



OFFERING MEMORANDUM

**WISDOM POINTE
275 HIGHWAY 74, PEACHTREE CITY, GA**

NATIONAL RETAIL GROUP

| TABLE OF CONTENTS

THE OFFERING

Disclaimer & Limiting Conditions	3
Executive Summary	4
Property Overview	5

THE PROPERTY

Property Photos	6
Area Location Maps	7
Demographics & Traffic Count	8
Plat Map	9
Aerial Image	10

TENANT PROFILE

Tenant Information	11
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THE MARKET

Sold Comparables	12
Rent Comparables	14
Market Trends	16
About The Area	17

Broker Profile	18
Team Profile	19
Confidentiality Agreement	20





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.

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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.



WISDOM POINTE

Bull Realty is proud to offer this retail investment property in the affluent Peachtree City submarket of Atlanta. Wisdom Pointe provides an excellent opportunity for an investor to purchase a retail strip center 100% occupied with strong tenants and is being delivered at a year one cap rate of 7.5%. This property has significant upside by increasing rental rates to market when leases the renew.

Built in 2003, the retail center has been anchored by Mellow Mushroom, that has over 200 locations and occupies 20% of the property. The center has a heterogeneous mixture of retail tenants, consisting primarily of established restaurants including Noche Tacos & Tequilas, Sushi Tomi, Tavern on 74, Grinds & Wines and Mellow Mushroom. The tenant mixture is stable with over 53% of the property leased by tenants who have occupied the property for 10 years or more.

Wisdom Pointe is located in the heart of the retail corridor of Peachtree City and is well positioned with excellent exposure along its major thru fare. The center also has golf cart access via the city's 164-mile network of golf cart paths. Additionally, the tenant base will soon benefit from the opening of an 84 room Fairfield Inn, which is adjacent to the center and scheduled to open May 2017. With excellent accessibility from Joel Cowan Parkway, the location is frequented by local and transient shoppers. There are 10,691 homes located within a 3-mile radius boasting a \$110,968 average household income, which is excellent for retail investment and restaurants.

PRICE | \$5,200,000

NOI | \$391,005

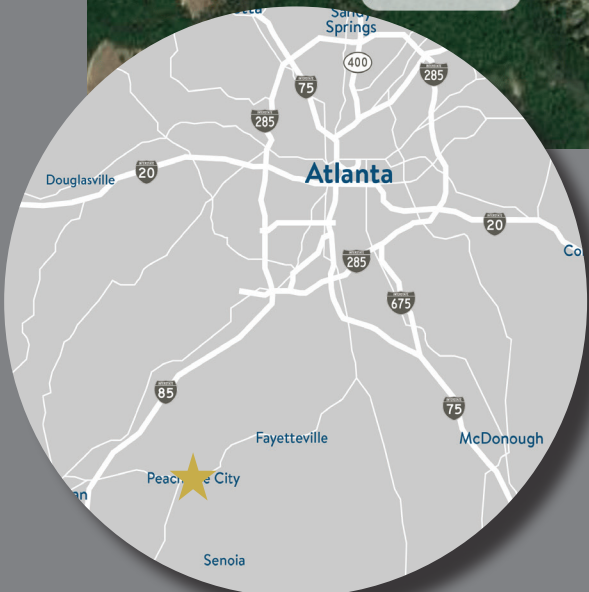
YEAR 1 CAP RATE | 7.5% (Actual)



WISDOM POINTE

Address	275 Highway 74 North
	Peachtree City, GA 30269
County	Fayette
Assessor's Parcel	07-34-00-001
Total Square Footage	22,475 SF
Lot Acres	2.93 Acres
Frontage	577 feet
Number of Buildings	2
Number of Stories	1
Zoning	GC
Year Built	2003
Parking	134 spaces
Cap Rate	7.5%
Price	\$5,200,000







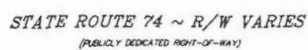
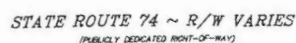
DEMOGRAPHICS & TRAFFIC COUNT



