



100% LEASED MULTI-TENANT FLEX INVESTMENT

8.5% CAP RATE | TRUE NNN LEASES

2121 HEWATT RD, SNELLVILLE, GA 30039

DISCLAIMER & LIMITING CONDITIONS

Bull Realty has been retained as the exclusive brokers 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 Listing Brokers. 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.

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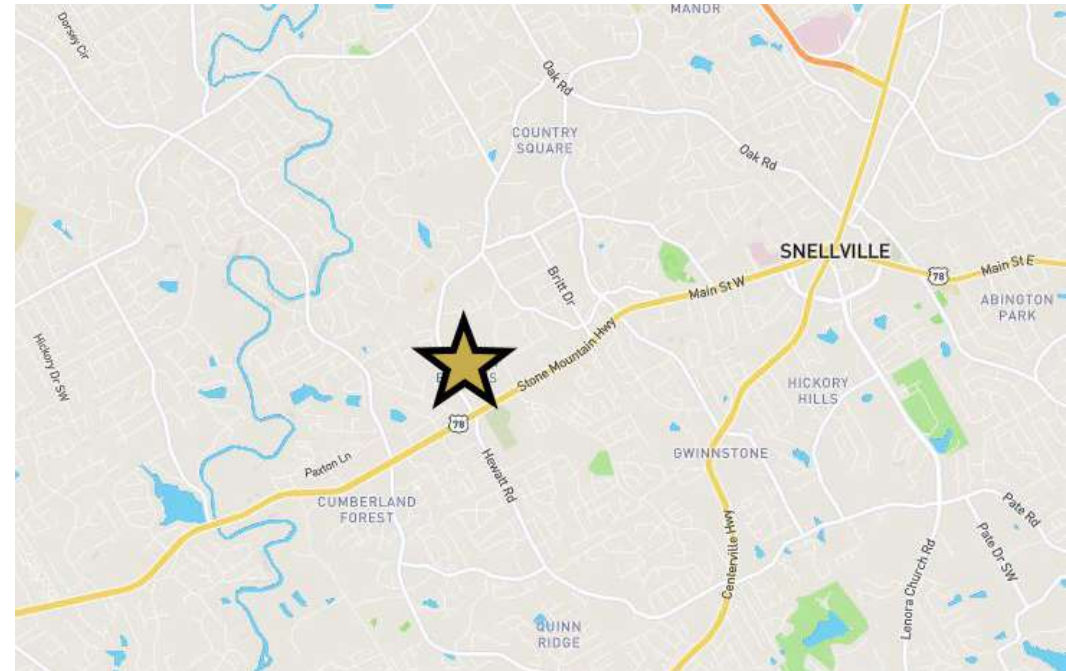


EXECUTIVE SUMMARY

HIGHLIGHTS

- 100% leased, ± 13,463 SF multi-tenant flex investment in Snellville, GA
- Currently leased to seven professional tenants with leases ending between November 2024 and June 2027
- Leases are all true NNN including management expense with no caps on increases
- Leases all contain 5% annual escalations
- Property is ± 0.97 acres with adequate parking (± 30 spaces)
- Building has 13' clear ceiling height with 2.5 year old pitched roof and 12 drive-in doors
- Property has good access with turn lane | 10,530 VPD on Hewatt Rd
- Tenant suites a mix of storage/workspace and showroom/office space
- M1 Zoning: <https://bit.ly/3x4jGZV>

Sale Price \$2,000,000 | Cap Rate 8.5%



PROPERTY INFORMATION

BUILDING:

ADDRESS:	2121 Hewatt Rd Snellville, GA 30039
COUNTY:	Gwinnett
YEAR BUILT/RENOVATED:	1985/2022
# OF BUILDINGS:	1
# OF FLOORS:	1
# OF UNITS:	7
TOTAL BUILDING SIZE:	± 13,463 SF

SITE:

