



OFFERING MEMORANDUM

**PRIME IN-TOWN LOCATION
STUDIO-CREATIVE OFFICE BUILDING FOR SALE**

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This Confidential 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 Confidential 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 Confidential 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 Confidential 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 Confidential Memorandum may be used only by parties approved by the Owner. The Property is privately offered, and by accepting this Confidential Memorandum, the party in possession hereof agrees (i) to return it if requested and (ii) that this Confidential Memorandum and its contents are of a confidential nature and will be held and treated in the strictest confidence. No portion of this Confidential 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 Confidential Memorandum in its entirety and all documents, disks and other information provided in connection therewith.



HISTORIC OLD FOURTH WARD STUDIO-CREATIVE OFFICE BUILDING

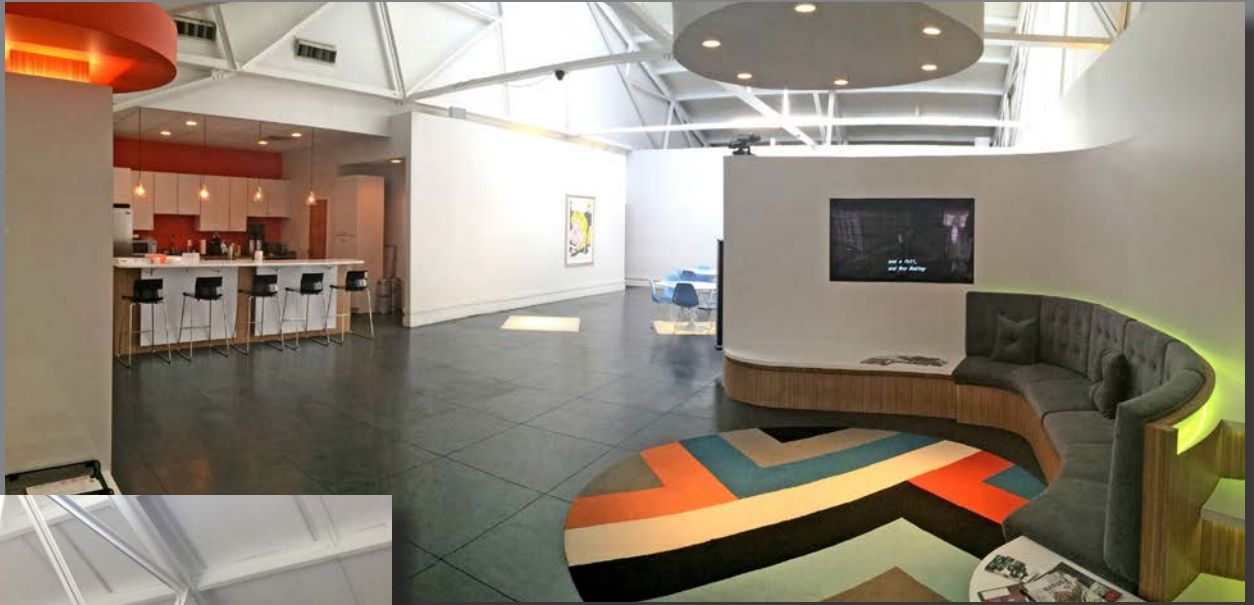
Prime central Atlanta location in the hottest neighborhood in town. Just steps away from the Eastside Beltline Trail, the Historic Fourth Ward Park and Ponce City Market. The property is currently being used as a film production studio with several post production editing rooms, two ADR audio suites with a live room, professionally designed sound stage and several offices and open work spaces. Also has a large attic area for storage or future expansion. Recently renovated, this building has endless opportunities and is ideal for an owner/user in the film industry or as a creative loft for office use. Seller is willing to lease back up to 50% of the building upon closing.

