

OFFERING MEMORANDUM

MIXED-USE INVESTMENT IN THE HEART OF MIDTOWN
ATTRACTIVE ASSUMABLE LOAN | ATLANTA, GA



13th Street

Crescent Avenue

Peachtree Street

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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01

PROPERTY OVERVIEW



EXECUTIVE SUMMARY

MIXED USE INVESTMENT IN THE HEART OF MIDTOWN

Recently renovated, mixed-use investment property in the heart of Midtown, Atlanta. This unparalleled location offers the best of what Midtown has to offer, surrounded and within walking distance to popular shops, restaurants, museums, parks and nightlife destinations. The building consists of 14 multifamily units on the upper two levels with 2 retail tenants on the ground and basement levels. This prime corner in-fill site is surrounded by several new high-rise developments, including the proposed Midtown Exchange development, making this one of the last remaining future potential redevelopment assemblage opportunities around.

The 14 multifamily units were recently renovated throughout and are being rented as fully furnished apartments. The unit mix consists of (8) 1 bedroom/1 bath units and (6) studios. All units are furnished with modern style décor and in-unit laundry making them very desirable in this highly sought after intown location.

The two lower-level tenants include Fin & Feathers Restaurant on the ground level and Embr Lounge below it. There is also a street-level ATM machine that provides great passive income. Both tenants just recently renovated their spaces and have NNN lease structures ending in October 2031 and January 2030 respectively, both with renewal options. This is one of six locations for Fin & Feathers and one of several locations for the operator of EMBR lounge, with both tenants having long term franchise ambitions.

This offering is subject to assumable debt with a new buyer/owner qualifying to assume the current loan on the property. See page 7 for further details.

\$12,000,000

SALE PRICE

\$812,761

PROFORMA NOI

14

MULTIFAMILY UNITS

2

RETAIL TENANTS



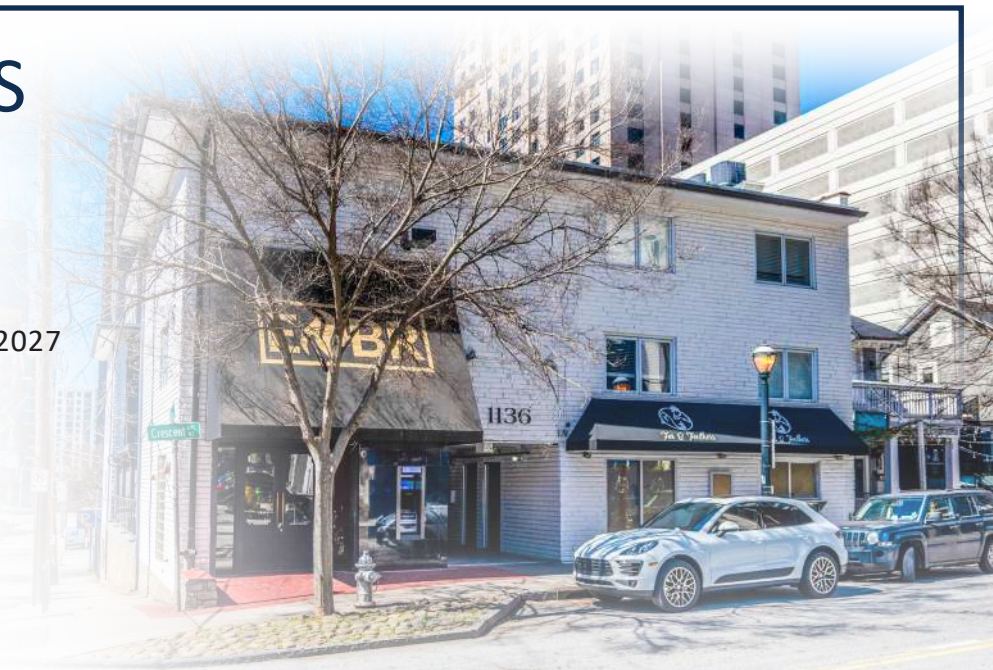
PROPERTY HIGHLIGHTS

HIGH-QUALITY ASSET

- Irreplaceable in-fill location in the heart of Midtown
- Assumable Loan at 70% LTV at 5.99% interest only fixed until October 2027
- Proforma NOI \$812,761
- Mixed-use including both multifamily and highly desirable retail space
- Corner location with excellent visibility
- Ideal Airbnb location
- Recently renovated throughout
- Street-level ATM provides great passive income

HIGH-DEMAND LOCATION

- Very strong rental demand for both multifamily and retail
- The property benefits from its access to major thoroughfares including I-75, I-85 and Georgia State Route 400
- Within walking distance to new proposed mixed-use development that will be known as Midtown Exchange
- Situated within walking distance to several popular restaurants, nightlife and entertainment including Colony Square, Joy Cafe, STK Steakhouse, South City Kitchen, Lure, Publico, High Museum of Art and more
- Located on the same block as three 4-star hotels and one 5-star hotel
- Located within walking distance to many major midtown employers including Google (0.2 miles) King & Spalding (0.2 miles) Frazier & Deeter (0.2 miles) and PWC (0.2 miles)
- Multiple paid parking lots in the immediate surrounding area
- Located 1 block from Peachtree Street, 0.4 miles from Piedmont Park, 1.3 miles from The Atlanta BeltLine Eastside Trail



PROPERTY INFORMATION

BUILDING

ADDRESS	1136 Crescent Avenue, Atlanta, GA 30309
COUNTY	Fulton
NO. OF TENANTS	16 (14 Residential and 2 Retail)
BUILDING SIZE	± 16,918 SF
SITE SIZE	± 0.16 Acre Corner Site
OCCUPANCY	100%
YEAR BUILT	1960
YEAR RENOVATED	2019-2020
PARCEL ID	17 0106 001 0634

MULTIFAMILY

NO. OF UNITS	14
UNIT MIX	(8) 1 bedroom/1 bath units and (6) studios
AVG. APARTMENT SIZE	± 408 SF

RETAIL

NO. OF UNITS	2
RETAIL SF	± 11,200 SF

CONSTRUCTION

EXTERIOR	Brick
ROOF	Flat (Replaced in 2020)
HVAC	Central (all units have separate central units)
METERED	All units separately metered for electric and gas. Residential units share a water meter. Retail tenants each have their own water meters
WATER HEATER	All units have separate water heaters.

FINANCIAL

PROFORMA CAP RATE	6.75%
SALE PRICE	\$12,000,000
SALE SUBJECT TO ASSUMABLE DEBT	
TERMS OF ASSUMABLE DEBT	70% LTV
INTEREST RATE	5.99% (Interest only)
TERM	Loan matures in October 2027

RETAIL TENANT PROFILES

FIN AND FEATHERS RESTAURANT

Fin & Feathers was founded by restaurant extraordinaire Damon A. Johnson who is originally from Los Angeles and has made a name for himself in the restaurant-hospitality industry in Atlanta, GA. This is their 4th location within metro Atlanta and have additional locations in Los Angeles and Cleveland. Fin & Feathers is more than just a restaurant but an experience – a place to kick-back and meet up with friends. It is a much-loved staple of the culinary and nightlife scene, and their menu boasts “Nu American Soul” flair and inventive cocktails.

NNN LEASE STRUCTURE | ± 5,400 SF

EMBR LOUNGE

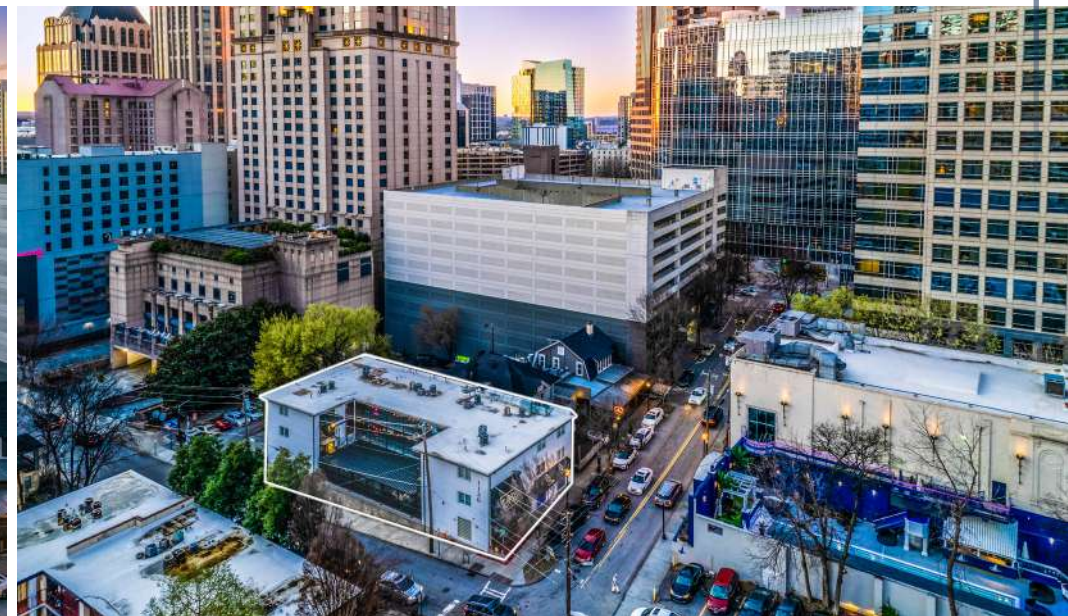
Embr’s mission is to create a one-of-a-kind nightlife atmosphere that exceeds guest expectations. It is committed to providing the highest levels of service and entertainment for the ultimate legendary experience. The owners have several other bar/restaurant locations including Buckhead (Atlanta) and Athens, GA.

