



## OFFERING MEMORANDUM

SINGLE TENANT NET LEASED INVESTMENT OPPORTUNITY  
7.8% CAP RATE | ATLANTA MSA

# | TABLE OF CONTENTS

## THE OFFERING

Disclaimer & Limiting Conditions	3
Executive Summary	4
Property Overview	5

## THE PROPERTY

Property Photos	6
Area Highlights	9
Area Location Maps	10
Demographics & Traffic Count	11
Survey	12

## TENANT PROFILE

Tenant Profile	13
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## THE MARKET

About The Area	14
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Broker Profile	15
Team Profile	16
Confidentiality Agreement	17





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.





## SINGLE TENANT NET LEASED INVESTMENT OPPORTUNITY

This 100% occupied, net leased investment opportunity is located in the popular Avondale Estates neighborhood. It is currently occupied by a NNN leased tenant, My Parents' Basement, with 2.5 years remaining on the initial term with two five year renewal options.

Built in 2002, the 4,600 SF restaurant building sits on approximately 1 acre that spans 3 parcels. It has excellent visibility from North Avondale Road and has plenty of parking.

The sale includes all kitchen and restaurant equipment and most furniture.

**PRICE | \$1,030,000**  
**CAP RATE | 7.8%**

## PROPERTY OVERVIEW



## SINGLE TENANT NET LEASED INVESTMENT OPPORTUNITY

Address	10 & 22 North Avondale Road, 2871 Franklin Street Avondale Estates, GA 30002
County	DeKalb
Building Size	4,600 SF
Lot Size	0.95 Acres
Occupancy	100%
Years Remaining on Lease	2.5
Renewal Options	Yes- 2 five year options
Rent Escalation	3% annually
Year Built	2002
Cap Rate	7.8%
Price	\$1,030,000





