



Offering Memorandum

TWO TENANT MODIFIED NET LEASED INVESTMENT
7% CAP RATE



BULL REALTY
Asset & Commercial Solutions

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BULL REALTY
ASSET & OCCUPANCY SOLUTIONS

Exclusively listed by Bull Realty, Inc.

DISCLAIMER & LIMITING CONDITIONS

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Bull Realty has been retained as the exclusive listing broker to arrange the sale of the Subject Property.

This 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 Offering 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 Offering 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 Offering 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 Offering Memorandum may be used only by parties approved by the Owner. The Property is privately offered, and by accepting this Offering Memorandum, the party in possession hereof agrees (i) to return it if requested and (ii) that this Offering Memorandum and its contents are of a confidential nature and will be held and treated in the strictest confidence. No portion of this Offering 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 Offering Memorandum in its entirety and all documents, disks and other information provided in connection therewith.



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EXECUTIVE SUMMARY

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OVERVIEW

- Excellent in town location on popular Edgewood Avenue in Atlanta's Sweet Auburn district
- 2 tenant modified NNN leased investment
- 7% cap rate
- Landlord responsible for roof and structure only
- New roof with warranty
- Trolley stop directly in front of property (Edgewood at Hilliard)
- Established tenants with leases through 2022 and 2029
- 4.33% annual rent increases

TENANTS

HAROLD'S CHICKEN & ICE BAR

Since 1950, Harold's Chicken Shack has been a Chicago Institution, particularly on the South Side of Chicago, and is well known for its uniquely prepared chicken and special sauces. Harold's Chicken locations have also been opened in Northwest Indiana, Detroit, Milwaukee, Las Vegas, Madison (WI), and Dallas. In June 2012, Harold's re-opened its doors in the vibrant city of Atlanta, Georgia, as "Harold's Chicken & Ice Bar". Harold's Chicken & Ice Bar was the first Harold's franchise to transition from the traditional, informal "Harold's Chicken Shack."

CITY INK

A Custom Tattoo Parlor and Art Gallery located in the heart of Atlanta's Old 4th Ward Historic District specializing in clean line work, bold color and realistic shading styles. Originally founded by Miya Bailey, Tuki Carter and Corey Davis in 2006.



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PRICE | \$1,085,000

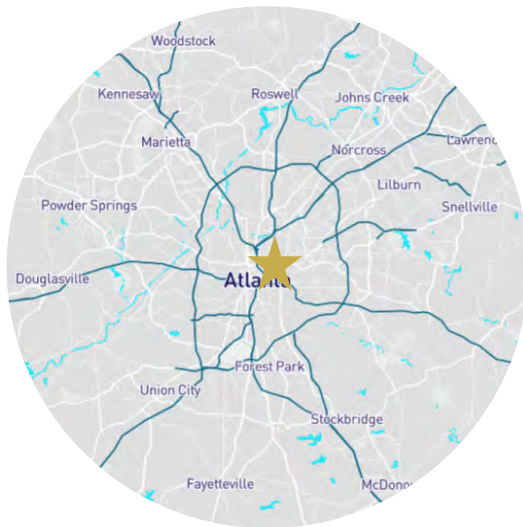
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PROPERTY OVERVIEW

TWO TENANT MODIFIED NET LEASED INVESTMENT | 7% CAP RATE

349-353 EDGEWOOD AVENUE

| | |
|---------------|---|
| Address | 349-353 Edgewood Avenue, Atlanta, GA 30312 |
| County | Fulton |
| Building Size | 3,140 SF |
| Zoning | HC-20C-Subarea4 (Auburn Edgewood Commercial District) |
| Year Built | 1946 |
| Parking | Street |
| 2017 Taxes | \$5,642.34 |
| Cap Rate | 7% |
| NOI | \$76,653.41 |
| Price | \$1,085,000 |



