



OFFERING MEMORANDUM

TOWNE LAKE BUSINESS CENTER

NATIONAL OFFICE GROUP

TABLE OF CONTENTS

THE OFFERING

Disclaimer & Limiting Conditions	3
Executive Summary	4
Property Overview & Investment Analysis	5

THE PROPERTY

Photos	6
Floor Plans	9
Area Highlights	10
Demographics & Traffic Count	11

TENANT PROFILE

Tenant Information	12
--------------------	----

THE MARKET

Market Trends	13
Sold Comparables	14
Rent Comparables	16
About The Area	18

Broker Profile	20
Team Profile	22

Confidentiality Agreement	23
---------------------------	----



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.



TOWNE LAKE BUSINESS CENTER

Bull Realty is pleased to present the opportunity to acquire a stable, high cash flow property in a rapidly growing area with high income demographics. Utilizing low interest rates, returns are very high at an 9.0% cap rate investment. The property is easy to manage, maintain and cash flow. The size of the suites significantly reduces leasing commissions, TI costs and vacancy.

- 17,685 SF on 1.51 acres
- 9.0% cap rate
- 91% occupied
- Well located
- Stable income and tenant history
- Built in 2000 with recent upgrades
- Well maintained property
- Excellent tenants
- New HVAC systems

PRICE | \$2,350,000

CAP RATE | 9.0%

NOI | \$213,636

PROPERTY OVERVIEW & INVESTMENT ANALYSIS



TOWNE LAKE BUSINESS CENTER

Address	6478 Putnam Ford Drive Woodstock, GA 30189
County	Cherokee
Square Footage	17,685 SF
Assessor's Parcel	015N05- 00000-211-00N-0000
Acreage	1.51 AC
Zoning	GC
Year Built	2000
Construction	Brick and Siding
Parking	80 Surface Spaces
Stories	2



SAMPLE INVESTMENT ANALYSIS

Assumptions			
Purchase Price			\$2,350,000
Amount Financed			\$1,645,000
Cash Contributed			\$(705,000)
Loan to Value		70%	
Amortization/years		25	
Interest Rate		3.8%	
Annual Rent Increase		3%	
Sale at End of Year 5			
Cap Rate	9.0%		\$2,671,661
Cost of Sale	5.5%		\$(146,941)
Loan Balance			\$(1,427,772)
Sale Proceeds			\$1,096,948

End of Year		1	2	3	4	5
Net Operating Income		\$213,636	\$220,045	\$226,647	\$233,446	\$240,449
Annual Debt Service	Principal	\$(40,213)	\$(41,768)	\$(43,383)	\$(45,060)	\$(46,803)
	Interest	\$(61,814)	\$(60,259)	\$(58,644)	\$(56,966)	\$(55,224)
Pre Tax Cash Flow	\$(705,000)	\$111,609	\$118,018	\$124,620	\$131,420	\$138,422
Sale Proceeds						\$1,412,538
Total Cash Flow Before Tax	\$(705,000)	\$111,609	\$118,018	\$124,620	\$131,420	\$1,550,960
Cash on Cash		16%	17%	18%	19%	175%

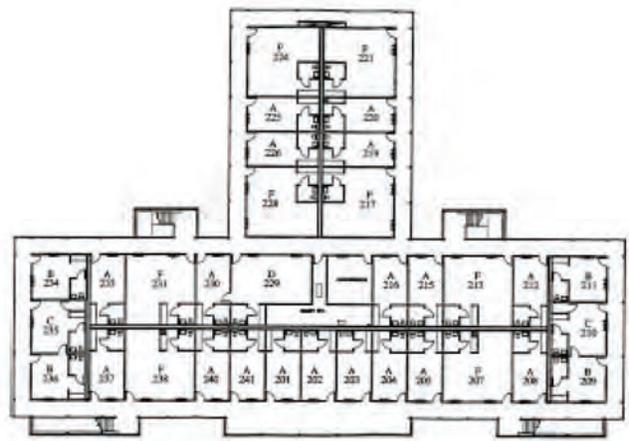
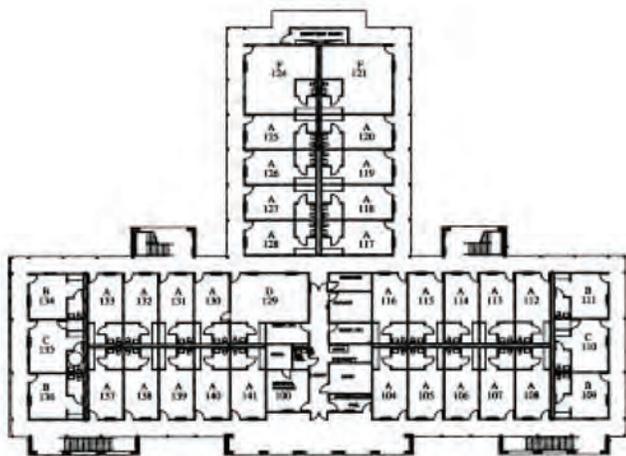
This investment analysis is an example only. Applicable due diligence is recommended.







