

OFFERING MEMORANDUM

MIXED-USE DEVELOPMENT OPPORTUNITY

LAND & DEVELOPMENT SERVICES

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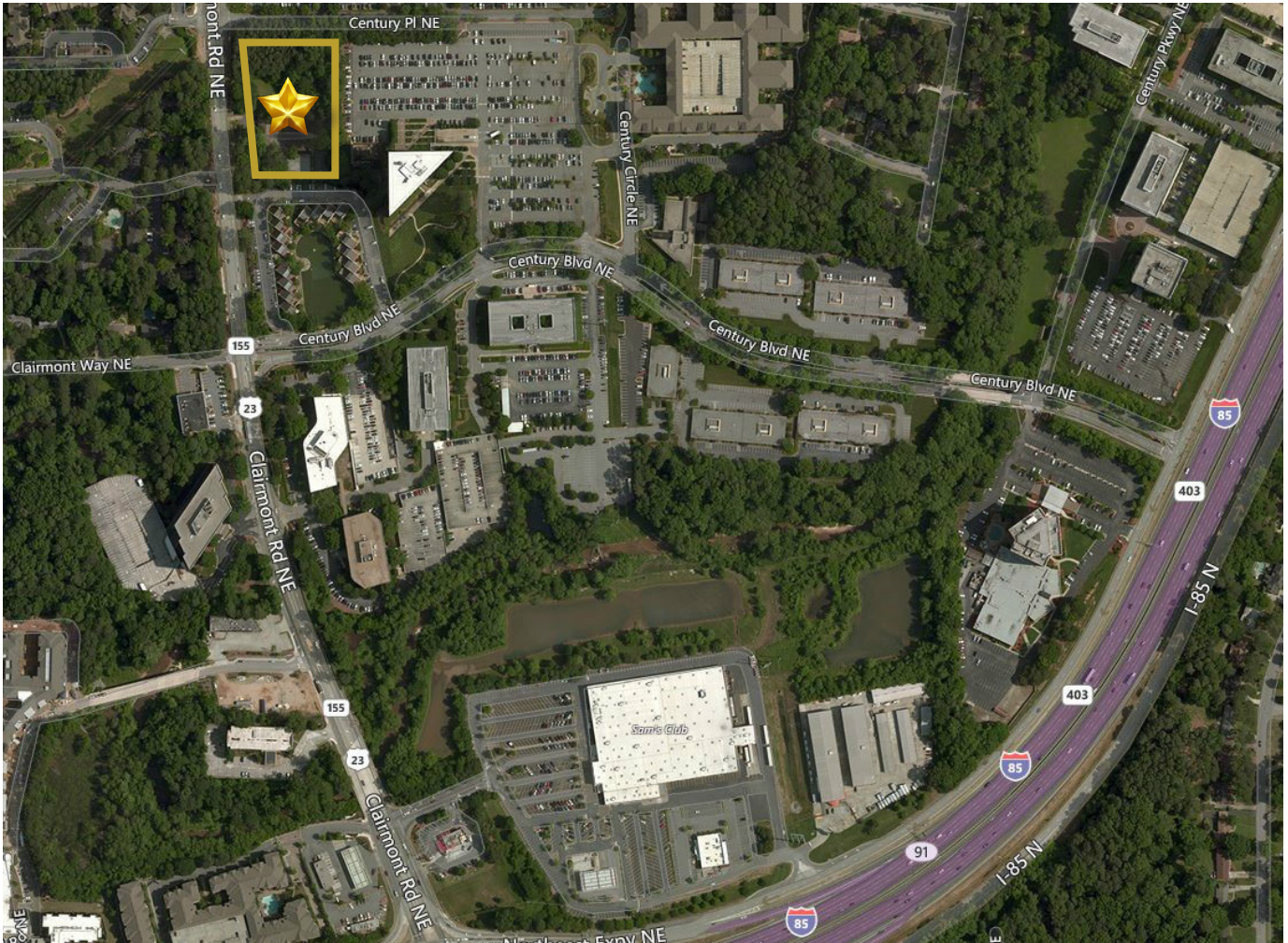
This Confidential Offering Memorandum contains selected information pertaining to the Property but does not purport to be all-inclusive or to contain all of the information that a prospective purchaser may require. All financial projections are provided for general reference purposes only and are based 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.