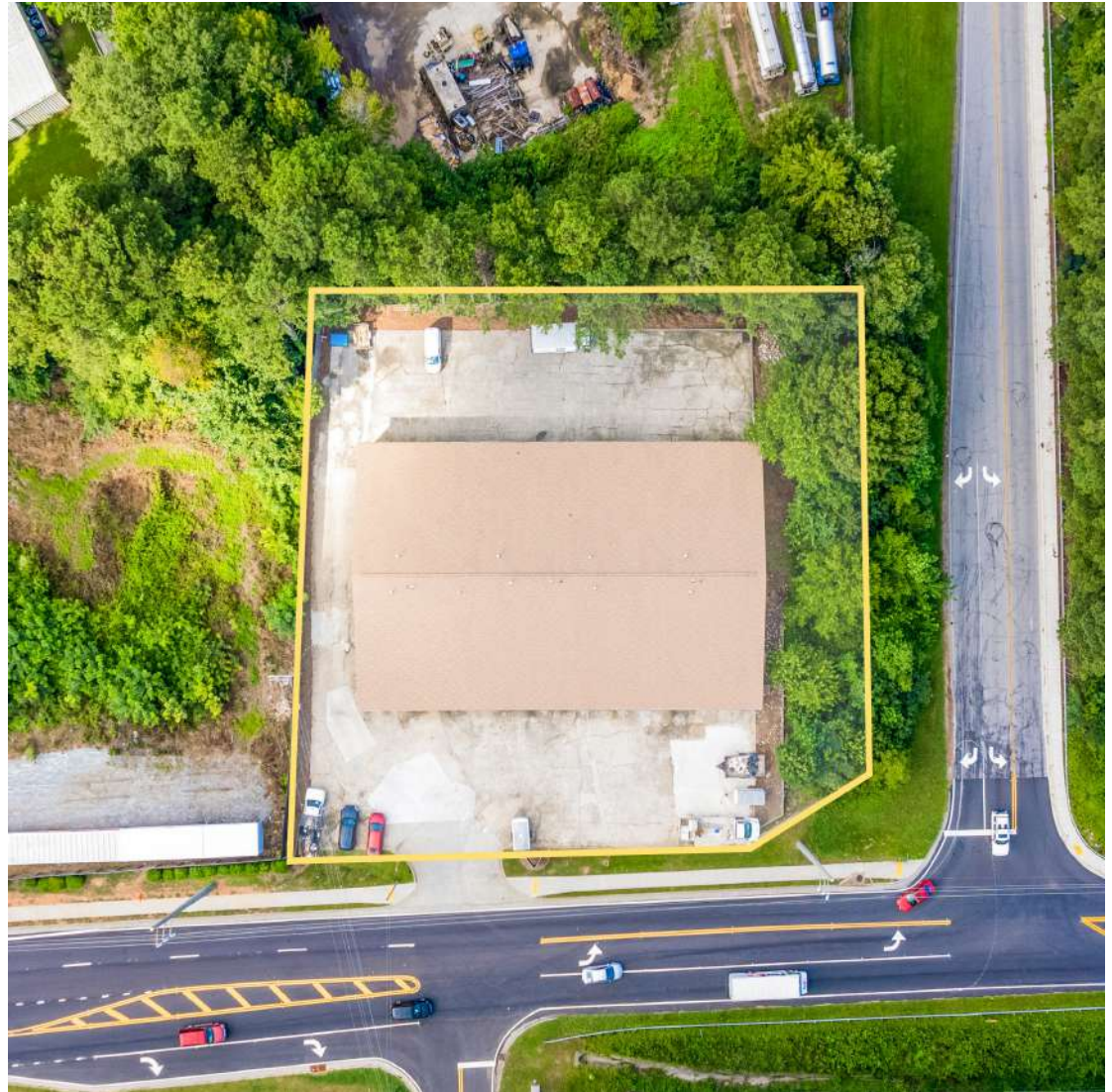
SITE SIZE:	± 0.97 Acres
PARCEL ID:	R5053-004B
ZONING:	M1
PARKING TYPE:	Surface
SIGNAGE:	Storefront/Facade

CONSTRUCTION:

FOUNDATION:	Concrete block
EXTERIOR:	Masonry
GRADE-LEVEL DOORS:	12
UTILITIES:	All Available

FINANCIALS:

CAP RATE:	8.5%
NOI:	\$169,665
SALE PRICE:	\$2,000,000



EXTERIOR PHOTOS



INTERIOR PHOTOS



BUILDING FLOOR PLAN

Hewatt Road



TENANT PROFILES



Size: ± 2,243 SF

CDG WATERPROOFING

CDG Waterproofing are damage and foundation repair experts. With Over 15 years of combined experience in Foundation Repair, Waterproofing, Basement Lowering and Structural Concrete work in the Atlanta area, they have the knowledge, skills and experience to handle every aspect of your project.