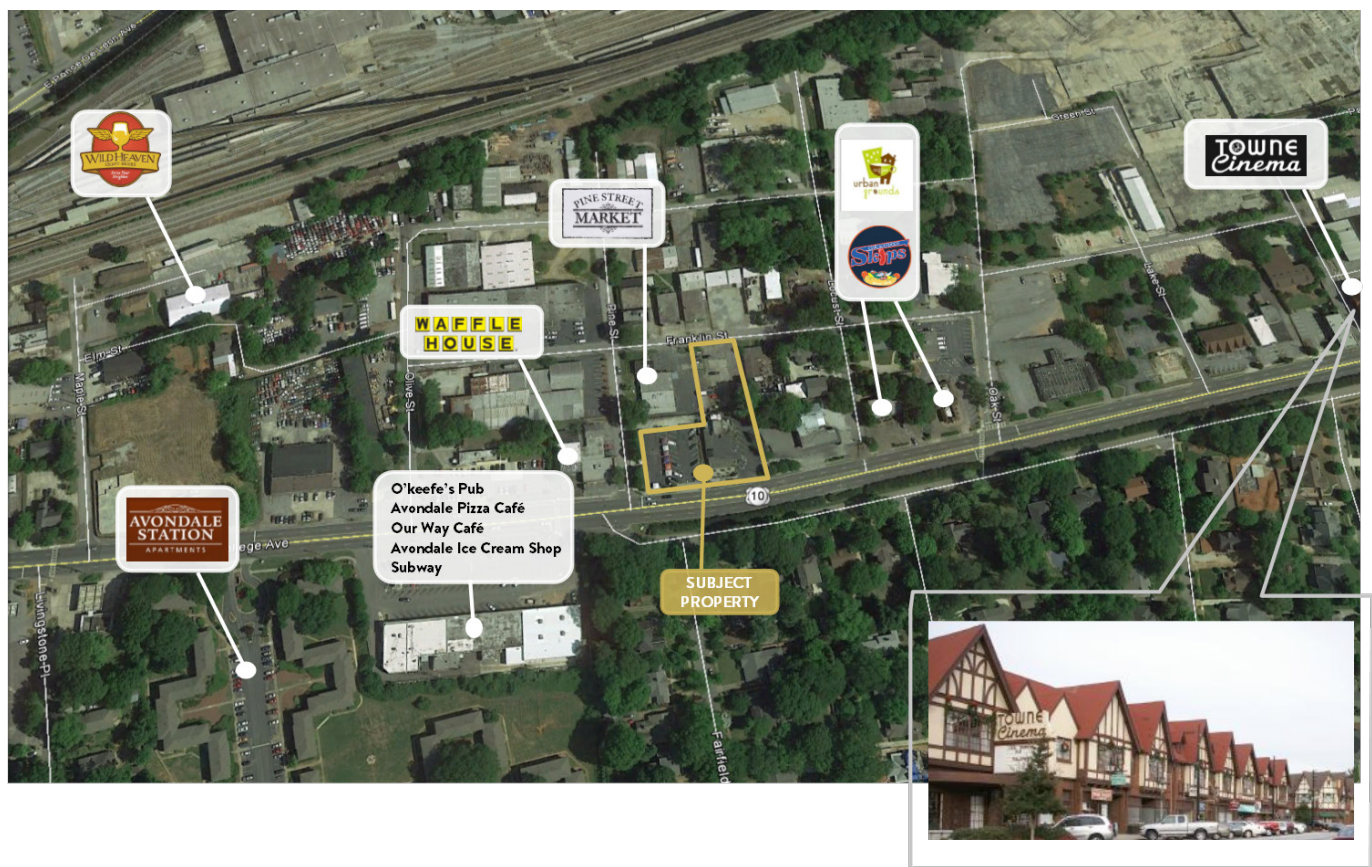




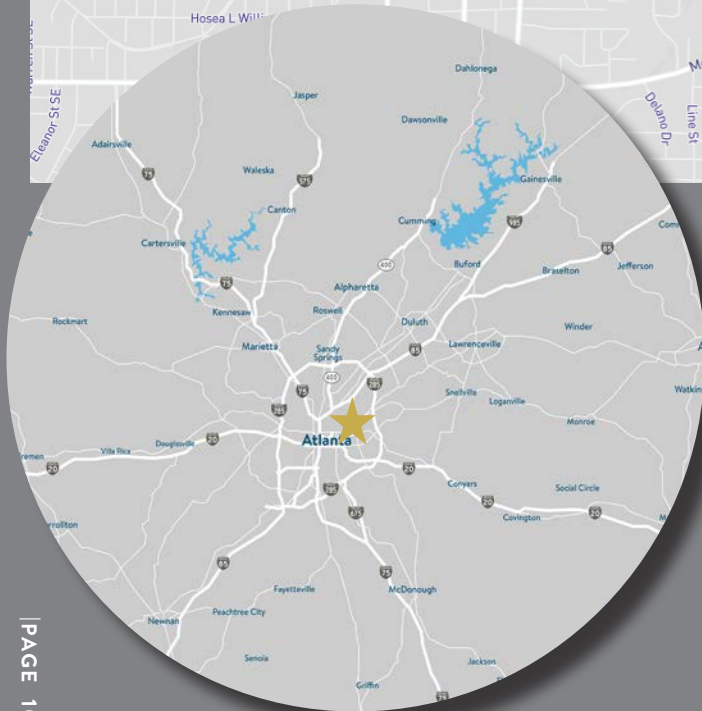