LAND WITH POTENTIAL MULTIFAMILY OR MIXED-USE RESIDENTIAL/COMMERCIAL SITE

High visibility development site conveniently located on Clairmont Road in Atlanta, Georgia. Property consists of approximately 2.76 acres with several office buildings on the property, totaling approximately 12,000 SF. Site is presently zoned Mixed Use-Business Center District (MU-BC) which includes the potential for high density apartments with a commercial component. With close proximity to Interstate 85, this area of Clairmont Road is highly desirable and experiences a high traffic count per day in excess of 32,000.

DeKalb County is Georgia's third largest county with more than 700,000 residents calling it home. The County consists of a portion of Atlanta as well as Avondale Estates, Chamblee, Clarkston, Decatur, Doraville, Dunwoody, Lithonia, Pine Lake, Stone Mountain, Tucker and several unincorporated areas. Market of potential growth and expansion.

PRICE | \$2,830,000

PROPERTY OVERVIEW



1

Address	3081 Clairmont Road
	Atlanta, GA 30329
County	DeKalb
Assessor's Parcel	18-203-05-031
Square Footage	28,183 SF
Acreage	0.647 Acres
Frontage	89'
Zoning	City of Chamblee, MU-BC

2

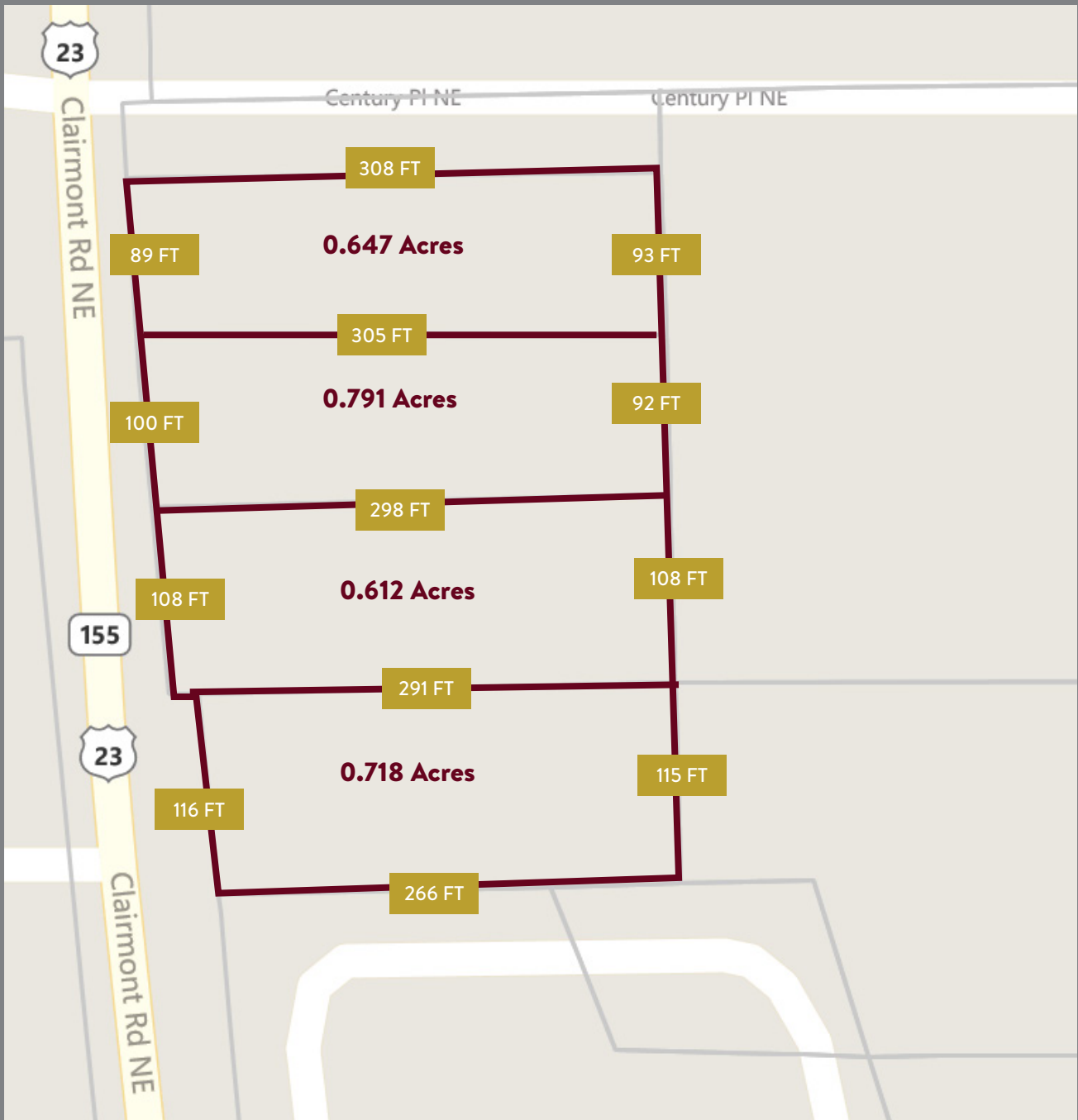
Address	3071 Clairmont Road
	Atlanta, GA 30329
County	DeKalb
Assessor's Parcel	18-203-05-034
Square Footage	34,455 SF
Acreage	0.791 Acres
Frontage	100'
Zoning	City of Chamblee, MU-BC