<http://cdgwaterproofing.com/>



Size: ± 3,376 SF

ROBERTSON CONSTRUCTION GROUP

Robertson Construction Group are family-owned and operated General Contractors. Their company has served the communities of Lilburn, Lawrenceville, Snellville and the surrounding cities since 2010. Their Team has 50 years of combined staff experience in installation and design. They provide in-house employee installations. Let Robertson Construction Group be your fixer upper, call them today for a free no obligation design consultation at (678) 713-2626.

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



Size: ± 1,125 SF

ABELTINTS, LLC

Protect your car today with their warrantied automotive window films and paint protection films. Their team of experts will help you choose the best products to suite your needs.

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

PROSTRUCTION

Size: ± 1,117 SF

Commercial construction company with strong financials that has been in business for over 15 years. Currently using the space for storage of material.

BRIGHT STAR AMUSEMENT

Size: ± 2,261 SF

Leases slot machines to convenience stores and has very solid financials.

WATERCOLORS, LLC

Size: ± 2,247 SF

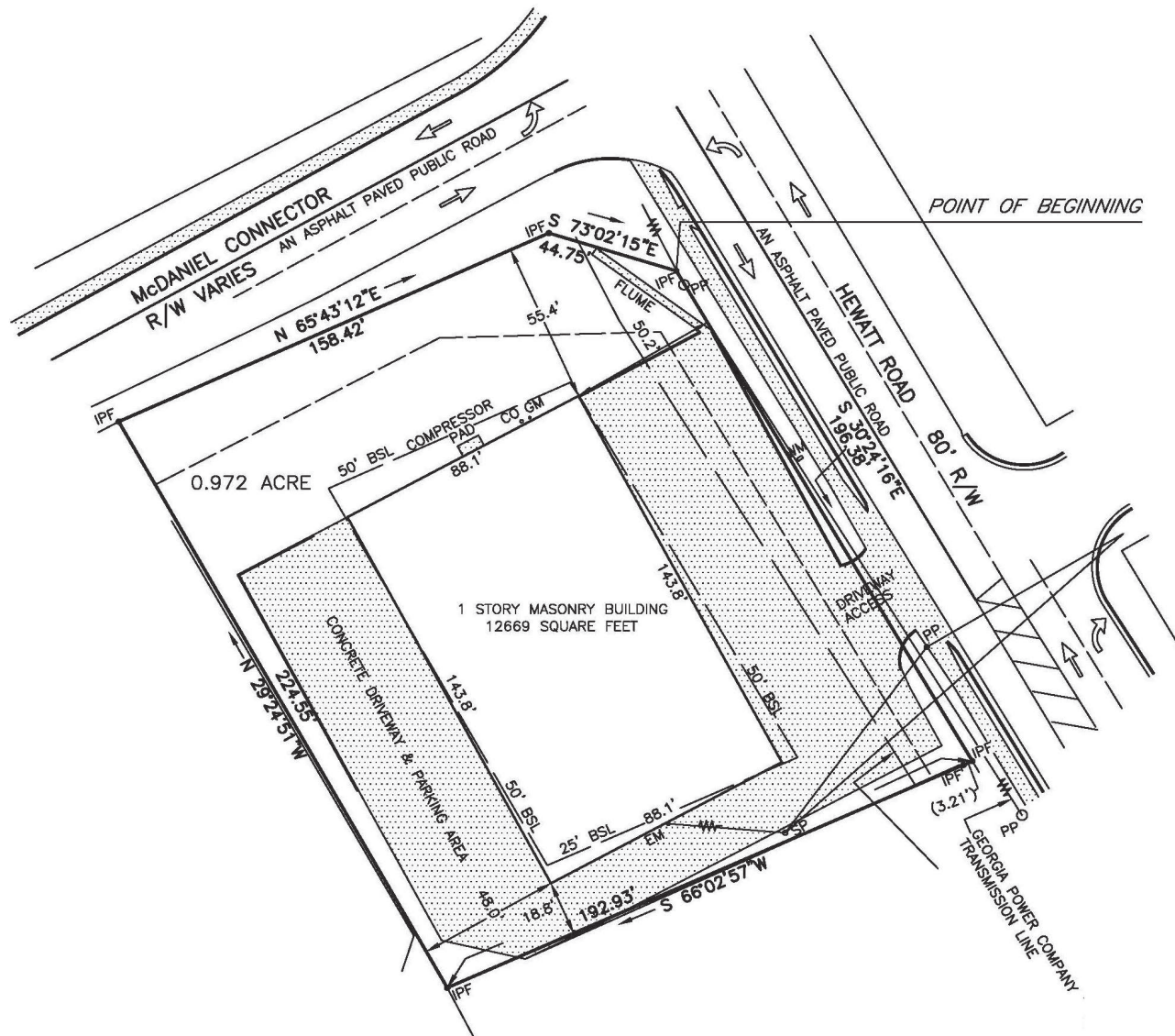
Residential custom pool company using the space mostly storage of materials.

