Lender-Owned
±72,732 SF Office/Flex Building
OFFERING MEMORANDUM

303 Research Park Drive
Peachtree Corners, GA 30092

BULL REALTY
Asset & Occupancy Solutions

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.

CONTACT INFORMATION

MICHAEL BULL, CCIM
President, Office Investment Sales
Michael@BullRealty.com
404-876-1640 x 101

AUSTIN BULL
Commercial Real Estate Advisor
Austin@BullRealty.com
404-876-1640 x 175

BULL REALTY, INC.
50 Glenlake Parkway, Suite 600
Atlanta, GA 30328
BullRealty.com

BULL REALTY
Asset & Occupancy Solutions

TABLE OF CONTENTS

Executive Summary 05
Property Information 06
Photos 07
Survey 13
Floor Plans 14
Zoning 23
Sale Comps 24
Rent Survey 25
Tenant Information 26
In The Area 28
Peachtree Corners Market 29
Office Market 30
Demographics 31
Atlanta Market 32
Broker Profile 35
About Bull Realty 36
Confidentiality Agreement 37

01

PROPERTY OVERVIEW

Executive **Summary**

LENDER-OWNED ±72,732 SF OFFICE/FLEX TECHNOLOGY PARK IN PEACHTREE CORNERS GWINNETT COUNTY, METRO ATLANTA, GA

Opportunity to acquire an attractive office property in a great area of Metro Atlanta for only $57.75/SF!

303 Research offers office users the opportunity to acquire space at a fraction of the cost of renting, or for investors to buy at a low enough basis to undercut rates of competing landlords. There is one tenant in Suite 200, approximately 10,345 SF (14.64% of bldg.) at $9.99/SF NNN leased through February 28, 2028. Current market rents are estimated at $12/SF NNN.

- ±3,091-61,862 SF available for your business
- On level access from parking on both floors
- 3 dock-high doors and 1 drive-in door
- Picturesque pond setting with a fountain
- Inviting 6.2-acre site
- Zoned M1 (office and light industrial uses)
- Built / renovated 1971 / 2019
- New roof coating in 2021
- Building flexible for single or multi-tenant uses

BUILDING:
±72,732 SF

SITE:
±6.16 Acres

PURCHASE:
$4,200,000 ($57.75/SF)

LEASE:
$12/SF NNN

Property **Information**

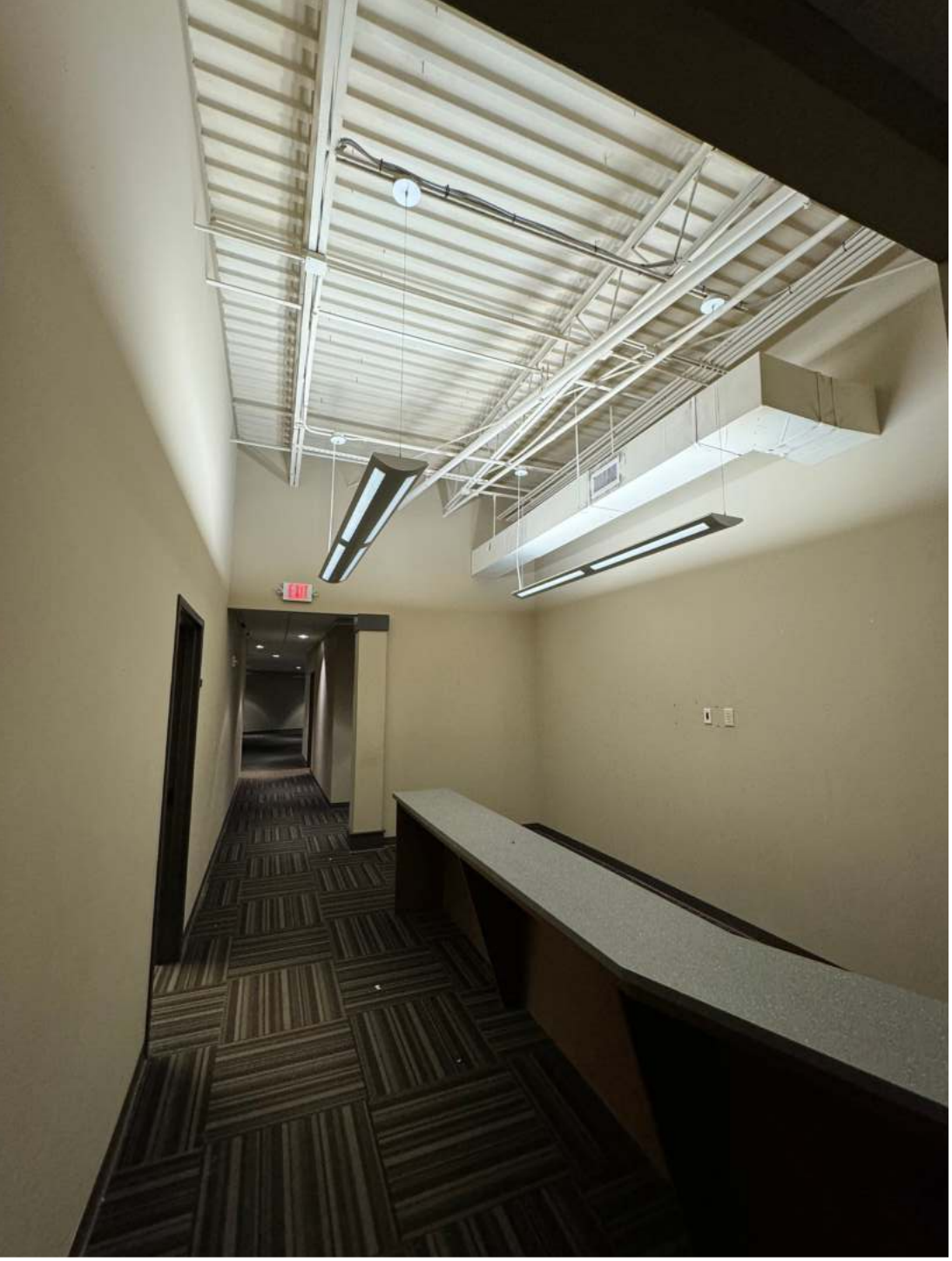
GENERAL:	
ADDRESS:	303 Research Drive, Peachtree Corners, GA 30092
COUNTY:	Gwinnett

SITE/BUILDING:	
BUILDING SIZE:	±72,732 SF
AVAILABLE SPACE:	±3,091-61,862 SF
YEAR BUILT/RENOVATED:	1971/2019
NUMBER OF FLOORS:	2
ZONING:	M1 *(Office & Light Industrial Uses)*
SITE SIZE:	±6.16 Acres
PARCEL ID:	R6285 043
ROOF:	New coating in 2021
HVAC:	Central HVAC, 18-20 elec-RTU's
FOOTING & FOUNDATION:	Concrete slab with concrete footings
EXTERIOR FINISH:	Painted concrete block
STRUCTURAL FRAME:	Masonry
LOADING:	3 dock-high doors, 1 roll-up door
PARKING SPACES:	3.71:1,000 *(270 spaces)*

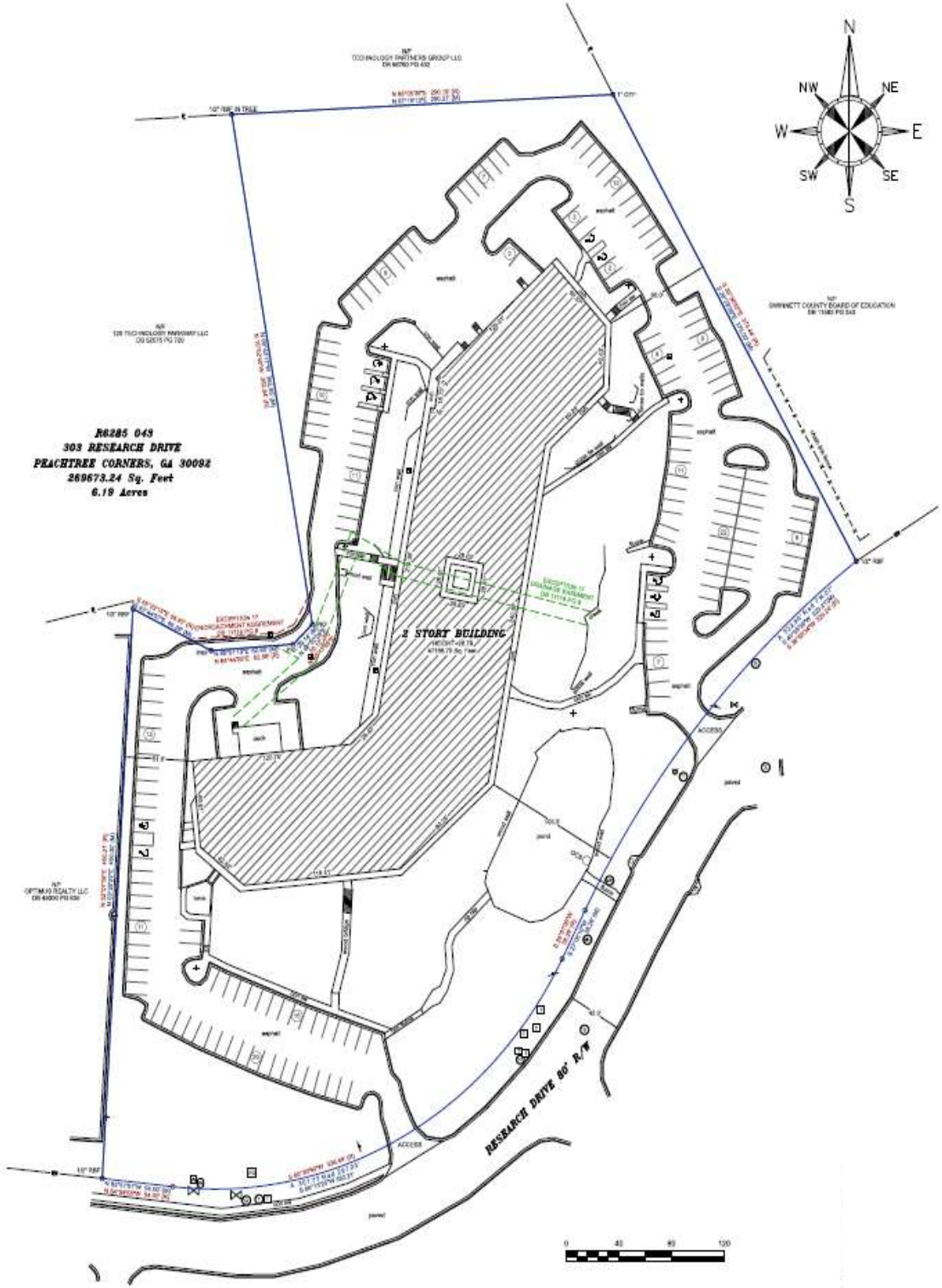
FINANCIAL	
TAXES:	$112,020 *(based on tax valuation of $7,768,100)*
SALE PRICE:	$4,200,000 *($57.75/SF)*
LEASE RATE:	Suites available at $12/SF NNN

