

OFFERING MEMORANDUM

PRIME REDEVELOPMENT, OWNER OCCUPANT OR INVESTMENT OPPORTUNITY
MIDTOWN ATLANTA

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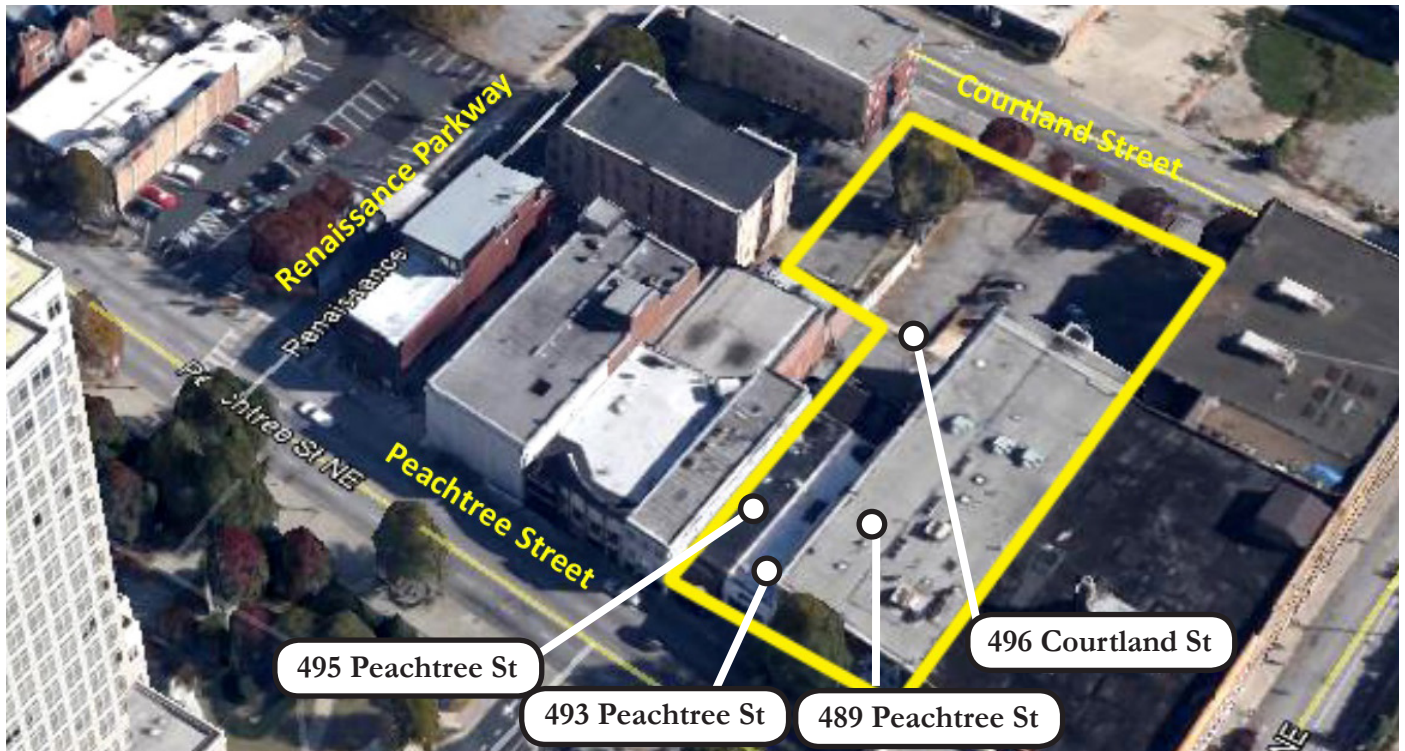
This Confidential Offering Memorandum contains selected information pertaining to the Property but does not purport to be all-inclusive or to contain all of the information that a prospective purchaser may require. All financial projections are provided for general reference purposes only and are based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



PRIME REDEVELOPMENT, OWNER OCCUPANT OR INVESTMENT OPPORTUNITY

Excellent redevelopment, owner-user or buy and hold investment in a great location between Midtown and Downtown Atlanta.

Redevelopment: This development opportunity is an approximately 1 acre site on Peachtree Street in Midtown across from Emory University Hospital Midtown. The SPI-1 (sub area 2) zoned site includes 6 parcels with approximately 105' of frontage on Peachtree Street and approximately 162' on Courtland Street allowing for various development opportunities including apartments, office, medical, to name just a few. Additional parcels can be made available to increase the size of the site (call Andy Lundsberg for further details).

Owner-User: The property currently has 3 buildings totaling 49,000 SF that front Peachtree Street directly across from Emory University Hospital Midtown. The largest building totaling 34,000 SF currently has approximately 20,000 SF of office space available (of which approximately 8,000 SF is built-out for medical) for a potential owner-user. The remaining space in the building and adjacent retail buildings along with some of the parking in the rear is tenant leased generating positive income to help cover most operating expenses.

Investment Opportunity: The existing improvements are currently 60% occupied by tenants generating positive income that covers the current owner's holding costs. Value-add opportunity in leasing up vacant space with the added bonus of future redevelopment, making this property an excellent investment.

