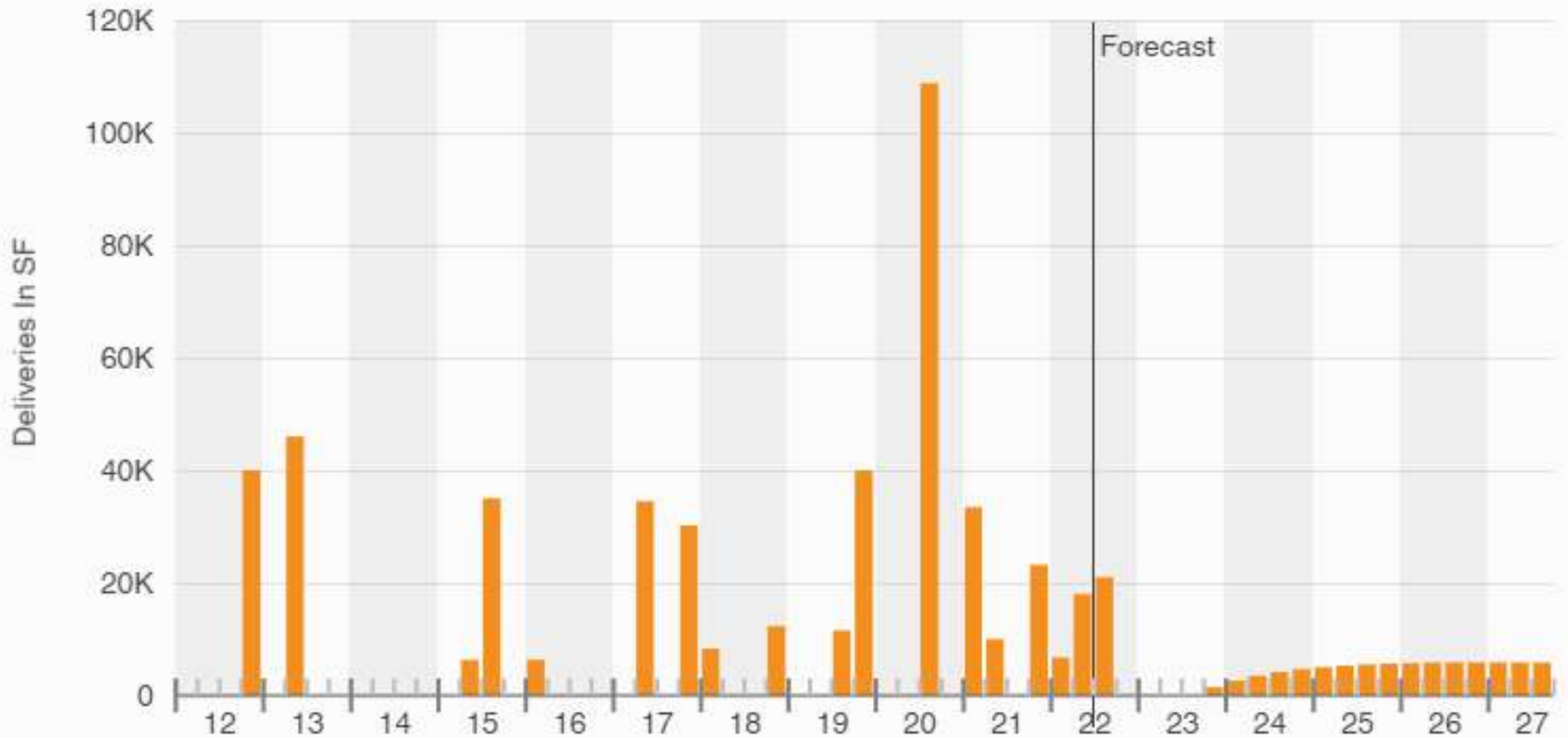
LOCATION MAP



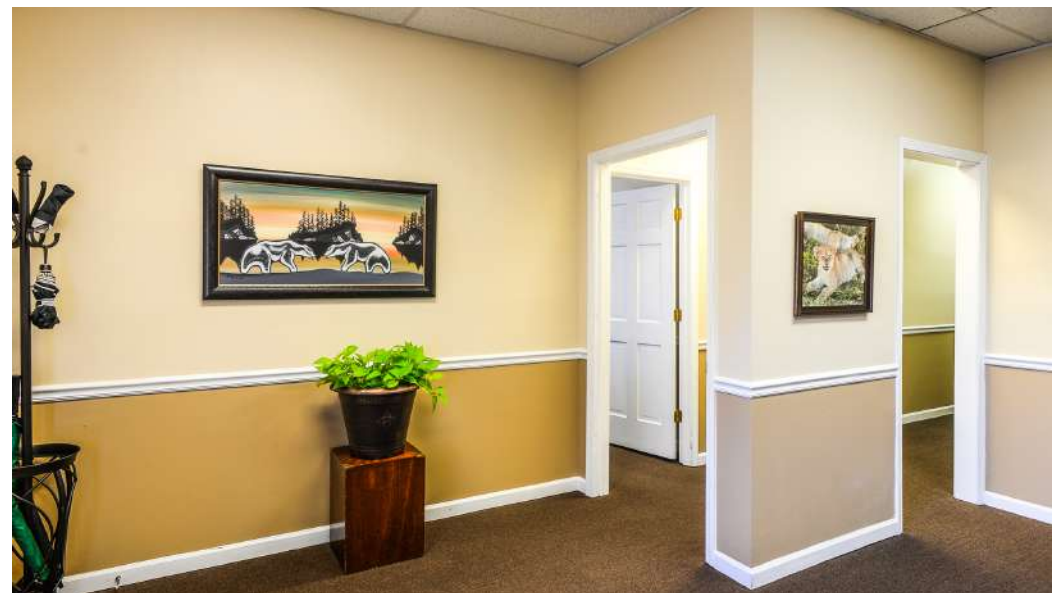
Atlanta Airport 12.3 miles from the Commerce Point Office Park