FLOOR PLANS

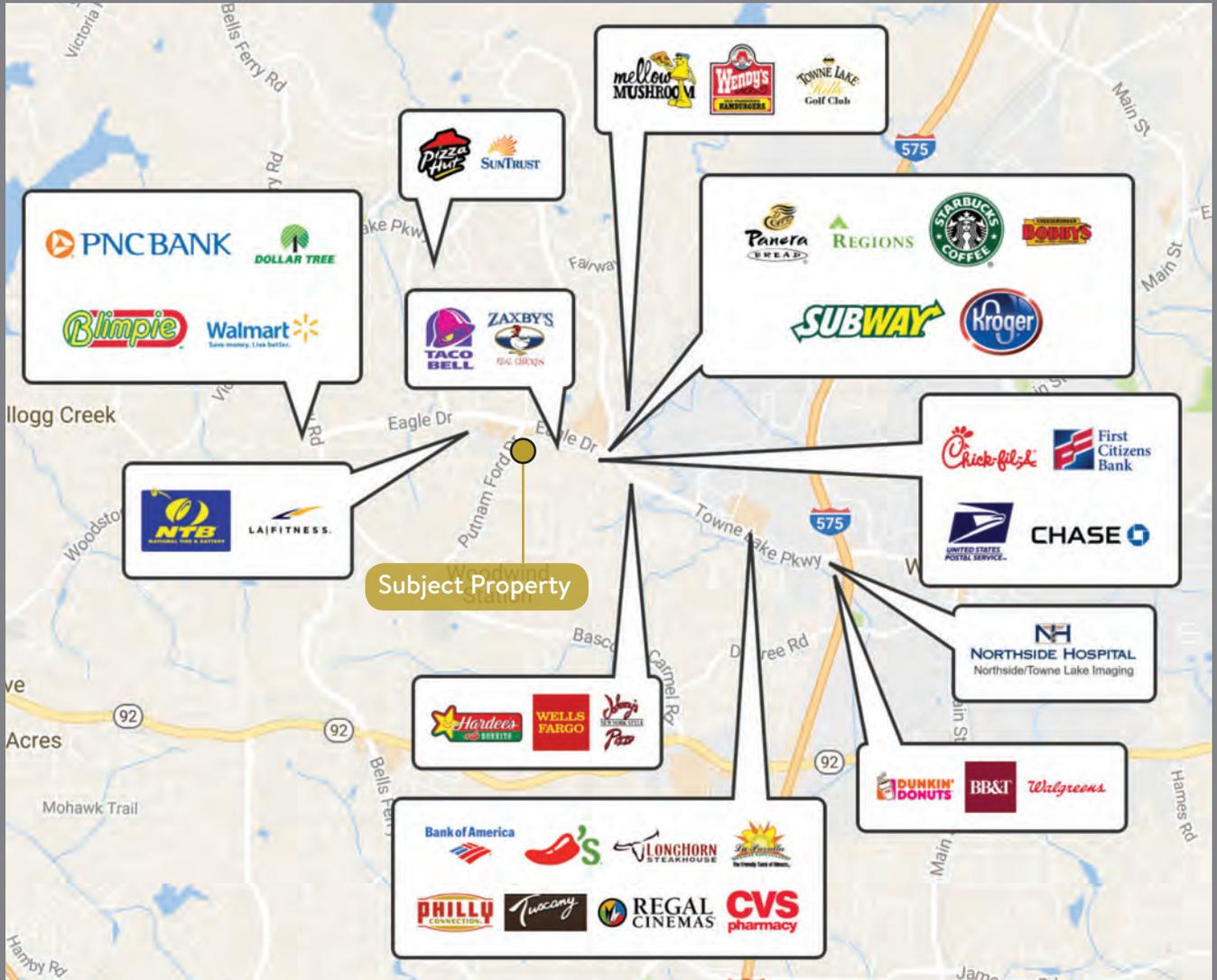


TYPICAL EXECUCOURT 1ST FLOOR PLAN

TYPICAL EXECUCOURT 2ND FLOOR PLAN



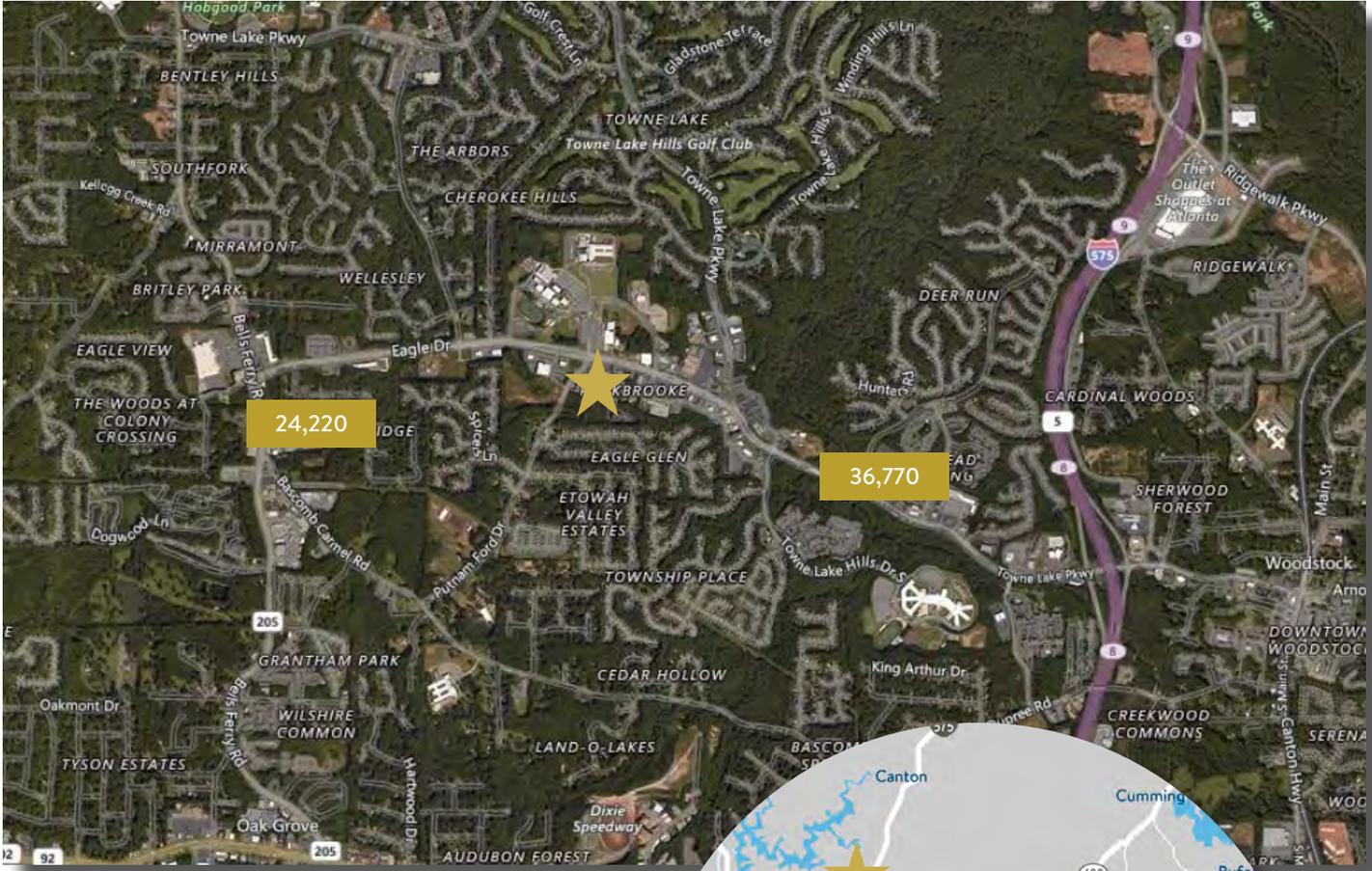
AREA HIGHLIGHTS



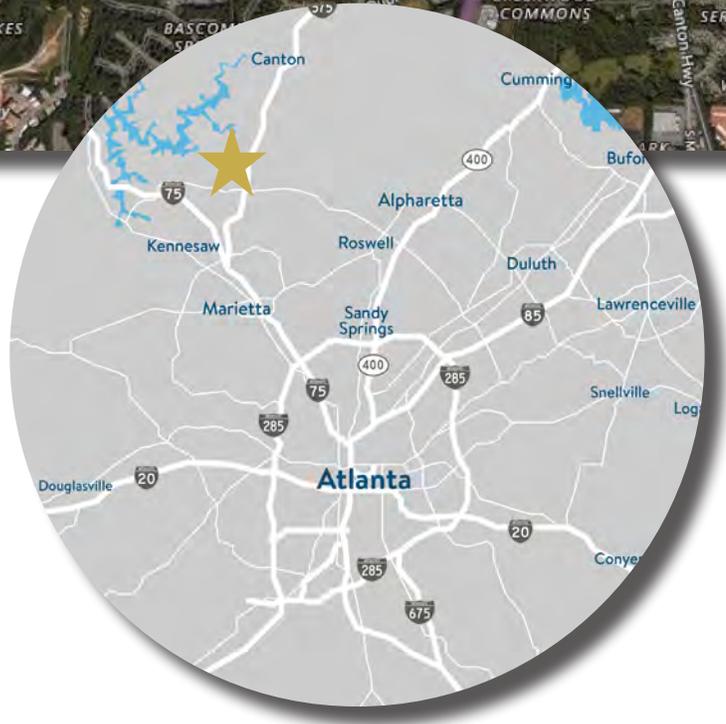
AREA HIGHLIGHTS

- 2 Miles from Interstate 575
- 2.8 Miles from Downtown Woodstock
- 1 Mile from Towne Lake
- 30 miles from Downtown Atlanta
- Numerous retail and dining options in close proximity
- Within 2 miles of property:

- o Towne Lake Hills Golf Club
- o Mellow Mushroom Pizza
- o Longhorn Steakhouse