PRICE | \$5,800,000



**PRIME REDEVELOPMENT, OWNER OCCUPANT OR
INVESTMENT OPPORTUNITY**

Address	489-495 Peachtree Street & 496 Courtland Street Atlanta, GA 30308
County	Fulton
Parcel ID #'s	14005000040279, 14005000040287, 14005000040303, 14005000040725, 14005000040824, 14005000040253
Total Building SF	49,000 SF
Lot Size	0.94 Acres (40,861 SF)
Improvements	Office, retail, restaurant with parking in rear
Zoning	SPI-1 / Subarea 2
Potential Uses	Mixed Use, Healthcare, Office, Multifamily, Neighborhood Retail
Price	\$5,800,000
Price/SF	\$141.94/SF

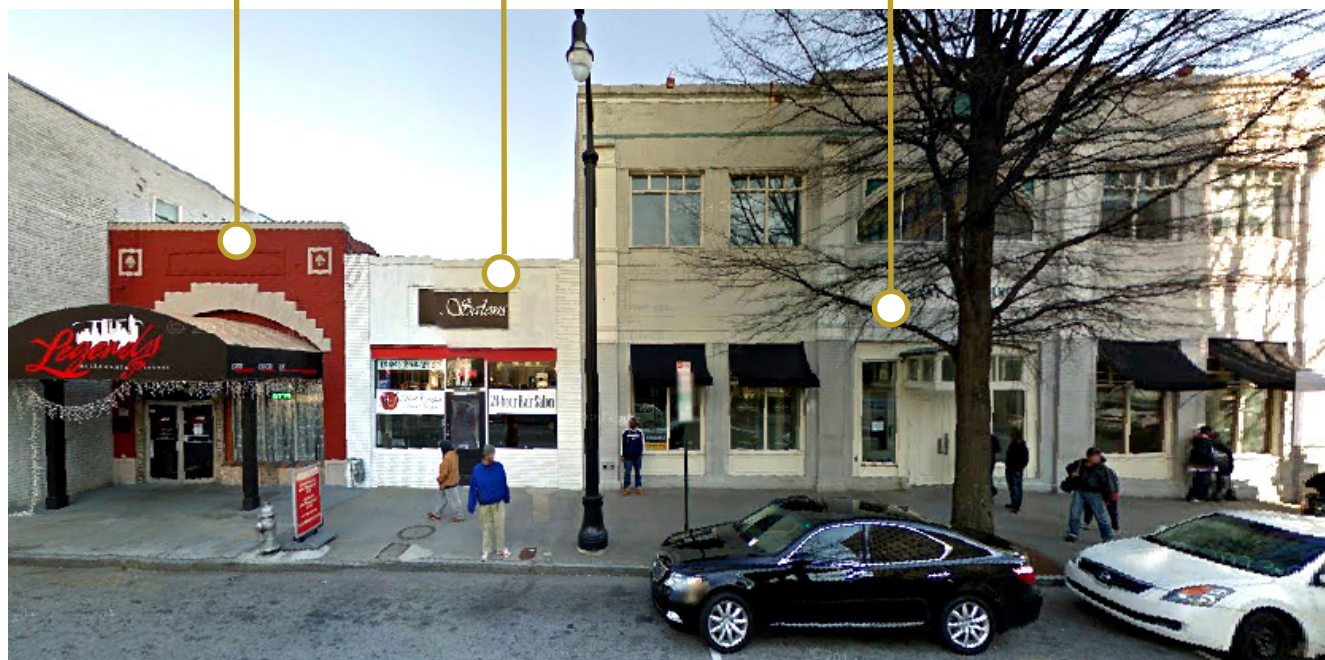


PROPERTY OVERVIEW

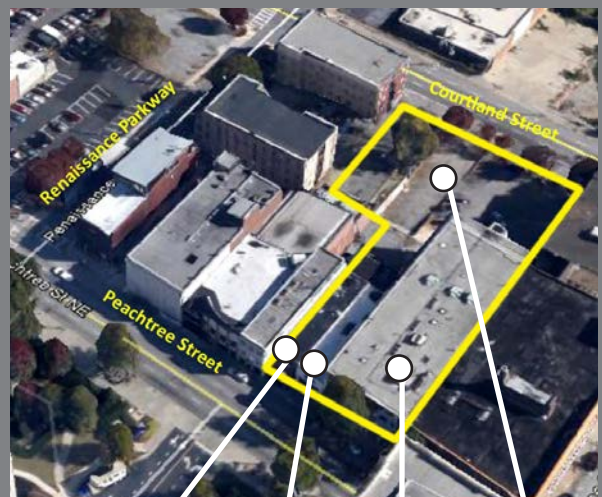
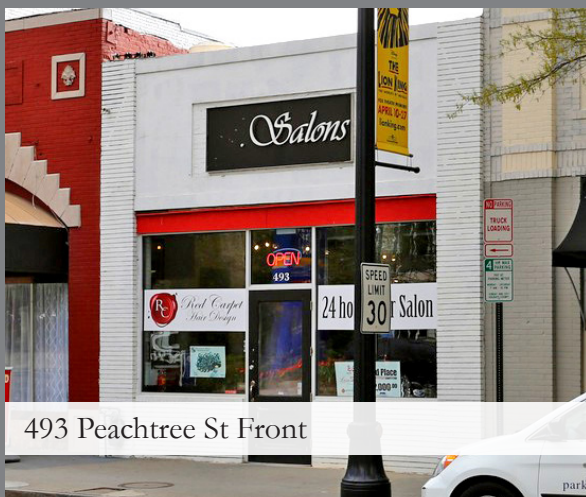
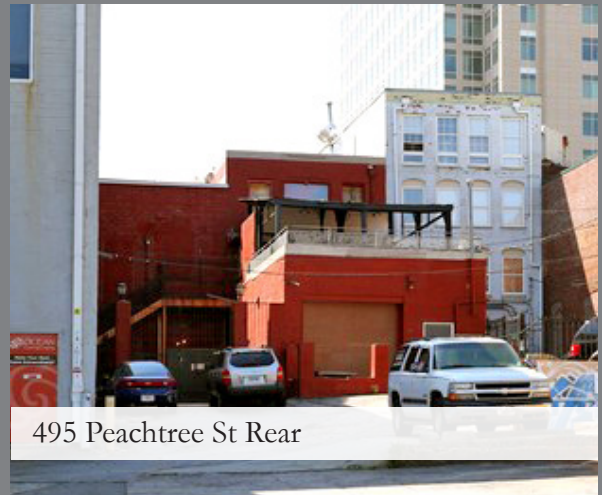
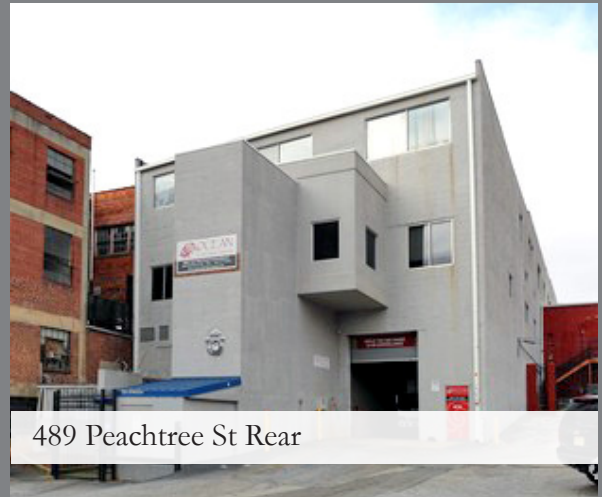
495 Peachtree St