NNN LEASE STRUCTURE | ± 5,800 SF

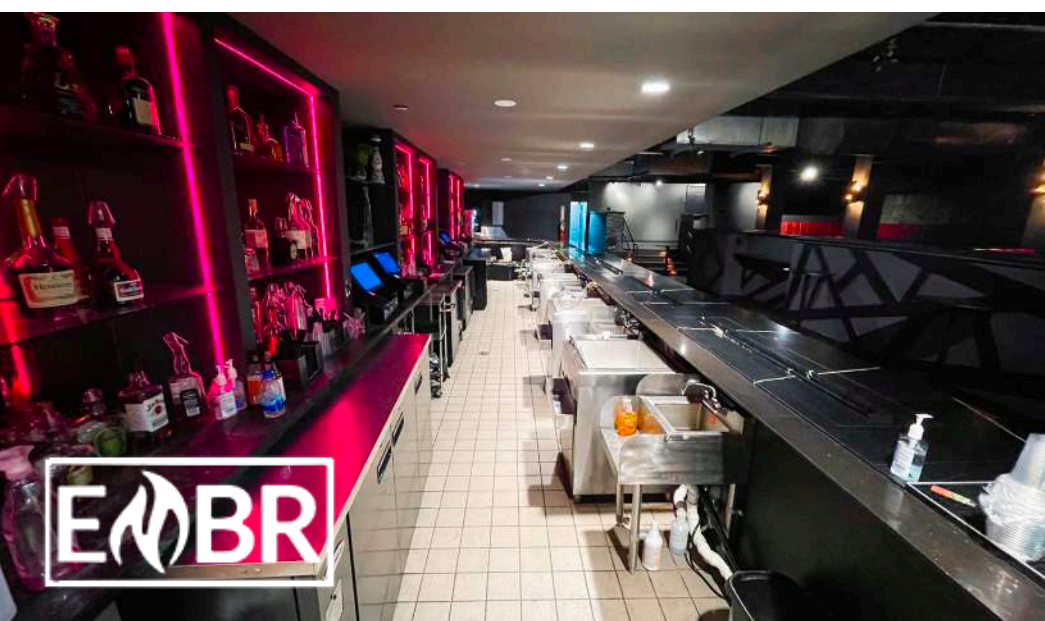
EXTERIOR PHOTOS



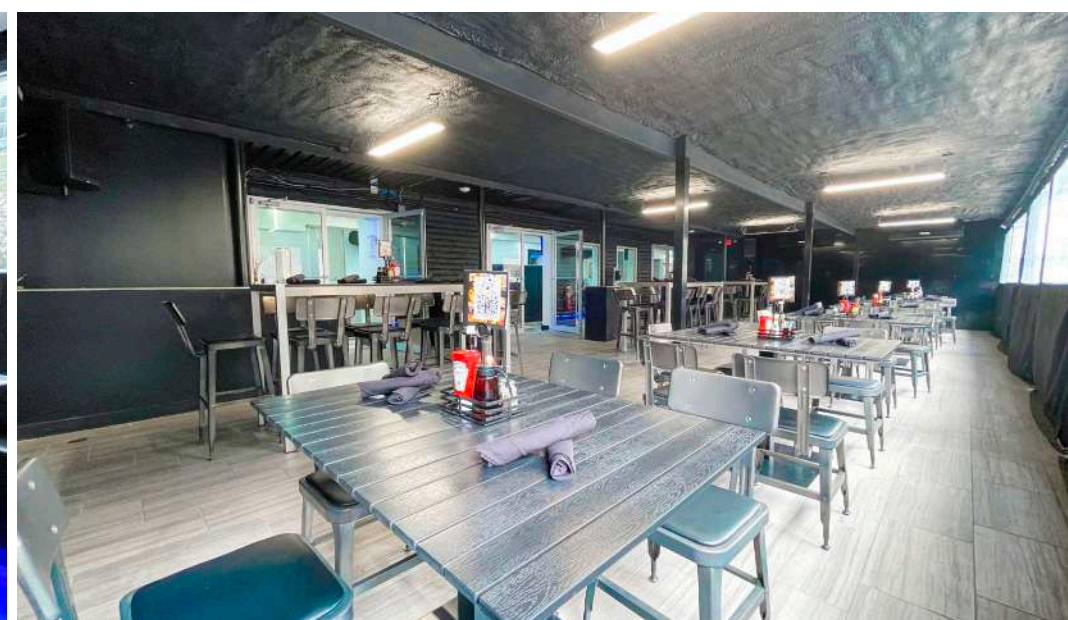
EXTERIOR PHOTOS



EMBR LOUNGE

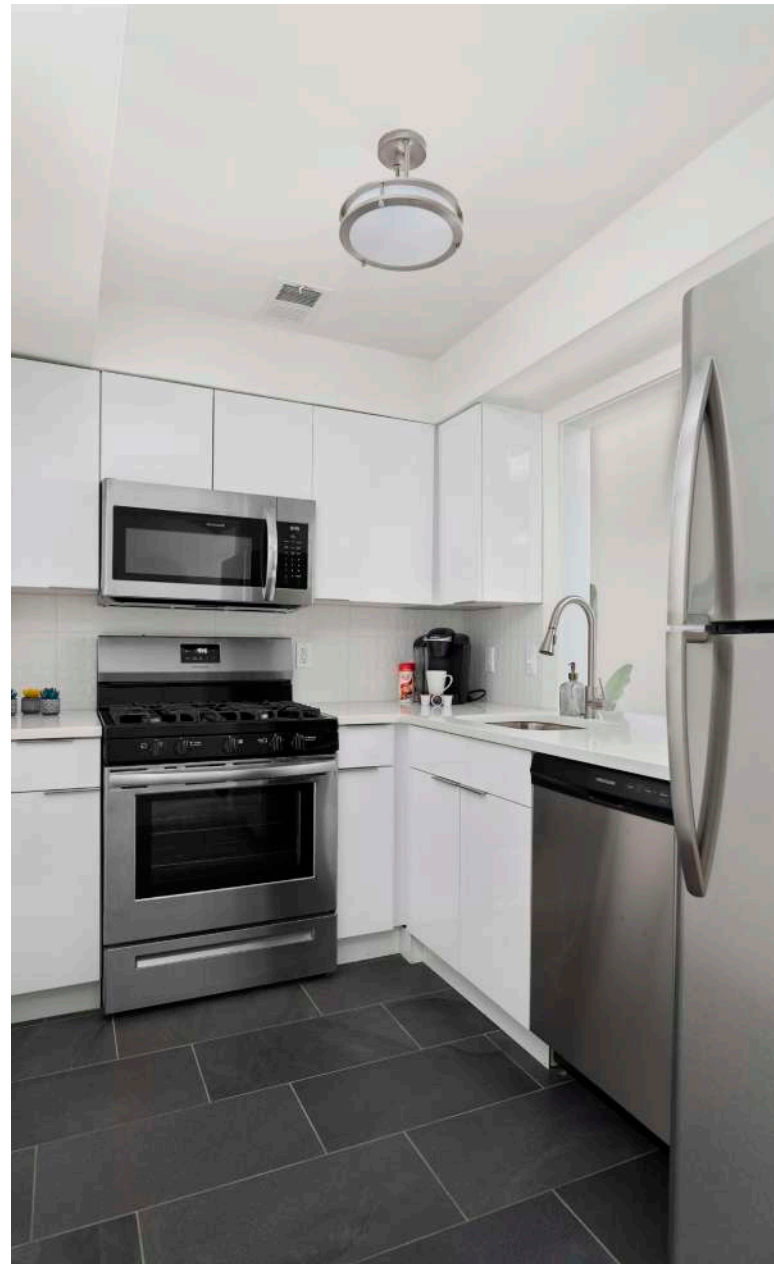


FIN & FEATHERS



MULTIFAMILY UNITS

1 BEDROOM / 1 BATHROOM



MULTIFAMILY UNITS

1 BEDROOM / 1 BATHROOM



