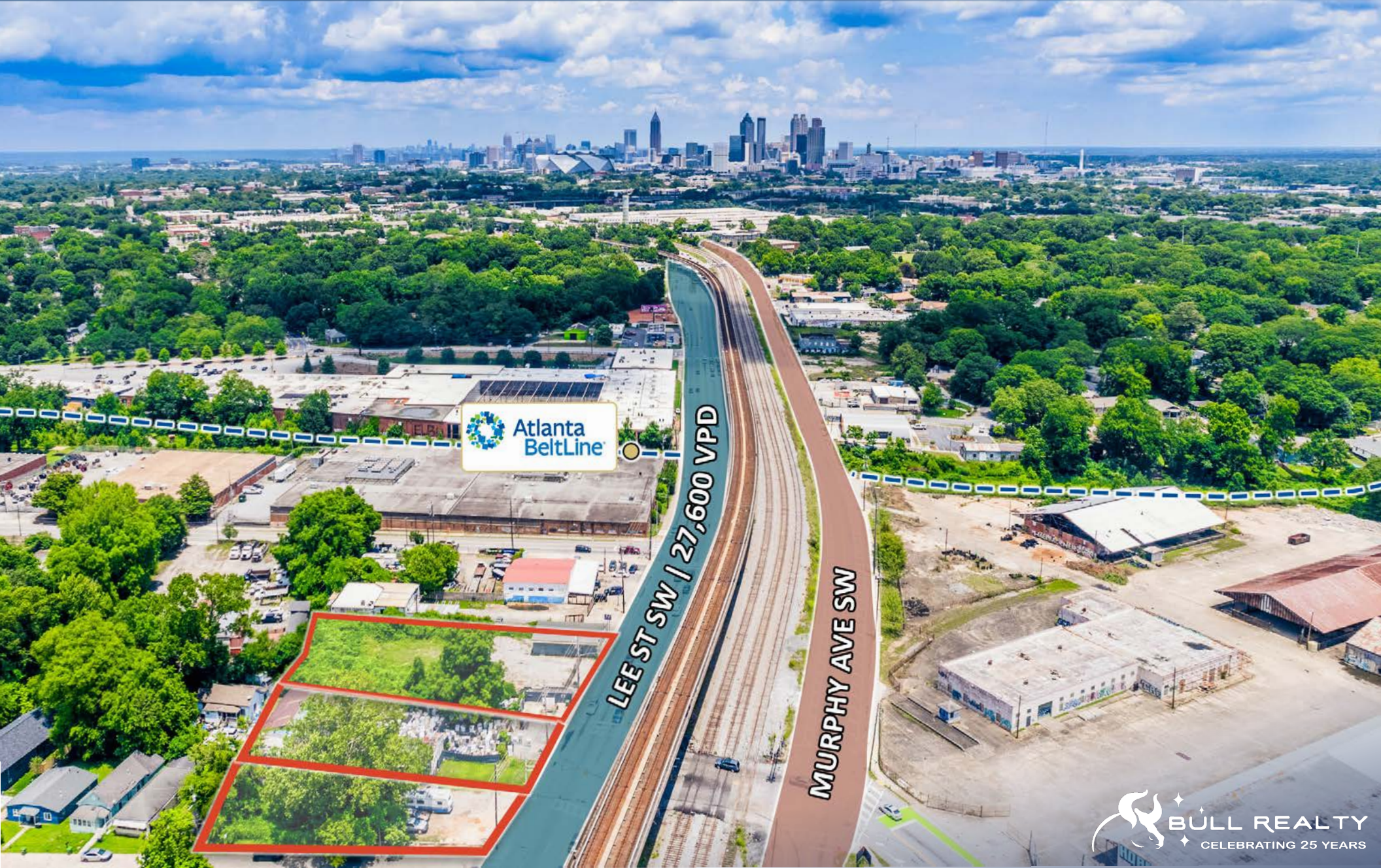


OFFERING MEMORANDUM

±1.14 ACRE DEVELOPMENT SITE IN WEST END (ATLANTA, GA)
| ONE BLOCK FROM THE FINISHED ATLANTA BELTLINE TRAIL | ZONED MRC-3-C



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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EXECUTIVE SUMMARY

PROPERTY HIGHLIGHTS:

- 3 adjacent parcels for sale and are zoned for High Density Multifamily/Commercial Zoning: MRC-3-C: Beltline Overlay, I-C Sign Overlay, Intown South Commercial Corridor Overlay (<https://bit.ly/3Nnz5vQ>)
- 1019 Lee Street can be purchased separately for \$800,000 and the two corner sites, 1027-1031 Lee Street, can be purchased for \$1,300,000
- One block from Westside Beltline Trail (paved completed section)
- Walking distance to popular retail including Monday Night Garage, Wild Heaven West End Brewery & Gardens and Boxcar at Hop City West End
- Easy access to Downtown Atlanta, I-85/75, West End MARTA Station and West End Mall.