VISITOR

Hope


EXIT

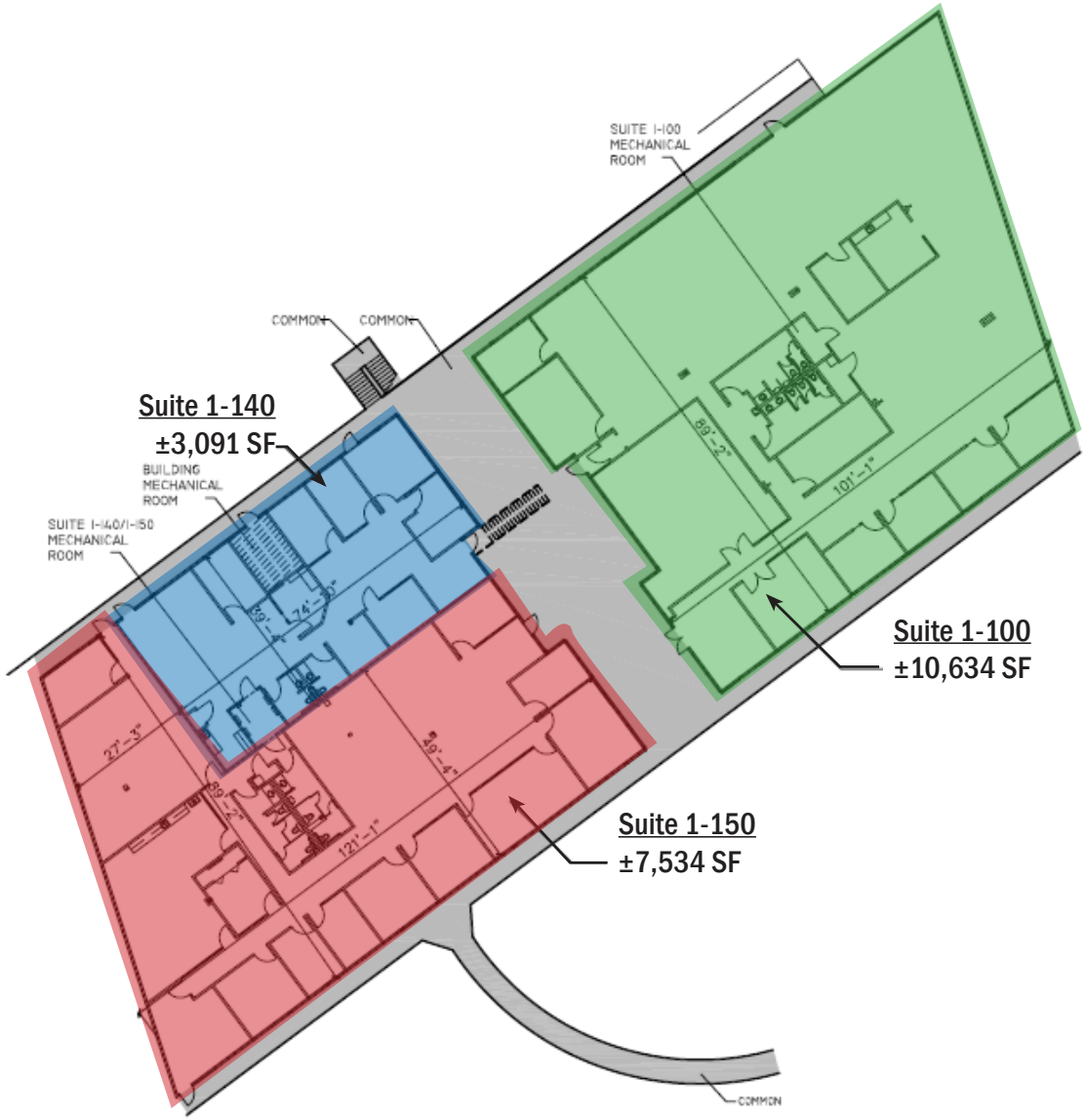
Survey



BULL REALTY
Asset & Occupancy Solutions

Floor **Plan**

1st Floor Overview

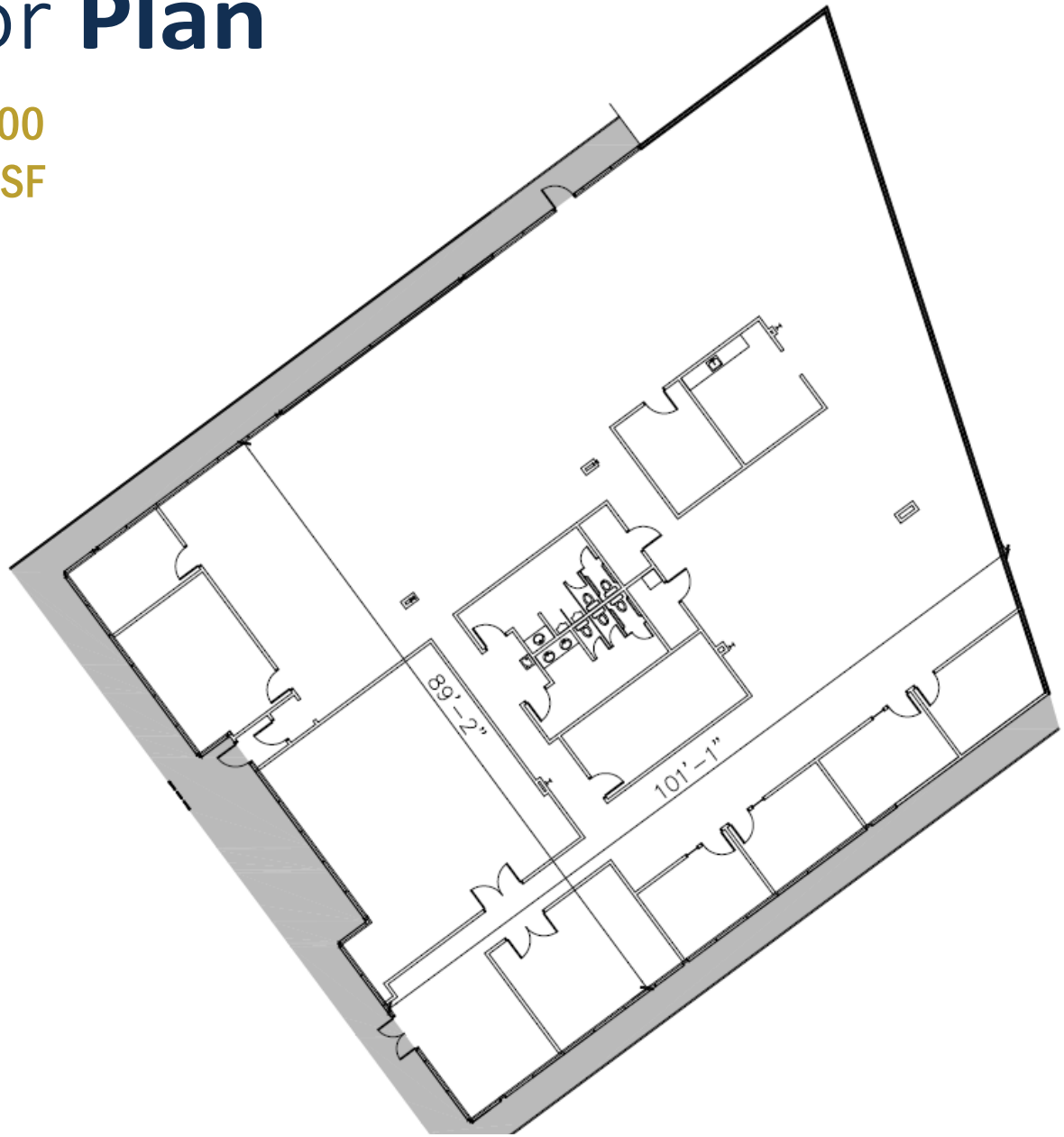


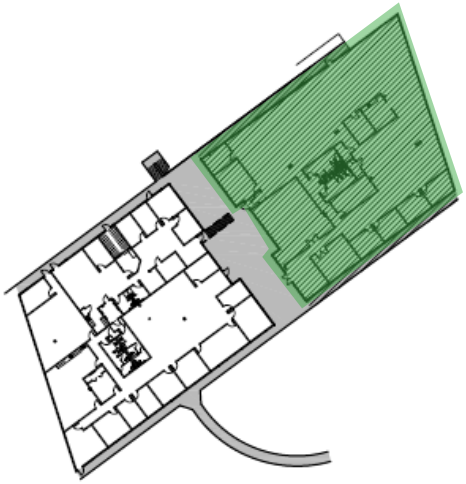
303 RESEARCH DRIVE • 303 RESEARCH DRIVE, NORCROSS, GA 30092 • 1ST FLOOR • SUITES 1-100,1-140,1-150