= Vehicles Per Day

2016 DEMOGRAPHICS (Esri)

	1 mile	3 miles	5 miles
Population	4,392	27,737	57,714
Households	1,734	10,691	21,402
Average Household Income	\$103,396	\$110,968	\$107,883







Mellow Mushroom Pizza Bakers is a restaurant chain that was established in Atlanta as a single pizzeria in 1974. The Mellow Mushroom family encompasses a wide variety of stores, each one unique and original. The experience of walking into one Mellow is totally different than walking into another Mellow. It operates as a restaurant franchise with over 200 locations throughout the United States.



Wok Express Chinese Restaurant offers delicious dining, takeout and delivery to Peachtree City. Wok Express is a cornerstone in the Peachtree City community and has been recognized for its outstanding Chinese cuisine, excellent service and friendly staff.



Noche Tacos & Tequilas introduces the vestiges of Mesoamerican taste to the palate in the most colorful ways, dependably producing enamoring Mexican fare that will leave you wanting more. From traditional favorites to sizzling steak selections, owners Jose and Mariio Garcia have put forth their very best.



Carlos Rodriguez provides clients one-on-one personalized service with state-of-the-art client service and technical expertise all in an atmosphere of pleasant ambiance. The salon has operated at this location since 2003.



From the moment that you walk through the doors of Tavern 74, you will feel at home. The a warm, fun and inviting atmosphere can't be replicated. Tavern 74 offers a mouthwatering menu, full service bar, entertainment and live events at this location since 2004. Open late seven days a week.



Grinds & Wines is a locally owned and operated restaurant serving a wide variety of menu options at this location since 2005. Known for our fish tacos, we also serve a variety of menu options from soups and salads, to sandwiches and steaks. A diverse selection of wine and bottled beer adds just the right touch to any menu item.

Sushi Tomi-

Sushi Tomi's extensive sushi menu earns top-notch ratings from its Peachtree City patrons. Be sure to roll on over and judge for yourself. Sushi Tomi works to create healthy meals with flavorful twists.