SALE PRICE | \$2,100,000

SITE:

ADDRESS:	± 1019, 1027, 1031 Lee St SW Atlanta, GA 30310
COUNTY:	Fulton
SITE SIZE:	± 0.41 Acres ± 0.50 Acres ± 0.23 Acres Total Acres: ± 1.14
PARCEL ID:	14011900041359 14011900040203 14011900040211
ZONING:	MRC-3-C: Beltline Overlay, I-C Sign Overlay, Intown South Commercial Corridor Overlay



PARCEL OUTLINE



AERIAL



AERIAL



EDGEWOOD
6.3 MI | 11 MIN

EAV
East Atlanta Village
5.3 MI | 9 MIN

GRANT PARK CONSERVANCY
ZOO ATLANTA
3.2 MI | 10 MIN

ADAIR PARK II

ADAIR PARK I

Historic WEST END
since 1835
1.0 MI | 3 MIN

Atlanta BeltLine
0.1 MI | 1 MIN WALK

SUBJECT PROPERTY



LEE ST SW | 27,600 VPD

ABOUT THE AREA

HISTORIC WEST END

West End, a residential community was originally established as White Hall in 1835. Located just 3 miles southwest of Downtown Atlanta, where Interstates 75/85 and Interstate 20 meet, West End was one of the first streetcar suburbs of Atlanta.

Today, West End is a unique urban community that brings together the perfect mix of the conveniences of intown living with southern hospitality, old-fashioned neighborliness and a strong historic identity. It is a beautiful tree-lined neighborhood, with many trees as old as some of the historic houses. West End boasts five City of Atlanta parks and more than a mile-long stretch of the Atlanta BeltLine Westside Trail. Cost of living is still surprisingly affordable in West End as compared to similar historic neighborhoods across Atlanta, and the commercial district affords tremendous growth potential for new and existing businesses. Furthermore, West End has great access to public transportation options and was one of the first residential neighborhoods in Atlanta to offer a Bike Share terminal when the program officially launched in mid-2016.