06.12.2020

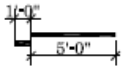
Floor **Plan**

Suite 1-100
±10,634 SF
Available





KEYPLAN



SCALE : 1/16"=1'-0"

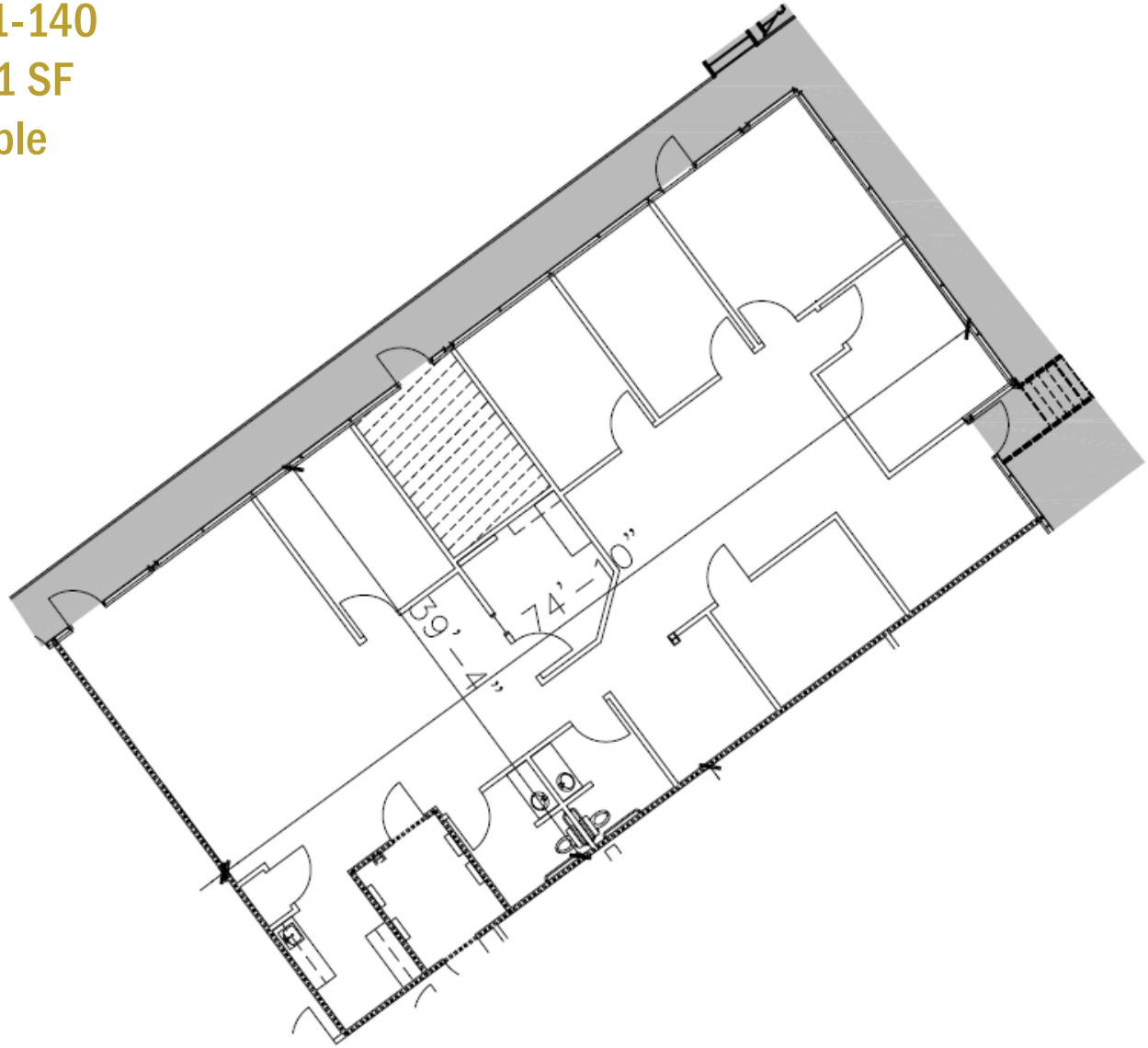
303 RESEARCH DRIVE	• 303 RESEARCH DRIVE, NORCROSS, GA 30092	• SUITE 1-100	• 10,634 RSF

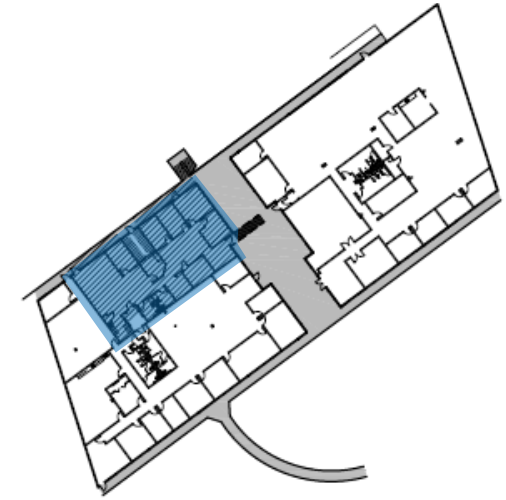
06.15.2020

BULL REALTY
Asset & Occupancy Solutions

Floor **Plan**

Suite 1-140
±3,091 SF
Available





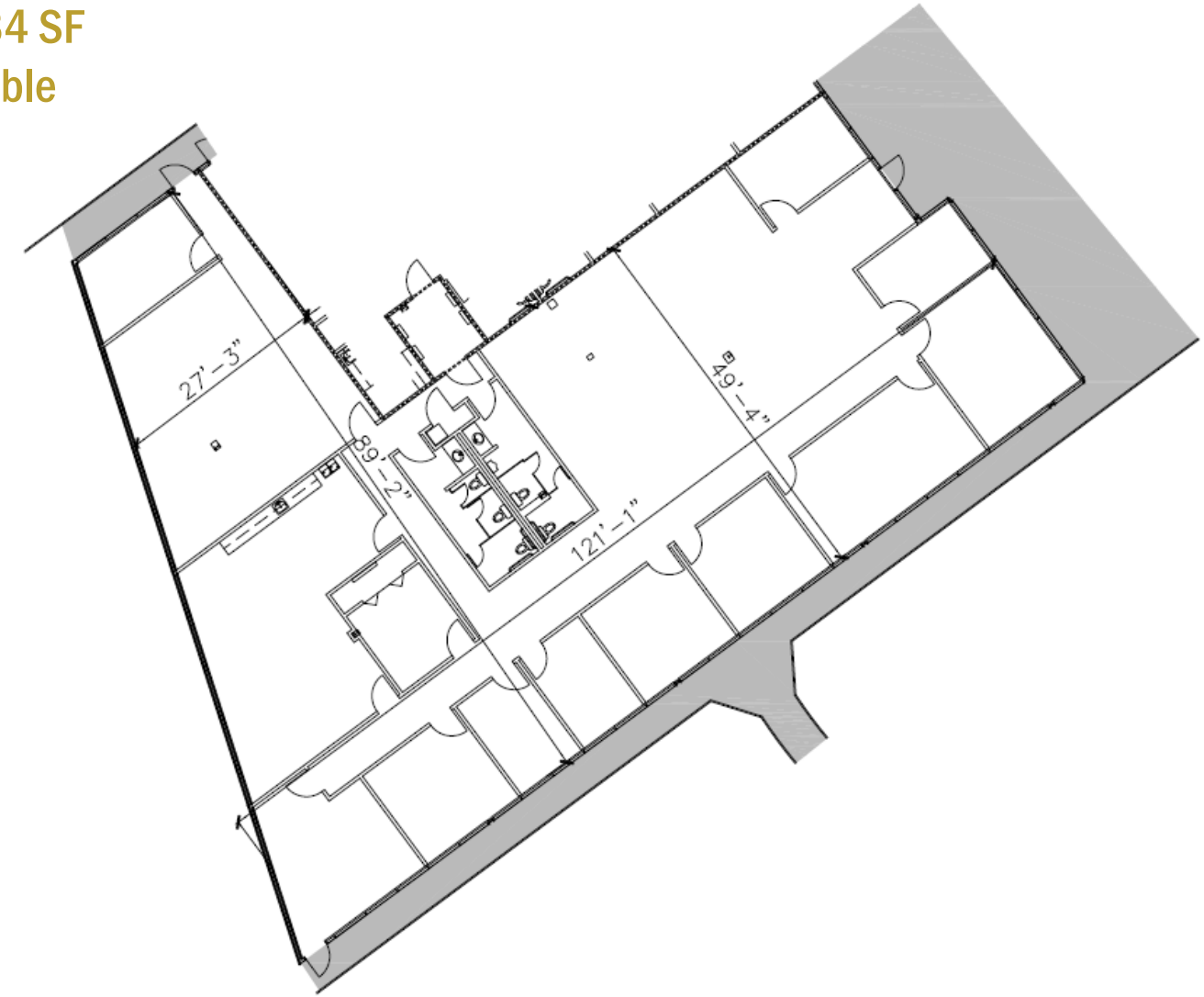
KEYPLAN

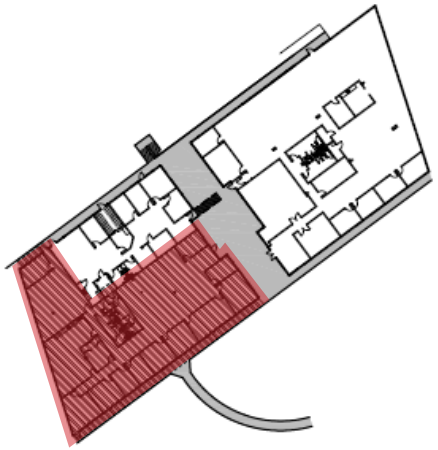
303 RESEARCH DRIVE • 303 RESEARCH DRIVE, NORCROSS, GA 30092 • SUITE 1-140 • 3,091 RSF