PROPERTY OVERVIEW

Address	750 Ralph McGill Blvd Atlanta, GA 30312
County	Fulton
Building Size	20,431 SF
Lot Size	1.01 AC
Zoning	I-2, Beltline
Parking	+/- 50 Spaces
Amenities	Beltline Trail Historic Fourth Ward Park

PRICE | \$5,275,000









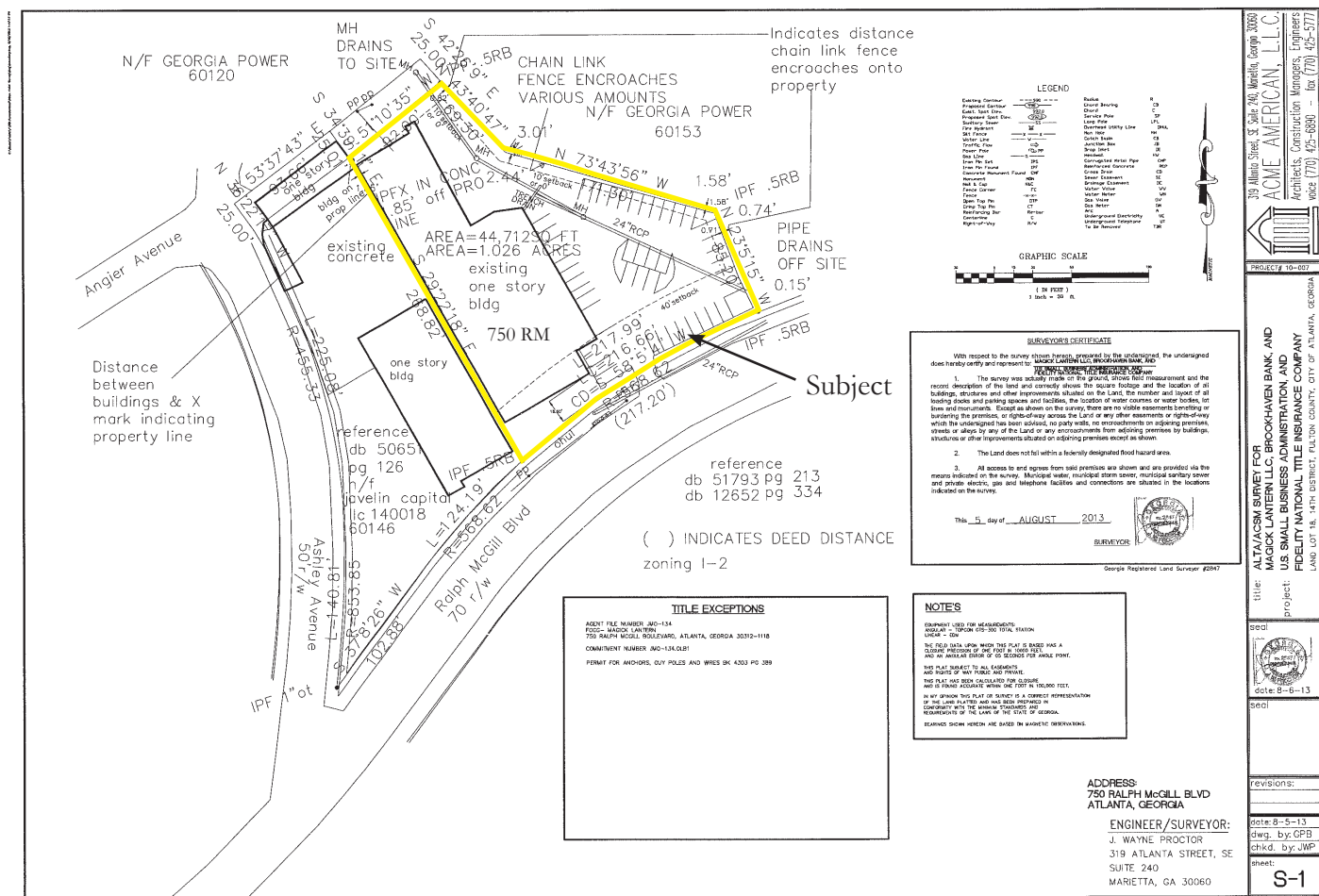


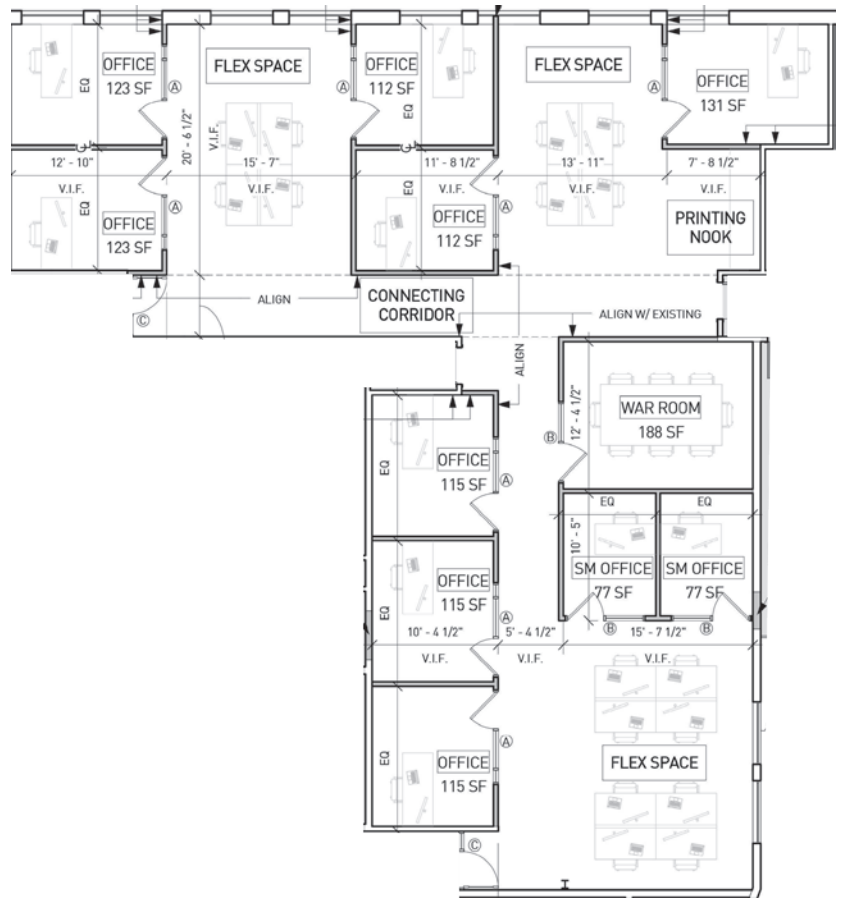
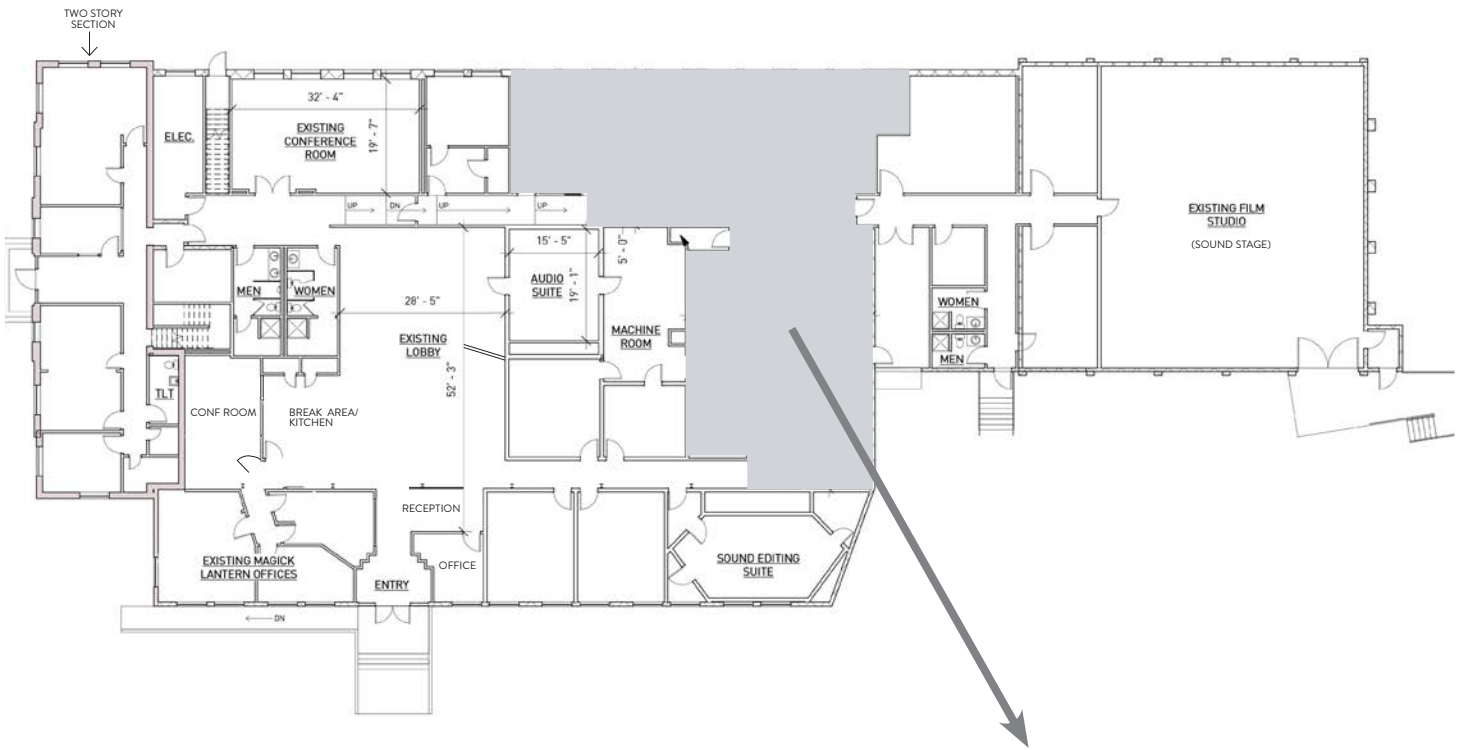


