



# OFFERING MEMORANDUM

VALUE-ADD MULTIFAMILY OPPORTUNITY  
ATTRACTIVE ASSUMABLE DEBT  
125 UNITS



1800 & 1816 Memorial Drive SE  
Atlanta, GA 30317



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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.

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# Table of Contents

05	INVESTMENT HIGHLIGHTS
06	PROPERTY OVERVIEW
07	UNIT MIX
08	PRO FORMA
09	PHOTOS
14	AERIALS
17	ABOUT THE AREA
19	DEMAND DRIVERS
20	IN THE AREA
28	SOLD COMPARABLES
30	TEAM PROFILE
31	ABOUT BULL REALTY
32	CONFIDENTIALITY AGREEMENT

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# The Property



**BULL REALTY**  
CELEBRATING 25 YEARS



# Investment Highlights

- 1 **Well Located Asset:** Popular Kirkwood Neighborhood of Atlanta. Walkable to several nearby shops, restaurants and other retail
- 2 **High Growth Area:** Several new developments in the surrounding area with new homes fetching as high as \$1.5M
- 3 **Heavy Lifting Complete:** Exteriors recently renovated with newer roofs and windows (3-4 years old), exterior paint, awnings and other features. All electric with heat pumps throughout
- 4 **Value-Add Potential:** 50% of units are renovated, 50% are in classic condition offering value-add rental upside as units turnover. Potential to add 4-5 additional apartments, storage units or amenity space to underutilized basement area
- 5 **Attractive Assumable Debt:** Fannie Loan at 2.97% interest - *See page 6 for details*
- 6 **Tenant Amenities:** Gated access, open greenspaces including Kirkwood Forest Trails (which is adjacent to the property), fenced dog-run area and in-unit and on-site laundry



CLICK FOR PROPERTY VIDEO TOUR





# Property Information

## BUILDING:

ADDRESS:	1800 & 1816 Memorial Drive SE Atlanta, GA 30317
BUILDING NAME:	Arbors of East Atlanta
COUNTY:	DeKalb
YEAR BUILT	1962
# OF BUILDINGS:	6
# OF FLOORS:	2
# OF UNITS:	125
UNIT MIX:	(17) 1BD/1 BR - ± 750 SF (106) 2 BD/1 BR - ± 900 SF (2) 3 BD/1.5 BR - ± 1,100 SF
TOTAL BUILDING SIZE:	± 105,002 SF
SITE SIZE:	± 5.30 Acres
ZONING:	RM75
HVAC:	Individual heat pumps
UTILITIES:	Electric and water, no gas
PARKING:	Surface

## FINANCIAL:

SALE PRICE:	\$24,375,000
PRICE/UNIT:	\$195,000

## ASSUMABLE DEBT:

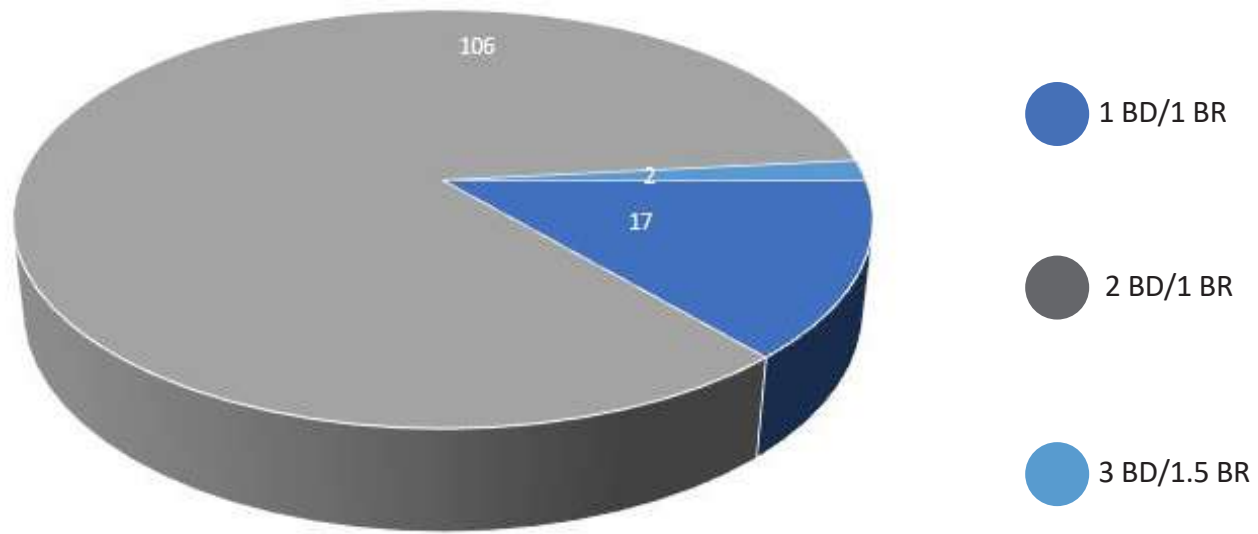
AGENCY LOAN:	Fannie, Non-Recourse
LOAN AMOUNT:	\$9,150,000
INTEREST:	2.97% Fixed, Interest only through 02/2026
MATURITY DATE:	January 2031
ASSUMPTION FEE:	1%

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.



# Unit Mix

UNITS	TYPE	APPROX. UNIT SF	MONTHLY MARKET RENT	ANNUAL MARKET RENT	RENT/SF
17	1 BED / 1 BATH	750	\$1,400	\$285,600	\$1.87
106	2 BED / 1 BATH	900	\$1,550	\$1,971,600	\$1.72
2	3 BED / 1.5 BATH	1,100	\$1,700	\$40,800	\$1.54
125		880 (AVG.)	\$1,550 (AVG.)	\$2,298,000	\$1.71 (AVG.)