- o Dunkin' Donuts
- o Chili's Grill & Bar
- o Wendy's
- o La Parilla Mexican
- o Starbucks
- o Cheeseburger Bobby's
- o Chick-fil-A
- o Philly Connection
- o Subway
- o Tuscany Italian
- o Zaxby's
- o Kroger
- o LA Fitness
- o Cherokee 16 Cinemas
- o Northside / Towne Lake Imaging
- o US Post Office
- o Walmart SuperCenter
- o NTB
- o Dollar Tree
- o CVS Pharmacy
- o Walgreens



2015 DEMOGRAPHICS (esri)	1 MILE
Population	8,585
Households	2,680
Average Household Income	\$109,523
	3 MILES
Population	59,963
Households	20,715
Average Household Income	\$88,086
	5 MILES
Population	141,155
Households	49,303
Average Household Income	\$86,095





TENANT PROFILE



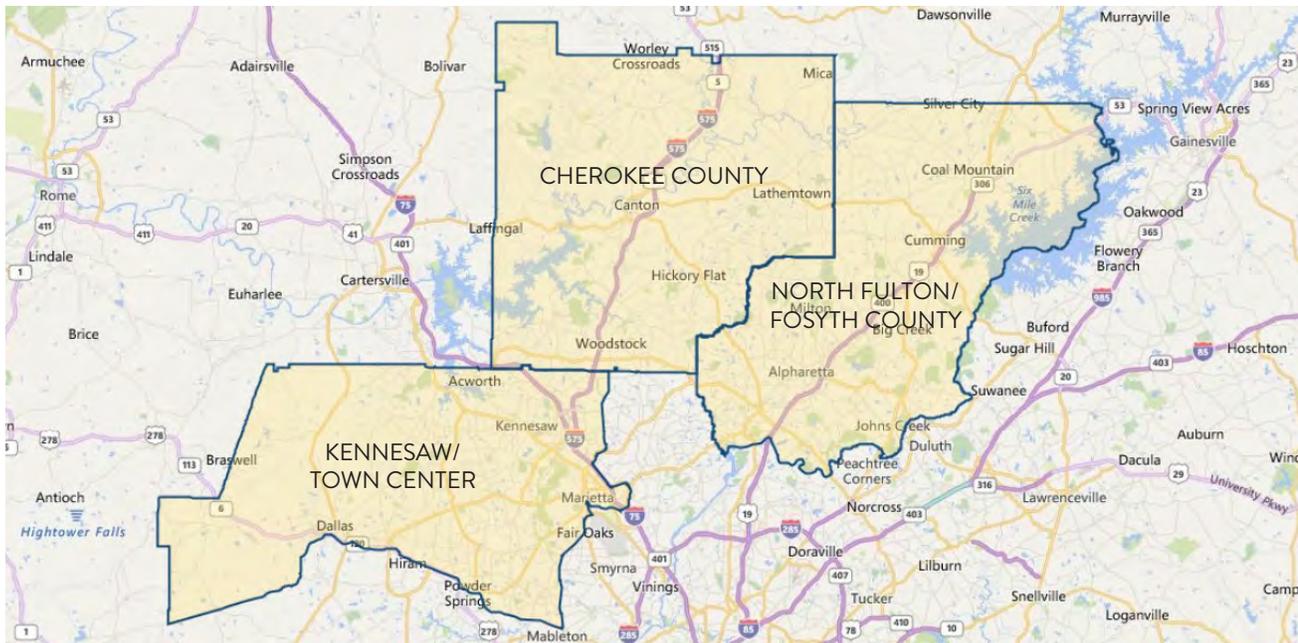
Currently 50 tenants occupy approximately 92% of the building, some have been in place for many years. Sustained growth in the area continues to create strong demand for occupants. The size of the spaces minimizes leasing commissions, greatly reduces TI costs and keeps vacancy low. Sample tenants include mortgage, CPA, insurance, and small industry professionals.