493 Peachtree St

489 Peachtree St



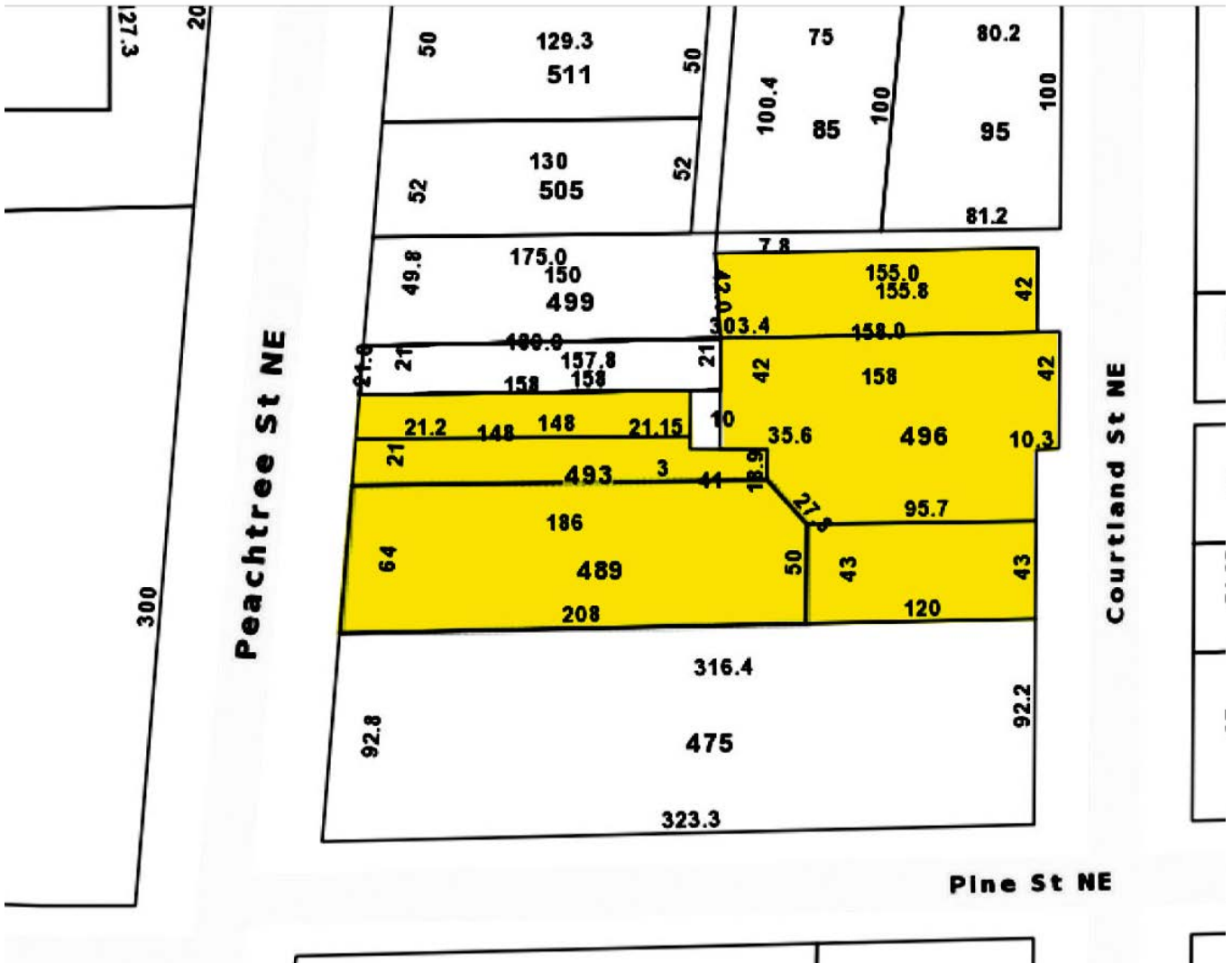
Address	Site Size	Improvement	Occupancy	Approx. Annual Rental Income	2016 Tax Assessment	Current Zoning
489 Peachtree St	17,609 SF	34,000 SF office/retail	40%	\$72,019	\$23,212.80	SPI-1, SA 2
493 Peachtree St	3,785 SF	7,000 SF retail	100%	\$21,000	\$8,890.50	SPI-1, SA 2
495 Peachtree St	3,108 SF	8,000 SF retail/restaurant	Vacant	\$0	\$7,182.05	SPI-1, SA 2
496 Courtland St	11,016 SF	Parking Lot	Parking Lease	\$10,800	\$10,428.35	SPI-1, SA 2
0 Courtland St	5,343 SF	Parking Lot	N/A	\$0	\$5,689.44	SPI-1, SA 2
Total	40,785 SF	49,000 SF		\$103,819	\$55,403.59	SPI-1, SA 2