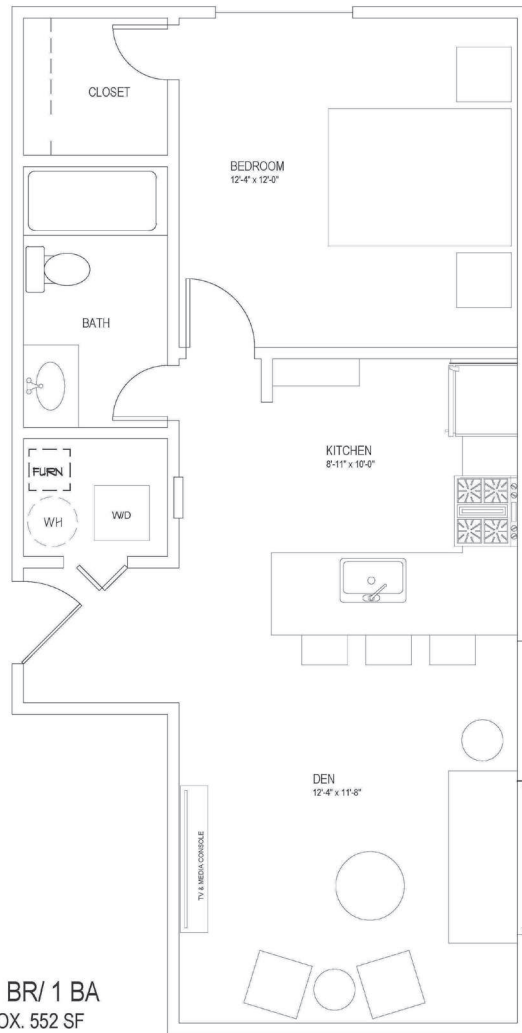
MULTIFAMILY UNITS

STUDIO

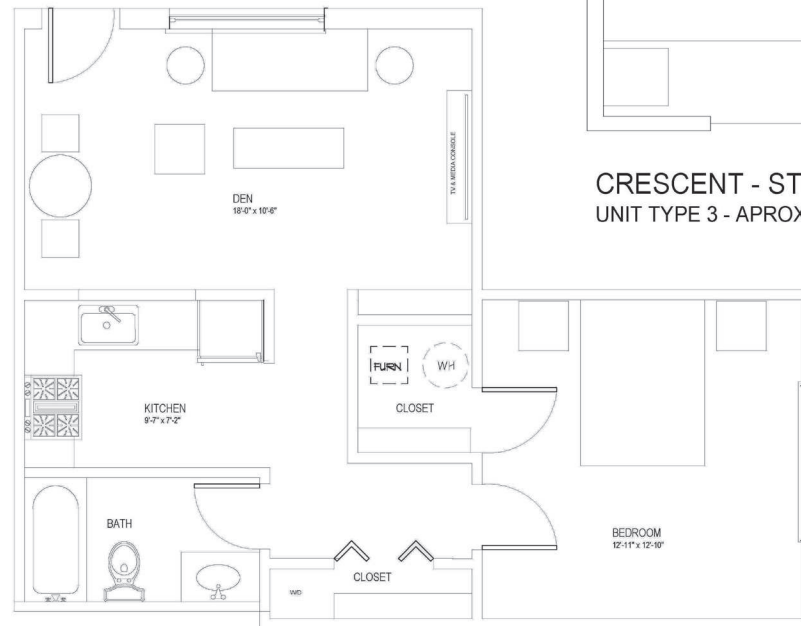


FLOOR PLANS

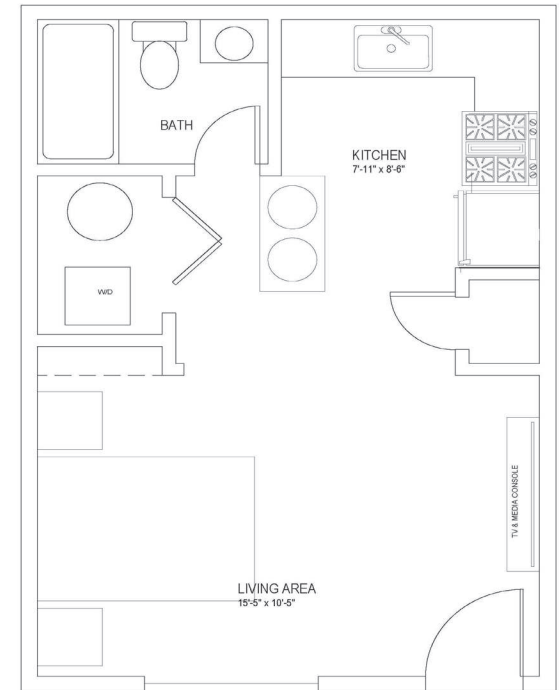
MULTIFAMILY UNITS



CRESCENT - 1 BR/1 BA
UNIT TYPE 1 - APROX. 552 SF



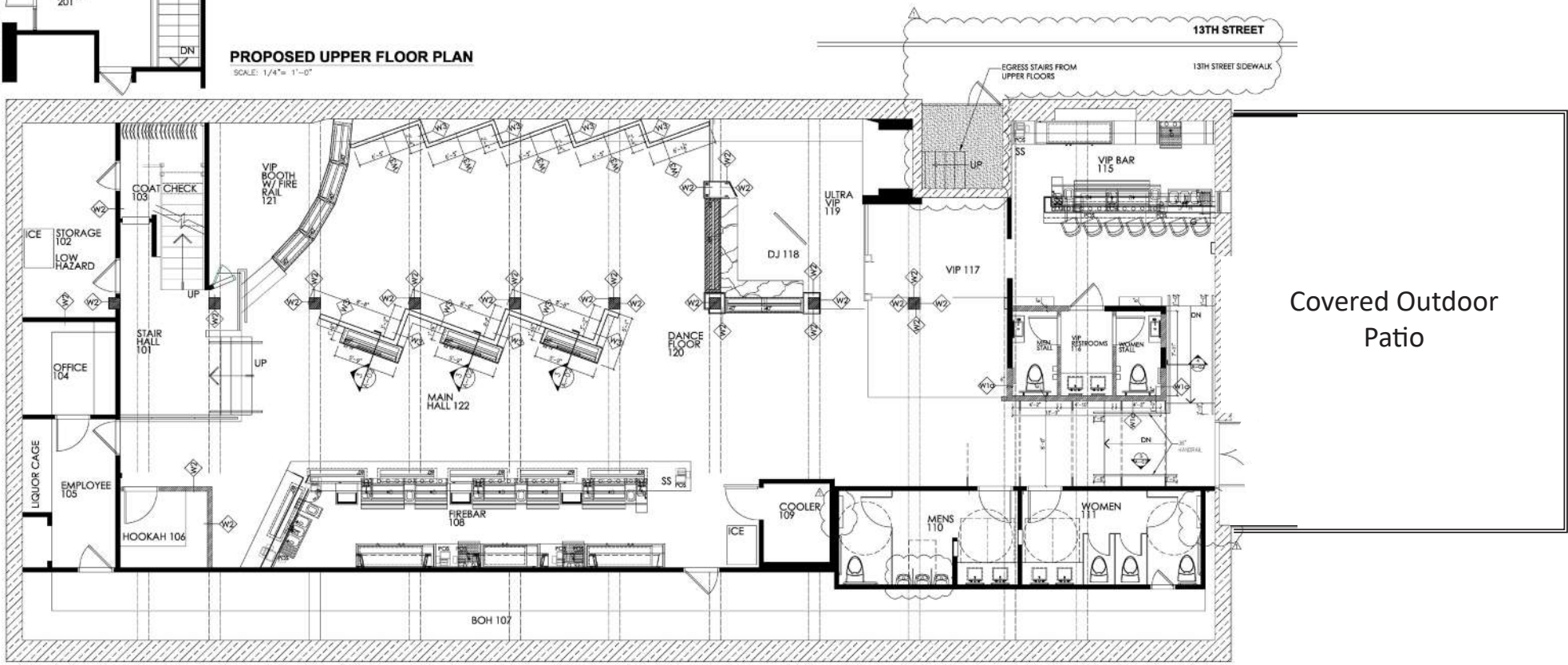
CRESCENT - 1 BR/1 BA
UNIT TYPE 2 - APROX. 522 SF