# Pro Forma

	Yr 2023 T-12	PRO FORMA
<i>Rentable Units</i>	124	128
<b>PROJECTED INCOME</b>		
Gross Rental Income	\$2,085,957	\$2,331,600
Water Reimbursement (RUBS)	\$78,147	\$90,120
Other Income	\$149,079	\$111,809
<b>Gross Potential Income (GPI)</b>	<b>\$2,313,183</b>	<b>\$2,533,529</b>
<b>POTENTIAL ECONOMIC LOSS</b>		
Less: Vacancy, Credit Loss & Concessions	\$425,967	\$177,347
<b>Effective Gross Income (EGI)</b>	<b>\$1,887,216</b>	<b>\$2,356,182</b>
<b>PROJECTED EXPENSES</b>		
Property Taxes	\$260,775	\$330,049
Insurance	\$69,304	\$71,552
Utilities	\$125,667	\$129,721
Repairs & Maintenance/Turnover	\$81,882	\$86,400
Contract Services (Trash, Landscape, Cleaning & Pest Control)	\$44,552	\$44,552
Salaries	\$0	\$50,000
Management Fee	\$56,617	\$70,685
Misc., Legal and Admin	\$24,726	\$24,726
Replacement Reserves	\$0	\$25,600
<b>Total Operating Expenses</b>	<b>\$663,523</b>	<b>\$833,286</b>
<b>Net Operating Income</b>	<b>\$1,223,693</b>	<b>\$1,522,897</b>
Purchase Price	\$24,375,000	\$24,375,000
Est. Renovations/CAPEX	\$0	\$1,000,000
Total Investment	\$24,375,000	\$25,375,000
<b>Cap Rate</b>	<b>5.0%</b>	<b>6.0%</b>
<b>Assumable Fannie Loan</b>		
LTV		36%
Loan Amount		\$9,150,000
Amortization		30
Interest Rate		2.97%
Annual Interest Expense		\$271,755
<b>Proposed Supplemental Fannie Loan</b>		
LTV		24%
Loan Amount		\$6,090,000
Amortization		30
Interest Rate		7.25%
Annual Interest Expense		\$441,525
	<b>Weighted Avg Blended Rate</b>	<b>4.68%</b>
	<b>Blended LTV</b>	<b>60%</b>
<b>Projected Cash on Cash Return</b>		<b>8.0%</b>

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## PRO FORMA ASSUMPTIONS

Unit Count: The proforma anaysis assumes 4 units added to the basement area with 1 unit lost as leasing office for a total of 128 rentable units

### INCOME ASSUMPTIONS

**Gross Rental Income:** The Pro Forma analysis assumes all units at market rents with the 3 bed units at \$1,700, 2 bed units at \$1,550, 1 bed units at \$1,400 and new studio units at \$1,050

**Utility Reimbursement:** The Pro Forma analysis assumes all units reimburse for water at \$75/mth on 3 beds, \$60/mth on 2 beds and \$50/mth on 1 beds and studios

**Other Income:** Assumes a ~25% decrease in other income with improved management/operations (less default= less recoverable bad debt, late fees and dispo fees)

### VACANCY ASSUMPTION

Upon completion of renovations with improved management/operations, we projected a 5% vacancy rate with 2% for bed debt/credit loss for a total of 7% off the top line going forward

### EXPENSE ASSUMPTIONS

**Real Estate Taxes:** Estimated. We suggest consulting with a property tax consultant on this matter

**Insurance:** The current owner’s insurance expense is averaging around \$559 per unit. Applied this average over 128 units in the Pro Forma

**Utilities:** Applied actual average utility expenses from 2023 to account for increased unit count resulting in a slight increase year over year

**Repairs & Maintenance:** The current owner’s R&M is averaging around \$660/unit. Estimated a slight increase to \$675/unit on 128 units in year 2 to account for normal wear and tear

**Contracted Services:** Actual 2023 expense

**Salaries:** Assumed \$50k for onsite maintenance person

**Management Fee:** Current owner has an in-house management team. Assumed 3% of EGI for a 3rd party

**Misc., Legal & Admin:** Actual 2023 expense

**Reserves:** Applied \$200/unit/year for replacement reserves

### RENOVATION ASSUMPTIONS

Assumes around \$1M to upgrade classic units and add 4 units to the basement area

### FINANCING ASSUMPTIONS

Assumption of current Fannie Loan. Estimated interest rate of 7.25% on the Supplemental Fannie Loan based on the 7 year treasury

Assumes a blended LTV of 60%

Current assumable loan is still in Interest Only Period until 2/2026. Matures in January 2031



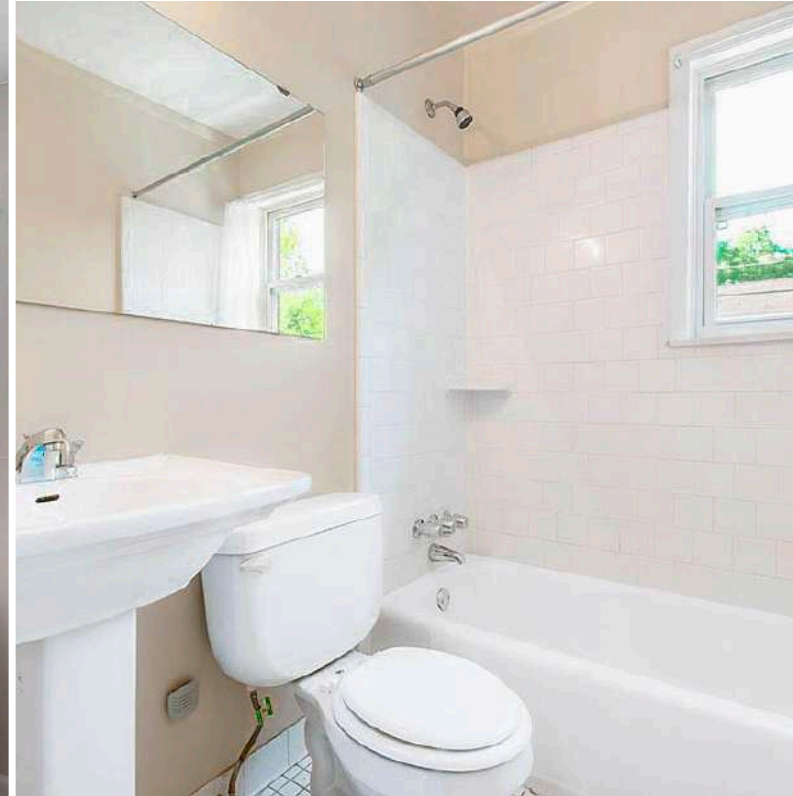


# INTERIOR PHOTOS

RENOVATED UNITS (62 UNITS)