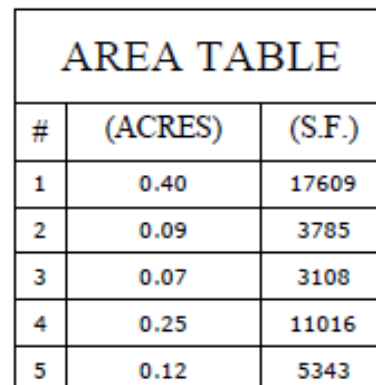




PHOTOS

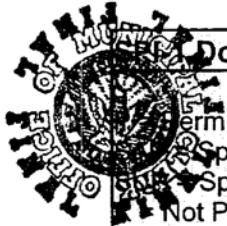






**SPI-1 Downtown: Use Table**

P = Permitted Principal Use or Structure SAP = Special Administrative Permit Required SUP = Special Use Permit Required X = Not Permitted	Subareas						
	Downtown Core	SoNo Commercial West	SoNo Commercial East	SoNo Residential	Centennial Olympic Park	Teminus	Fairlie-Poplar
	1	2	3	4	5	6	7
Commercial/Retail							
Bakeries and catering establishments	P	P	P	P	P	P	P
Eating and drinking establishments (Drive-through facilities are not permitted). In Subarea #5, any eating and drinking establishment which is defined as a nightclub under Chapter 10 of the City Code shall not be permitted within 200 feet of Ivan Allen Boulevard.	P	P	P	P	P/X	P	P
Laundry and dry cleaning collection stations or plants; laundry and dry cleaning establishments where equipment is operated by customers	P	P	P	P	P	P	P
Mercantile Uses, to include merchandise marts and exhibit buildings for wholesale trade	P	P	P	P	P	X	X
Printing and blueprinting shops	P	P	P	P	P	P	P
Professional or personal service establishments, but not hiring halls	P	P	P	P	P	P	P
Retail establishments	P	P	P	P	P	P	P
Repair of office equipment or installations; home appliances, clocks and watches, shoes, bicycles and leather goods	P	P	P	P	P	P	P
Sales and leasing agencies for new and used cars, motorcycles, bicycles and mopeds	P	P	P	P	X	X	X
Service stations and car washes meeting the requirements of 16-18A.010(5). In Subarea #2, shall not be permitted east of Spring Street.	P	P/X	X	X	X	X	X
Tailoring, custom dressmaking, millinery and similar establishments	P	P	P	P	P	P	P
Education/Child Care							
Business or commercial schools	P	P	P	P	P	P	P
Child care centers, kindergartens and special schools	P	P	P	P	P	P	P
Public and private schools and Institutions of higher learning, including colleges and universities	P	P	P	P	P	P	P
Institutional							
Banks, savings and loan associations, and similar financial institutions, subject to Section 16-18A.014(6)	P	P	P	P	P	P	P
Churches, synagogues, temples, mosques and other religious worship facilities	SUP	SUP	SUP	SUP	SUP	SUP	SUP
Museums, galleries, auditoriums, libraries and similar cultural facilities	P	P	P	P	P	P	P


Downtown: Use Table

Permitted Principal Use or Structure Special Administrative Permit Required Special Use Permit Required Not Permitted	Subareas						
	Downtown Core	SoNo Commercial West	SoNo Commercial East	SoNo Residential	Centennial Olympic Park	Terminus	Fairlie-Poplar
	1	2	3	4	5	6	7
Manufacturing							
Manufacturing, wholesaling, repairing, assembly, processing, preparation, packaging or treatments of articles, foods, components, products, clothing, machines and appliances and the like uses, where heavy drop hammers, punch presses or other machinery are not used, and where character of operations, emissions and byproducts do not create adverse effects beyond the boundaries of the property and limited to 10,000 square feet.	P	P	P	P	P	P	P
Medical/Health							
Hospitals	P	P	P	SUP	SUP	SUP	SUP
Nursing homes, personal care homes and assisted living facilities	SUP	SUP	SUP	SUP	SUP	SUP	SUP
Clinics and laboratories, but not blood donor stations	P	P	P	P	P	P	P
Rehabilitation Centers	SUP	SUP	X	X	X	X	X
Veterinary clinics, if animals are kept within soundproof buildings	P	P	P	P	P	P	P
Office							
Offices	P	P	P	P	P	P	P
Recreation/Entertainment							
Clubs and lodges. In Subarea # 5, nightclubs shall not be permitted within 200 feet of Ivan Allen Boulevard	P	P	P	P	P/X	P	P
Commercial recreation establishments, including bowling alleys, theatres, convention halls, places of assembly, and similar uses with primary activities conducted within fully enclosed buildings	P	P	P	P	P	P	P
Outdoor amusement enterprises, exhibits, entertainments, meetings, displays or sales areas, or outdoor areas for religious ceremonies	less than 90 days duration	SAP	SAP	SAP	SAP	SAP	SAP
	90 days or more duration	SUP	SUP	SUP	SUP	SUP	SUP
Sports arenas and complexes	SUP	SUP	SUP	X	X	X	X
Residential Dwellings/Lodgings							
Dormitories, fraternity houses and sorority houses, officially affiliated with a college, university or private school and only for the time period that such affiliation is in effect, such that loss of affiliation shall result in the loss of permission for the use	P	P	P	P	P	X	P
Hotels and motels	P	P	P	P	P	P	P
Single-family, two-family and multi-family dwellings	P	P	P	P	P	P	P
Single room occupancy residences	P	P	P	P	P	P	P