CLASS B & C OFFICE DELIVERIES PER COSTAR IN SUBMARKET

Deliveries



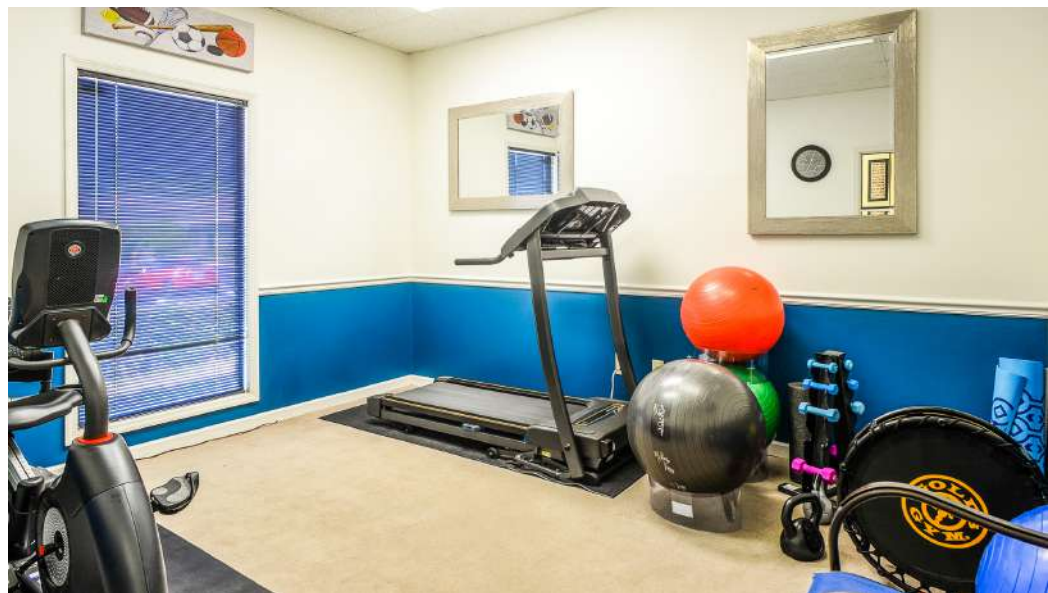
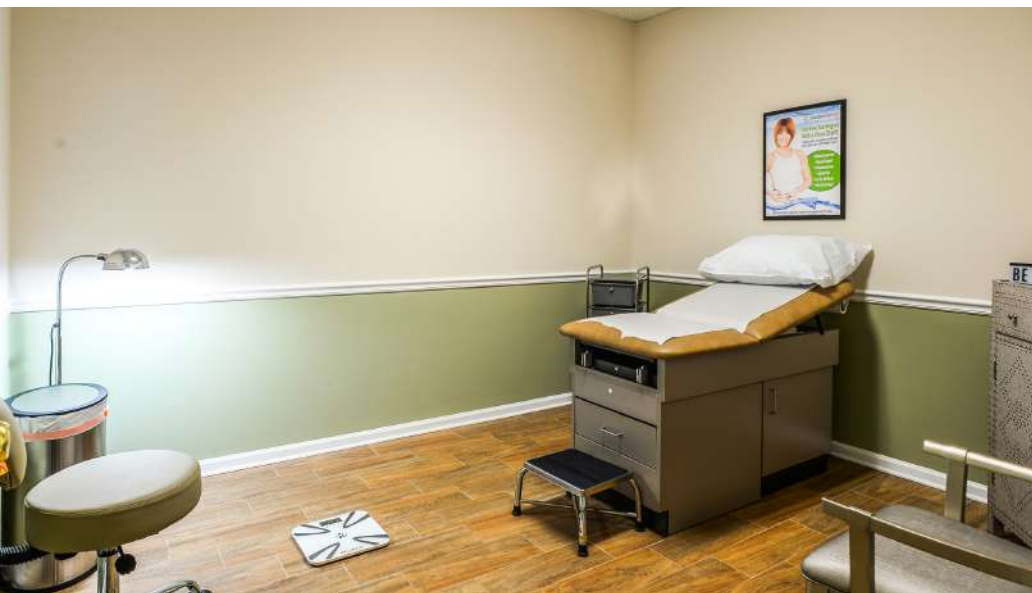
PHOTOS