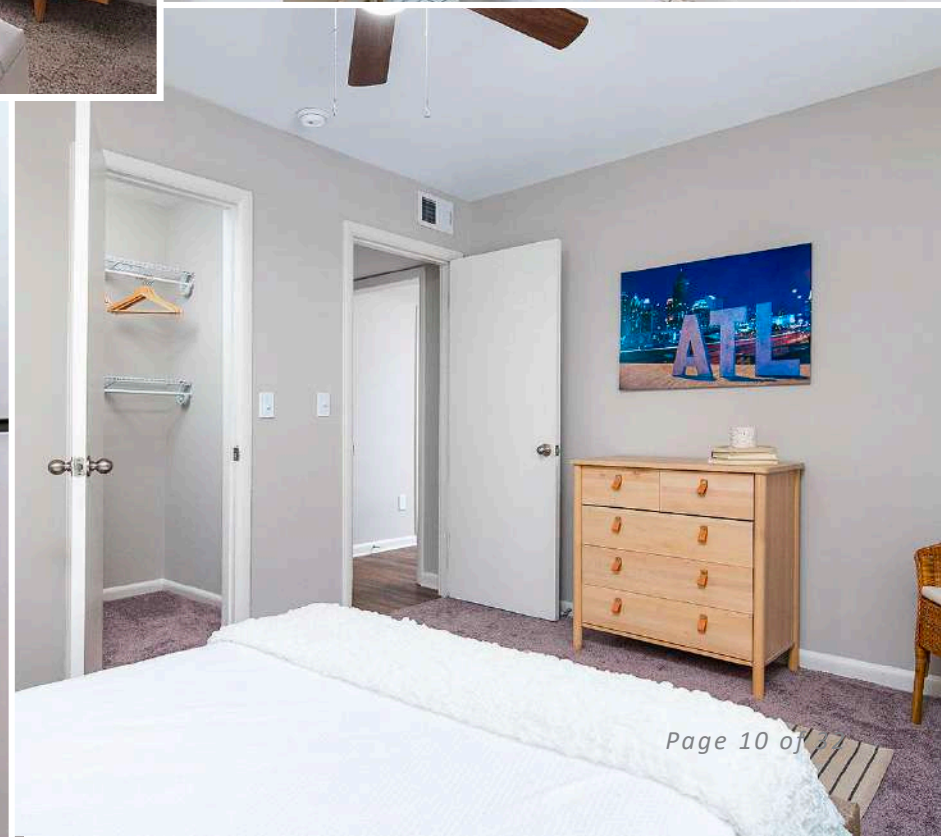






# INTERIOR PHOTOS

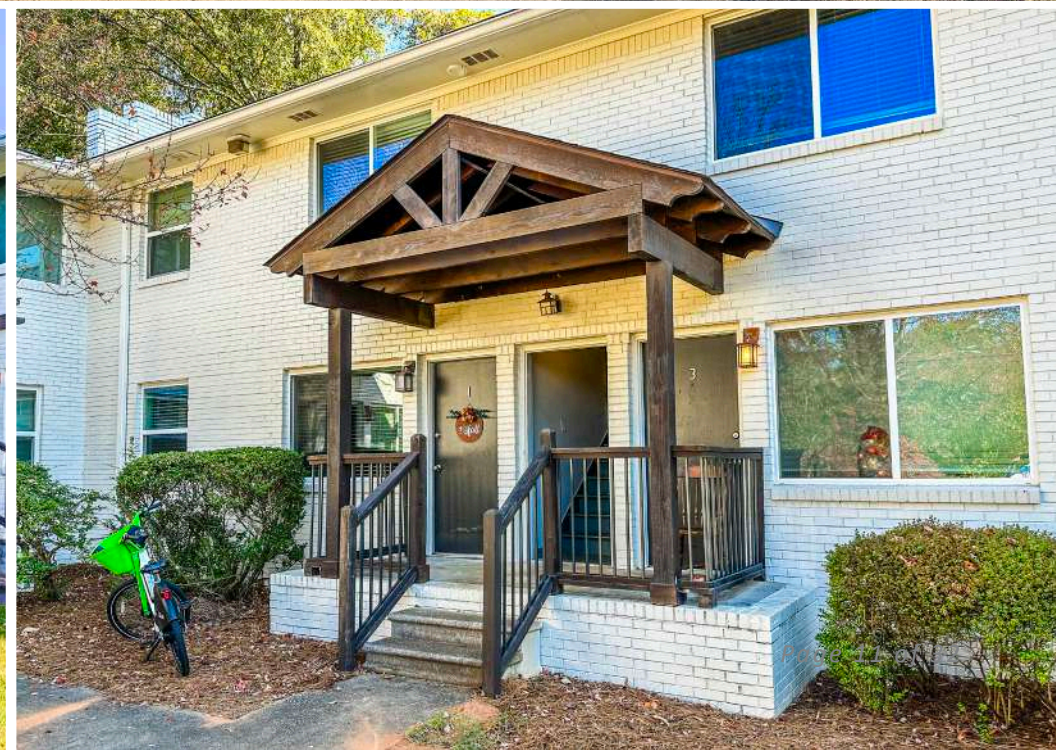
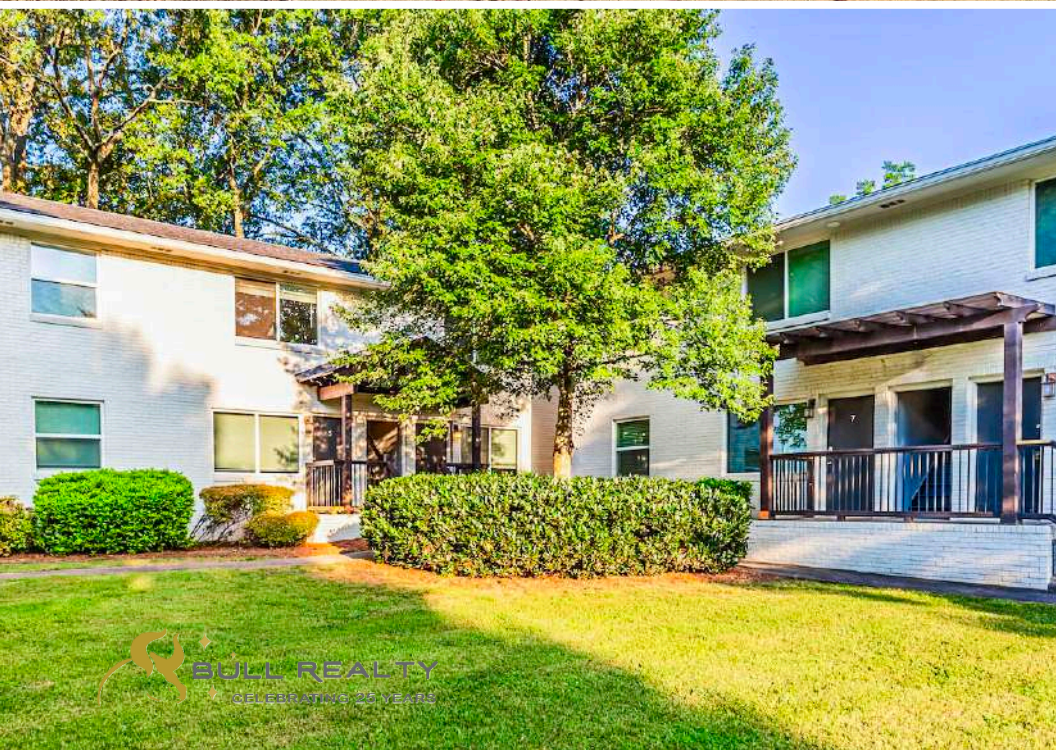
CLASSIC UNITS (63 UNITS)