Angel Nail-

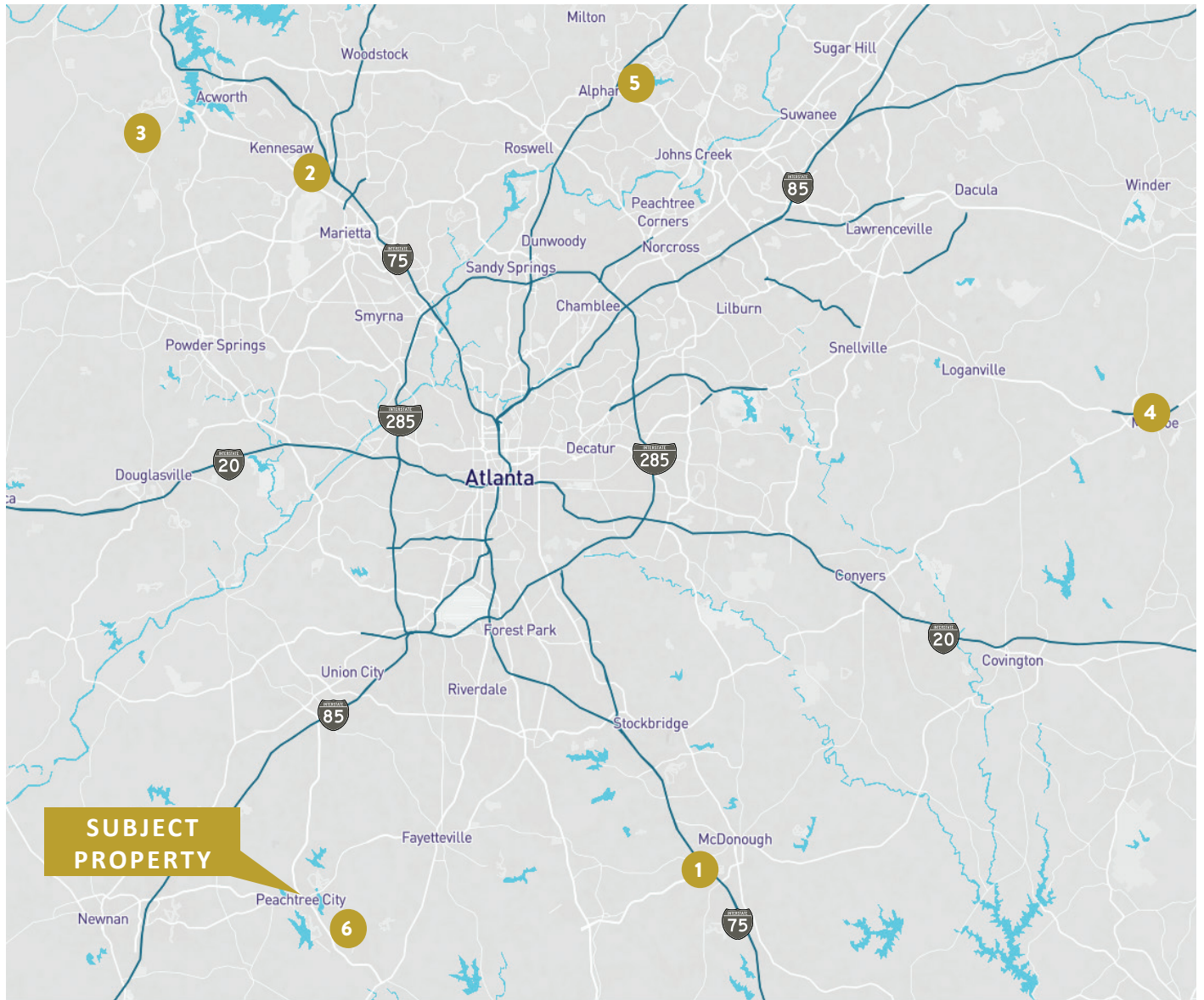
From pedicures to manicures, Peachtree City's Angel Nail provides all the necessities you need to leave with happy nails. If strong, healthy, and beautiful nails are what you're looking for, head to Angel Nail for your next mani-pedi. Angel Nail has operated at this location for the past nine years.

Custom Cleaners-

This dry cleaning service has been serving Peachtree City at this location since 2003.



SOLD COMPARABLES



MAP #	STREET ADDRESS	CITY	SIZE	SOLD DATE	SALE PRICE	PRICE/SF	CAP RATE
Subject Property	275 Highway 74 North	Peachtree City	22,475 SF	TBD	\$5,200,000	\$231.37	7.52%
1	1551-1565 Highway 20	McDonough	12,225 SF	6/8/2016	\$3,000,000	\$245.40	7.55%
2	1610-1625 Ridenour Boulevard	Kennesaw	31,499 SF	3/21/2016	\$7,350,000	\$233.34	7.20%
3	51 Seven Hills Boulevard	Dallas	17,970 SF	9/10/2015	\$4,244,000	\$236.17	6.35%
4	1946-1986 W Spring Street	Monroe	23,500 SF	9/28/2016	\$4,561,222	\$194.09	7.96%
5	6195 Windward Parkway	Alpharetta	17,420 SF	11/24/2015	\$3,500,000	\$200.92	7.71%
6	1115 Crosstown Court	Peachtree City	5,292 SF	10/28/2015	\$1,200,000	\$226.76	-



SUBJECT PROP - Wisdom Pointe



Property Size 22,475 SF
 Sale Price \$5,200,000
 Price/SF \$231.37
 Cap Rate 7.52%

SOLD COMP - 1551-1565 Highway 20



Property Size 12,225 SF
 Closing Date 06/08/2016
 Sold Price \$3,000,000
 Price/SF \$245.40
 Cap Rate 7.55%

SOLD COMP - 1610-1625 Ridenour Blvd



Property Size 31,499 SF
 Closing Date 03/21/2016
 Sold Price \$7,350,000
 Price/SF \$233.34
 Cap Rate 7.20%