ABOUT THE AREA

ATLANTA BELTLINE

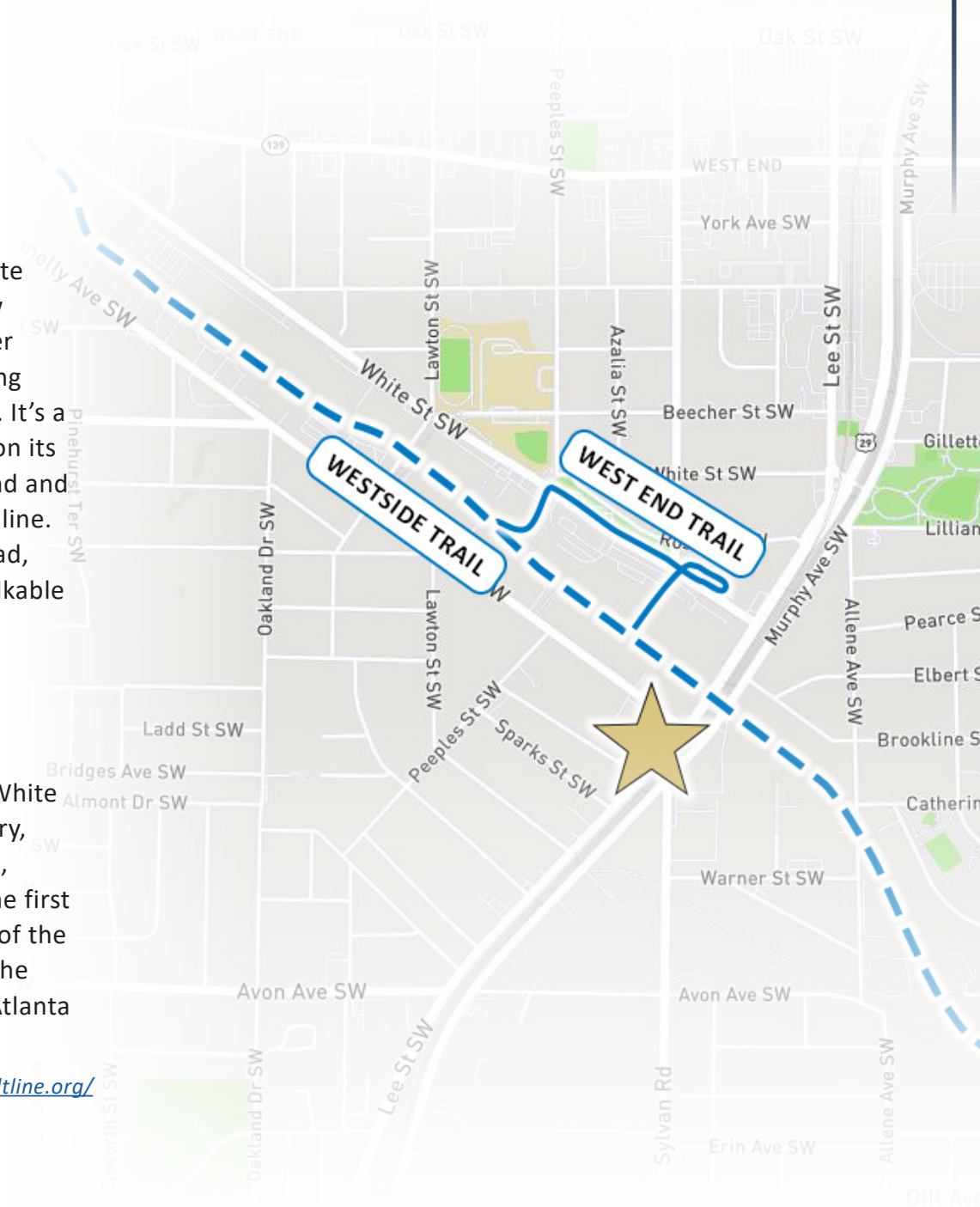
WESTSIDE TRAIL

The Westside Trail is currently open and accessible in two separate multi-use trails, with the connecting segment – Segment 4 – now under construction. The 3-mile southern section stitches together some of Atlanta's oldest and most historic neighborhoods, running from Washington Park at Lena Street south to University Avenue. It's a short walk from the Ashby MARTA station on the East-West line on its northern end, and the southern end is minutes from the West End and Oakland City MARTA rail stations on the North-South (Red/Gold) line. The northern section runs 1.22 miles from Law Street to Huff Road, mostly along Marietta Street. The southern end of the trail is walkable from the Bankhead MARTA station and connects to the Westside BeltLine Connector into downtown.