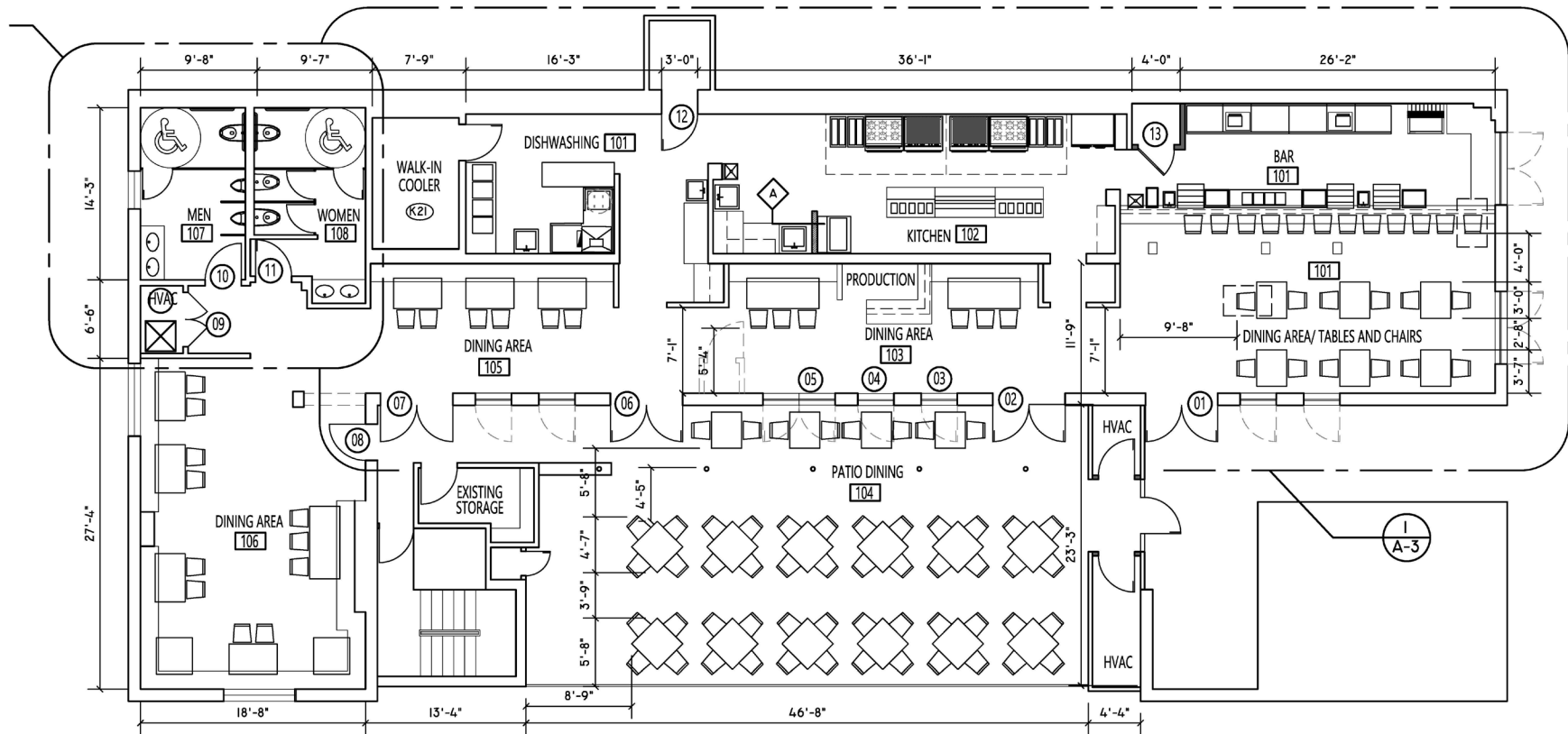
CRESCENT - STUDIO
UNIT TYPE 3 - APROX. 309 SF

FLOOR PLANS

EMBR LOUNGE

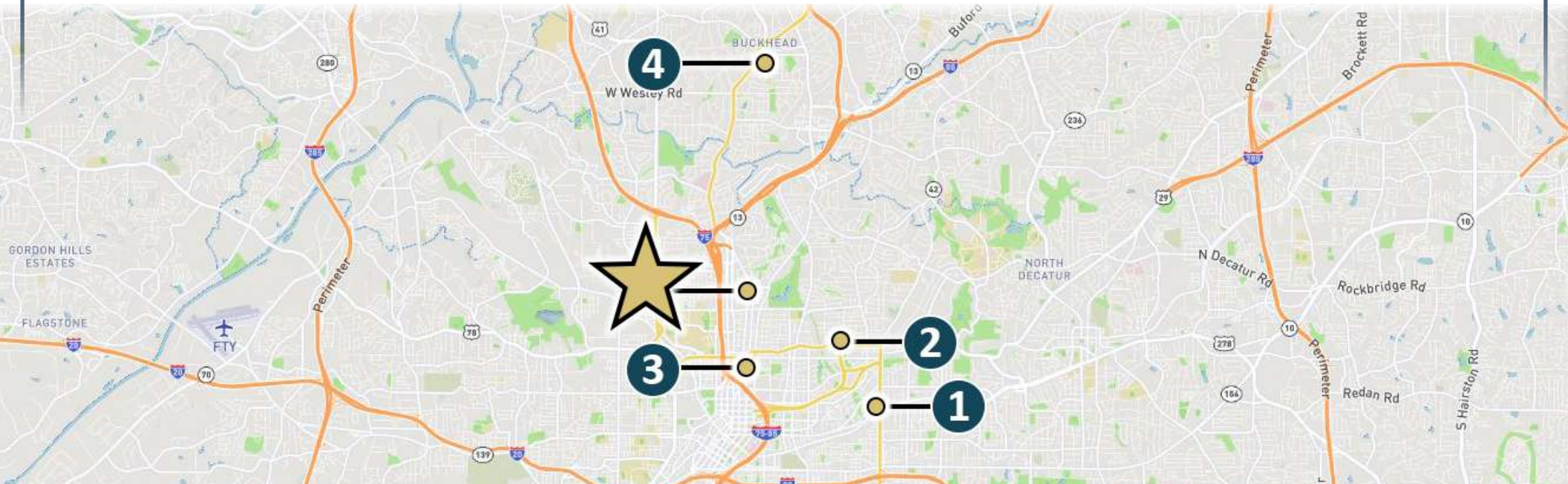


FLOOR PLANS
FIN & FEATHERS



PROPOSED FLOOR PLAN
SCALE: 1/8" = 1'-0"

MULTIFAMILY COMPS



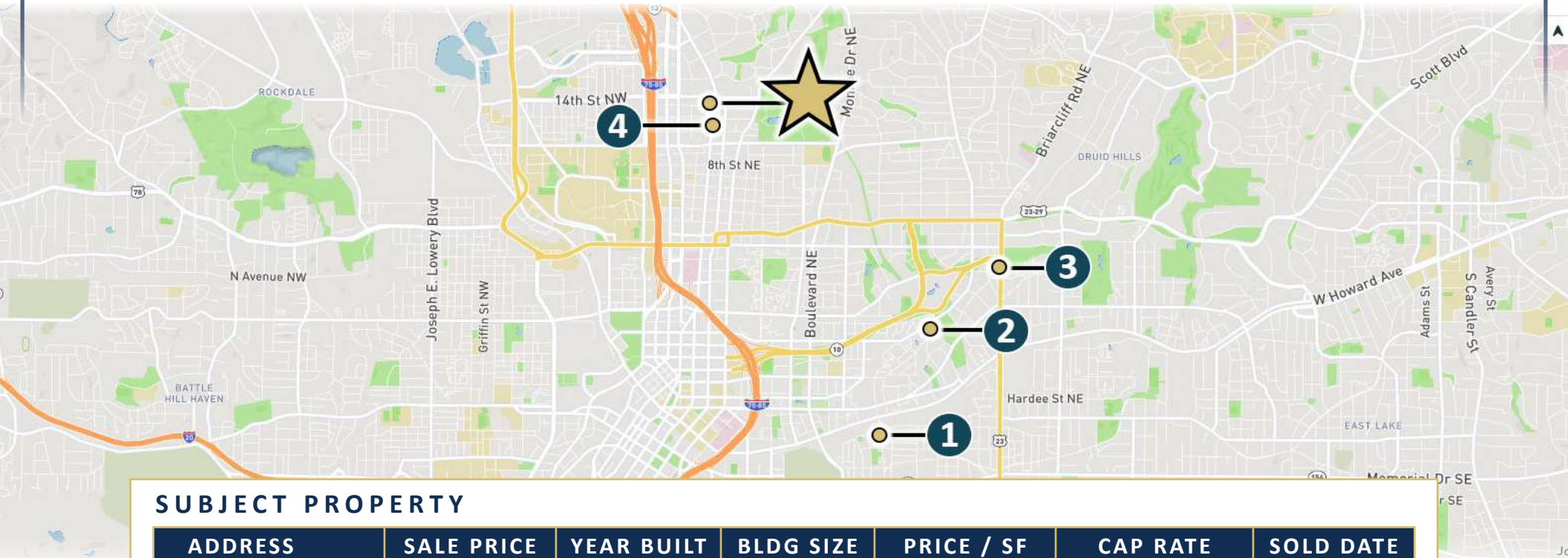
SUBJECT PROPERTY

ADDRESS	SALE PRICE	YEAR BUILT	BLDG SIZE	# OF UNITS	PRICE / UNIT	EST. CAP RATE	SOLD DATE
1136 Crescent Ave Atlanta, GA 30309	---	1960	± 16,918 SF	16	---	---	---