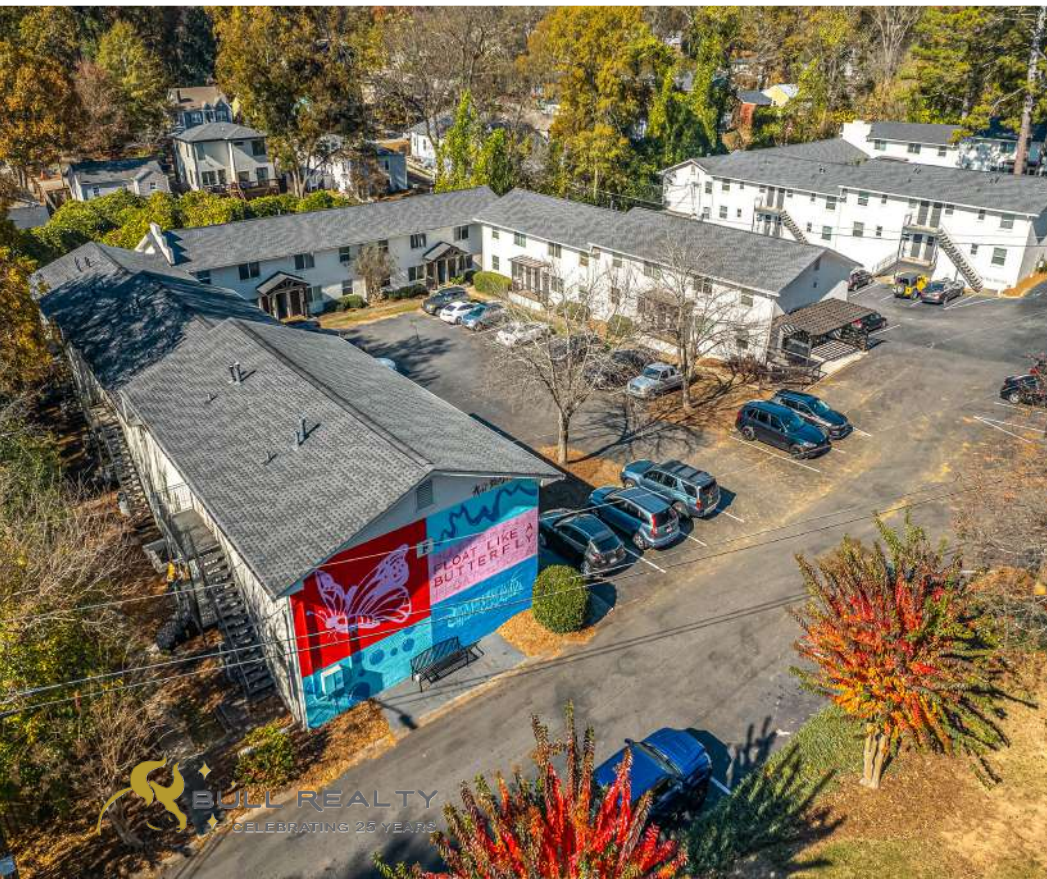
# EXTERIOR PHOTOS















- |                                 |                                  |
|---------------------------------|----------------------------------|
| URBAN PIE                       | ELMYRIACHI - MEXICAN CUISINE     |
| SUBWAY                          | TAPROOM COFFEE                   |
| KIRKWOOD MARKET                 | ANNA'S BBQ                       |
| KIRKWOOD FEED & SEED PET SUPPLY | LE PETIT MARCHÉ - BRUNCH CUISINE |
| EVERGREEN BUTCHER & BAKER       | DULCE VEGAN BAKERY & CAFE        |
| BAB & HARRIET'S HOME BAR        | DOM BEIJOS - WINE STORE          |