3

Address	3063 Clairmont Road
	Atlanta, GA 30329
County	DeKalb
Assessor's Parcel	18-203-05-033
Square Footage	26,658 SF
Acreage	0.612 Acres
Frontage	108'
Zoning	City of Chamblee, MU-BC

4

Address	3051 Clairmont Road
	Atlanta, GA 30329
County	DeKalb
Assessor's Parcel	18-203-05-052
Square Footage	31,276 SF
Acreage	0.718 Acres
Frontage	116'
Zoning	City of Chamblee, MU-BC





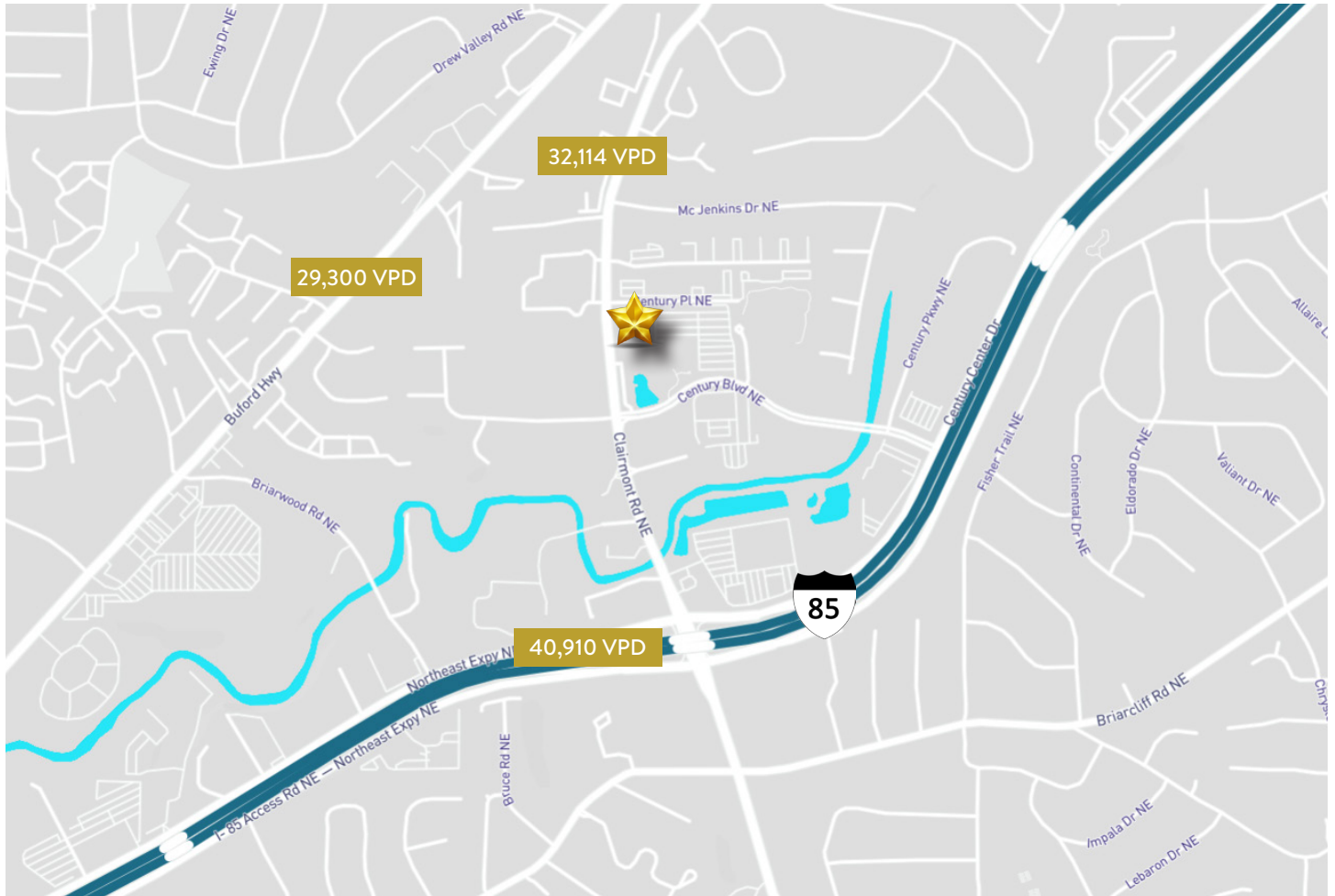


Subject Property is presently zoned Mixed Use-Business Center District (MU-BC):

SECTION 210-12. - MU-BC, MIXED USE - BUSINESS CENTER DISTRICT

- (a) Purpose and intent. The purpose and intent of this district is to facilitate a high-rise urban form of development with a mix of uses, open space, and a connected street and sidewalk system to support a more active multi-modal and walkable environment at all times of the day.
- (b) Applicability. The application of this district shall be to adaptive reuse and redevelopment of existing mid-rise and high-rise development that was originally designed in a suburban form to support a long-term master plan of intensification limited to specific areas designated by the comprehensive plan for denser residential or commercial uses or mixed use as deemed appropriate by the City.
- (c) The following additional regulations shall apply to the MU-BC zoning district:
 - (1) Site characteristics shall allow for an interconnected transportation network (streets, paths, greenways) both within the parcel and to surrounding areas.
 - (2) The district shall provide a center of retail, employment and community identity for residential areas.
 - (3) The district shall consist of, but not be limited to, the following uses, which shall be accommodated in either a horizontal or vertical mixed-use development configuration:
 - a. Residential multifamily units;
 - b. Commercial offices;
 - c. Retail;
 - d. Hotel;
 - e. Open space;
 - f. Civic uses.
 - (4) Residential uses shall constitute at least 25 percent of the gross floor area of a development project in the MU-BC district.
 - (5) Public open spaces shall constitute at least 15 percent of the total acreage of the district. One or more such public open spaces shall be connected and conveniently accessible to all commercial office and residential uses in the district through a network of streets and sidewalks or paths, such that all housing units and office space is within 750 feet of the boundary of at least one such public open space, measured in a direct line from the closest boundary of the development to the closest edge of the public open space.
 - (6) Commercial vehicles, trailers, and heavy equipment shall not be parked or stored so as to be visible from the public rights-of-way.
 - (d) Densities in the MU-BC zoning district shall be permitted to exceed the respective residential and nonresidential FAR maximum up to the total maximum allowable FAR permitted in this district when the following criteria are met:
 - (1) Open space density bonus: For every one square foot of additional open space provided in excess of the minimum open space requirements, an additional ten square feet of development shall be permitted.
 - (2) New streets and new on-street parking bonus: For every one square foot of new streets and newly created on-street parking spaces provided, an additional ten square feet of development shall be permitted.