SALE COMPS

	ADDRESS	SOLD PRICE	YEAR BUILT	BLDG SIZE	# OF UNITS	PRICE / UNIT	EST. CAP RATE	SOLD DATE
1	1164 Alta Ave Atlanta, GA 30307	\$3,400,000	1964	± 13,680 SF	14	\$248,538	4.2%	07/2021
2	729 Bonaventure Ave Atlanta, GA 30306	\$2,500,000	1930	± 7,554 SF	12	\$208,333	4.0%	02/2022
3	549 Peachtree St Atlanta, GA 30300	\$25,500,000	2017	± 97,614 SF	65	\$392,308	3.5%	12/2021
4	78 Sheridan Dr Atlanta, GA 30309	\$4,329,000	1965	± 17,544 SF	17	\$254,647	4.5%	07/2021

RETAIL COMPS



SUBJECT PROPERTY

ADDRESS	SALE PRICE	YEAR BUILT	BLDG SIZE	PRICE / SF	CAP RATE	SOLD DATE
1136 Crescent Ave Atlanta, GA 30309	---	1960	± 11,200 SF	---	---	---

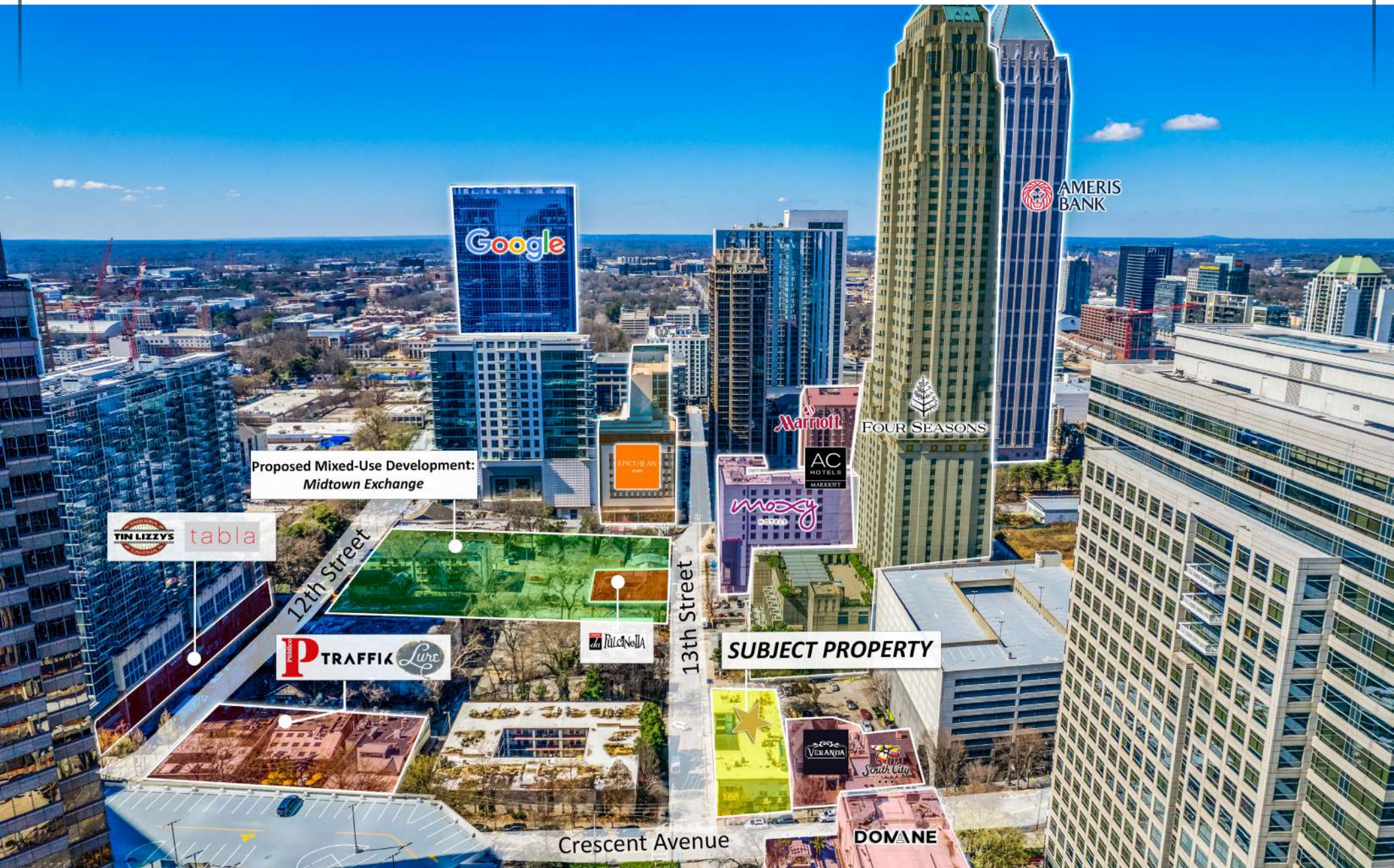
SALE COMPS

	ADDRESS	SOLD PRICE	YEAR BUILT	BLDG SIZE	PRICE / SF	EST. CAP RATE	SOLD DATE
1	97 Estoria St SE Atlanta, GA 30316	\$2,300,000	1968	± 3,337 SF	\$689.00	6.2%	05/2023
2	299 N Highland Ave Atlanta, GA 30307	\$6,990,000	2014	± 13,508 SF	\$517.00	5.0%	03/2021
3	506 Moreland Ave Atlanta, GA 30307	\$3,050,000	1969	± 5,287 SF	\$577.00	5.5%	03/2020
4	1080 Peachtree St Atlanta, GA 30309	\$38,000,000	2008	± 44,302 SF	\$858.00	6.2%	02/2022

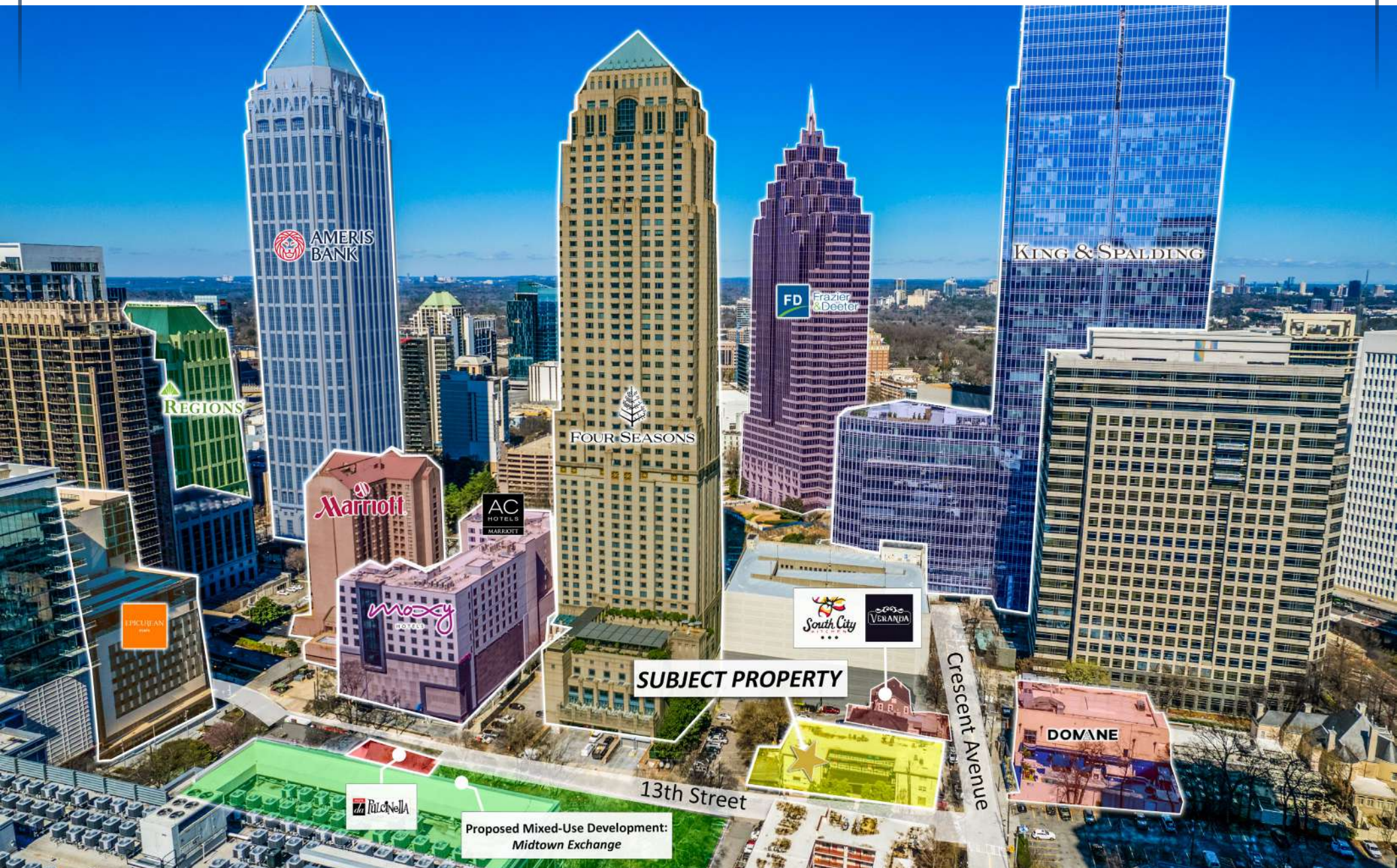


02 MARKET OVERVIEW

AERIAL



AERIAL



AERIAL



ABOUT THE AREA

MIDTOWN IS...