06.15.2020

Floor **Plan**

Suite 1-150
±7,534 SF
Available



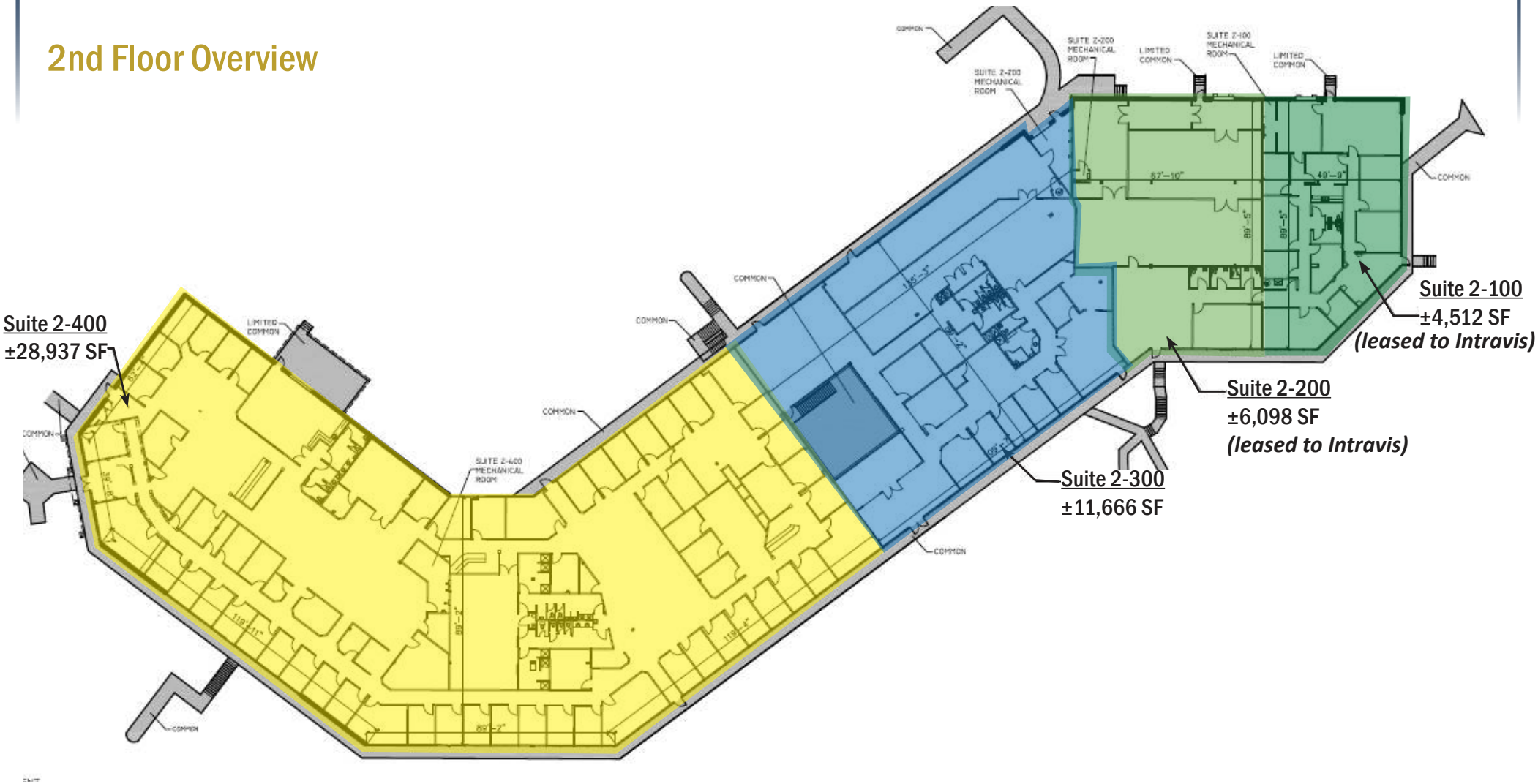


303 RESEARCH DRIVE • 303 RESEARCH DRIVE, NORCROSS, GA 30092 • SUITE I-150 • 7,534 RSF

06.15.2020

Floor **Plan**

2nd Floor Overview



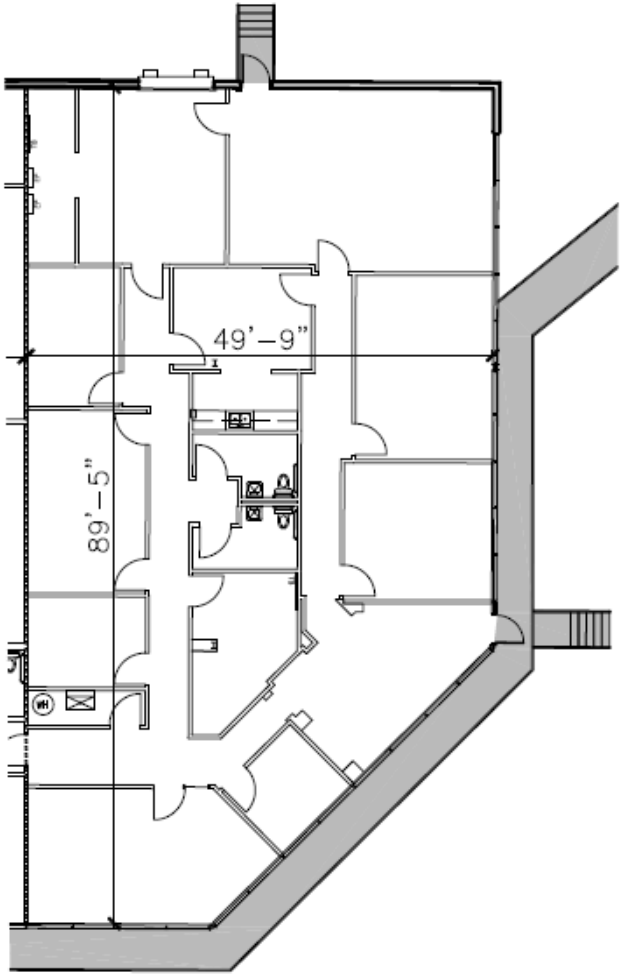
303 RESEARCH DRIVE • 303 RESEARCH DRIVE, NORCROSS, GA 30092 • 2ND FLOOR • SUITES 2-100, 2-200, 2-300, 2-400