DOUG ELKINS

Size: ±1,094 SF

Handyman using space as storage for materials.

SURVEY

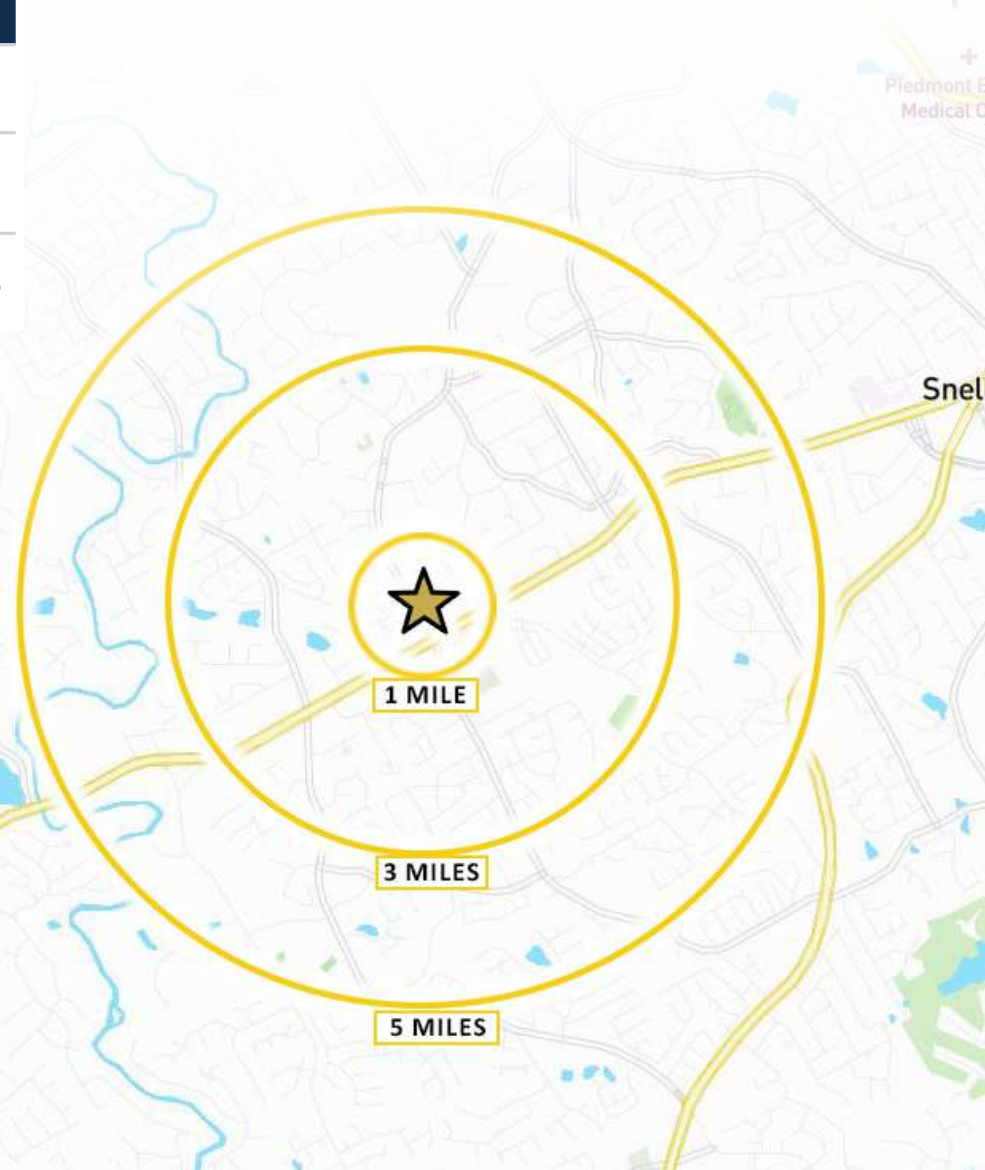


DEMOGRAPHIC OVERVIEW

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	9,314	65,894	169,243
TOTAL HOUSEHOLDS	3,056	21,372	54,694
AVERAGE HOUSEHOLD INCOME	\$94,147	\$108,915	\$114,173

ESRI 2021



ABOUT THE AREA

SNELLVILLE, GA

Located between Atlanta and Athens, Snellville is a bustling suburb with small-town charm. Visitors and residents will be pleased to see a variety of shopping and eateries on Highway-124, the world class Eastside Hospital and award-winning schools.

City Hall and Briscoe Park are the site of numerous events and festivals, including the award-winning Snellville Farmers' Market, a variety of summer concerts, movies in the park and Snellville Days, the Snellville Fall Festival.

The grounds at City Hall also include the Veterans Memorial, a stunning monument to those who have served our country.

Snellville is a short drive to Stone Mountain Park and numerous state parks and entertainment venues.