For a rent roll and full financials, please complete the confidentiality agreement on page 23.





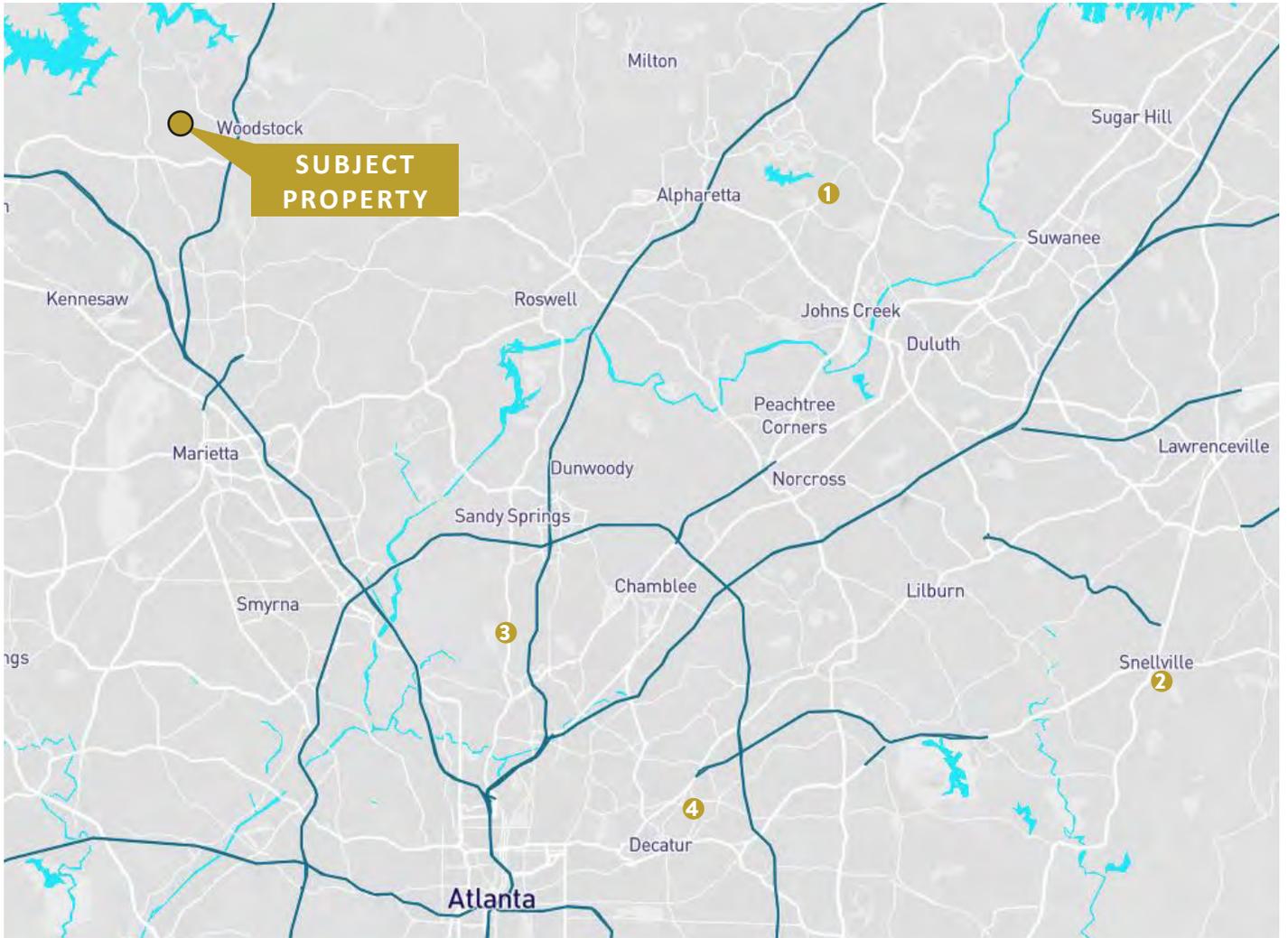
*Source CoStar



Cherokee County, Kennesaw/Town Center and North Fulton/Forsyth County Submarkets used in this market trend report.