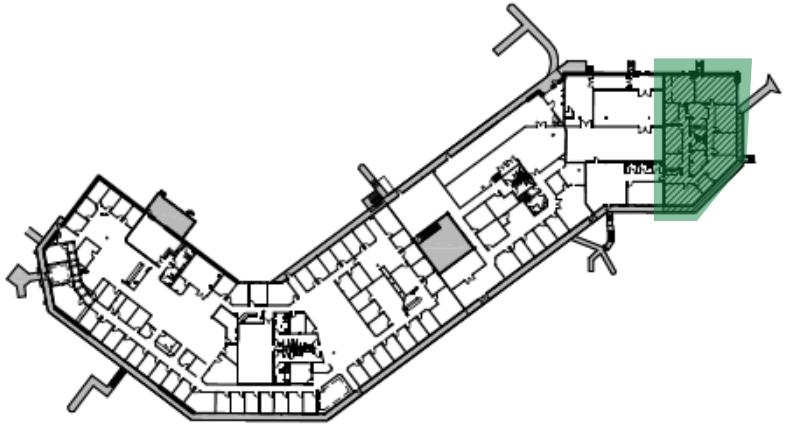
06.15.2020

BULL REALTY
Asset & Occupancy Solutions

Floor **Plan**

Suite 2-100
±4,512 SF
Tenant: Intravis





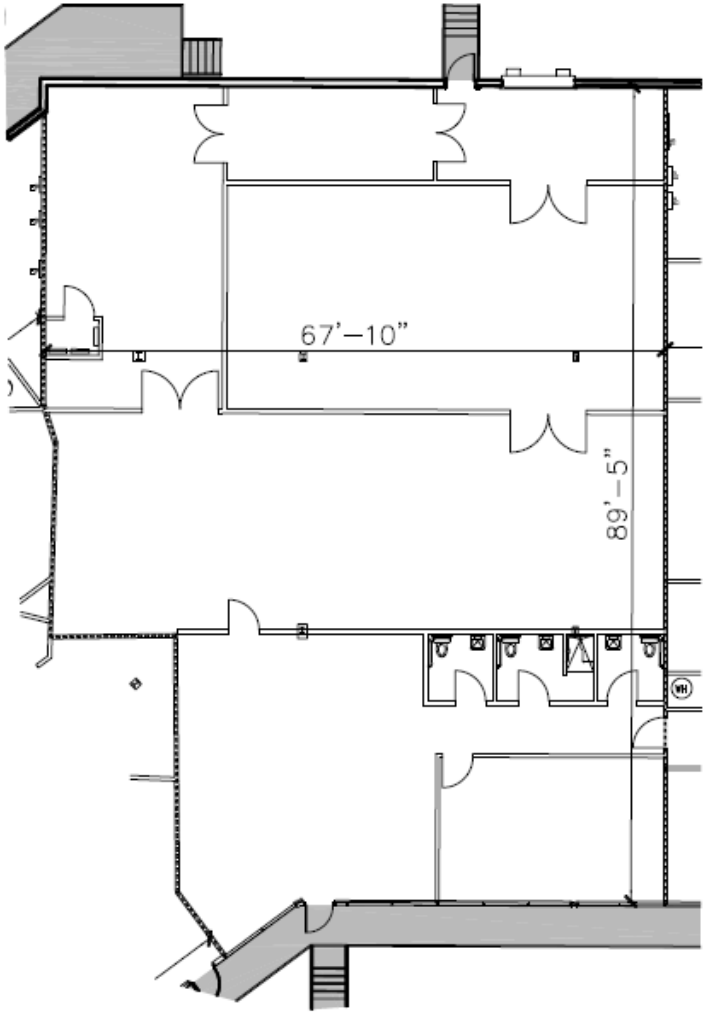
KEYPLAN

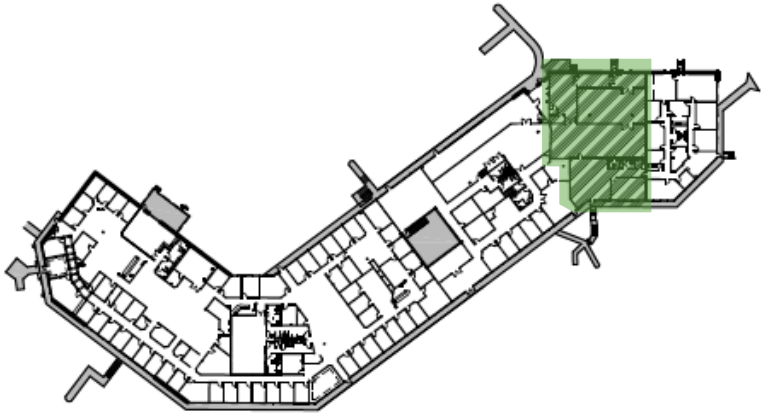
303 RESEARCH DRIVE • 303 RESEARCH DRIVE, NORCROSS, GA 30092 • SUITE 2-100 • 4,512 RSF

06.15.2020

Floor **Plan**

Suite 2-200
±6,098 SF
Tenant: Intravis





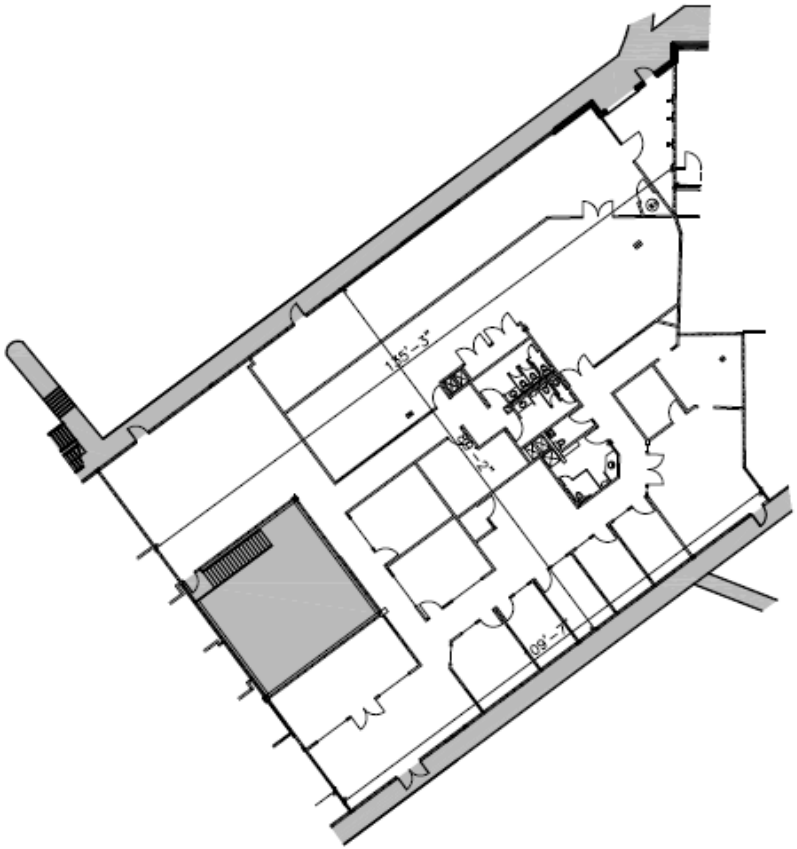
KEYPLAN

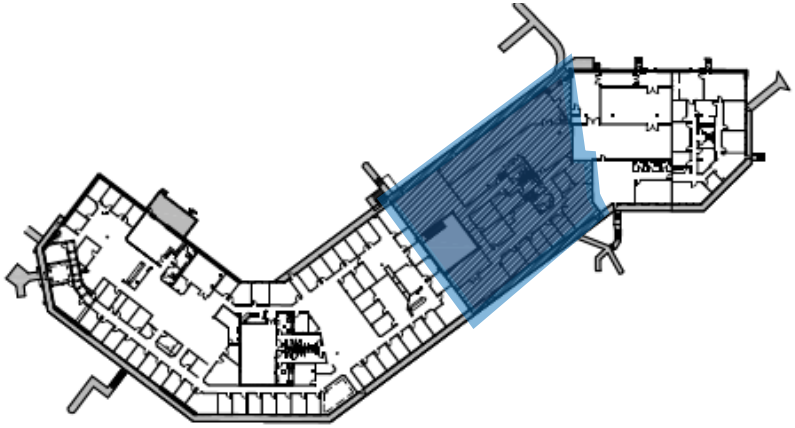
303 RESEARCH DRIVE • 303 RESEARCH DRIVE, NORCROSS, GA 30092 • SUITE 2-200 • 6,098 RSF

06.15.2020

Floor **Plan**

Suite 2-300
±11,666 SF
Available





KEYPLAN

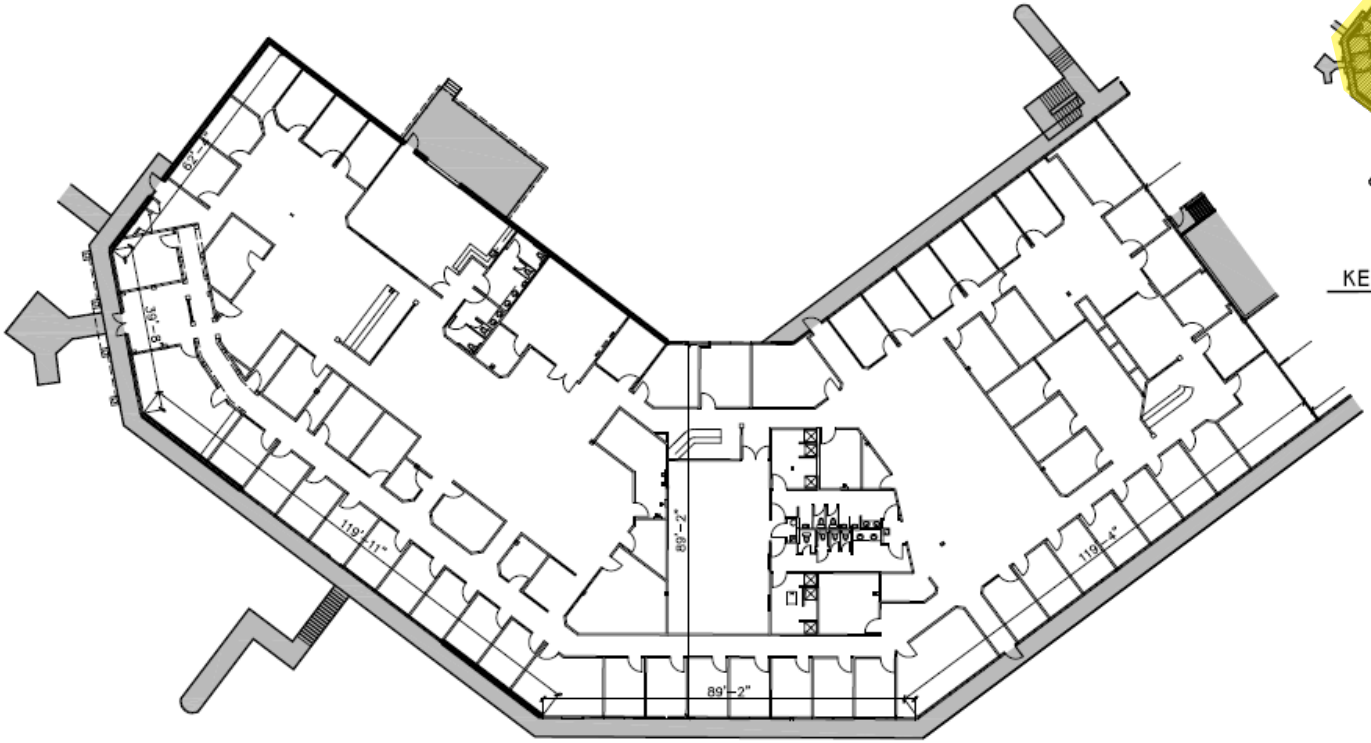
303 RESEARCH DRIVE • 303 RESEARCH DRIVE, NORCROSS, GA 30092 • SUITE 2-300 • 11,666 RSF

