

STUDIO



ZERO

RENOVATED 36-UNIT MULTIFAMILY OPPORTUNITY IN SOUTH BUCKHEAD

— 20 STANDISH AVE NW | ATLANTA, GA 30309 —

MIDTOWN

Atlanta



ATLANTA
DOWNTOWN



Georgia
Tech



PIEDMONT PARK

SCAD

The University for Creative Careers

ATLANTIC STATION



BUCKHEAD
ATLANTA



ASSET & OCCUPANCY SOLUTIONS

PROPERTY OVERVIEW

- Highly desirable centralized location between Buckhead and Midtown, just off Peachtree Street
- All units are spaciouly efficient with modern finishes throughout
- Fully renovated interiors with new kitchens, baths, flooring, appliances and lighting
- All units have stacked W/D, mini-split HVAC systems, built-in storage and desk space with all new stainless appliances
- Off street parking on side and rear
- Welcoming large courtyard with brand new patio area including two outdoor grills, a built-in fire pit, new patio furniture and green space
- Storage area in basement that could be capitalized on with tenant storage units
- Some units feature skyline views of Midtown and downtown Atlanta
- Easy access to I-85, I-75, Midtown, Buckhead, Atlantic Station, West Midtown and GA Tech
- Steps from SCAD Atlanta, several popular restaurants and nearby retail

Price | \$8,100,000



For More Information:

Bull Realty
50 Glenlake Parkway, Suite 600
Atlanta, GA 30328
404-876-1640

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Andy@BullRealty.com
404-876-1640 x107

Michael Wess, CCIM
Partner, Bull Realty
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PROPERTY INFORMATION

OVERVIEW

ADDRESS	20 Standish Ave NW Atlanta, GA 30309
COUNTY	Fulton
COMPLEX NAME	Studio2Zero
SQUARE FEET	± 19,800
SITE SIZE	± 0.76 acres
YEAR BUILT/RENOVATED	1948/2022
PARKING	Off street surface on side & rear
NO. OF BUILDINGS	1
NO. OF FLOORS	2
UNIT MIX	All studios
HVAC	Individual mini-splits
UTILITIES	Water & electric are common, no gas
WASHER/DRYER	In-unit



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INTERIOR PHOTOS



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EXTERIOR PHOTOS



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EXTERIOR PHOTOS



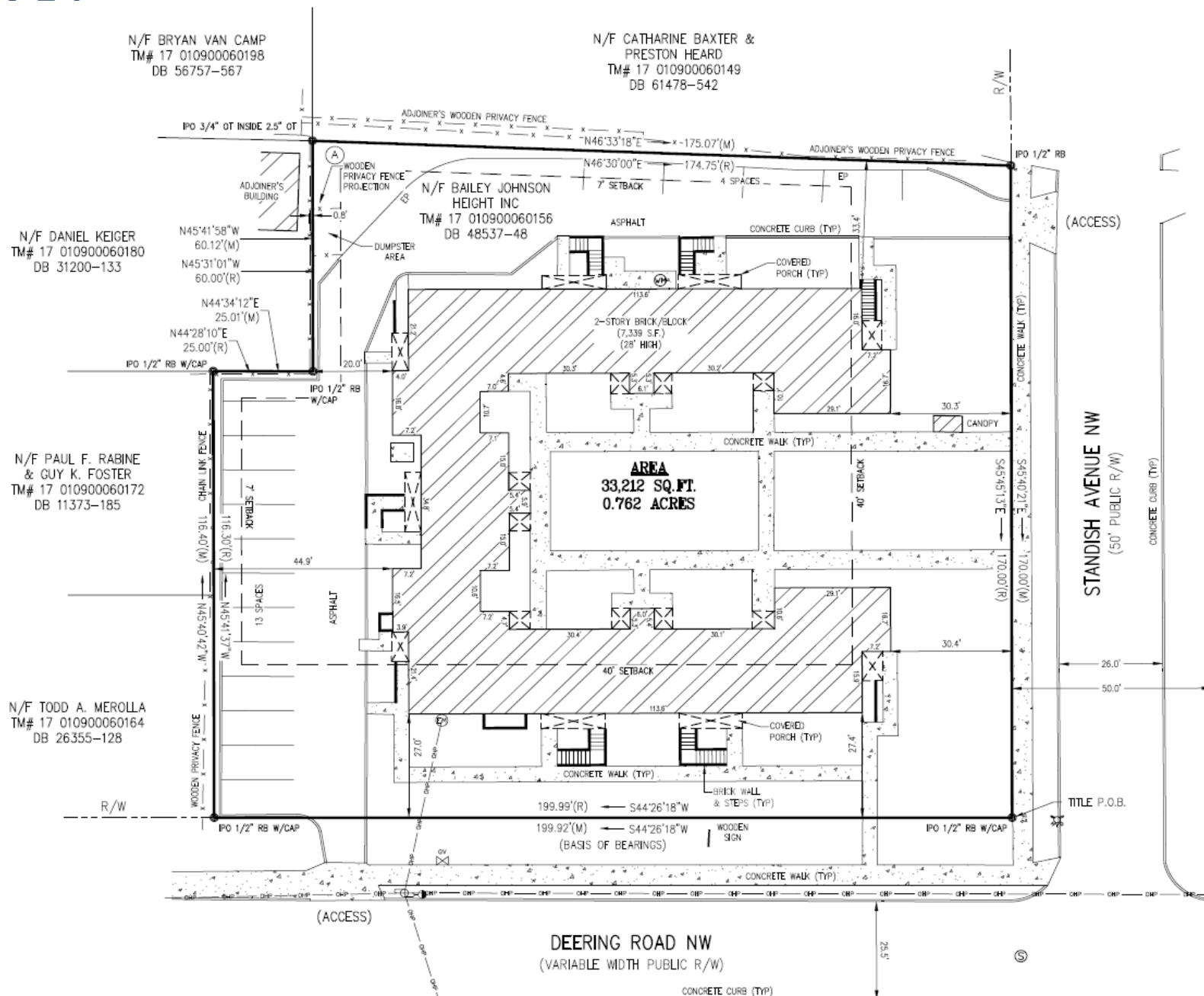
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SURVEY