KIRKWOOD URBAN  
FOREST PRESERVE



ALSO AVAILABLE  
FOR SALE  
18 UNITS

MEMORIAL DR SE



DEKALB MEMORIAL DISC  
GOLF COURSE







ATLANTA  
DOWNTOWN  
4.5 MI | 11 MIN

MIDTOWN  
Atlanta  
7.1 MI | 16 MIN



KIRKWOOD URBAN  
FOREST PRESERVE

ALSO AVAILABLE  
FOR SALE  
18 UNITS



★ SUBJECT PROPERTY

DEKALB MEMORIAL DISC  
GOLF COURSE



MEMORIAL DR SE







VIRGINIA  
HIGHLAND  
DISTRICT

BUCKHEAD  
ATLANTA



EMORY  
UNIVERSITY

3.6 MI | 12 MIN

OLD  
FOURTH  
WARD

LITTLE FIVE POINTS



PULLMAN

KIRKWOOD URBAN  
FOREST PRESERVE

ALSO AVAILABLE  
FOR SALE  
18 UNITS

SUBJECT PROPERTY

MEMORIAL DR SE





# Area Overview





Kirkwood is a national historic designated neighborhood on the east side of Atlanta, Georgia. Kirkwood is situated entirely in DeKalb County, bordered by the neighborhoods of Lake Claire, East Lake, Edgewood and Oakhurst. Kirkwood is bound on the north by DeKalb Avenue, on the south by Memorial Drive and Interstate 20, on the west by Montgomery Street and on the east by 1st Ave.

Kirkwood is home to five of Atlanta’s public parks that are situated throughout the neighborhood. Additionally, Kirkwood is working to establish the Eastside Greenway; a series of linear parks, greenspace and urban trail network traversing the neighborhood.

Over the many years, the area has gone through ebbs and flows of residential settlement, as Kirkwood houses people of varying racial, economic and social histories. This melting pot continues to attract residents and visitors alike because of its unique food, shopping and music offerings, as well as some annual events, like the Kirkwood Wine Stroll, Kirkwood Spring Fling, ‘Lanta Gras and many more. As a result, Kirkwood displays a strong sense of local community and entrepreneurship. [\[Source\]](#)



DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	6,410	54,058	117,290
ANNUAL POPULATION GROWTH 2023 - 2028	1.59%	0.81%	0.97%
BACHELOR’S DEGREE	32.3%	35.1%	33.1%
GRADUATE/ PROFESSIONAL DEGREE	28.5%	33.2%	29.5%
HOUSEHOLDS	6,679	66,173	165,293
AVG. HOUSEHOLD INCOME	\$130,656	\$151,283	\$132,000
RENTER OCCUPIED HOUSING UNITS	38.6%	41.4%	47.1%





# Area Demand Drivers

## KROG STREET MARKET

Krog Street Market is a 9-acre mixed-use development in Atlanta located along the Belt line trail at Edgewood Avenue in Inman Park. Since its opening in 2014 the complex has centered on a 12,000 SF west coast-style market with restaurants and includes approximately 300 apartments.



## ATLANTA BELTLINE

The Atlanta Belt line 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.



## ATLANTA DAIRIES

Developed by Paces Properties, Atlanta Dairies is an urban renewal project focused on the adaptive re-use of a former food & dairy cooperative. With rich historic roots in Reynoldstown, Atlanta Dairies serves the modern needs of today's residents while preserving it's proud legacy. Connected by green space, the complex currently offers a carefully-curated mix of shops, dining, and entertainment venues.



## MADISON YARDS

Madison Yards is an 17-acre mixed-use development designed to serve as a turnkey lifestyle community for its residents as well as functions as a destination for visitors. With the Atlanta Beltline Eastside Trail just around the corner, the assorted retail and dining establishments are easily accessible by foot, bike or scooter. Additionally, the accessibility provided by the Beltline has proven to further connect the communities of East Atlanta Village, Ponce City Market & Krog Street Market.



## LITTLE FIVE POINTS

Little Five Points is one of Atlanta's hippest neighborhoods. Shoppers head to Moreland Avenue's indie stores for offbeat vintage clothing, vinyl and cool gifts, while young locals hang out at the dive bars, burger joints, and Ethiopian and vegan eateries that line the surrounding streets. The Variety Playhouse, a live music venue in a converted 1940s cinema, hosts an eclectic range of local and national acts.