SOLD COMP - 51 Seven Hills Blvd



Property Size 17,970 SF
 Closing Date 09/10/2015
 Sold Price \$4,244,000
 Price/SF \$236.17
 Cap Rate 6.35%

SOLD COMP - 1946-1986 W Spring St



Property Size 23,500 SF
 Closing Date 09/28/2016
 Sold Price \$4,561,222
 Price/SF \$194.09
 Cap Rate 7.96%

SOLD COMP - 16195 Windward Pkwy



Property Size 17,420 SF
 Closing Date 11/24/2015
 Sold Price \$3,500,000
 Price/SF \$200.92
 Cap Rate 7.71%

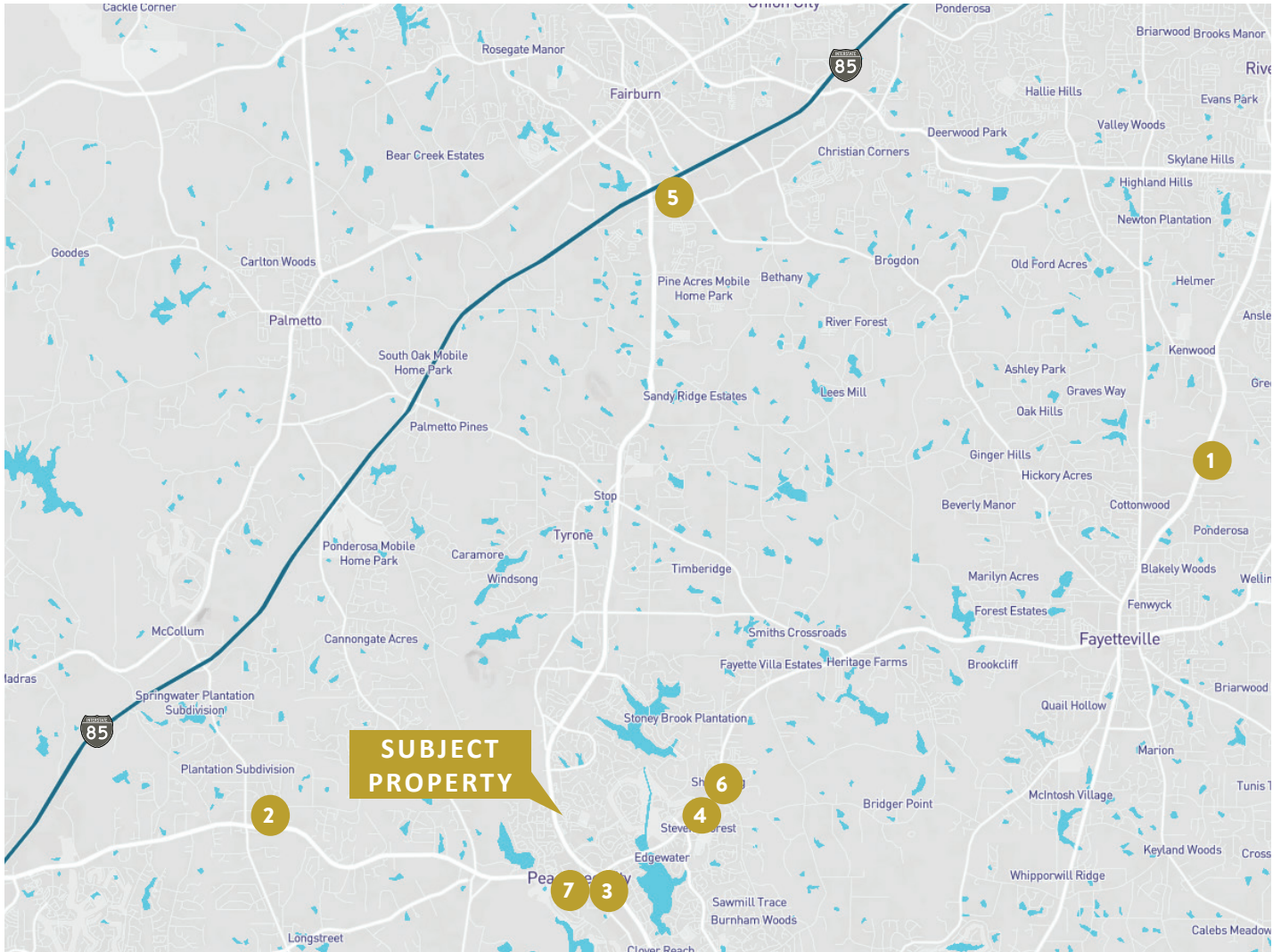
SOLD COMP - 1115 Crosstown Ct



Property Size 5,292 SF
 Closing Date 10/28/2015
 Sold Price \$1,200,000
 Price/SF \$226.76



RENT COMPARABLES



MAP #	STREET ADDRESS	CITY	RENTABLE AREA	TENANT NAME	SF LEASED	PRICE/SF	RENT TYPE
Subject Property	275 Highway 74 North	Peachtree City	22,475 SF	N/A	22,475 SF	\$17.40/SF	NNN
1	140 Walker Parkway	Fayetteville	5,926 SF	Mattress Firm	4,005 SF	\$37.56/SF	NNN
2	3151 Highway 34 East	Newnan	10,741 SF	Starbucks	2,220 SF	\$35.98/SF	NNN
3	200-258 City Circle	Peachtree City	183,000 SF	Country Club Prep	1,488 SF	\$35.00/SF	NNN
4	2100 Highway 54	Peachtree City	18,472 SF	Waffle House	1,817 SF	\$24.20/SF	NNN