AREA LOCATION MAPS



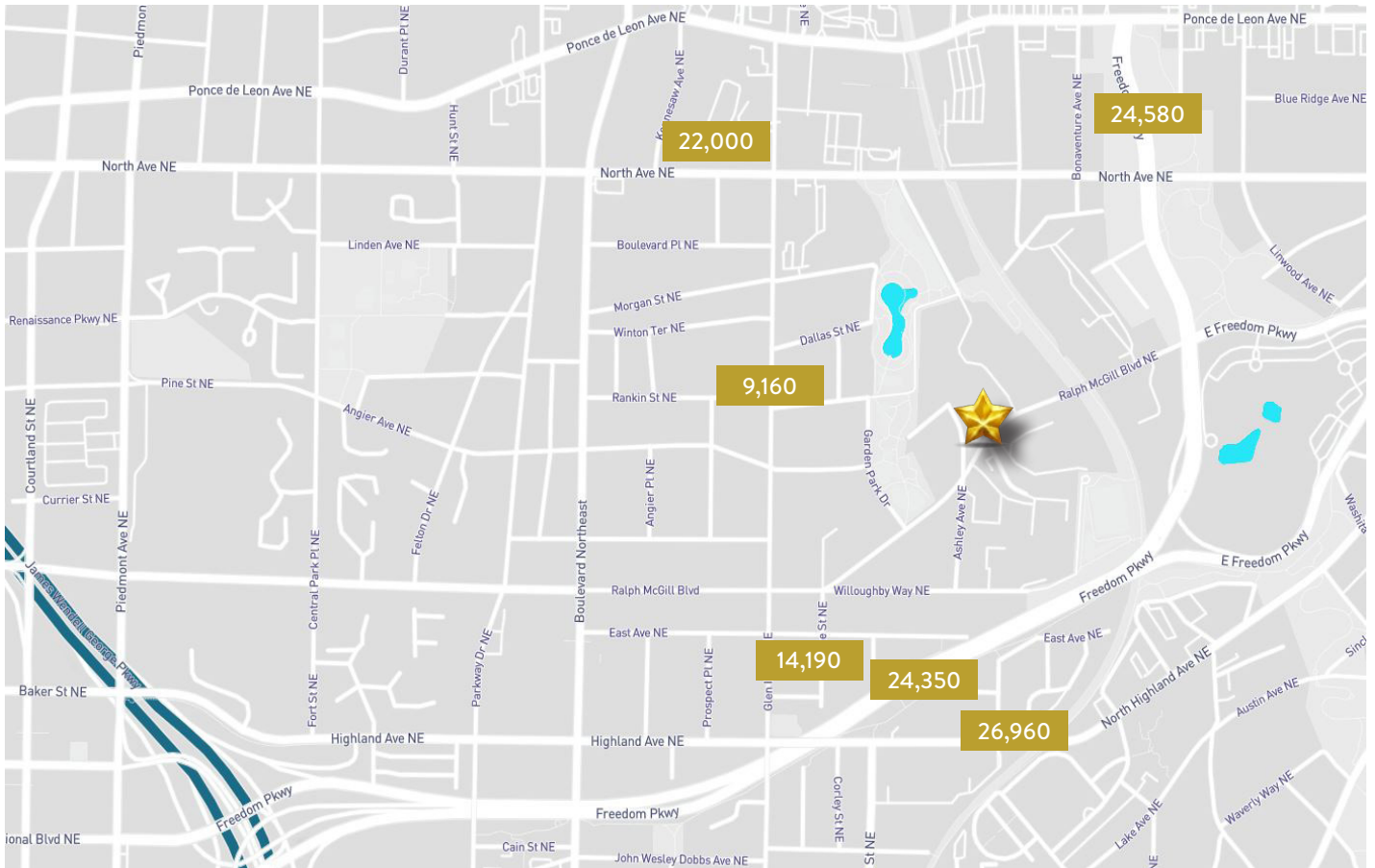








DEMOGRAPHICS & TRAFFIC COUNT



2016 DEMOGRAPHICS (Esri) 1 MILE

Population	26,646
Households	15,456
Average Household Income	\$85,662

3 MILES

Population	163,418
Households	76,336
Average Household Income	\$92,755

5 MILES

Population	360,795
Households	162,885
Average Household Income	\$84,750



The subject property is centrally located in between Old Fourth Ward, Inman Park and Poncey-Highland, three of the hottest in-town neighborhoods of Atlanta. It is just steps away from the popular East side trail of the Atlanta BeltLine and the newly renovated Historic Old Fourth Ward Park. It is also within walking distance to Ponce City Market, one of the newest and most exciting mixed-use developments in the Southeast.

Inman Park takes pride as a “SmallTown DownTown,” combining the desirable elements of small town living with a dedication to the growth of the inner city. There are now over 300 homes in various stages of restoration and renovation in Inman Park. There is a strong neighborhood association, a hard-working garden club, a tree-planting and maintenance group, and an excellent pre-schooling program.



Atlanta’s Historic Fourth Ward Park starts in Atlanta’s Old Fourth Ward behind

Ponce City Market and stretches South to Freedom Parkway and the Carter Center. The central amenity of the park is a large storm water retention pond. Historic Fourth Ward Park is one of the first completed urban park elements of the Atlanta BeltLine project.



The Atlanta BeltLine is transforming the city with a combination of rail, trail, greenspace, housing and art. It will ultimately connect 45 in-town neighborhoods, provide first and last mile connectivity for regional transportation initiatives, and put Atlanta on a path to 21st century economic growth and sustainability. The beauty of the Atlanta BeltLine is that it offers not only modern conveyances and exciting new development, but it is a living, breathing part of our community; not simply a means of getting somewhere, but a destination unto itself.