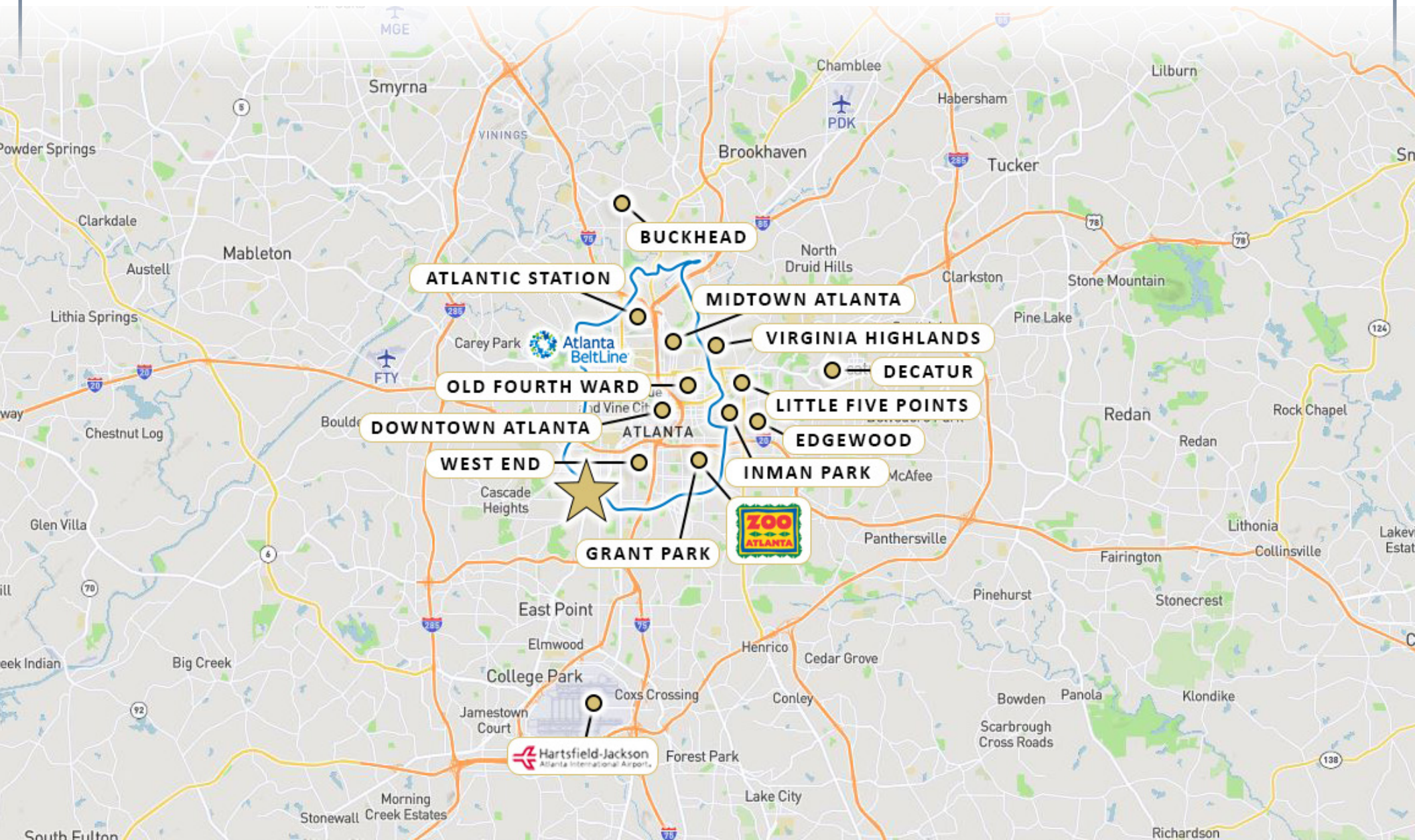
WEST END TRAIL

The West End Trail stretches 2.4 miles from Rose Circle Park on White Street, through Gordon White Park, and on to Westview Cemetery, seamlessly connecting several Southwest Atlanta neighborhoods, including historic West End, Mozley Park and Westview. It was the first completed segment of the Atlanta BeltLine trail system, the site of the first plantings for the Atlanta BeltLine Arboretum, and home to the 0-mile marker, symbolizing the jumping-off point for the entire Atlanta BeltLine project.