- **Centrally Located and Easily Accessible** - Located between Downtown and Buckhead, with superior access to I-75/85, Georgia 400 and direct train service to Hartsfield-Jackson International Airport, the world's busiest airport.
- **An Innovation Hub** - With leading academic and research institutions bridging technology, health and the arts – Georgia Tech, Emory University Hospital Midtown and Savannah College of Art and Design (SCAD) Atlanta.
- **A Premier Office Environment and Major Job Center** - There are 15.5M SF of Class A Office and 65,000 jobs in Midtown's 1.2 square mile district. Midtown also is the corporate HQ of 3 Fortune 1000 companies and 8 of the 10 largest law firms in the City.
- **A Tourist Destination** - 1.2 million guests stay at Midtown hotels annually.
- **Walkable and Bikable** - With a grid street network, miles of tree-lined sidewalks and a growing network of bike lanes, it's easy to leave your car at home when doing business in Midtown.
- **Home to a Highly Educated Workforce** - 68% of Midtown residents hold a Bachelors degree or higher, (Midtown Alliance, 2013) compared to 41% in the City of Atlanta. There are over 25,000 students enrolled in Midtown's institutions of higher learning.
- **Growing** - From 2000 to 2014, Midtown's population grew 5 times as fast as Atlanta's.



WALK SCORE
93
(Walker's Paradise)



TRANSIT SCORE
66
(Good Transit)



BIKE SCORE
79
(Very Bikeable)



ARTS CENTER
MARTA STATION
0.5 Mile

MIDTOWN ATLANTA

9TH

LARGEST U.S. METRO

#4

MARKETS WITH HIGHEST
GROWTH RATES

ANTICIPATED BY PROPERTY MANAGERS (2022-2023)

1.1%

PROJECTED 5-YEAR
POPULATION GROWTH (2020-2026)

COMMERCIAL DENSITY

11.4M

TOTAL SF OFFICE

1.3M

TOTAL SF RETAIL

18.2K

TOTAL MULTIFAMILY
UNITS

UNDER CONSTRUCTION

3.0M

SF OFFICE

153K

SF RETAIL

3.1K

MULTIFAMILY
UNITS

1 Million

RESIDENTS

#3

BEST CITIES FOR JOBS IN U.S.

#4

FASTEST GROWING
U.S. METRO (2010-2019)



36,723
Daytime Population



60,382
Total Employees



81%
Bachelors Degree or
Higher

47.7%

Millennial
Population

18.2%

Gen X
Population

2.6%

Unemployment
Rate

(Data based on 1 mile radius)

MAJOR EMPLOYERS

Midtown's pedestrian-oriented, amenity-rich community provides a dynamic environment for some of Atlanta's largest employers and most respected companies. While major corporations call Midtown home, being here provides important advantages for small businesses too.