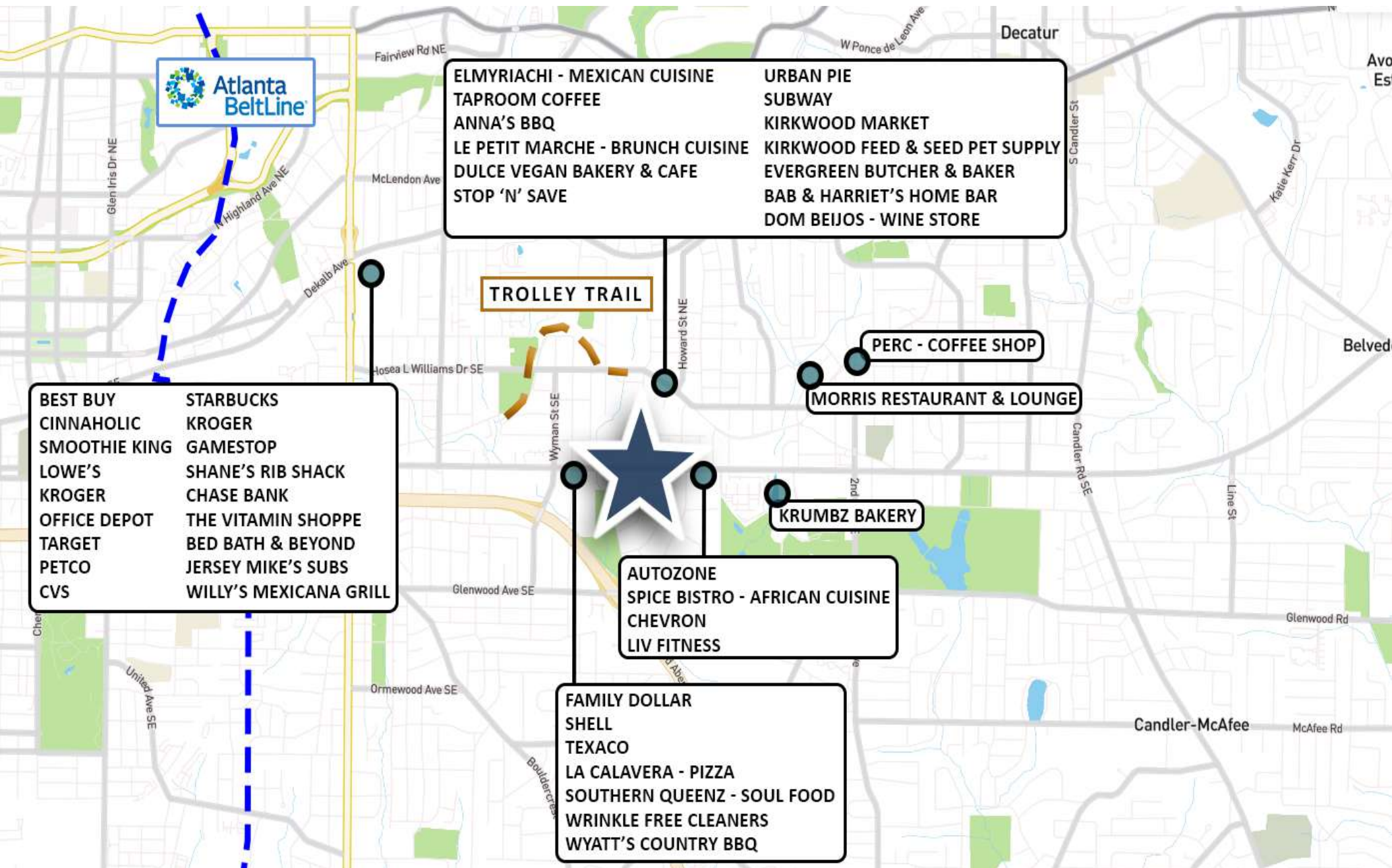
## PRATT-PULLMAN YARD

In 2017, the Pratt-Pullman Yard site was purchased by Atomic Entertainment, who have redeveloped the site as an "entertainment destination of the south" serving as a creative and cultural focal point. Now that the Pullman Yards is open and operational, their aim is to bring fun, arts and culture to the neighborhood, the city of Atlanta and all its surrounding areas. Pullman is host to rotating exhibits, two on-site restaurants, and Emory's Science Gallery.



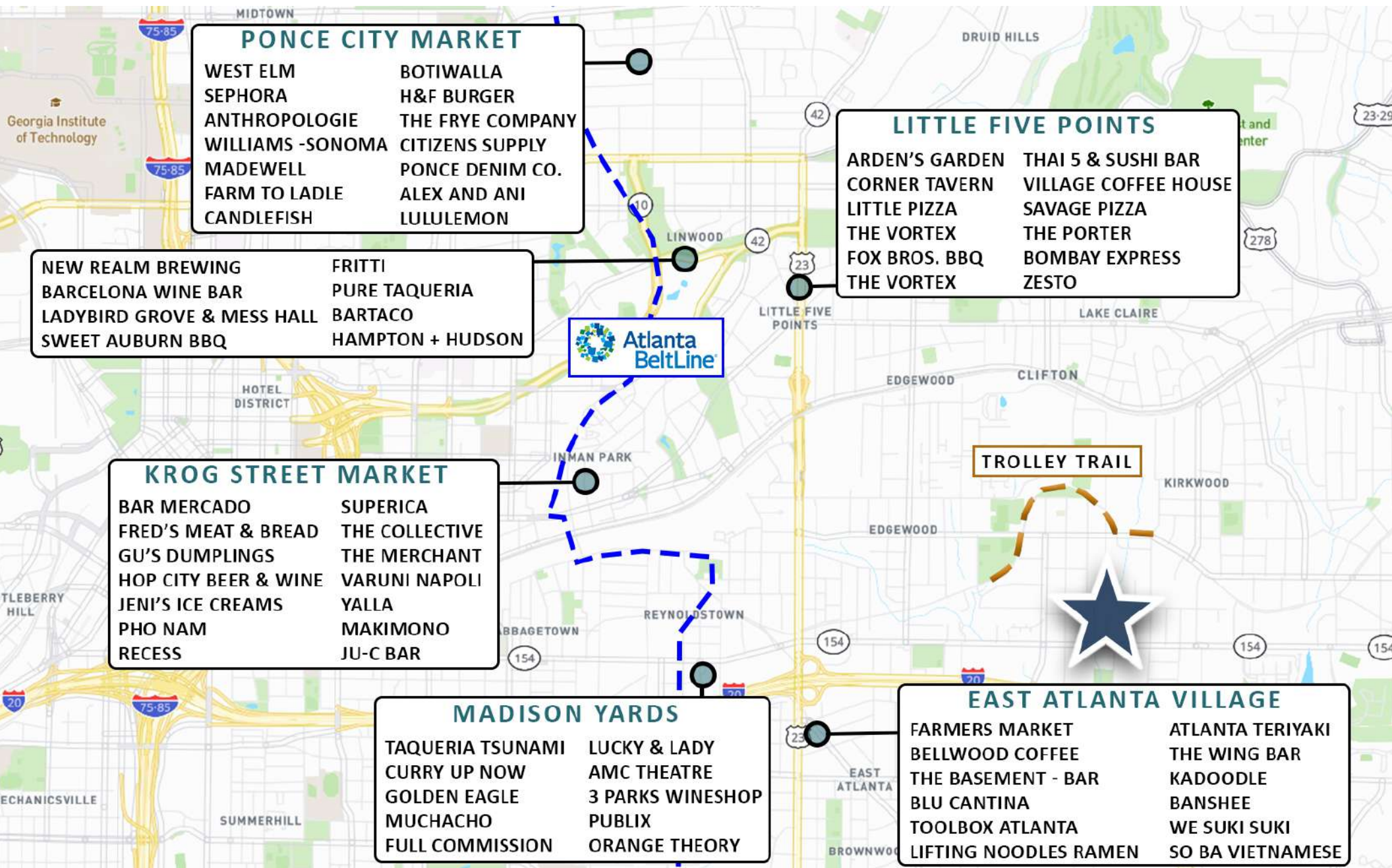


# In The Area





# In The Area





# Kirkwood Neighborhood

Today, Kirkwood is a socioeconomically and racially diverse neighborhood that enjoys our proximity to Downtown, two MARTA stations, a rich tree canopy including protected forests, great schools, committed and involved neighbors, a growing retail district and a rich vein of Craftsman and Victorian homes on the National Register of Historic Places.