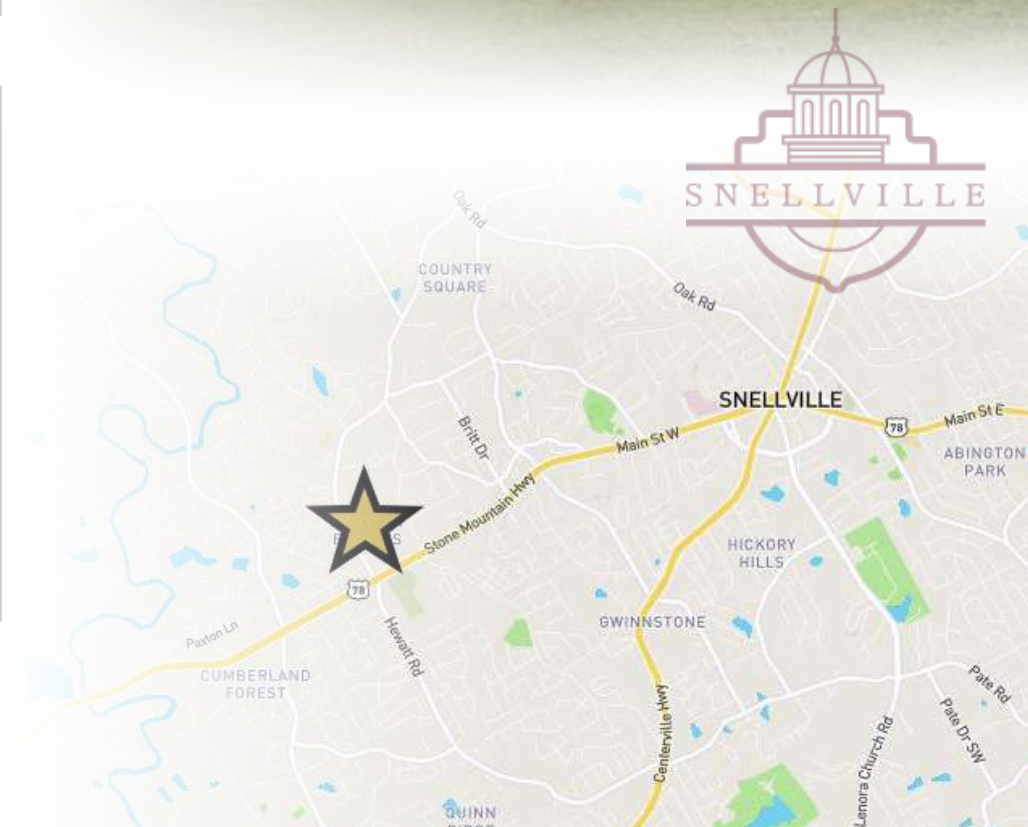
* Source: exploregeorgia.org

GWINNETT COUNTY

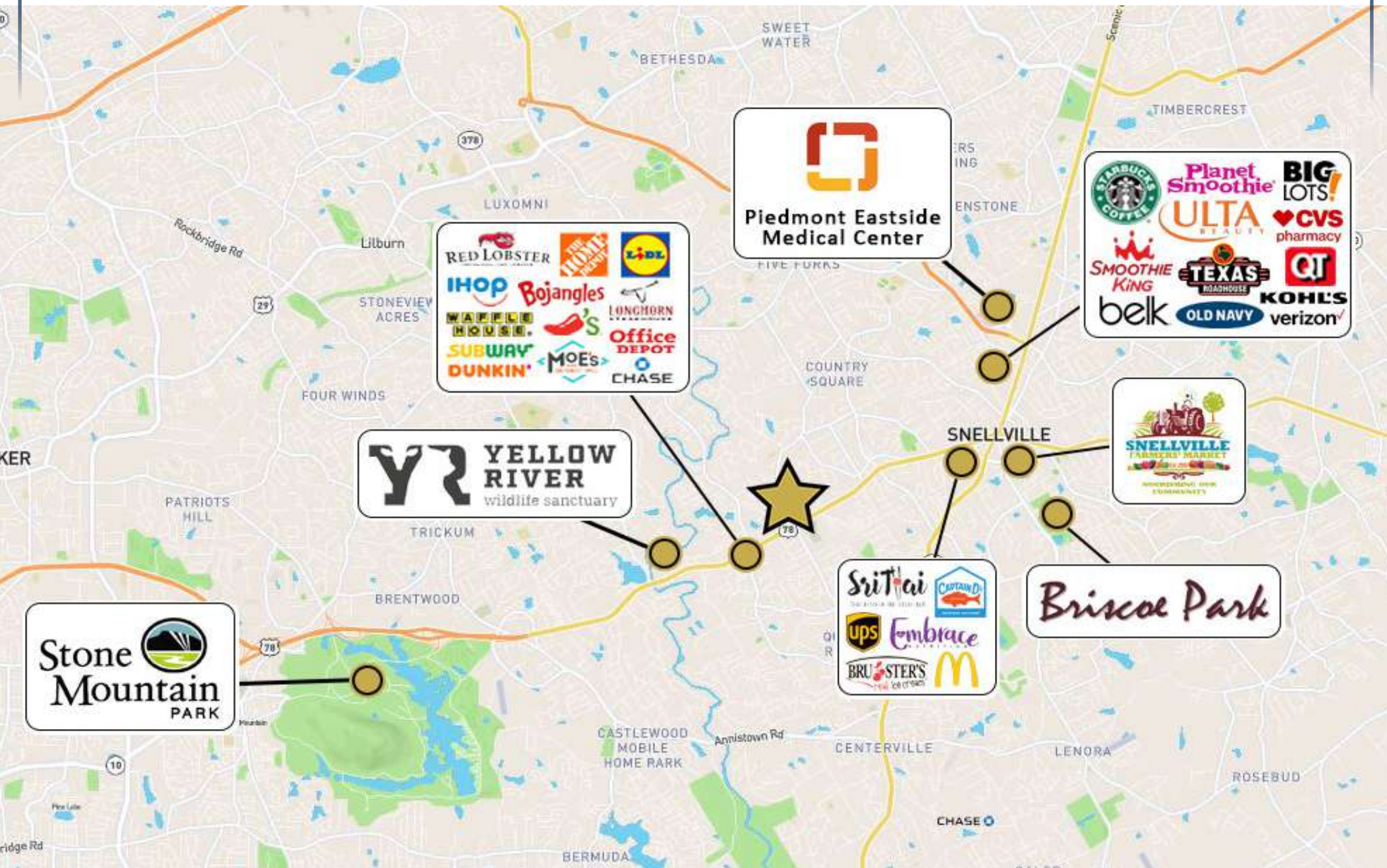
Gwinnett County is a county in the north central portion of Georgia. As of 2020, the population was estimated to be 957,062 making it the second-most populous county in Georgia.