SOLD COMPARABLES



MAP #	STREET ADDRESS	CITY	SIZE	SOLD DATE	SALE PRICE	PRICE/SF	DETAIL PAGE
Subject Property	6478 Putnam Ford Drive	Woodstock	17,685 SF	TBD	\$2,350,000	\$132.88	15
1	11925 Jones Bridge RD	Alpharetta	15,000 SF	08/12/2016	\$3,000,000	\$200.00	15
2	2330 Scenic Hwy SW	Snellville	21,600 SF	01/02/2015	\$2,535,000	\$117.36	15
3	90 W Wieuca RD NE	Atlanta	23,998 SF	09/15/2016	\$3,600,000	\$150.01	15
4	487 Winn Way	Decatur	16,915 SF	01/29/2015	\$2,800,000	\$165.53	15



SUBJECT PROP - 6478 Putnam Ford Drive, Woodstock, GA 30189



Property Size 17,685 SF
 Closing Date TBD
 Sale Price \$2,350,000
 Price/SF \$132.88

SOLD COMP - 11925 Jones Bridge RD SOLD COMP - 2330 Scenic Hwy SW



1

Property Size 15,000 SF
 Sold Date 08/12/2016
 Sale Price \$3,000,000
 Price/SF \$200.00



2

Property Size 21,600 SF
 Sold Date 01/02/2015
 Sale Price \$2,535,000
 Price/SF \$117.36

SOLD COMP - 90 W Wieuca RD NE



3

Property Size 23,998 SF
 Sold Date 09/15/2016
 Sale Price \$3,600,000
 Price/SF \$150.01

SOLD COMP - 487 Winn Way



4

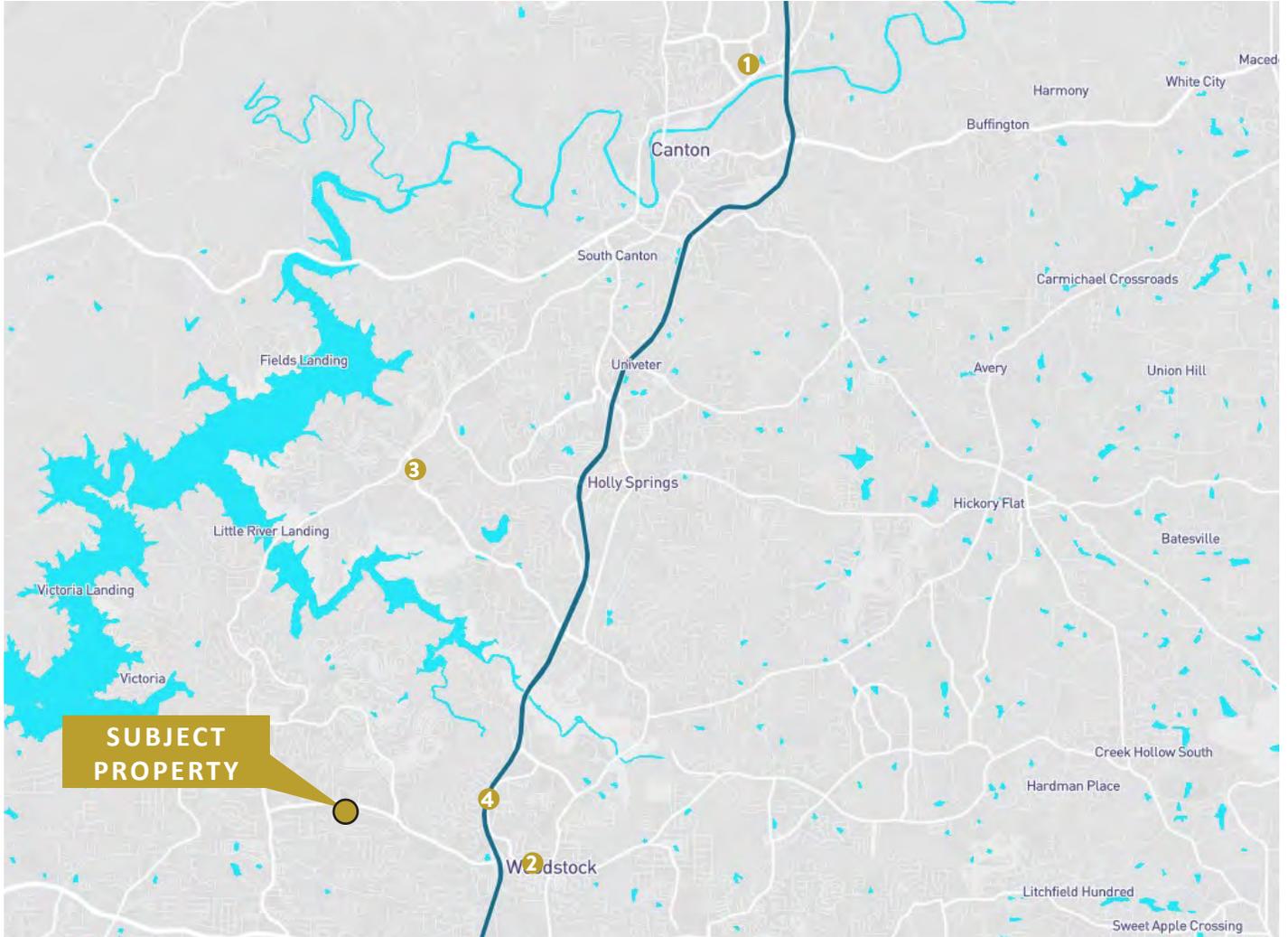
Property Size 16,915 SF
 Sold Date 01/29/2015
 Sale Price \$2,800,000
 Price/SF \$165.53