Downtown: Use Table

Permitted Principal Use or Structure
 SAP = Special Administrative Permit Required
 SUP = Special Use Permit Required
 X = Not Permitted

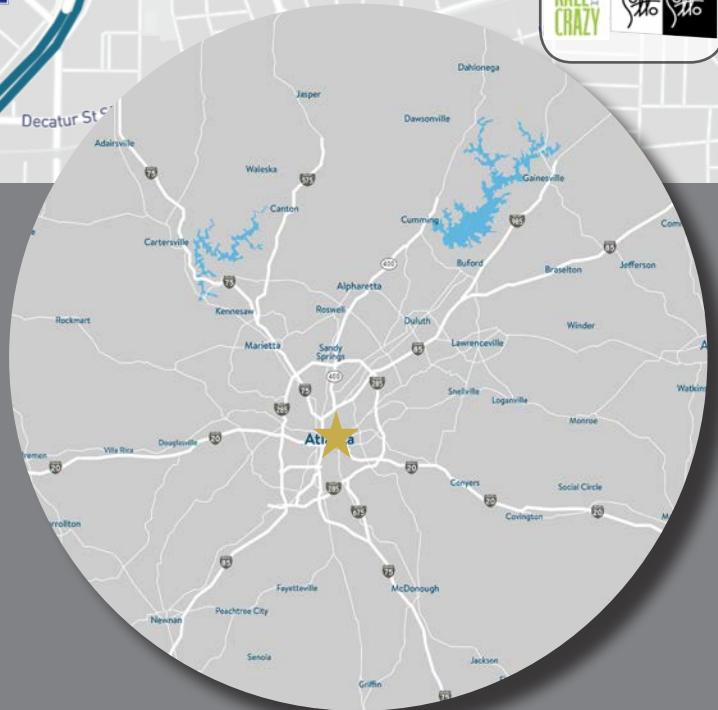
		Subareas						
		Downtown Core	SoNo Commercial West	SoNo Commercial East	SoNo Residential	Centennial Olympic Park	Terminus	Fairlie-Poplar
		1	2	3	4	5	6	7
Transportation/Parking								
Bus Terminals		SUP	SUP	SUP	X	X	X	X
Helicopter landing facilities or pickup or delivery stations		SUP	SUP	SUP	SUP	SUP	SUP	SUP
Independent primary parking decks or structures	Located within the Parking Limitation District and subject to Section 16-18A.011(3)	SUP	SUP	SUP	SUP	SUP	SUP	X
	Not located within the Parking Limitation District and subject to Section 16-18A.011(3)	P	P	P	P	P	P	X
Independent primary 'park-for-hire' surface parking lots		X	X	X	X	X	X	X
Structures required for public transit but not rail yards or maintenance shops		P	P	P	P	P	P	SUP
Utilities								
Roof mounted antennas as provided for and described in Section 16-25.002(3)		SAP	SAP	SAP	SAP	SAP	SAP	SAP
Antennas, broadcast towers, line of sight relay devices for telephonic, radio or television communications when located 200 feet or more from any off-site residential district or use not in SPI-1 when such towers or devices are:	Less than two hundred (200) feet in height	SAP	SAP	SAP	SUP	SUP	SUP	SUP
	Greater than two hundred (200) feet in height	SUP	SUP	SUP	SUP	SUP	SUP	SUP
Digital industry switchboards, relay equipment, and associated power generators as principal uses		SUP	SUP	SUP	SUP	SUP	SUP	SUP
Other								
Drive-in and drive-through facilities, subject to Section 16-18A.014(5)		P	P	P	P	P	X	X


Special Downtown: Development Controls Table

		Downtown Core	SoNo Commercial West	SoNo Commercial East	SoNo Residential	Centennial Olympic Park	Terminus	Fairlie-Poplar
		1	2	3	4	5	6	7
Bulk Limitations	Non-residential Maximum FAR ¹	25	12	10	4	10	25	25
	Residential Maximum FAR without Workforce Housing Bonus ²	10	7	7	7	10	7	7
	Residential Maximum FAR with Workforce Housing Bonus ²	-	-	-	-	-	-	-
	Maximum Achievable Combined FAR¹	35	19	17	11	20	32	32
Building Coverage	Maximum Building Coverage, as percent of NLA	No Maximum						
Yard Requirements ³	Minimum Side and Rear Yard Requirements Subject to Building Code Requirements	None ⁴						
Transitional Requirements	Transitional Uses, Yards, and Heights	None						
Open Space Requirements ⁵	Minimum Residential Usable Open Space Requirements (UOSR) shall be equal to or the lesser of	15% floor area or 80% lot area	15% floor area or 80% lot area	15% floor area or 80% lot area	15% floor area or 80% lot area	15% floor area or 80% lot area	5% floor area	5% floor area
	Non-Residential Public Space Requirement (PSR)	None						
	Total Open Space Requirements	None						
Height Requirements	Minimum Building Façade Height (See Section 16-18A.008(4))	36 feet						
	Maximum Building Height	None						