## ANNUAL EVENTS

**LANTA GRAS PARADE & FESTIVAL** - A Community celebration to raise funds for Lanta Gras' student music scholarships.

**SPRING FLING & TOUR OF HOMES** - The Spring Fling is the primary fundraiser for the Kirkwood Neighbors Organization.

**KIRKWOOD WINE STROLL** - The annual fundraiser of the Kirkwood Business Owners' Association. More than 50 participating locations pour a sample of red, white, rose, and sparkling wine. Dining options include small plates available for purchase and full menus at Kirkwood restaurants

**PET PARTY IN THE PARK** - A non-profit event benefiting local "no kill" animal shelters.



Mexican eatery featuring margarita pitchers, nachos, enchiladas & festive flavors, plus a big patio

elmyriachi  
RESTAURANT & BAR



Quaint cafe/market featuring pastries & gourmet goodies, plus hot breakfasts & lunchtime sandwiches

Le Petit Marché  
THE LITTLE MARKET



Urban Pie makes hand-tossed thin crust pizza in the heart of Kirkwood.

urban  
PIE



The go-to neighborhood bakery and butcher shop. Serving sourdough bread, specialty pastries, and quality meats.

EVERGREEN  
BUTCHER + BAKER



American-style eats in colorful, industrial-chic surroundings or enjoy a seat in our comfortable outdoor seating area

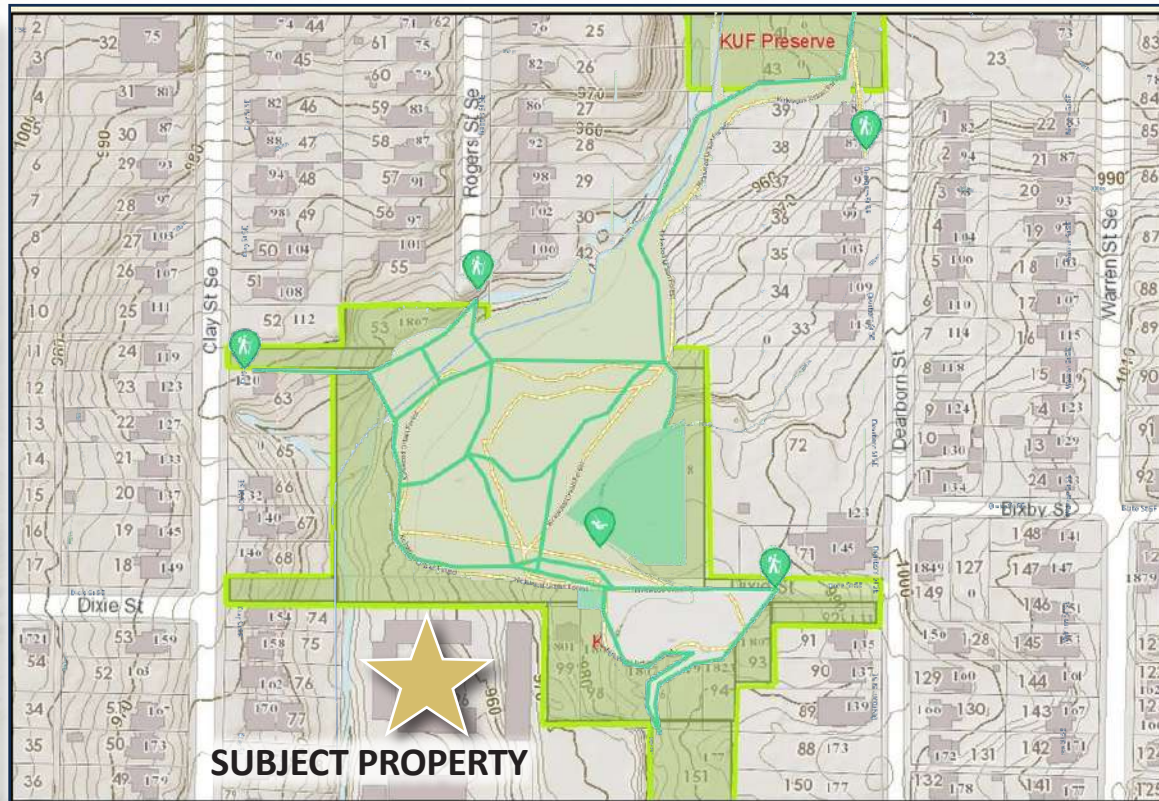
BOB & HARRIET'S  
HOME BAR  
EST. 2011



# Kirkwood Urban Forest Preserve

Kirkwood Urban Forest (KUF) Preserve is not a park. It is an URBAN forest preserve whose inception in 2004-2006 stemmed from policy goals by both the State of Georgia Forestry Commission and City of Atlanta Department of Parks to capture forested urban parcels before they were lost to the intense development pressures of that time. It was created through an assemblage of landlocked parcels, subdivision of extremely long residential lots, and incorporation of protected stream buffers from it's initial size that has since grown through additional acquisitions, donation, and utilization of undeveloped rights of way as greenspace.