(Ord. No. 682, pt. I, 6-16-15)



2016 DEMOGRAPHICS (Esri) **1 MILE**

Population	21,242
Households	7,771
Average Household Income	\$79,969

3 MILES

Population	120,811
Households	53,785
Average Household Income	\$100,032

5 MILES

Population	303,361
Households	135,692
Average Household Income	\$102,979



MARKET TRENDS

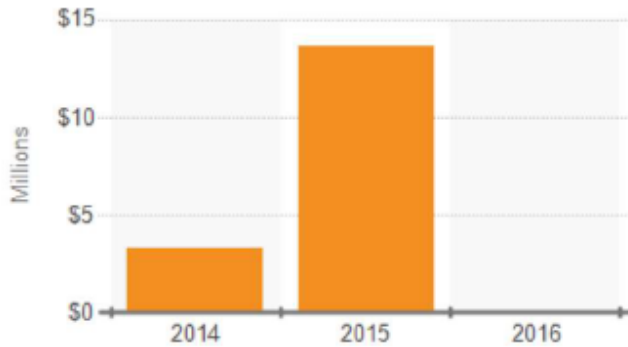
Sales Volume	Survey	Min	Max
Transactions	6	-	-
Sold SF	0	-	-
Sales Volume (Mil.)	\$17	\$0.1	\$8.5
Avg SF	-	-	-

Sales	Survey	Min	Max
Sale Price Per SF	-	-	-
Avg Sale Price (Mil.)	\$2.8	\$0.1	\$8.5
Cap Rate	-	-	-
Percent Leased	-	-	-

For Sale	Survey	Min	Max
Listings	-	-	-
For Sale SF	-	-	-
For Sale Volume (Mil.)	-	-	-
Asking Price Per SF	-	-	-
Avg Asking Price (Mil.)	-	-	-

Properties	Survey	Min	Max
Existing SF	-	-	-
Vacancy Rate	-	-	-
Rent Per SF	-	-	-
12 Mo. Absorption	-	-	-
12 Mo. Leasing SF	-	-	-