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ABOUT THE AREA

BUCKHEAD, GA

Buckhead is an affluent uptown district of Atlanta, Fulton County, Georgia, comprising approximately the northern fifth of the city. Buckhead is a major commercial and financial center of the Southeast, and the third-largest business district in Atlanta, behind Downtown and Midtown. The district's numerous high-rise office buildings, hotels and condominiums form a highly urbanized core along Peachtree Road. Surrounding this dense hub are Buckhead's residential neighborhoods, which feature large comfortable single-family homes situated among dense forests and rolling hills.

At the heart of Buckhead around the intersections of Lenox, Peachtree and Piedmont Roads, is a shopping district with more than 1,500 retail units where shoppers spend more than \$3 billion a year. In addition, Buckhead contains the highest concentration of upscale boutiques in the United States. The majority are located at Lenox Square and Phipps Plaza, sister regional malls located diagonally across from each other at the intersection of Peachtree and Lenox Roads. This commercial core also has a concentration of "big-box" retailers. The Shops Buckhead Atlanta mixed-use development brings even more exclusive and high end boutiques, restaurants, hotels, condos and office space to thriving Buckhead. Buckhead offers world-class shopping, dining, entertainment, workspace and housing in an unsurpassed location for the ultimate urban luxury lifestyle.



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Whether stocking up on groceries at Whole Foods, Trader Joe's or Lucy's Market, dining at Lobster Bar, or selecting a custom flower arrangement at Boxwoods, you will find many well-known neighborhood fixtures here. Lenox Square and Phipps Plaza are just up Peachtree Road, where the high-rise office towers and condos are also located. GA-400 access is also nearby, taking you to anywhere you want to go! If you're looking for a low-maintenance lifestyle with a variety of social and cultural activities steps away from your front door, explore Buckhead Village. ([Source](#))



SOMEWHAT WALKABLE ([Source](#))



Walk Score
61



Transit Score
53



Bike Score
48



Marta Station
Arts Center- 1.1 Miles



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MIDTOWN
Atlanta
5 Min | 1.0 Mile

ATLANTA DOWNTOWN
13 Min | 5.1 Miles

ATLANTIC STATION
5 Min | 1.1 Miles

SCAD
The University for Creative Careers
2 Min | 0.3 Miles



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IN THE AREA

PIEDMONT HOSPITAL

Piedmont Atlanta Hospital is a 643-bed, private, not-for-profit hospital and is the leader in patient care. It is named the top acute-care community hospital in metro Atlanta in U.S. News and World Report's Best Hospitals list. Piedmont Atlanta combines a personalized approach with innovative technologies to deliver treatments that set a new standard for excellence in care that includes therapy, disease management and more.



HIGH MUSEUM OF ART

The High Museum of Art is an art museum located on Peachtree Street in Midtown, the city's arts district, the High is a division of the Woodruff Arts Center. With more than eighteen thousand works of art in its permanent collection, the High has an extensive anthology of nineteenth- and twentieth-century American and decorative art.



COLONY SQUARE

An urban, amenity-rich and arts-infused place to gather and soak up Midtown's vibe, the re-imagined Colony Square will encompass two office towers and loft offices totaling 940,000 square feet, 262 residential condos, a 466-room hotel and 160,000 square feet of carefully curated entertainment, retail and fitness concepts, chef driven restaurants and an experience-driven food hall Politan Row at Colony Square.



SCAD

SCAD is surrounded by many Fortune 500 companies, nonprofit organizations and art galleries in the heart of Midtown. SCAD offers more than 100 degree programs that include everything from visual effects to animation. SCAD Atlanta's main facility is a true art and design center complete with classrooms, galleries, digital labs and residence halls.