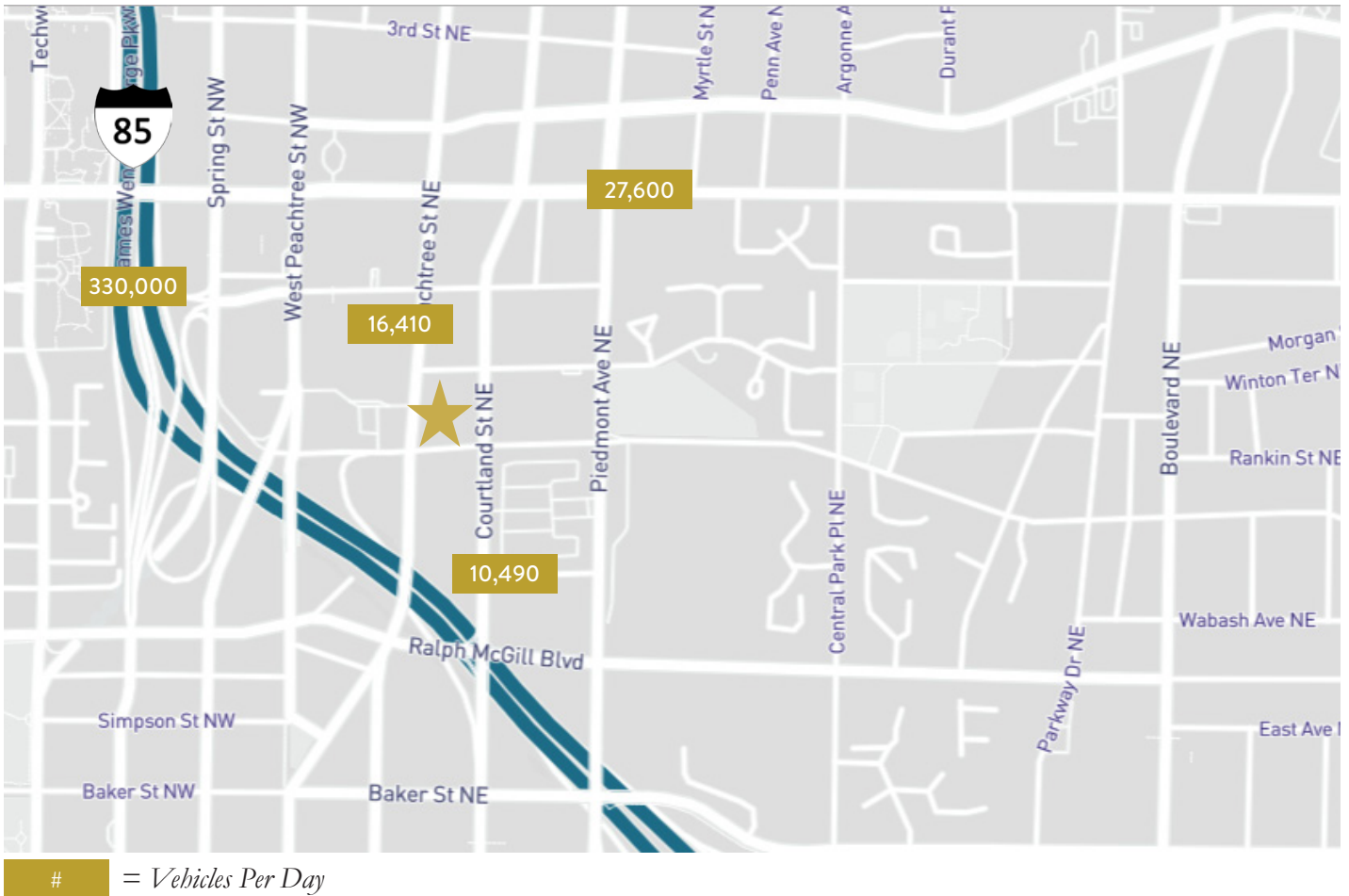
- Non-residential FAR shall be multiplied by Net Lot Area (NLA) to determine maximum permitted floor area.
- Residential FAR may be multiplied by Net Lot Area (NLA) or Gross Area of a Regular Lot (GLA) to determine maximum permitted floor area. See Section 16-18A.008(1).
- Sidewalk and supplemental zone requirements shall be the minimum setback requirements for yards adjacent to streets.
- Subject to Building Code requirements.
- Usable Open Space Requirement (USOR) is calculated utilizing the corresponding lot area used to obtain floor area. See Section 16-18A.008(1).