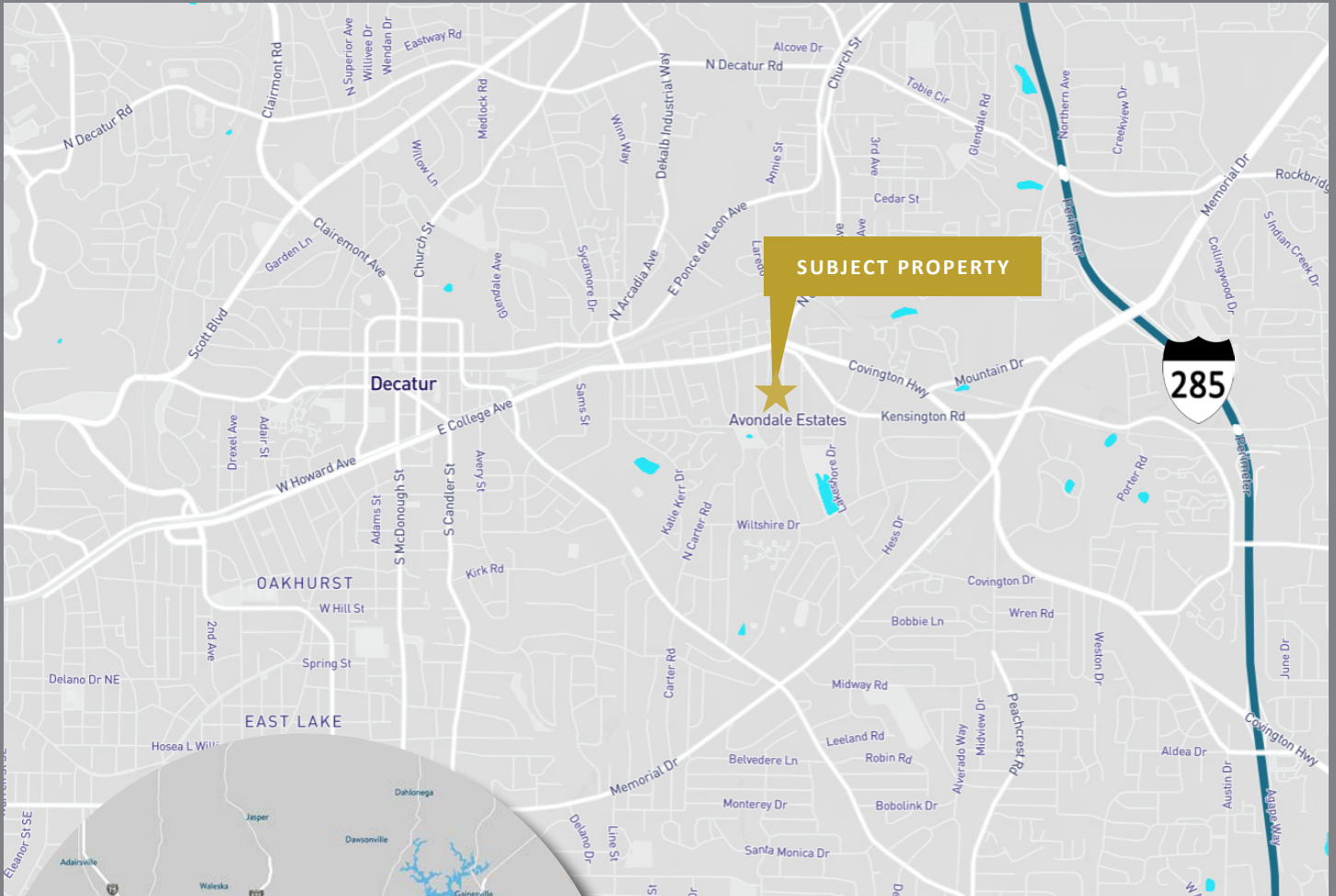