KING & SPALDING



accenture

Honeywell



TRUIST

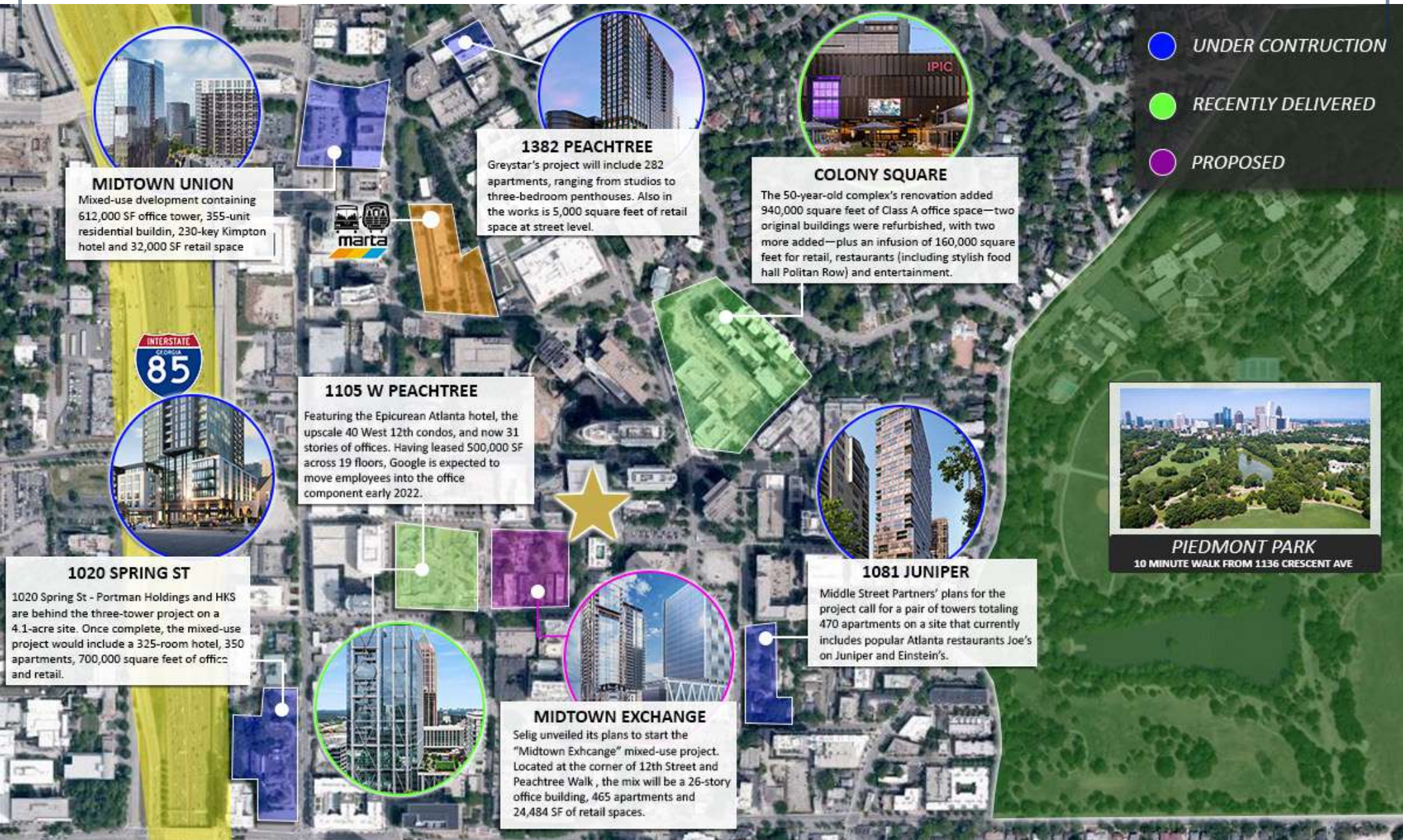


facebook

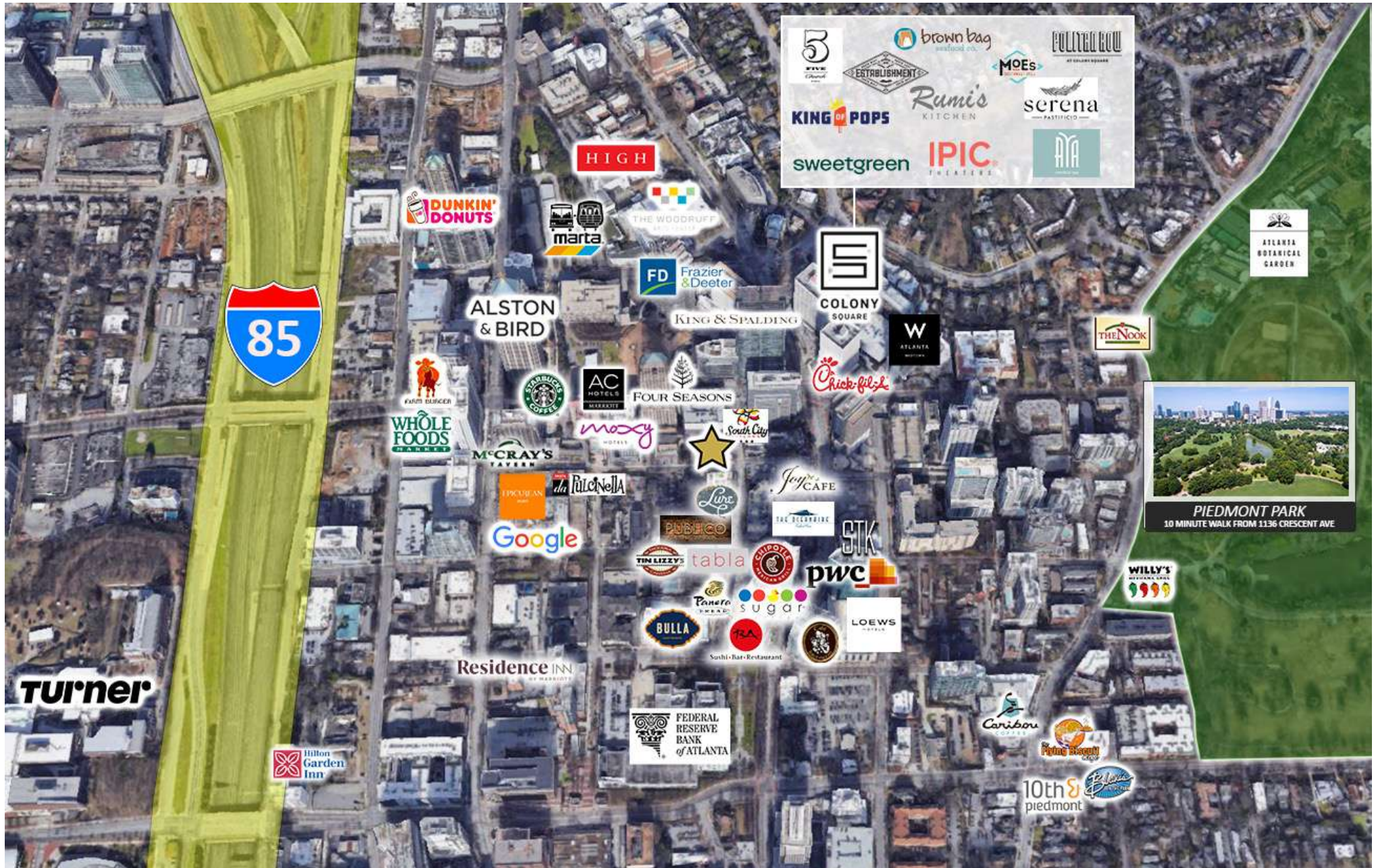
EMORY
UNIVERSITY
HOSPITAL
MIDTOWN

wework

AREA DEVELOPMENTS



IN THE AREA



IN THE AREA

PIEDMONT PARK

Piedmont Park is a 211-acre park located in Midtown. It draws more than 3 million annual visitors who enjoy the park's many amenities including fitness areas, walking trails, dog parks, farmer's markets and green spaces. The park also hosts many annual events and music festivals that bring visitors from all over the county.



THE 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.



HIGH MUSEUM OF ART

Located in the heart of Atlanta, the High Museum of Art connects with audiences from across the Southeast and around the world through its distinguished collection, dynamic schedule of special exhibitions and engaging community-focused programs. Housed within facilities designed by Pritzker Prize-winning architects Richard Meier and Renzo Piano, the High features a collection of more than 18,000 works of art.



WOODRUFF ARTS CENTER

Woodruff Arts Center is a visual and performing arts center located in Atlanta, Georgia. The center houses three not-for-profit arts divisions on one campus. Opened in 1968, the Woodruff Arts Center is home to the Alliance Theatre, the Atlanta Symphony Orchestra, and the High Museum of Art.



GEORGIA INSTITUTE OF TECHNOLOGY

The Georgia Institute of Technology, also known as Georgia Tech, is a top-ranked public college and one of the leading research universities in the USA. Georgia Tech provides a technologically focused education to more than 25,000 undergraduate and graduate students in fields ranging from engineering, computing, and sciences, to business, design, and liberal arts.



MARTA ACCESS

The Metropolitan Atlanta Rapid Transit Authority is the principal public transport operator in the Atlanta metropolitan area. Formed in 1971 as strictly a bus system, MARTA operates a network of bus routes linked to a rapid transit system consisting of 48 miles of rail track with 38 train stations.



DINING AND NIGHTLIFE

There's no better place to stay and play than Midtown Atlanta. It's one of the region's defining urban districts, combining the largest concentration of arts and cultural attractions in the Southeast with exceptional dining and top-rated hotels. No matter the season, Midtown brings you inspired performances, exceptional museums and attractions, and dynamic festivals and events. All amid a vibrant, authentic and walkable urban environment, right next to the city's largest park.

Atlanta has made its mark on the international culinary map, and many of the city's most innovative and acclaimed restaurants are right here in Midtown. From burgers to farm-to-table eats to fine dining, there are more than 150 restaurants now serving, along with a thriving street food scene that offers unique lunch and dinnertime options.



SOURCE: <https://www.midtownatl.com/visit>

DINING AND NIGHTLIFE



Visit Lure for an inspired seafood experience served up in a stylish and inviting bungalow that feels shipped from the shore to the heart of Midtown.



Café Intermezzo is a European-style coffeehouse that offers more than 800 beverages and 70 pastries plus crêpes, burgers and more.

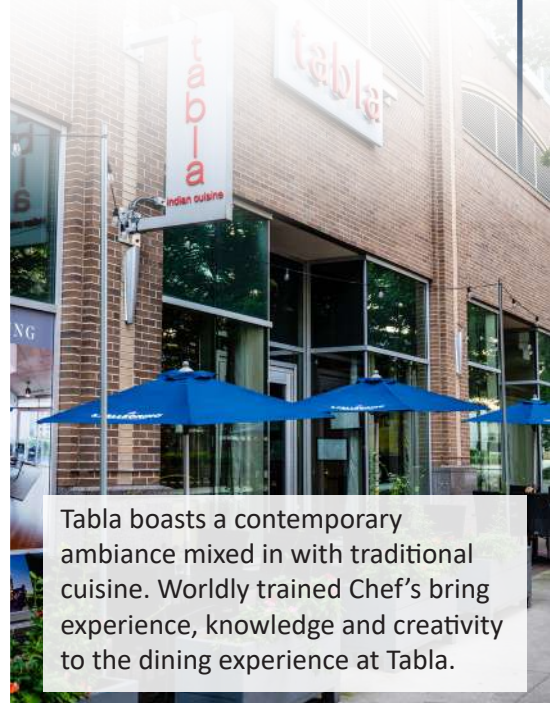
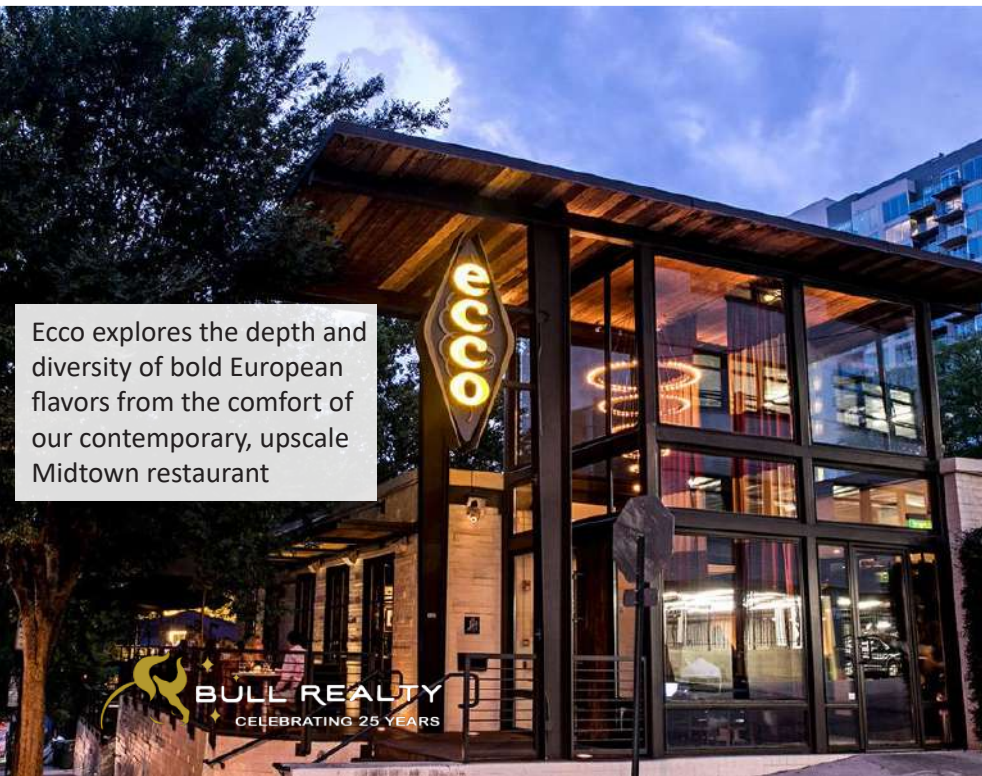


Tabla boasts a contemporary ambiance mixed in with traditional cuisine. Worldly trained Chef's bring experience, knowledge and creativity to the dining experience at Tabla.