AREA LOCATION & HIGHLIGHTS





DEMOGRAPHICS & TRAFFIC COUNT



2016 DEMOGRAPHICS (Esri)

1 MILE

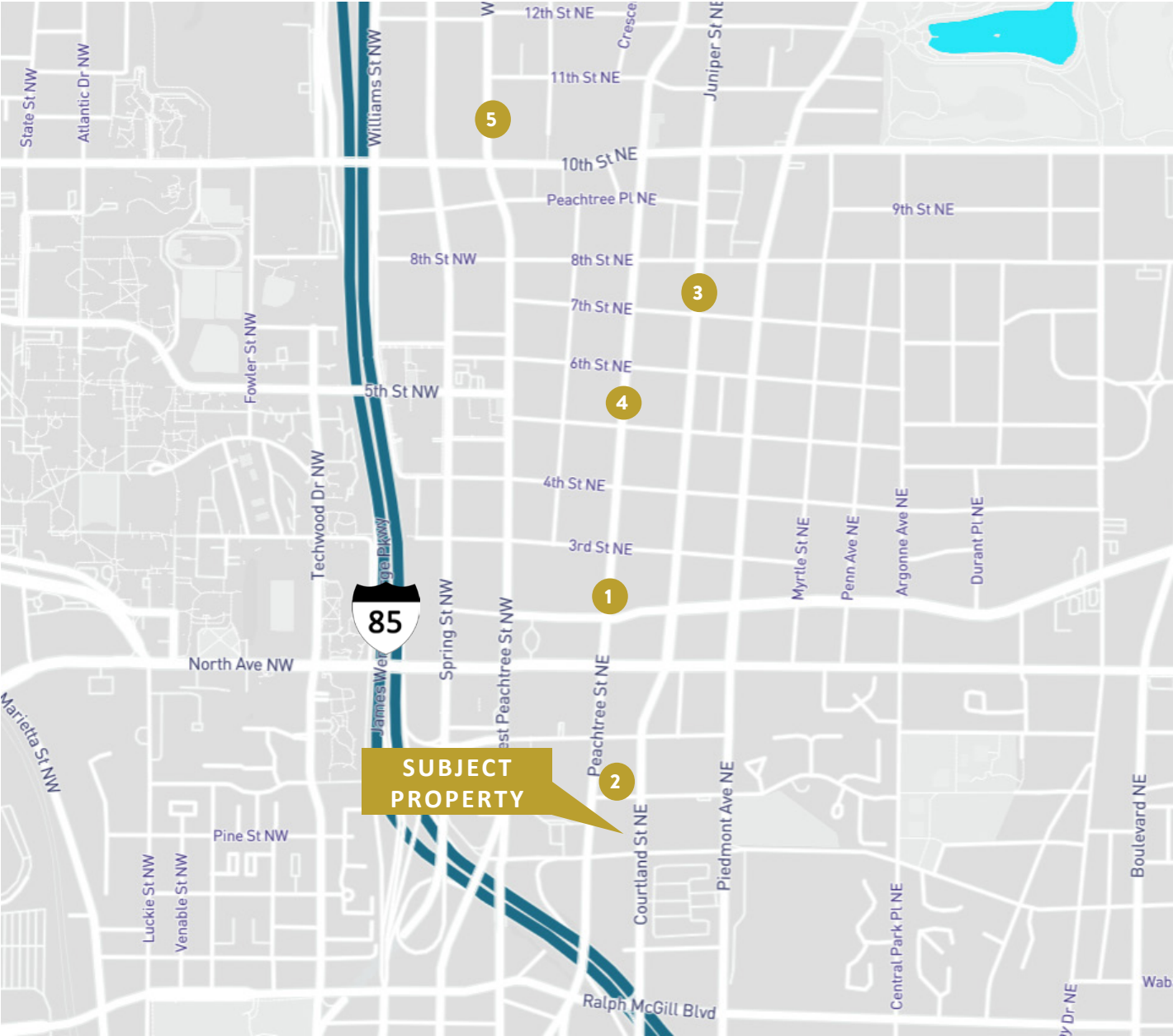
Population	34,959
Households	15,870
Average Household Income	\$77,109

3 MILES

Population	173,078
Households	79,854
Average Household Income	\$84,435

5 MILES

Population	348,949
Households	155,445
Average Household Income	\$83,489



MAP #	STREET ADDRESS	CITY	SIZE	SOLD DATE	SALE PRICE	PRICE/AC	DETAIL PAGE
Subject Property	489-495 Peachtree St & 496 Courtland St	Atlanta	0.94 Acres	TBD	\$5,800,000	\$6,170,212	18
1	640 Peachtree St	Atlanta	0.83 Acres	11/2015	\$5,600,000	\$6,746,987	18
2	521 Peachtree St	Atlanta	0.52 Acres	11/2015	\$3,500,000	\$6,730,769	18
3	879-890 Juniper St	Atlanta	1.29 Acres	10/2016	\$10,000,000	\$7,751,937	18
4	811 Peachtree St	Atlanta	1.28 Acres	8/2016	\$11,925,000	\$9,316,406	18
5	1010 W. Peachtree St	Atlanta	2.32 Acres	4/2015	\$15,000,000	\$6,465,517	18



SOLD COMPARABLES

SUBJECT PROP - 489-495

Peachtree St. & 496 Courtland St.

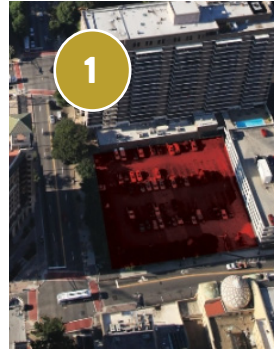


Property Size 0.94 Acres
Sale Price \$5,800,000
Price/AC \$6,170,212

COMMENTS:

Zoned SPI-1 with proposed uses of multifamily, mixed use, healthcare, office or neighborhood retail.

SOLD COMP - 640 Peachtree St.



Property Size 0.83 Acres
Closing Date 11/2015
Sold Price \$5,600,000
Price/AC \$6,746,987

COMMENTS:

Zoned SPI-2 and used as a surface parking lot.

SOLD COMP - 521 Peachtree St.