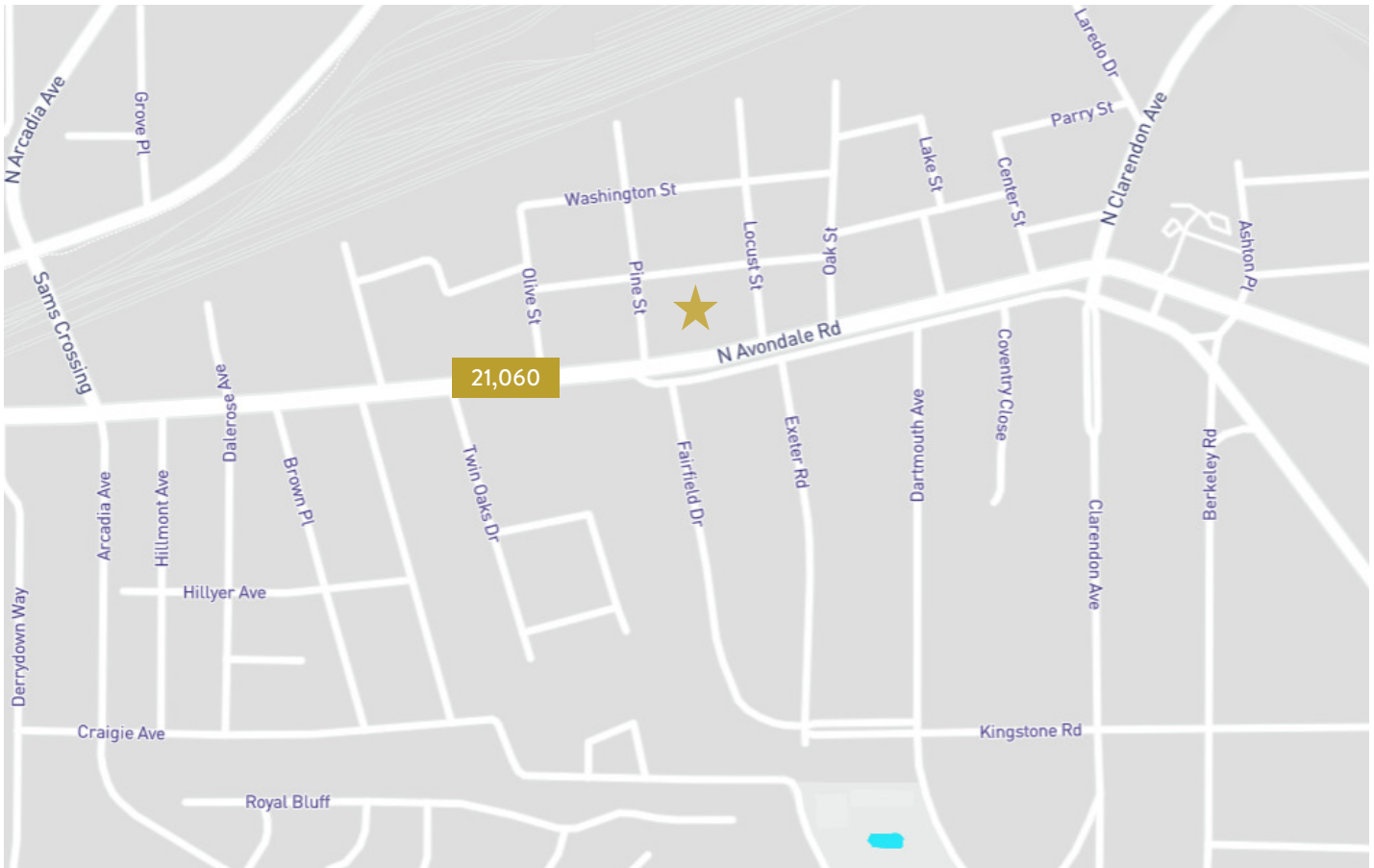












# = Vehicles Per Day

2016 DEMOGRAPHICS (Esri)

**1 MILE**

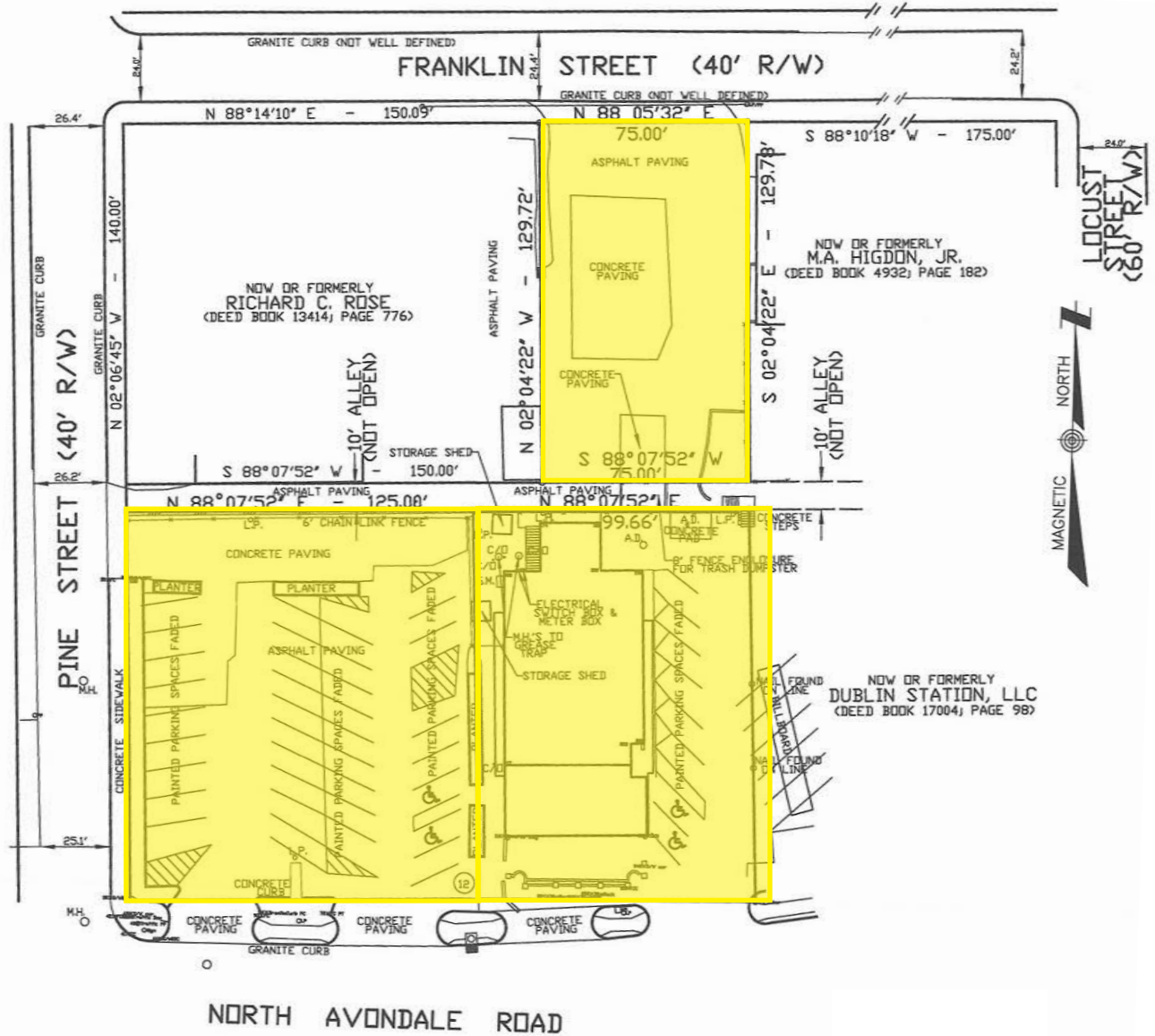
Population	8,954
Households	4,229
Average Household Income	\$90,240

**3 MILES**

Population	108,148
Households	43,673
Average Household Income	\$75,268

**5 MILES**

Population	282,046
Households	114,910
Average Household Income	\$77,308





## MY PARENTS' BASEMENT



My Parents' Basement is a neighborhood eatery started by three friends who love beer, thoughtful food and comic books and have a heroic desire to give Avondale Estates an original, delicious beer bar and an epic comic book store. The guys began as a humble pop-up shop before launching their brick-and-mortar location in 2015.

Inside, explore nostalgic snacks re-imagined into small plates and seasonal options prepared by industry veterans. Drink from a full bar selection curated by top pros in the industry. Share, shop and sample new comics, collected editions and rarities from the MPB comic book store.



## LOCATION AVONDALE ESTATES, GA



### HISTORY

- Avondale Estates was founded in 1924 by George Francis Willis, who purchased the entire village of Ingleside to create a planned community.
- The city was named after Stratford-upon-Avon, Warwickshire, England, birthplace of William Shakespeare.
- Downtown buildings were designed in a Tudor style to reinforce the English image, as were many of the houses in the city.
- This Old House online magazine featured Avondale Estates as one of the "Best Old House Neighborhoods 2012." The list features neighborhoods across the country with one-of-a-kind period houses.

### CURRENT STATISTICS

- The city of Avondale Estates is located in DeKalb County, Georgia, and has a population of residents.
- The city is known for its close-knit community, beautiful setting and diverse architectural styles.
- The first Waffle House, which opened its doors Labor Day weekend of 1955, is now a museum.
- Community amenities for residents include beautiful Lake Avondale, the Avondale Community Club, tennis courts and a swimming pool.
- The city is about 789.65 acres, or 1.23 square miles.





**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](http://www.CREshow.com).



**Andy Lundsberg**  
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## TEAM PROFILE

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**ANDY LUNDSBERG**  
Partner



**AUBRI LIENEMANN**  
Marketing



**RICK LEWIS**  
Marketing



**SCOTT JACKSON**  
Analyst



**BULL REALTY**  
ASSET & OCCUPANCY SOLUTIONS

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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 **10 & 22 North Avondale Road, 2871 Franklin Street, Avondale Estates, GA 30002**. 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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