RENT COMPARABLES

THE MARKET

TOWNE LAKE BUSINESS CENTER | Georgia | PAGE 16 OF 23



MAP #	STREET ADDRESS	CITY	RENTABLE AREA	OCCUPANCY	RENT TYPE	PRICE/SF	DETAIL PAGE
Subject Property	6478 Putnam Ford Drive	Woodstock	17,685 SF	92%	Modified Gross	\$18.00	17
1	2205 Riverstone Blvd	Canton	20,000 SF	85.9%	Modified Gross	\$18.00 - 21.82	17
2	117 Towne Lake Pky	Woodstock	21,600 SF	93.5%	Modified Gross	\$22.00	17
3	3755 Sixes RD	Canton	21,915 SF	66.6%	Modified Gross	\$18.00	17
4	970 Woodstock Pkwy	Woodstock	19,314 SF	66.9%	NNN	\$18.00	17



SUBJECT PROP - 6478 Putnam Ford Drive, Woodstock, GA 30189



Rentable Area 17,685 SF
 Occupancy 92%
 Price/SF \$18 MG

RENT COMP - 2205 Riverstone Blvd

RENT COMP - 117 Towne Lake Pky



Rentable Area 20,000 SF
 Occupancy 85.9%
 Price/SF \$18.00-21.82 MG



Rentable Area 21,600
 Occupancy 93.5%
 Price/SF \$22.00 MG

RENT COMP - 3755 Sixes RD

RENT COMP - 970 Woodstock Pkwy



Rentable Area 21,915 SF
 Occupancy 66.6%
 Price/SF \$18.00 MG



Rentable Area 19,314 SF
 Occupancy 66.9%
 Price/SF \$18.00 NNN



LOCATION WOODSTOCK, GEORGIA

The City of Woodstock is the fastest growing city in Cherokee County. With the growth rate of Woodstock at 70% over the past 10 years, the city has doubled in size. Located 30 miles northwest of Atlanta, Woodstock, Georgia was named “One of the top 50 Places to live in the U.S.” in 2015 by Money Magazine. It was the only Georgia city on the list.

Boasting affordable housing and strong job growth, the city is also known for its “lively downtown,” said the AJC. In 2010, the City was officially designated as a Main Street Community by the Georgia Department of Community Affairs and the National Trust for Historic Preservation. Woodstock’s population is 26,059, its median income is \$71,715, job growth is 12.6% and the median home price was \$184,775.

Area attractions include The Park at City Center, the annual Christmas Jubilee Parade, Elm Street Cultural Arts Village, The Outlet Shoppes at Atlanta, Dixie Speedway, the Woodstock Trolley and Reformation Brewery. Woodstock also has an equal diverse lineup of outdoor recreational activities, according to Money Magazine. “Olde Rope Mill Park serves as home to the popular Taylor Randahl Mountain Bike Trails, the pedestrian bridge over Little River and remnants of the park’s namesake.”

Woodstock is also home to Lake Allatoona, the Greenprints Trail System and numerous other parks featuring basketball courts, fishing, mountain biking and a new dog park.

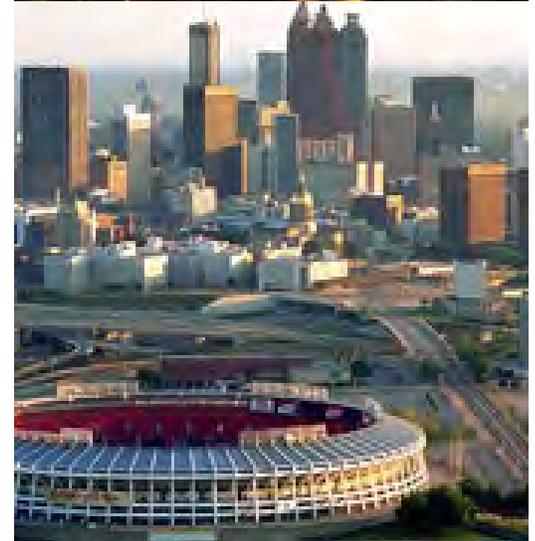


LOCATION ATLANTA, GEORGIA

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.