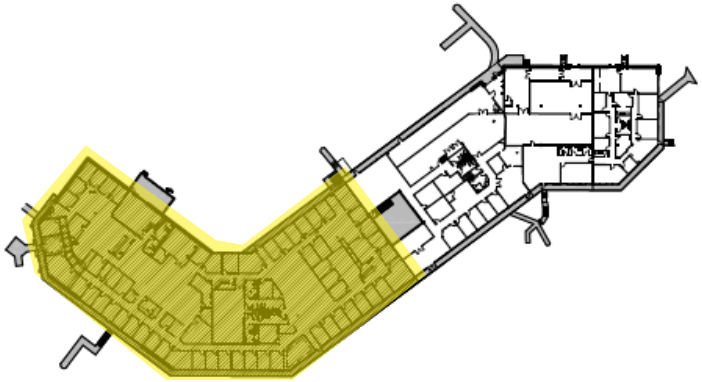
06.15.2020

BULL REALTY
Asset & Occupancy Solutions

Floor **Plan**

Suite 2-400
±28,937 SF
Available



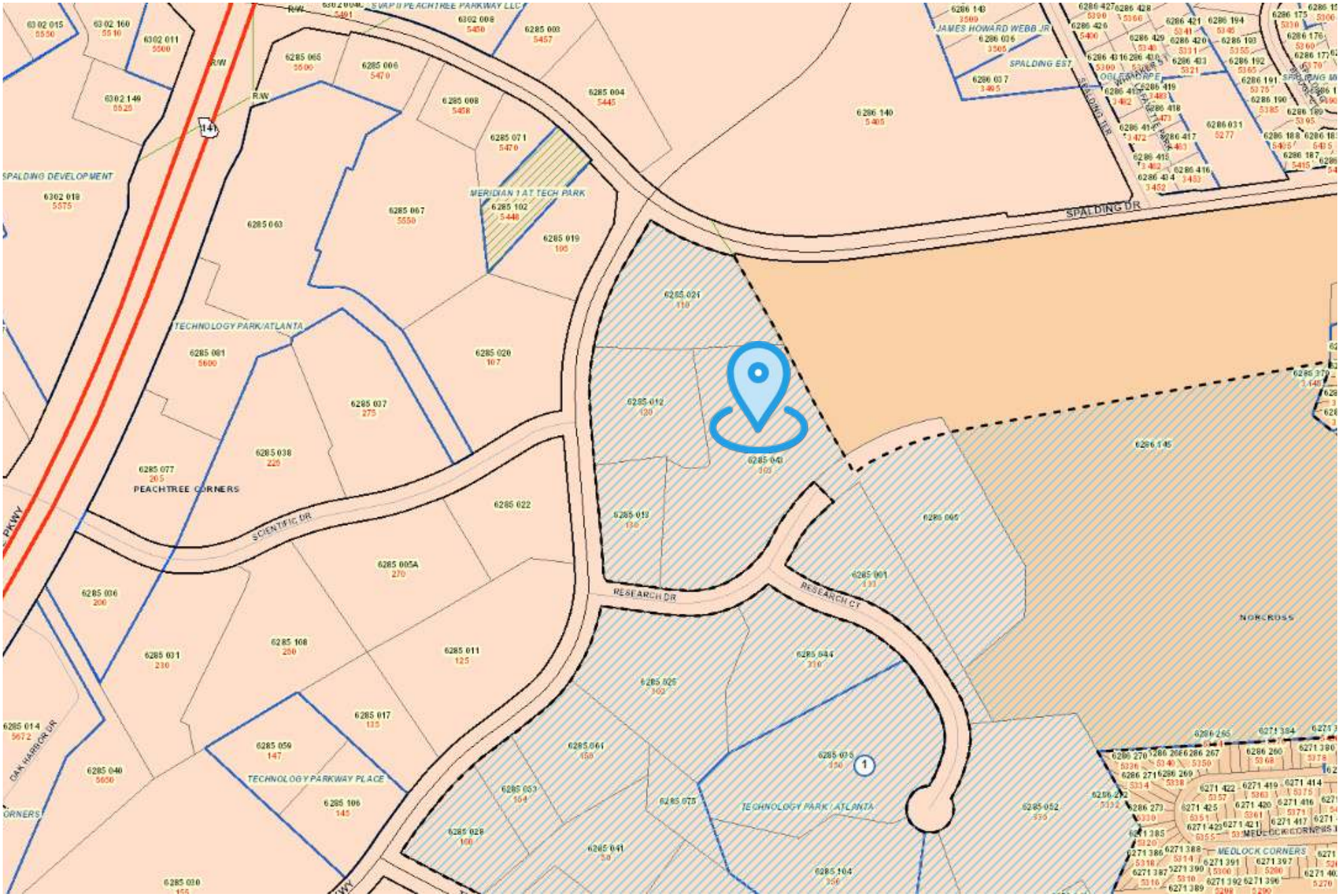


KEYPLAN

303 RESEARCH DRIVE • 303 RESEARCH DRIVE, NORCROSS, GA 30092 • SUITE 2-400 • 28,937 RSF

06.15.2020

Zoning



BULL REALTY
Asset & Occupancy Solutions

Sold **Comparables**

SUBJECT PROPERTY

303 Research Drive, Peachtree Corners, GA 30092

SALE PRICE	BUILDING SIZE	PRICE/SF
$4,200,000	±72,732 SF	$57.75

Technology Park | Atlanta
270 Scientific Drive
Peachtree Corners, GA

SOLD PRICE	$5,145,000
BUILDING SIZE	±39,827 SF
PRICE/SF	$129.18
SOLD DATE	11/17/2023

Technology Park | Atlanta
3595 Engineering Drive
Peachtree Corners, GA

SOLD PRICE	$3,000,000
BUILDING SIZE	±12,134 SF
PRICE/SF	$247.24
SOLD DATE	11/8/2023

Lakeside By The Forum
5390 Triangle Parkway
Peachtree Corners, GA

SOLD PRICE	$5,885,280
BUILDING SIZE	±68,832 SF
PRICE/SF	$84.68
SOLD DATE	9/26/2023

Technology Park | Atlanta
190 Technology Parkway
Peachtree Corners, GA

SOLD PRICE	$3,012,359
BUILDING SIZE	±35,680 SF
PRICE/SF	$96.98
SOLD DATE	8/15/2023

Technology Park | Atlanta
130 Technology Parkway
Peachtree Corners, GA

SOLD PRICE	$3,800,000
BUILDING SIZE	±29,734 SF
PRICE/SF	$127.80
SOLD DATE	6/26/2023

Rent **Survey**

3850 Holcomb Bridge Rd - Bldg 200
Peachtree Corners, GA

LEASE RATE $16/SF + ELEC

3850 Holcomb Bridge Rd - Bldg 100
Peachtree Corners, GA

LEASE RATE $16/SF + ELEC

5051 Peachtree Corners Circle
Peachtree Corners, GA

LEASE RATE $24.50/SF (FS)

4855 Peachtree Industrial Blvd
Peachtree Corners, GA

LEASE RATE $15/SF (NNN)

30 Technology Parkway
Peachtree Corners, GA

LEASE RATE $16/SF + ELEC

45 Technology Parkway
Peachtree Corners, GA

LEASE RATE $19.50/SF (FS)

5390 Triangle Parkway
Peachtree Corners, GA

LEASE RATE $13/SF (NNN)

Tenant **Information**

https://www.intravis.com/

INTRAVIS

Turnkey solutions since 1993

INTRAVIS GmbH was founded by Dr. Gerd Fuhrmann in 1993 and has been growing steadily ever since. Today the company is one of the world market leaders for vision inspection systems for the plastic packaging industry. They develop and deliver turnkey inspection systems for producers of closures, bottles, preforms, thin-wall containers and decoration.

INTRAVIS we employs only the most qualified engineers and technicians. Many of them have received awards in their fields and are among the best graduates of their year. More than 190 employees as well as subsidiaries in Atlanta, USA and Shanghai, China in conjunction with several global service offices ensure worldwide customer satisfaction.