ATLANTIC STATION

Atlantic Station is a 15-million square foot of retail, office, entertainment, residential space and public parks. Open in 2005, Atlantic Station became the nation's largest urban Brownfield redevelopment at that time. The size of Atlantic Station encouraged the U.S. Postal Service to award the neighborhood with its own zip code. Stores include Regal Cinemas, Target, Dillard's, Nike, Publix and more.



ATLANTA BELTLINE

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



IN THE AREA



DEMOGRAPHICS



POPULATION

1 mile	21,780
3 mile	179,996
5 mile	386,255



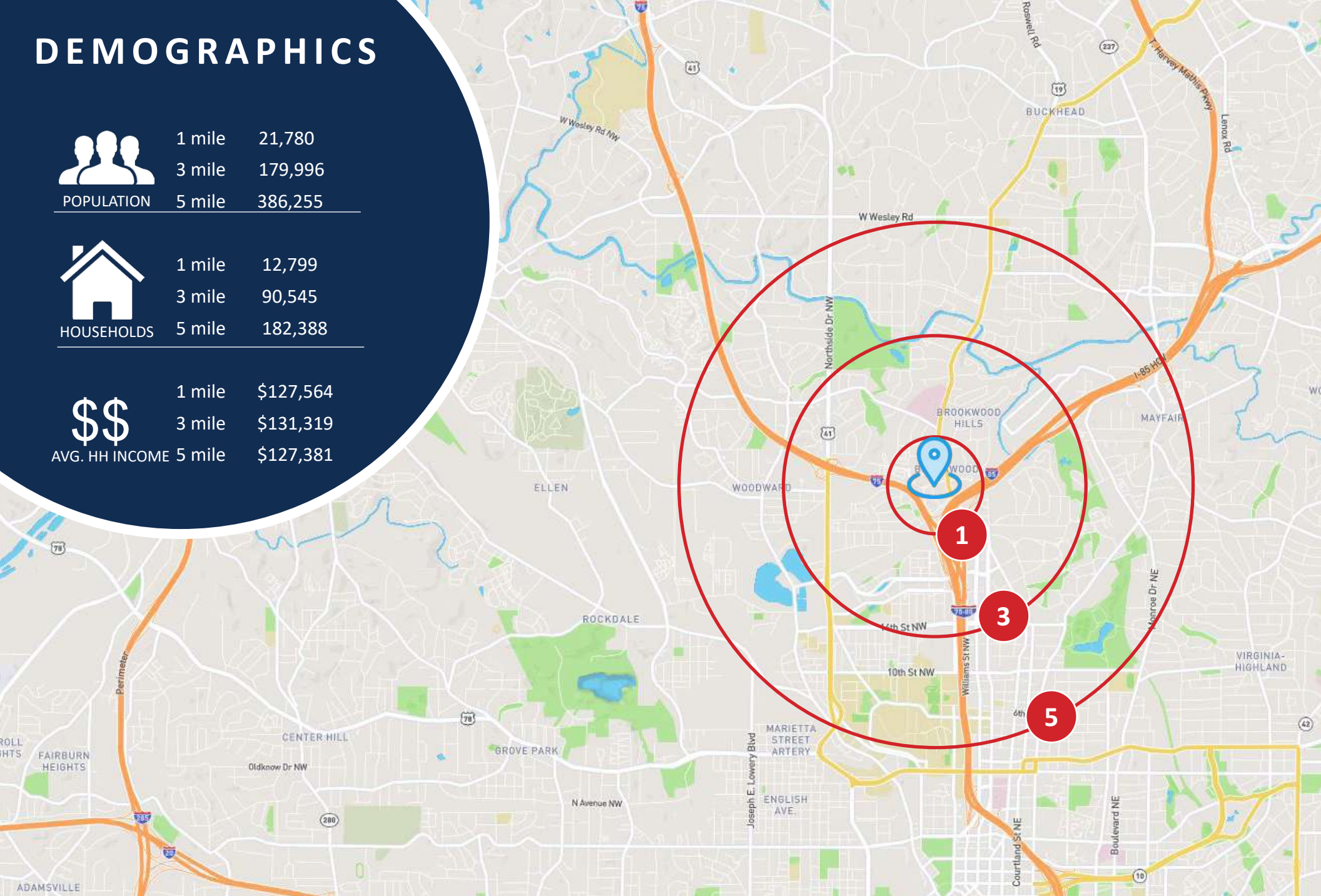
HOUSEHOLDS

1 mile	12,799
3 mile	90,545
5 mile	182,388



AVG. HH INCOME

1 mile	\$127,564
3 mile	\$131,319
5 mile	\$127,381



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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 20 Standish Avenue NW, Atlanta, GA 30309. 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 in 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 _____

Bull Realty, INC.

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**SIGN CONFIDENTIALITY
AGREEMENT ONLINE**

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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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