5	7920 Senoia Road	Fairburn	3,480 SF	Marco's Pizza	1,750 SF	\$29.90/SF	NNN
6	2015 Highway 54	Peachtree City	43,220 SF	Willie Jewels	2,800 SF	\$27.00/SF	NNN
7	2787 Highway 54	Peachtree City	8,021 SF	Ortho Atlanta	1,300 SF	\$22.00/SF	NNN

SUBJECT PROP - 275 Highway 75 N



Property Size 22,475 SF
Price/SF \$17.40 (avg)
Rent Type NNN

RENT COMP - 140 Walker Parkway

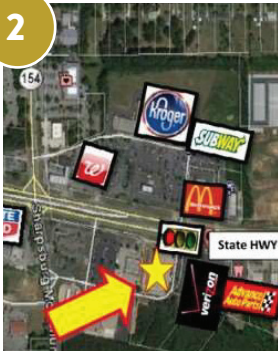
1



Property Size 5,926 SF
Tenant Mattres Firm
Unit SF 4,005 SF
Price/SF \$37.56
Rent Type NNN

RENT COMP - 3151 Highway 34 E

2



Property Size 10,741 SF
Tenant Starbucks
Unit SF 2,220 SF
Price/SF \$35.98
Rent Type NNN

RENT COMP - 200-258 City Circle

3



Property Size 183,000 SF
Tenant Country Club Prep
Unit SF 1,488 SF
Price/SF \$35.00
Rent Type NNN

RENT COMP - 2100 Highway 54

4



Property Size 18,472 SF
Tenant Waffle House
Unit SF 1,817 SF
Price/SF \$24.20
Rent Type NNN

RENT COMP - 7920 Senoia Road

5



Property Size 3,480 SF
Tenant Marco's Pizza
Unit SF 1,750 SF
Price/SF \$29.90
Rent Type NNN

RENT COMP - 2015 Highway 54

6



Property Size 43,220 SF
Tenant Willie Jewels
Unit SF 2,800 SF
Price/SF \$27.00
Rent Type NNN