PHOTOS



PHOTOS



RETAILER MAP



BROKER PROFILE

STEVE SELF, MPA, CPA

V.P. Investment Sales



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PROFESSIONAL BACKGROUND

Steve Self has been involved in real estate for 35 years and is a licensed Certified Public Accountant. He specializes in assisting clients in the acquisition and disposition of multifamily and commercial investment properties. Clients appreciate Steve's tenacity, marketing expertise, and investment analysis skills.

After graduating from Georgia Tech, Steve earned a Masters of Professional Accountancy from Georgia State University. He worked for a Big Four accounting firm in attestation/audit and as a tax specialist. Steve was a founding and name partner in local C.P.A. firm where he practiced as a C.P.A. for several years.

Steve lives in the historic Ansley Park neighborhood in Atlanta with his 15 years old son where they enjoy playing golf, tennis, and swimming at the Ansley Golf Club. Steve was a member of Sigma Alpha Epsilon fraternity at Georgia Tech and is active in SAE's Atlanta Alumni Association. Steve is a member of the Cathedral of St. Philip and also attends Northside Methodist Church.

Bull Realty is a commercial real estate sales, leasing, and advisory firm licensed in eight Southeast states headquartered in Atlanta. The firm was founded in 1998 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, hospitality and single tenant net lease sectors.

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.



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 **Commerce Point Office Park 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, 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 __ / __ / __

Receiving Party

Signature

Printed Name

Title

Company Name

Address

Email

Phone

Bull Realty, Inc.
50 Glenlake Parkway, Suite 600
Atlanta, GA 30328

Steve Self, MPA, CPA
404-876-1640 x167
Stephen@BullRealty.com

**SIGN CONFIDENTIALITY
AGREEMENT ONLINE**



DISCLAIMER

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, suitability 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 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 on 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 Owner/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 Broker. 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. The terms and conditions set forth above apply to this Offering Memorandum in its entirety and all documents and other information provided in connection therewith.



Bull Realty, Inc.
50 Glenlake Parkway, Suite 600
Atlanta, GA 30328

STEVE SELF, MPA, CPA

V.P. Investment Sales
Stephen@BullRealty.com
404-876-1640 x167

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

Information contained herein may have been provided by the seller, landlord or other outside sources. While deemed reliable, it may be estimated, projected, limited in scope and is subject to change or inaccuracies. Pertinent information should be independently confirmed prior to lease or purchase offer or within an applicable due diligence period.