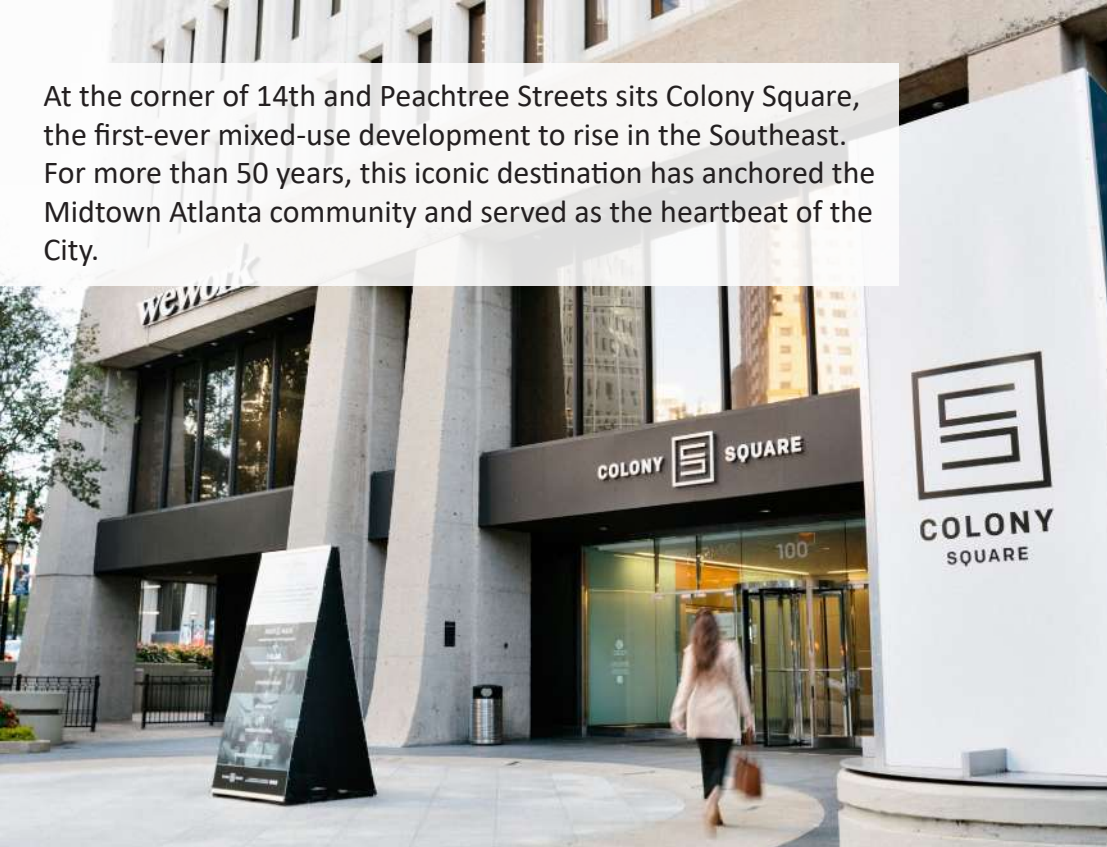
Ecco explores the depth and diversity of bold European flavors from the comfort of our contemporary, upscale Midtown restaurant

Known for its fun atmosphere and creative food with unique flavors, Tin Lizzy's Cantina serves delicious soft tacos, quesadillas, specialty skillet and more, comprised and influenced by many cultures.



Publico features Latin American style plates, craft beer & cocktails offered in unique, industrial digs with a cool patio.

At the corner of 14th and Peachtree Streets sits Colony Square, the first-ever mixed-use development to rise in the Southeast. For more than 50 years, this iconic destination has anchored the Midtown Atlanta community and served as the heartbeat of the City.



COLONY  SQUARE

Reimagined into Midtown's Living Room by North American Properties (NAP), Colony Square is now home to nearly one million square feet of class A office, 160,000 square feet of best-in-class retail, restaurants and entertainment, a 20,000-square-foot food hall featuring an all local lineup of culinary talent, 40,000 square feet of open-air greenspace, 262 luxury residences and a 466-room hotel.



DEMOGRAPHICS

ESRI 2023



POPULATION

1 MILE
38,208

3 MILES
199,942

5 MILES
414,457



HOUSEHOLDS

1 MILE
22,063

3 MILES
100,643

5 MILES
199,831



AVG. HOUSEHOLD INCOME

1 MILE
\$166,286

3 MILES
\$145,919

5 MILES
\$142,102

ATLANTA

BUSINESS-FRIENDLY CITY

Atlanta, the capital and most populous city in Georgia, is the ninth-largest metro in the United States with over 5.9 million residents. It prides itself on its low business costs, tax-friendly environment, diverse economy and suburb quality of life. Encompassing a GDP over \$270 billion, the Atlanta metropolitan area is a true “world city.”

HOME TO FORTUNE 500 COMPANIES

Atlanta has the third-highest concentration of Fortune 500 headquarters in the U.S., and over 75% of the Fortune 1000 conduct business in the Atlanta Metropolitan Area. The city is the global headquarters of corporations such as The Coca-Cola Company, The Home Depot, Delta Air Lines, AT&T Mobility, UPS and Newell-Rubbermaid.

CONTINUOUS ECONOMIC DEVELOPMENT

The city’s continuous growth is expected to continue with recently executed or announced corporate relocations such as UPS, Mercedes-Benz, NCR, Honeywell, and General Electric. Atlanta has also become a mega center for movie production due to tax credits implemented in 2008.

WORLD-CLASS EDUCATION

Atlanta houses several of the top higher education institutions in the United States including Georgia Institute of Technology, Emory University, Georgia State University and Kennesaw State University.

ATTRACTIONS AND TOURISM

Attractions in Atlanta include the largest aquarium in the western hemisphere, the CNN Center, the Fox Theater, the King Center and the new \$1.5 billion home of the Atlanta Falcons football franchise, Mercedes-Benz Stadium. Hartsfield-Jackson Atlanta International Airport is the world’s busiest airport, making the city a hub for business and tourism travelers alike.



#1 Most-Traveled
Airport in the World



\$270 Billion
GDP in Metro-Atlanta



17 Fortune 500
HQ in Atlanta



Top U.S. Metro with
#1 Lowest Cost of
Doing Business

Georgia Tech’s Technology Square
is a R&D incubator for over 100
companies and is “one of the
incubators changing the world.”

—Forbes 2010 & 2013



#4 Metro Area for Largest Increase
in Population, 2015-2016

—U.S. Census Bureau Population Division

ATLANTA

1 Million
RESIDENTS

1.1%
PROJECTED 5-YEAR
POPULATION GROWTH (2020-2026)

9TH
LARGEST U.S. METRO

#3
BEST CITIES FOR JOBS IN U.S.

#4
FASTEST GROWING
U.S. METRO (2010-2019)

#4
MKTS WITH HIGHEST GROWTH RATES
ANTICIPATED BY PROPERTY MANAGERS (2022-2023)



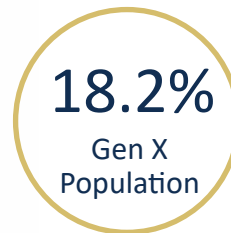
36,723
Daytime Population



60,382
Total Employees



81%
Bachelors Degree or Higher



(Data based on 1 mile radius)

UNDER CONSTRUCTION

3.0M
SF OFFICE

153K
SF RETAIL

3.1K
MULTIFAMILY UNITS

COMMERCIAL DENSITY

11.4M
TOTAL SF OFFICE

1.3M
TOTAL SF RETAIL

18.2K
TOTAL MULTIFAMILY UNITS

MAJOR EMPLOYERS

Home to nearly 6 million people and more than 150,000 businesses, metro Atlanta continues to be an attractive place for Fortune 500 and 1000 companies because of the region's low cost of doing business, ease of travel around the world through Hartsfield-Jackson Atlanta International Airport, the thriving innovative ecosystem, a business-friendly environment and its reputation as a logistics hub.





03

CONTACT INFORMATION

BROKER PROFILES



ANDY LUNDSBERG

Partner

Andy@BullRealty.com

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

MWess@BullRealty.com

404-876-1640 x 150

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 while receiving the school's single annual real estate scholarship. While there, Michael also received two additional degrees in finance and international business while also minoring in Spanish.

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, individually 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 \$400 million across almost 200 transactions. These days, the partnership averages almost a closing a week and over \$100M in sales annually.

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 and enjoys other philanthropic endeavors. He completed his first marathon in 2022 and is looking forward to completing other physical challenges. In his free time, Michael enjoys spending time with family and friends exploring the neighborhoods in and around Atlanta.

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 THE 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.

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25

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STATES



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