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. Over 75 percent of Fortune 1000 companies conduct business operations in the Atlanta metropolitan area, and the region hosts offices of about 1,250 multinational corporations. Many corporations are drawn to Atlanta on account of the city's educated workforce; as of 2010, nearly 43% of adults in the city of Atlanta have college degrees, compared to 27% in the nation as a whole and 41% in Boston.



THE MARKET

TOWNE LAKE BUSINESS CENTER | Georgia | PAGE 19 OF 23





SEAN WILLIAMS
V.P. National Office Group

Sean Williams’ specialty is providing value and expert brokerage selling office office properties for institutional investors and private equity clients.

Sean utilizes the latest technology and digital resources, coupled with an attention to detail and unmatched work ethic to maximize value for clients. As a native and life-time resident of Atlanta, Sean has nearly half a century of history and first-hand knowledge of real estate in Atlanta and the southeastern region.

Some of Sean’s recent projects and clients include:

- 1-800-FLOWERS
- Cobb Pediatric Therapy Services
- Byram Healthcare
- EZ Pawn
- Allergy & Asthma of GA
- DSI Kennesaw
- Barrett Couart
- IP Communications
- Precision Fabrics
- Weber Law
- Massé Grill & Bar
- 2 Men & a Truck
- QuikTrip Corporation
- Areté
- Woodpark Medical Office
- Northwinds Summit
- Milan Eye Center
- DynamiX Web Design
- Alpharetta Medical Group
- Davis & Church Engineering
- Peachtree Dunwoody Park
- Oakdale Business Park
- PT Solutions
- jobTopia

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.



Sean Williams
V.P. National Office Group
404-876-1640 x 126
SWilliams@BullRealty.com



MICHAEL BULL

President, National Office Group

Michael Bull, CCIM is a commercial real estate writer, nationally syndicated radio show host, real estate advisor, and active commercial real estate broker. He has closed over 4 billion dollars of sale and lease transactions over his 30 year career.

Mr. Bull's articles have been published nationwide including in the National Real Estate Investor, France Media Publications, Atlanta Journal Constitution, Atlanta Business Chronicle, Multi-Housing News, Shopping Center Business, and Nation's Restaurant News.

Michael is executive producer and host of the nationally syndicated Commercial Real Estate Show. The popular weekly one hour show began broadcasting in 2010 and today is heard by millions of people. Respected industry analysts, leading market participants and Michael share market intelligence, forecasts and strategies. The show is available on any device, anytime on iTunes, YouTube, and the show website, www.CREshow.com.

Michael also produces a video series answering a new commercial real estate related question each business day. Videos are available on the AskMB playlist on the shows YouTube channel and on the show's twitter account [@AskMichaelBull](https://twitter.com/AskMichaelBull).

Mr. Bull founded Bull Realty in 1998 with two primary missions: grow a company of brokers known for integrity, and provide the best disposition marketing in the nation. The firm is licensed in ten southeast states and is headquartered in Atlanta. Michael and his brokers provide services in the following sectors: office, retail, industrial, land, multifamily, self-storage, healthcare, student housing, hospitality, senior housing, and single tenant net lease properties.

Michael's involvement with professional organizations include CCIM Member, National Association of REALTORS®, the International Council of Shopping Centers, Atlanta Leaders Group, Real Estate Group of Atlanta, the Georgia Bankers Association, the Atlanta Press Club, the Atlanta Chamber of Commerce, the Georgia Real Estate Educators Association and the National Association of Real Estate Editors.

Michael lives in the Chastain Park area of Atlanta and enjoys spending time with his family, music, basketball, performance boating and off road vehicles.



Michael Bull
President, National Office Group
404-876-1640 x 101
Michael@BullRealty.com



TEAM PROFILE



SEAN WILLIAMS
V.P. National Office Group



MICHAEL BULL
President, National Office Group



MICHELLE MEHRJERDIAN
Marketing



RICK LEWIS
Marketing



SCOTT JACKSON
Analyst





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 6478 Putnam Ford Drive, Woodstock, GA 30189. 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 _____

Sean Williams
V.P. National Office Group
404-876-1640 x 126
SWilliams@BullRealty.com

Michael Bull
President, National Office Group
404-876-1640 x 101
Michael@BullRealty.com

Fax: 404-876-7073



50 Glenlake Parkway
Suite 600
Atlanta, GA 30328