RENT COMP - 2787 Highway 54

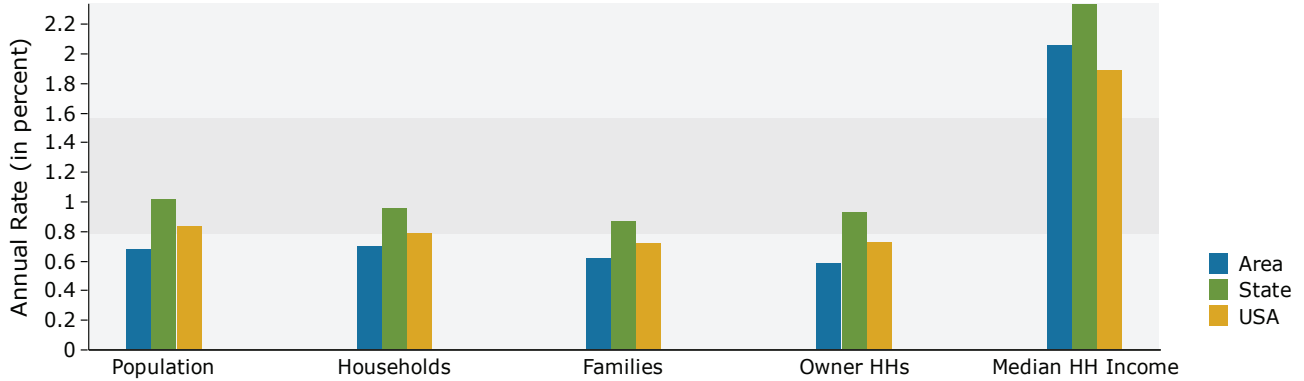
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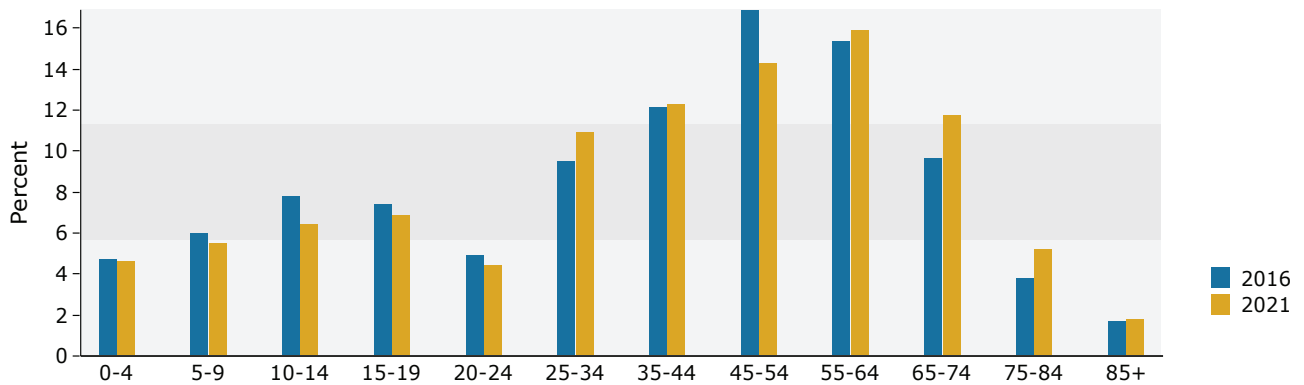
Property Size 8,021 SF
Tenant Ortho Atlanta
Unit SF 1,300 SF
Price/SF \$22.00
Rent Type NNN