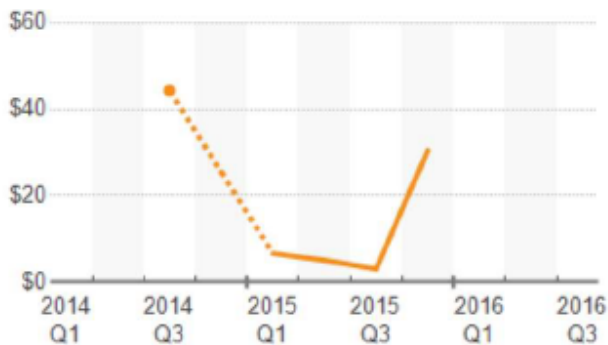
Sales Volume



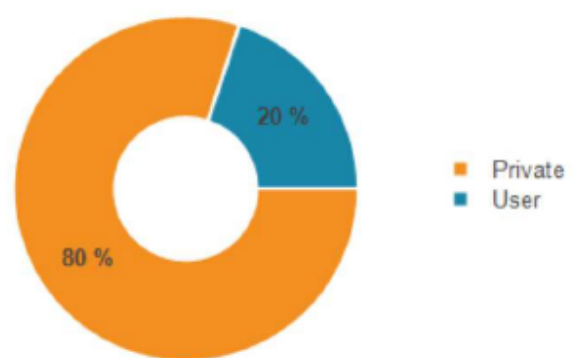
Average Sale Price Per Acre



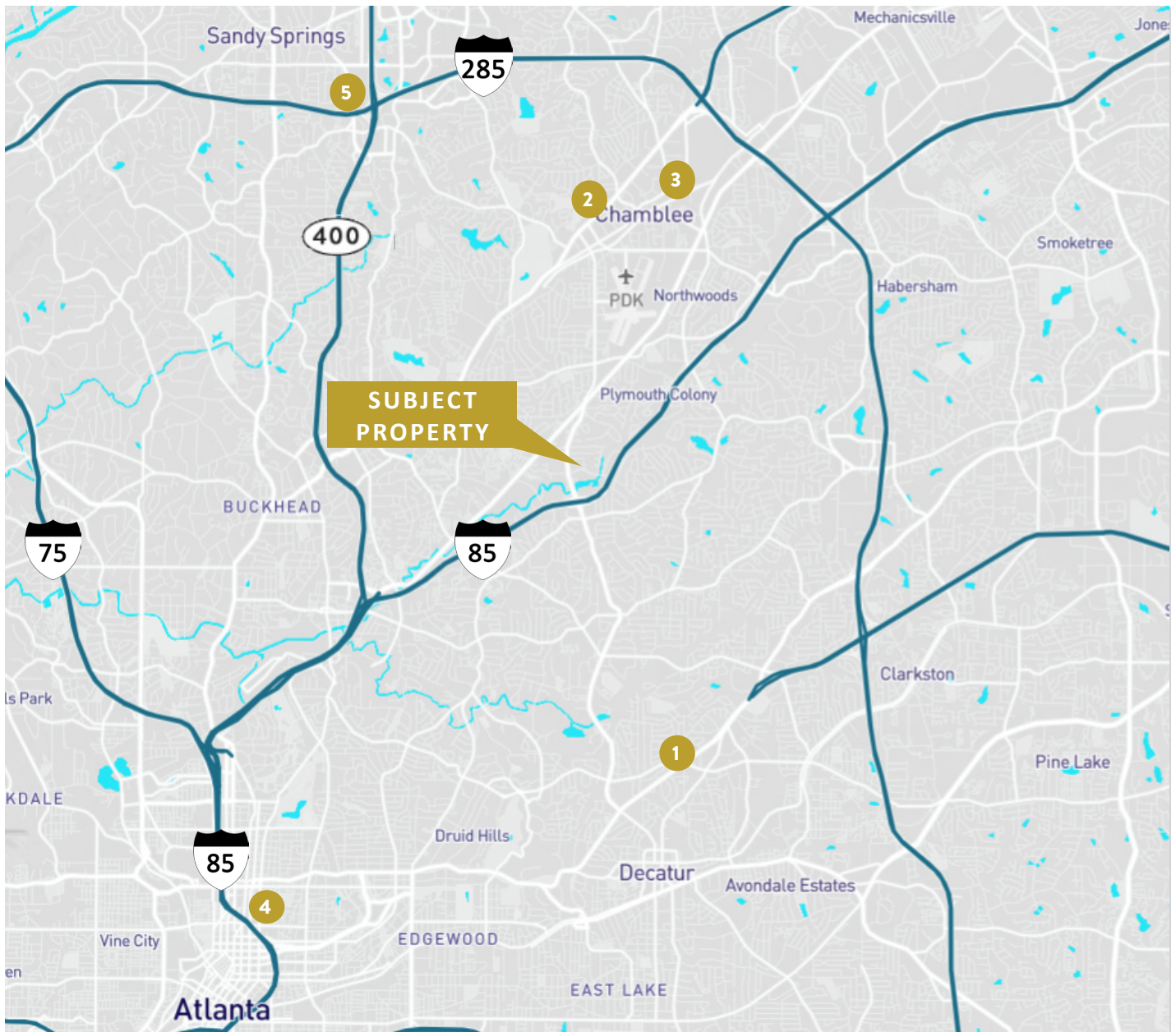
Average Sale Price Per Land SF



Sales Volume by Buyer Type



*Source CoStar



MAP #	STREET ADDRESS	CITY	SIZE	SOLD DATE	SALE PRICE	PRICE/AC	DETAIL PAGE
Subject Property	3051, 3063, 3071, 3081 Clairmont Road	Atlanta	2.76 AC	TBD	\$2,830,000	\$1,025,362	12
1	Barton Way	Decatur	3.1 AC	11/2/2015	\$3,500,000	\$1,129,032	12
2	5070 Peachtree Boulevard	Atlanta	5.94 AC	12/2/2015	\$8,500,000	\$1,430,976	12
3	3663 Peachtree Road	Atlanta	1.71 AC	7/31/2014	\$3,300,000	\$1,929,824	12
4	0 North Avenue	Atlanta	1.1 AC	6/22/2015	\$1,245,000	\$1,131,818	12
5	5775 Glenridge Drive	Atlanta	4.25 AC	9/4/2015	\$12,250,000	\$2,882,352	12



SOLD COMPARABLES

SUBJECT PROP - 3051, 3063, 3071, 3081 Clairmont Rd.

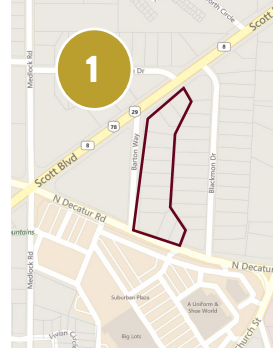


Property Size 2.76 Acres
Sale Price \$2,830,000
Price/AC \$1,025,362

COMMENTS:

This 2.76 acre assemblage is zoned MU-BC, and its proposed use is multifamily.