Source: <https://beltline.org/>

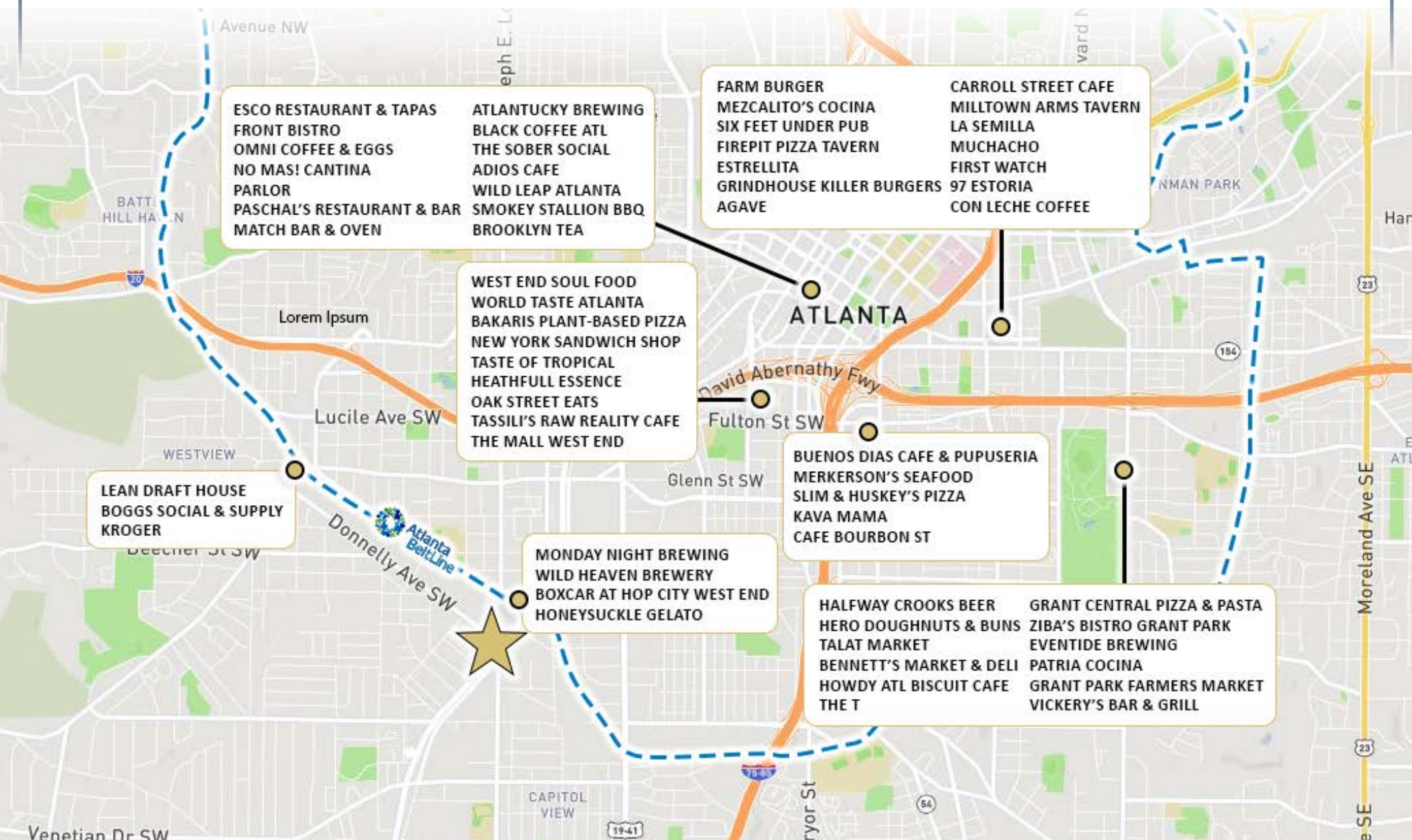


IN THE AREA



IN THE AREA

RETAIL



DEMOGRAPHICS

DEMOGRAPHIC OVERVIEW

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	12,102	108,591	328,503
TOTAL HOUSEHOLDS	5,755	45,705	149,138
AVERAGE HOUSEHOLD INCOME	\$67,969	\$70,785	\$101,881

Map showing the geographic context of the demographic data, centered on English Avenue and Vine City in Atlanta. The map displays concentric circles representing the 1-mile, 3-mile, and 5-mile radiuses used for the demographic analysis. Key locations labeled include Vinings, Brookhaven, North Druid Hills, English Avenue and Vine City, Atlanta, Cascade Heights, Adams Park, East Point, Elmwood, College Park, James Town, Cocks Crossing, Blair Village, Henrico, Conley, Big Creek, Creek Indian, Five Notch Acres, Fouts Mill, Chapel Hill, Glen Villa, Stewart Woods, Midway, Douglasville, Lithia Springs, and Boulder Park. Major highways shown include I-285, I-75, I-20, and I-85. The map is credited to ESRI 2023.

BULL REALTY
CELEBRATING 25 YEARS

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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

47.7%
Millennial
Population

18.2%
Gen X
Population

2.6%
Unemployment

(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.



BROKER PROFILES



SHOUMIC KHAN
V.P. The Industrial Group
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404-876-1640 x 131

A real estate enthusiast, Shoumic has a passion for serving his clients with the highest standards of care, concern, and quality. Shoumic began his career in boutique commercial real estate, developing particular interests in the industrial, land, and retail sectors. His approach is to ensure that his clients can expect integrity, honesty, and communication.

Shoumic has more than five years of experience in sales, marketing, and negotiations. He has built a strong profile in commercial transactions and has a proven track record of identifying market opportunities to increase revenue, profitability, and market share. Shoumic is a proud Bulldog, holding a B.B.A in Real Estate from the University of Georgia. With a deep commitment to continuing education, he is working towards the ultimate designation as a Certified Commercial Investment Member (CCIM) and is a member of the Atlanta Commercial Board of Realtors and the National Association of Realtors.

Outside of his professional endeavors, Shoumic enjoys spending time with family & friends, the great outdoors, sports, and mentoring local youth in his Atlanta community



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.

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



25

YEARS IN
BUSINESS



ATL
HEADQUARTERED
IN
ATLANTA, GA

LICENSED IN
8
SOUTHEAST
STATES

\$1.9

BILLION DOLLAR
VOLUME FROM SALES
AND LEASING
TRANSACTIONS
IN 2021