Ponce City Market breathed new life into the historic Sears, Roebuck & Co. Building in Atlanta. The classic structure, which is the area’s largest adaptive reuse project, has been reinvented as a vibrant community hub housing dining, retail, multifamily and offices.





ANDY LUNDSBERG

Partner

Andy Lundsberg joined Bull Realty with over 10 years of sales, marketing and real estate experience. Within Bull Realty, he specializes in the acquisition and disposition of multifamily and boutique retail/office type properties in-town Atlanta. Andy is recognized as one of the top producers at Bull Realty, 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

Bull Realty is a U.S. commercial real estate sales, leasing and advisory firm headquartered in Atlanta. The firm was founded in 1998 with two primary missions: grow a company of brokers known for integrity, and provide the best disposition marketing in the nation.

- Commercial real estate services include acquisition, disposition, project leasing, tenant representation and advisory services.
- Areas of expertise include office, retail, industrial, multifamily, land, healthcare, single tenant net lease, special asset, self-storage, automotive and daycare properties.
- Disposition services for appropriate properties can include exposure on up to 415 websites, 17 marketing systems and 3 to 6 e-marketing systems.
- Additional disposition and lease marketing services may include video, social media, auctions and national radio exposure.
- The firm hosts the Commercial Real Estate Show which is a nationally syndicated talk radio show heard by millions of people. Respected industry analysts, leading market participants and host Michael Bull share market intelligence, forecasts and strategies. The show is available on any device, anytime on iTunes, YouTube and the show website, www.CREshow.com.
- Bull Realty is licensed in ten southeast states and works with affiliates from all over the country.



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