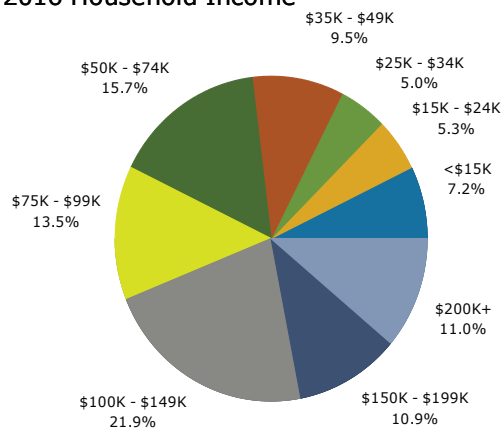
Trends 2016-2021



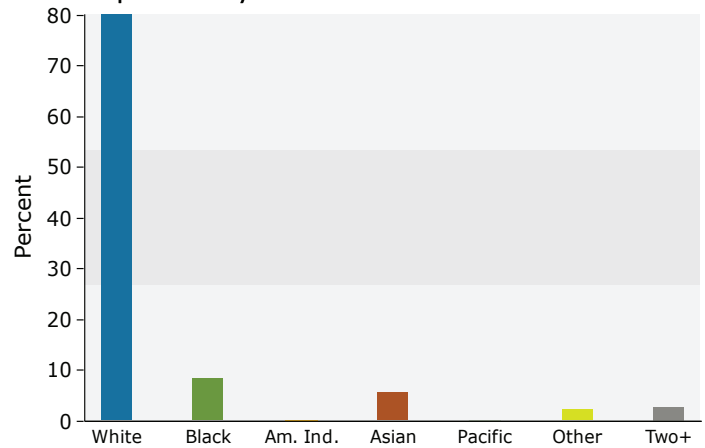
Population by Age



2016 Household Income



2016 Population by Race



2016 Percent Hispanic Origin: 7.7%

The current average household income is \$107,883 in this area, compared to \$77,008 for all U.S. households. The current average household income is projected to be \$117,475 in five years, compared to \$84,021 for all U.S. households.

*Source: ESRI

LOCATION PEACHTREE CITY, GA

Peachtree City is an award-winning master planned community located just south of Atlanta, Georgia. Founded in 1959, the city is home to a diverse population and provides the best in residential areas, commercial areas and community services to its citizens.

Peachtree City has a system of golf cart paths which spider across the town and provide a secondary means of access to almost any destination within city limits. These multi-use paths stretch for more than ninety miles throughout the city. Many places of business have specially designated golf cart parking spaces. The Peachtree City Police Department has several golf carts used to patrol along these paths.

Peachtree City has a regional airport, Atlanta Regional Airport - Falcon Field. It hosts the annual Great Georgia airshow. The airport is the location of a National Weather Service radar station, Southeast River Forecast Center, and Weather Forecast Office, which serves 96 counties in northern and central Georgia. Peachtree City is also the city of license for WRDG (96.7 FM), an alternative rock radio station.

Peachtree City was ranked number one for “Best Places to Raise Kids” in the state of Georgia, according to Bloomberg Business Week (December 2012).





WILL YOUNG

Associate Broker, National Retail Group

William Young delivers over 10 years of commercial real estate sales and valuation experience. While he is experienced in various types of commercial properties, his primary brokerage focus is in retail investment acquisitions and dispositions throughout the Southeast.

The Rome, Georgia native graduated with a Bachelors of Business Administration in Real Estate from the University of Mississippi. Prior to working in commercial real estate sales, Mr. Young gained experience in Atlanta as a commercial real estate appraiser at Grubb & Ellis Landauer and G. Randall Hammond & Company. Will is a member of the International Council of Shopping Centers (ICSC).

Licensed as an appraiser and broker by the State of Georgia, William has extensive knowledge with metro Atlanta's real estate market, trends and growth opportunities. He will enhance his value proposition for his clients by leveraging on the proven marketing platform and systems delivered by Bull Realty.

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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WILL YOUNG
Associate Broker, National Retail Group



MAILE FLOYD
Marketing



GRANT SMITH
Marketing



SCOTT JACKSON
Analyst



Will Young
404-876-1640 x 141
WYoung@BullRealty.com



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 **275 Highway 74 N, Peachtree City, GA 30269**. 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 Bull Realty, Incorporated 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.

Accepted and agreed to this _____ day of _____, 20____.

Receiving Party
Signature _____

Printed Name _____

Title _____

Company Name _____

Address _____

Email _____

Phone _____

Fax _____

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BULL REALTY
ASSET & OCCUPANCY SOLUTIONS

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