Gwinnett County boasts some of Metro Atlanta's greatest outdoor destinations including Lake Lanier, the Chattahoochee River and Stone Mountain. It is also hosts many arts and entertainment options such as the Infinite Energy Center, Gwinnett Braves, Atlanta Gladiators, Hudgens Center for the Arts and the Gwinnett History Museum.

Gwinnett County is also home to Georgia Gwinnett College. GGC opened its doors in 2006 as the first four-year college founded in Georgia in more than 100 years, and the first four-year, public college founded in the U.S. in the 21st century.



IN THE IMMEDIATE AREA



BROKER PROFILES



ANDY LUNDSBERG

Partner

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404-876-1640 x 107

Andy Lundsberg has over 20 years of sales, marketing and commercial real estate experience. He specializes in the acquisition and disposition of multifamily and boutique retail/office type properties throughout metro-Atlanta. Andy Lundsberg is recognized as the top producer at Bull Realty for the last 8 years in a row with gross sales exceeding well over \$100 million year to date and has consistently achieved the Atlanta Commercial Board of Realtors Million Dollar Club designation year after year.

Prior to his career in commercial real estate, Andy worked for a national diagnostic imaging company as director of sales and marketing, Coca Cola as a business development manager and was head of on-site sales and marketing for a condominium project with a large residential real estate firm in Atlanta. With his expertise in the real estate industry and successful sales record, he can help you determine the right investment for you; whether you are looking to buy, lease or sell commercial real estate.

Andy graduated with honors from The Kelley School of Business at Indiana University where he received degrees in Marketing, Management and International Studies. He also studied and lived in Seville, Spain and is conversational in Spanish.

Organizations:
National Association of Realtors-Georgia
Atlanta Commercial Board of Realtors
Young Council of Realtors (YCR)
Million Dollar Club (2008 - Present)



MICHAEL WESS, CCIM

Partner

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Michael Wess' passion for commercial real estate began during his undergraduate studies at the University of Georgia. He earned a 4.0 GPA at the Terry College of Business's real estate program, consistently ranked in the top five nationally. While there, Michael also received two additional degrees in finance and international business.

Michael joined Bull Realty in 2016 and began building his business practice based on integrity, superior client service, and exceptional results. 2018 served as Michael's breakout year, closing 23 transactions valued at over \$25,000,000, which landed him #3 of 32 brokers at the firm and the firm's 'Partner' title. Since 2018, Michael Wess and Andy Lundsberg teamed up and sold approximately \$300 million in over 100 transactions.

The team holds many pricing records in and around Atlanta, including highest price per acre, highest price per unit, and highest price per square foot for various product types and categories. The team also prides itself in its ability to close transactions that have proved complicated during selling previous attempts.

Michael continuously attends seminars, conferences, and classes to improve his knowledge of real estate, finance, and economics. An Associate Broker since 2021, Michael is a pinned Designee of the prestigious Certified Commercial Investment Member (CCIM) Institute since 2017 and has been an annual member of the Atlanta Commercial Board of Realtors Million Dollar Club since 2018.

Michael is also a 'big brother' in the Big Brothers Big Sisters organization. He enjoys spending time with family and friends exploring the neighborhoods in and around Atlanta.