SOLD COMP - Barton Way

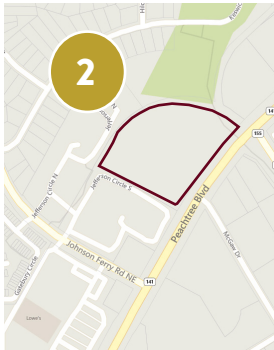


Property Size 3.1 Acres
Closing Date 11/2/2015
Sold Price \$3,500,000
Price/AC \$1,129,032

COMMENTS:

This 3.1 acre assemblage is zoned R75, and its proposed use was multifamily.

SOLD COMP - 5070 Peachtree Blvd.

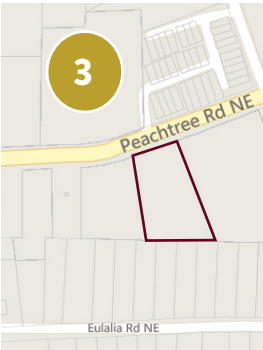


Property Size 5.94 Acres
Closing Date 12/2/2015
Sold Price \$8,500,000
Price/AC \$1,430,976

COMMENTS:

This 5.94 acre parcel is zoned M, and its proposed use was multifamily.

SOLD COMP - 3663 Peachtree Rd.

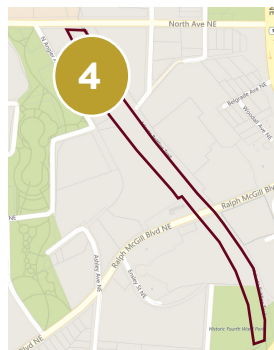


Property Size 1.71 Acres
Closing Date 7/31/2014
Sold Price \$3,300,000
Price/AC \$1,929,824

COMMENTS:

This 1.71 acre assemblage is zoned RG2, and its proposed use was multifamily.

SOLD COMP - 0 North Ave.



Property Size 1.1 Acres
Closing Date 6/22/2015
Sold Price \$1,245,000
Price/AC \$1,131,818

COMMENTS:

This 1.1 acre assemblage is zoned C2, and its proposed use was multifamily.

SOLD COMP - 5775 Glenridge Dr.



Property Size 4.25 Acres
Closing Date 9/4/2015
Sold Price \$12,250,000
Price/AC \$2,882,352

COMMENTS:

This 4.25 acre parcel is zoned OIC, and its proposed use was multifamily.

LOCATION ATLANTA, GEORGIA

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. These locations are in the neighborhoods of Midtown, Virginia-Highland, Little Five Points and Inman Park - a short cab ride away.

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 Atlanta is easy. With a variety of transportation options throughout the city, our guides, maps, shuttles, tours and Atlanta Ambassadors make getting around Atlanta easy too.

With many nationally recognized, iconic attractions, film companies and celebrities have flocked to the city to produce high grossing movies like Anchorman 2, Captain America: Civil War, three movies from the Fast and Furious franchise, three installments of The Hunger Games, Neighbors and Neighbors 2. Because of this, Atlanta has been dubbed the "Hollywood of the South."

Encompassing \$304 billion, the Atlanta metropolitan area is the eighth-largest economy in the country and 17th-largest in the world. Corporate operations comprise a large portion of the Atlanta's economy, with the city serving as the regional, national, or global headquarters for many corporations. Atlanta contains the country's third largest concentration of Fortune 500 companies, and 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.





PERRY HAYES

V.P. Land & Development Services

Perry Hayes has been selling and developing real estate in the Atlanta area for over twenty years as owner of his own construction company. Perry joined Bull Realty to provide his clients a marketing platform proven to maximize asset value in this economic cycle. Perry uses his experience in land sales and acquisitions, site analysis and development skills to add value to his clients' real estate transactions.

Perry is a member of the National Association of Realtors and the Atlanta Commercial Board of Realtors.

Perry received a B.S. Degree from Auburn University.

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 nine southeast states and works with affiliates from all over the country.

**BULL REALTY**ASSET & OCCUPANCY SOLUTIONS**Perry Hayes****404-876-1640 x 135****PHayes@BullRealty.com**



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