LEASE SUMMARY

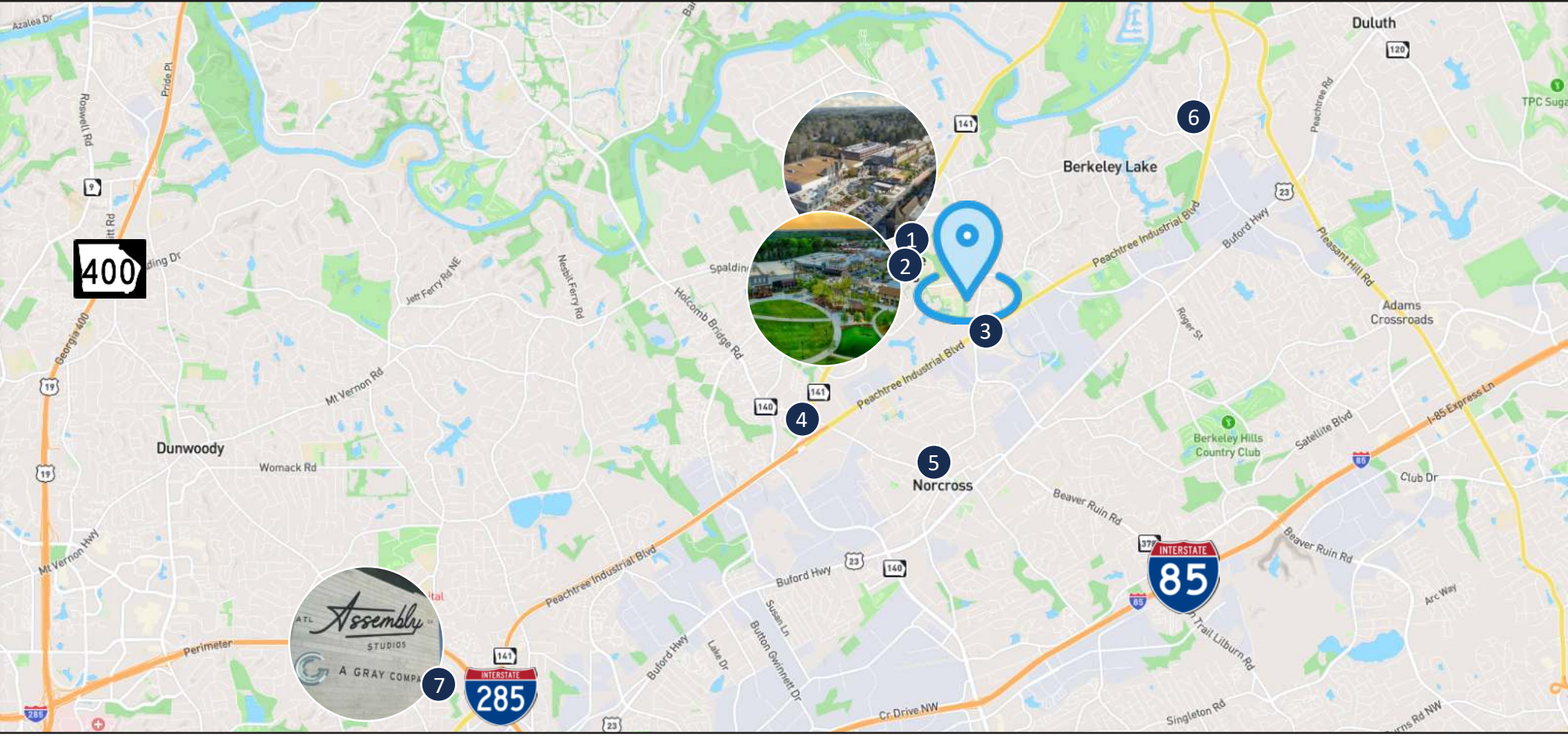
TOTAL SPACE OCCUPIED:	±10,345 SF (suites 2-100 & 2-200)
LEASE COMMENCEMENT DATE:	June 26, 2015
LEASE EXPIRATION DATE:	February 29, 2028
RENT/SF:	$9.99/SF Monthly - $8,612.21 Annual - $103,346.55
ANNUAL ESCALATIONS:	3% each December
TENANT RESPONSIBILITIES (PAY DIRECT):	Electric, Gas, Janitorial
TENANT RESPONSIBILITIES (CAM):	Taxes, insurance, grounds, water, maintenance, light bulbs
RENEWAL OPTIONS:	One 5-year option 120 days before lease expiration

Solutions for *your industry*

We offer inspection solutions that are **precisely adapted** to the special requirements and conditions of your industry. High-quality standards, changing market trends as well as legal regulations are considered in the development of our systems.

02

MARKET OVERVIEW



In **The Area**

Subject Property

1 Trader Joes, **The Forum -** Chipotle, Chopt, Cinnaholic, Jason's Deli, La Parilla, Mojito's, Newk's, Ted's Montana Grill, Banana Republic, Barnes & Noble, Belk, Club Pilates, Fab'rik, Homegoods, Lenscrafters, Lululemon, Pandora, Pottery Barn, &

2 **Town Center**- Fire & Stone Pizza Kitchen, Firebirds, First Watch, Jinbei West, Lazy Dog, Marlow's Tavern, Playa Bowls, Pokeworks, Salata, Taqueria Tsunami, Tiff's Treats, CMX Cinebistro, & more

3 Tavern at Medlock, Cue Barbecue, Thai Star, Zaxby's, Starbucks, Comfort Inn & Suites, Days Inn & Suites

4 Target, Publix, Office Depot, Famous Footwear, Dick's Sporting Goods, Chick-Fil-A, NCG Cinemas, Poke Factory, Willy's Mexicana Grill, Panda Express, Cicis Pizza, Hampton Inn, Hilton Atlanta, Courtyard Marriott, Crowne Plaza

5 **Downtown Norcross** - B&W Burgers, Buns & Brews, The Crossing Steakhouse, The Local Peach, Dominick's Italian, Zapata Tacos

6 Publix, Northside Hospital- Duluth, Chick-Fil-A, Taco Mac, Planet Fitness, The Breakfast Bar

7 Assembly Studios Atlanta, Buford Highway Farmers Market, DeKalb-Peachtree Airport

Peachtree Corners

Peachtree Corners is Gwinnett County's newest city, established July 1, 2012. Situated in one of the fastest growing counties in Georgia, Peachtree Corners is conveniently located to major highways, Interstate 85, Interstate 285 and GA 400 and just 30 minutes northeast of downtown Atlanta. The city is 17 square miles in size and is located in the southwest corner of the county. Seven miles of the Chattahoochee River define its western border.

The new city's roots began in the late 1960s as a dream of businessman Paul Duke, who pitched the idea of creating Peachtree Corners, a planned community to be built in the area once known as Pinckneyville. Duke's dream included **Technology Park Atlanta**, a campus of low-rise buildings for high technology industries. Today Technology Park is home to Fortune 500 businesses and continues to attract high-tech companies drawing top-tiered engineering talent from around the country.

Companies thrive in the city's pro-business environment which offers residents a zero-millage rate. The City is home to **Curiosity Lab** at Peachtree Corners, a city owned and operated living laboratory designed specifically as a proving ground for technology that has "graduated" from a closed laboratory environment. It consists of a 5G-enabled 3-mile autonomous vehicle test track and smart city infrastructure located within an existing 500-acre technology park where thousands of people and vehicles interact with the test track and smart city technology every day. Technology companies of all sizes are invited to test, demo and deploy new concepts. Curiosity Lab is a unique public-private partnership that was created as an economic development tool to attract technology companies and to help them grow. Curiosity Lab is one of North America's only real-world testing environments and is available for use free of charge. Innovators utilizing Curiosity Lab today include early-stage tech startups, Fortune 500 companies, and academic researchers.

The city's **Town Center** features numerous retail shops, restaurants, an upscale dinner theater, over 70 townhomes, and a 2-plus acre Town Green. A gathering place for the community, the **Town Green** features plenty of open space for outdoor concerts, an elevated teak deck that overlooks the Green, and children's play structures. Several restaurants feature dining that overlooks the Green which also includes a 2,500 square-foot Veterans Monument. The 21-acre development is located at 5200 Town Center Boulevard.

Technology Park | Atlanta

Curiosity Lab

Peachtree Corners Town Center

Norcross/Peachtree Corners **Office Market**

Norcross/Peachtree Corners is a suburban submarket with primarily older, mid-quality office stock. The submarket epitomizes the suburban office boom that occurred throughout the 1980s and '90s in Atlanta, with much of the inventory in Norcross/Peachtree Corners consisting of 3 Star office parks. Norcross/Peachtree Corners has struggled to compete with in-town and premier suburban office markets, which typically boast a higher proportion of top-of-the-line office stock.

The Norcross/Peachtree Corners vacancy rate is elevated, sitting at 17.2%, which is above the Atlanta metro average of 15.8%. The submarket's vacancy rate is structurally high, and many tenants have either moved out or reduced their footprints in recent years. However, contrary to the metro trend, submarket fundamentals improved from the 2013 to 2019 period to 2023 due to limited new construction. Vacancy has ticked back up slightly in recent quarters but is still below pre-pandemic levels.

While smaller office buildings occasionally crop up in Norcross/Peachtree Corners, demolitions are more common than new builds, leading to a net reduction in inventory since 2010. High vacancy levels and dated stock made it difficult for landlords to push rents in the submarket, but rent growth has held up relatively well over the past few quarters, due to lack of competition from newer builds. Despite elevated vacancies, investors are relatively active in Norcross/Peachtree Corners.

At $22.00/SF, Norcross/Peachtree Corners' office rent sits well below the Atlanta market average of $29.00/SF and below all bordering submarkets.