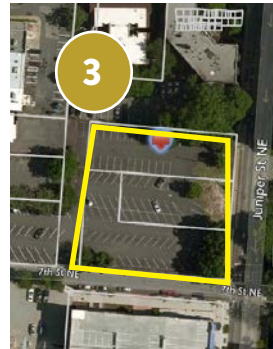


Property Size 0.52 Acres
Closing Date 11/2015
Sold Price \$3,500,000
Price/AC \$6,730,769

COMMENTS:

Zoned SPI-2 and used as a surface parking lot.

SOLD COMP - 879-890 Juniper St.



Property Size 1.29 Acres
Closing Date 10/2016
Sold Price \$10,000,000
Price/AC \$7,751,937

COMMENTS:

Zoned SPI-3 and sold for land use.

SOLD COMP - 811 Peachtree St.

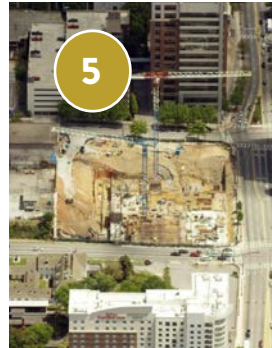


Property Size 1.28 Acres
Closing Date 8/2016
Sold Price \$11,925,000
Price/AC \$9,316,406

COMMENTS:

Sold for retail and multifamily use.

SOLD COMP - 1010 W. Peachtree St.



Property Size 2.32 Acres
Closing Date 4/2015
Sold Price \$15,000,000
Price/AC \$6,465,517

COMMENTS:

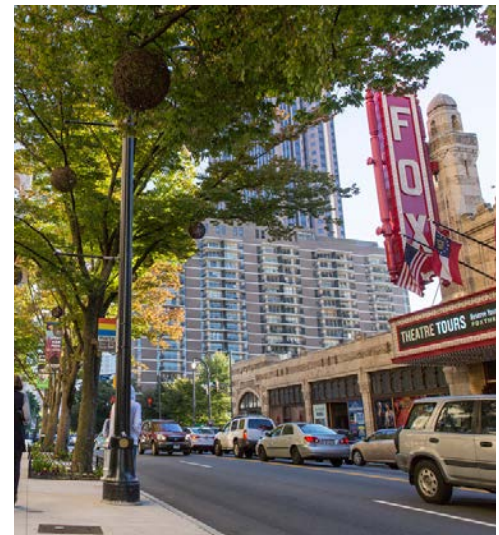
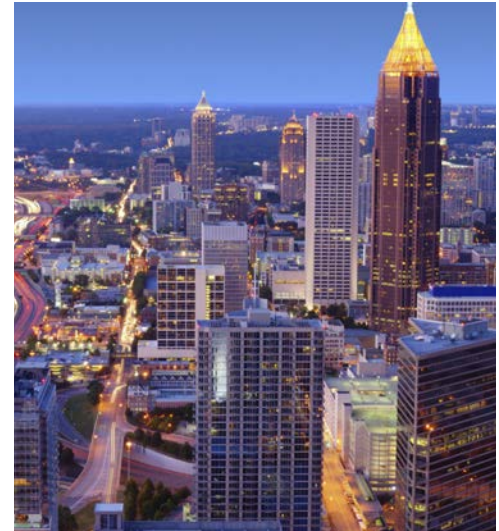
Zoned SPI-3 and sold for land use.

LOCATION ATLANTA, GA

MIDTOWN

Midtown, Atlanta is the second largest business district in the city of Atlanta, situated between the commercial and financial districts of Downtown to the south and Buckhead to the north. Midtown is home to internationally-recognized Fortune 500 brands, eight of the city's 10 largest law firms and a growing number of small to mid-size businesses. The district also attracts about 6 million visitors annually.

Midtown is marked by its cultural attractions, institutions of higher education, noteworthy architecture, and urban layout. The district is the center of the city's arts scene that includes the Fox Theatre, Woodruff Arts Center, the High Museum of Art, the Museum of Design Atlanta, the Atlanta Symphony Orchestra, the Center for Puppetry Arts and the 14th Street Playhouse. Three well known institutions of higher education also reside in the heart of the city: Georgia Institute of Technology, John Marshall Law School, and the Atlanta division of the Savannah College of Art and Design (SCAD). Midtown contains about one-third of the city's high-rises and some of Atlanta's most iconic buildings, such as the Bank of America Plaza, AT&T Midtown Center, Atlantic Center and 1180 Peachtree. Midtown has also been a primary area for high-density development in the city due to the district's mass transit options and urban street grid.





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 commercial real estate sales, leasing and advisory firm licensed in ten southeast states headquartered in Atlanta. The firm was founded twenty years ago with two primary missions: to provide a company of advisors known for their integrity and to provide the best disposition marketing in the nation.

- Client services include acquisition, disposition, project leasing, tenant representation, asset management, auctions and consulting services.
- Advisors focus on specific property types and services to provide expertise in their sectors including office, retail, industrial, multifamily, land, healthcare, senior housing, self-storage, automotive, hospitality, sale-leaseback and single tenant net lease properties.
- Disposition services for appropriate properties can include marketing on up to 415 websites, 17 marketing systems, 7 e-marketing systems, video, social media, auctions and national radio exposure.
- The firm produces and hosts The Commercial Real Estate Show, a talk radio show heard by millions of people around the country. Industry analysts, leading market participants and Bull Realty's founder Michael Bull share market intelligence, forecasts and success strategies. The show has aired weekly on radio stations for six years and is available anytime on iTunes, YouTube and www.CREshow.com.



BULL REALTY

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SCOTT JACKSON
Analyst



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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 **489-495 Peachtree Street & 496 Courtland Street, Atlanta, GA 30308**. 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 Receiv-

ing 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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