The lion's share of KUF Preserve's caretaking is done by the Friends of KUF Preserve and the Environmental Committee of the Kirkwood Neighbor's Organization (KNO). Their partners are non-profits Trees Atlanta and Park Pride as well as City of Atlanta Department of Parks. [\[Source\]](#)



**±8 Acres**  
Forest Preserve

**5**  
Trail heads

## AMENITIES

- Community garden
- Network of walking trails
- Picnic shelter
- Sandbox
- Spring fed stream
- Pedestrian bridge
- Approximately 300 hardwood trees augmented by hundreds of native non- invasive plantings. Many are flowering and fruit or berry producing species



# The Eastside Trolley Line

The Eastside Trolley Line Trail Project is an incredible opportunity to convert the historic Atlanta-Decatur Trolley line to a linear park and multi-use trail. The Eastside Trolley Line Trail will connect Kirkwood, Edgewood, and Reynoldstown neighbors with the BeltLine, Coan Park, Gilliam Park and many other local destinations.

In 2016, the PATH Foundation and Perez Planning + Design in partnership with the City of Atlanta, developed a concept plan for the completion of the Eastside Trolley Trail. During this conceptual design, there were several public meetings as well as site tours with residents to discuss specifics of the design and points of concern. Now, the PATH Foundation and Perez Planning + Design are developing the final design plans for the Trolley Trail. ([Source](#))





# ATLANTA

## AT A GLANCE

### 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.”

### WORLD-CLASS EDUCATION

Atlanta colleges and universities are numerous, spanning from historically black colleges, technical colleges, top research institutions and schools of art, medicine and theology. The region ranks in the top 10 among U.S. metros in students enrolled, research spending and degrees earned. Colleges and universities in the Atlanta region create 130,000 jobs across all industries in Georgia. Colleges and Universities in the Atlanta region include Georgia Institute of Technology, Emory University, Georgia State University, Agnes Scott College, Oglethorpe University, Clark Atlanta University (HBCU), Morehouse College (HBCU) and Spellman College (HBCU).

### 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 TOP TRAVELED  
AIRPORT IN THE WORLD**



**\$270 BILLION GDP  
IN METRO-ATLANTA**



**13 FORTUNE 500  
HQ IN ATLANTA**



**TOP U.S. METRO  
WITH #1 LOWEST COST  
OF DOING BUSINESS**

**TOP 10 AMONG U.S. METROS IN  
STUDENTS ENROLLED, RESEARCH  
SPENDING AND DEGREES EARNED.”**

- DISCOVER ATLANTA



**#4 METRO AREA FOR LARGEST  
INCREASE IN POPULATION,  
2015-2016**

- U.S. CENSUS BUREAU  
POPULATION DIVISION



## HOME TO 13 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.

**9TH**  
**LARGEST U.S. METRO**

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

**#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)

**18.2%**  
Gen X  
Population

**47.7%**  
Millennial  
Population

**2.6%**  
Unemployment

(Data based on 1 mile radius)

## MAJOR EMPLOYERS





## #8 BEST CITY IN THE SOUTH

-Southern Living, "The South's Best Cities, 2020"

## #1 TOP TRENDING DESTINATIONS FOR 2022

-Booking.com, "8 of the top trending destinations for travelers to explore in 2022"

## #2 MOVING DESTINATION IN THE NATION

-Penske, "Annual Top Moving Destinations List, 2020"

Atlanta is an exciting destination with world-class restaurants, a festive nightlife, several major league sports teams and an abundance of cultural attractions. Atlanta's arts and culture scene is complemented by in-town neighborhoods that give the city even more depth.

Home to the second busiest and most efficient airport in the world, Hartsfield-Jackson Atlanta International Airport, and the Maynard H. Jackson International Terminal, getting to and from Atlanta is easy.

The metro Atlanta area is home to 13 Fortune 500 and 24 Fortune 1000 headquarters. This includes the global headquarters of corporations such as The Coca-Cola Company, The Home Depot, Delta Air Lines, AT&T Mobility, UPS, SunTrust Bank, Mercedes Benz USA, Newell-Rubbermaid and is home to the world renowned Center for Disease Control.



ATLANTA BRAVES | TRUIST PARK



ATLANTA FALCONS | MERCEDES-BENZ STADIUM



ATLANTA HAWKS | STATE FARM ARENA



ATLANTA UNITED FC | MERCEDES-BENZ STADIUM



# Comparable **Sold Properties**



## SUBJECT

ARBORS OF EAST ATLANTA

1800-1816 MEMORIAL DR

# OF UNITS	125
SOLD	--
PRICE	\$24.375M (\$195K/door)
CAP RATE	Projected 6.5%



# 1

THE ELEMENT AT  
KIRKWOOD

2035 MEMORIAL DR SE

# OF UNITS	176
SOLD	7/2022
PRICE	\$38.67M (\$220K/door)
CAP RATE	3.6%



# 2

3681 PAVILION POINT

3681 N DECATUR

# OF UNITS	144
SOLD	112/2021
PRICE	\$30.4M (\$211k/door)
CAP RATE	4.75%



# Comparable **Sold Properties**



3

THE AVENUES OF  
NORTH DECATUR

645 DEKALB INDUSTRIAL

# OF UNITS	228
SOLD	6/2023
PRICE	\$49.8M (\$218k/door)
CAP RATE	Undisclosed



4

THE OASIS ON CASCADE

763 CASCADE AVE

# OF UNITS	52
SOLD	4/2022
PRICE	\$9.8M (\$188k/door)
CAP RATE	4.57%



5

3681 PAVILION POINT

3681 N DECATUR

# OF UNITS	76
SOLD	7/2022
PRICE	16.5M (\$217k/door)
CAP RATE	Undisclosed



# Team Profile



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**KATELYN WESTBROOK**  
MARKETING



**SAM JENIA**  
MARKETING



**RYAN COOK**  
RESEARCH



# 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](http://www.CREshow.com).

## **JOIN OUR 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.

## **CONNECT WITH US:**

<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



# 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 1800 & 1816 Memorial Drive SE, Atlanta, GA 30317. 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 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 \_\_\_\_\_

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**SIGN CONFIDENTIALITY  
AGREEMENT ONLINE**