Source: Costar, April 2024

10.1M	17.2%	$21.59	$130	9.2%
INVENTORY SQUARE FOOT	VACANCY RATE	MARKET RENT/SF	MARKET SALE PRICE/SF	MARKET CAP RATE

BULL REALTY
Asset & Occupancy Solutions

Demographics

ATLANTA, GEORGIA

POPULATION

1 MILE	3 MILES	5 MILES
6,142	74,462	228,279

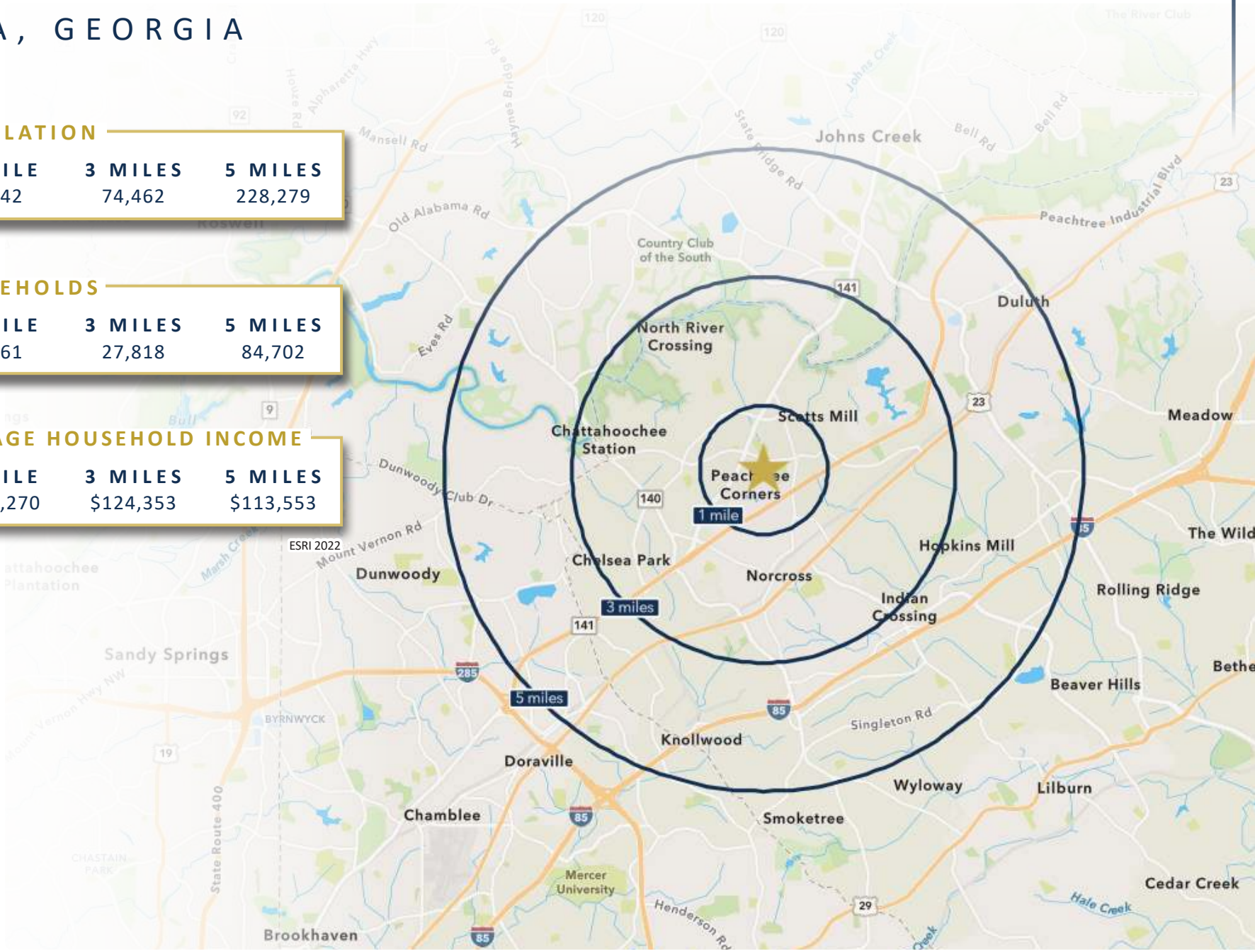
HOUSEHOLDS

1 MILE	3 MILES	5 MILES
2,861	27,818	84,702

AVERAGE HOUSEHOLD INCOME

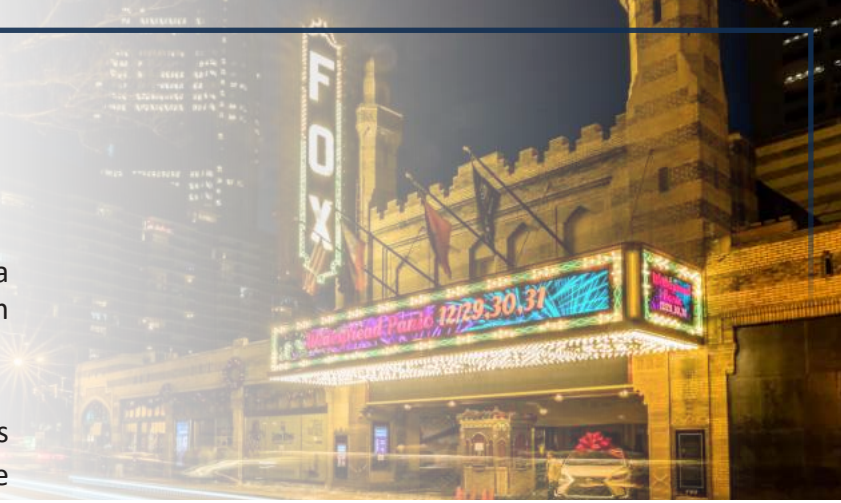
1 MILE	3 MILES	5 MILES
$120,270	$124,353	$113,553

ESRI 2022



BULL REALTY
Asset & Occupancy Solutions

Atlanta



Atlanta is home to the 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.

Over 75% of Fortune 1000 companies conduct business operations in the Atlanta metropolitan area, and the region hosts offices of about 1,250 multinational corporations. The Metropolitan Atlanta Chamber of Commerce, corporate executives and relocation consultants, along with Mayor Keisha Lance Bottoms are committed to actively recruiting new companies to the region. Public and private partnerships with business, financial and non-profit communities are key to spurring quality job creation and investment throughout the city's neighborhoods.

ATLANTA ACCOLADES

FORTUNE 500

#1 Most-Traveled Airport in the world	16 Fortune 500 HQ in Atlanta	$270 Billion GDP in Metro-Atlanta	Top State for Doing Business (2021)

According to: The Points Guy, Metro Atlanta Chamber, Statista and Georgia USA

ATLANTA MARKET

9TH
LARGEST U.S. METRO

1 Million
RESIDENTS

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

#3
BEST CITIES FOR JOBS IN U.S

29
FORTUNE 1000 COMPANIES
(2021)

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

COMMERCIAL DENSITY

332M	366M	469K
TOTAL SF OFFICE	*TOTAL SF RETAIL*	*TOTAL MULTIFAMILY UNITS*

UNDER CONSTRUCTION

5.5M	1.9M	22K
SF OFFICE	*SF RETAIL*	*MULTIFAMILY UNITS*

1,210,708
Daytime Population

883,371
Total Employees

52%
Bachelors Degree or Higher

19.4%
Gen X Population

30.8%
Millennial Population

22.2%
Gen Z Population

(Data based on 10 mile radius)

BULL REALTY

MAJOR EMPLOYERS

COX MEDIA GROUP
NORTHSIDE HOSPITAL
DELTA
KING & SPALDING
Invesco
NCR
Google
Coca-Cola
Anthem
salesforce
THE HOME DEPOT
accenture
Honeywell
pwc
GT
TRUIST
facebook
EMORY UNIVERSITY HOSPITAL MIDTOWN
wework
Big Daddy's

03

CONTACT INFORMATION

Broker **Profiles**

MICHAEL BULL, CCIM
President, Office Investment Sales
404-876-1640 x101
Michael@BullRealty.com

Michael Bull, CCIM is the founder and CEO of Bull Realty. He is an active commercial real estate broker licensed in eight states and has assisted clients with over 7 billion dollars of transactions over his 35-year career. Mr. Bull founded Bull Realty in 1998 with two primary missions: to provide a company of brokers known for integrity and to provide the best disposition marketing in the nation. While still well known for effective disposition services, the firm also provide acquisition, project leasing, and site selection/tenant representation in all major property sectors.

Michael personally leads a team focused on office investment sales.

You may know Michael as host of America's Commercial Real Estate Show. The popular weekly show began broadcasting in 2010 and today is heard by millions of people around the country. Michael and other respected industry leaders, analysts, and economists share market intel, forecasts, and strategies. New shows are available every week on-demand wherever you get your podcasts, YouTube, and the show website, www.CREshow.com.

AUSTIN BULL
Commercial Real Estate Advisor
404-876-1640 x175
Austin@BullRealty.com

Austin Bull specializes in assisting clients with the acquisition and disposition of commercial properties around metro Atlanta and across the Southeast U.S. He leverages Bull Realty's marketing technology, buyer databases, and market research to deliver superior client services. Austin works closely with 35 year, 7 billion transaction experienced broker Michael Bull, CCIM.

Austin has a degree in business administration from the University of North Georgia. He enjoys motorcycles and road course racing in his free time.

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 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 26 years in business and $1.9 billion annual transaction volume.

CONNECT WITH US:
https://www.bullrealty.com/

26
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*

BULL REALTY
Asset & Occupancy Solutions

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 303 Research Drive, Peachtree Corners, GA 30092. 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.

Receiving Party _____

Signature _____

Date_____

Printed Name _____

Title_____

Company Name _____

Address _____

Email _____

Phone _____

CONTACT INFORMATION

MICHAEL BULL, CCIM
President, Office Investment Sales
Michael@BullRealty.com
404-876-1640 x101

AUSTIN BULL
Commercial Real Estate Advisor
Austin@BullRealty.com
404-876-1640 x175

BULL REALTY, INC.
50 Glenlake Parkway, Suite 600
Atlanta, GA 30328
BullRealty.com