PHOTOS

CITY OF INK

TWO TENANT MODIFIED NET LEASED INVESTMENT | 7% CAP RATE

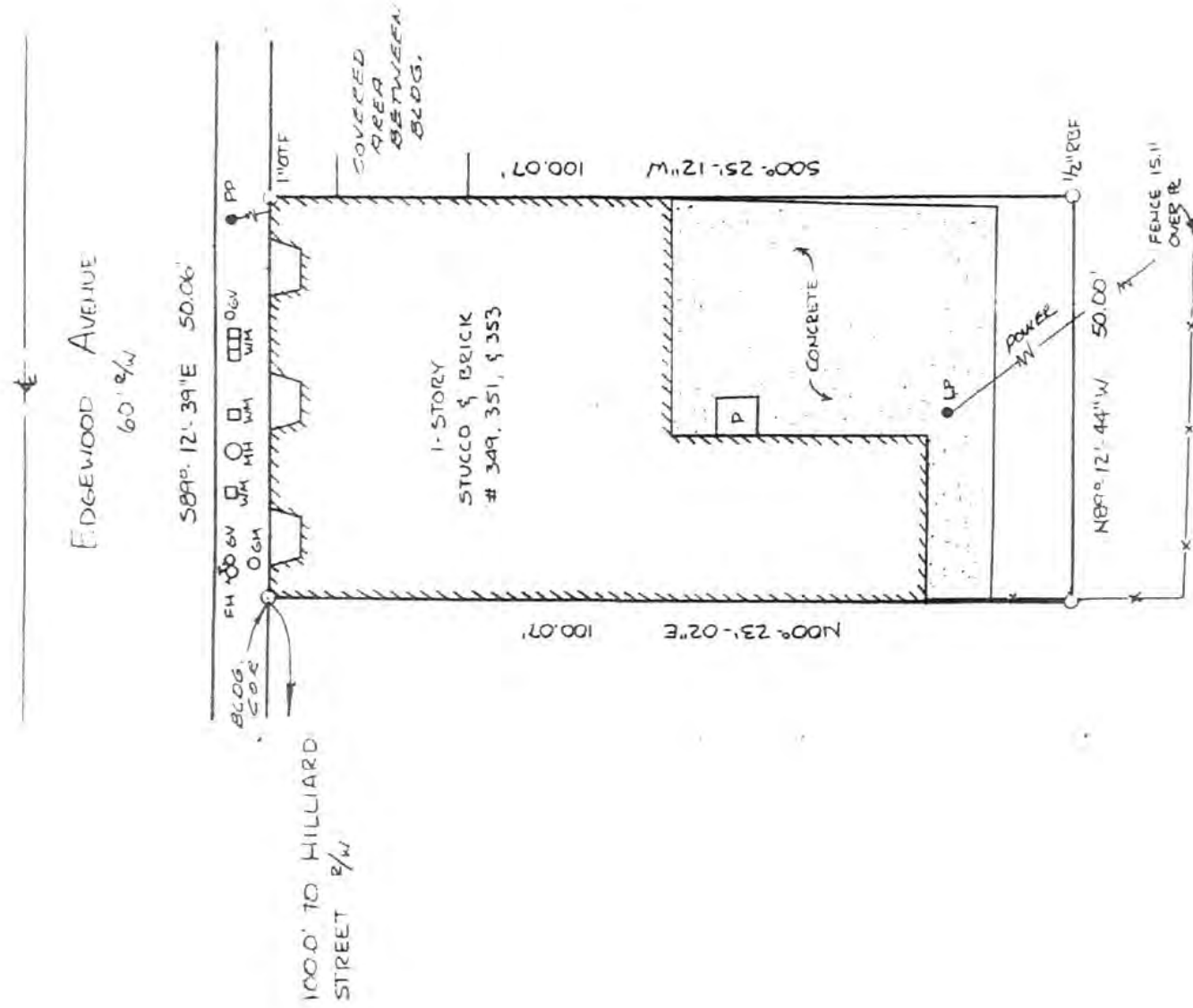


PHOTOS

HAROLD'S CHICKEN & ICE BAR

TWO TENANT MODIFIED NET LEASED INVESTMENT | 7% CAP RATE





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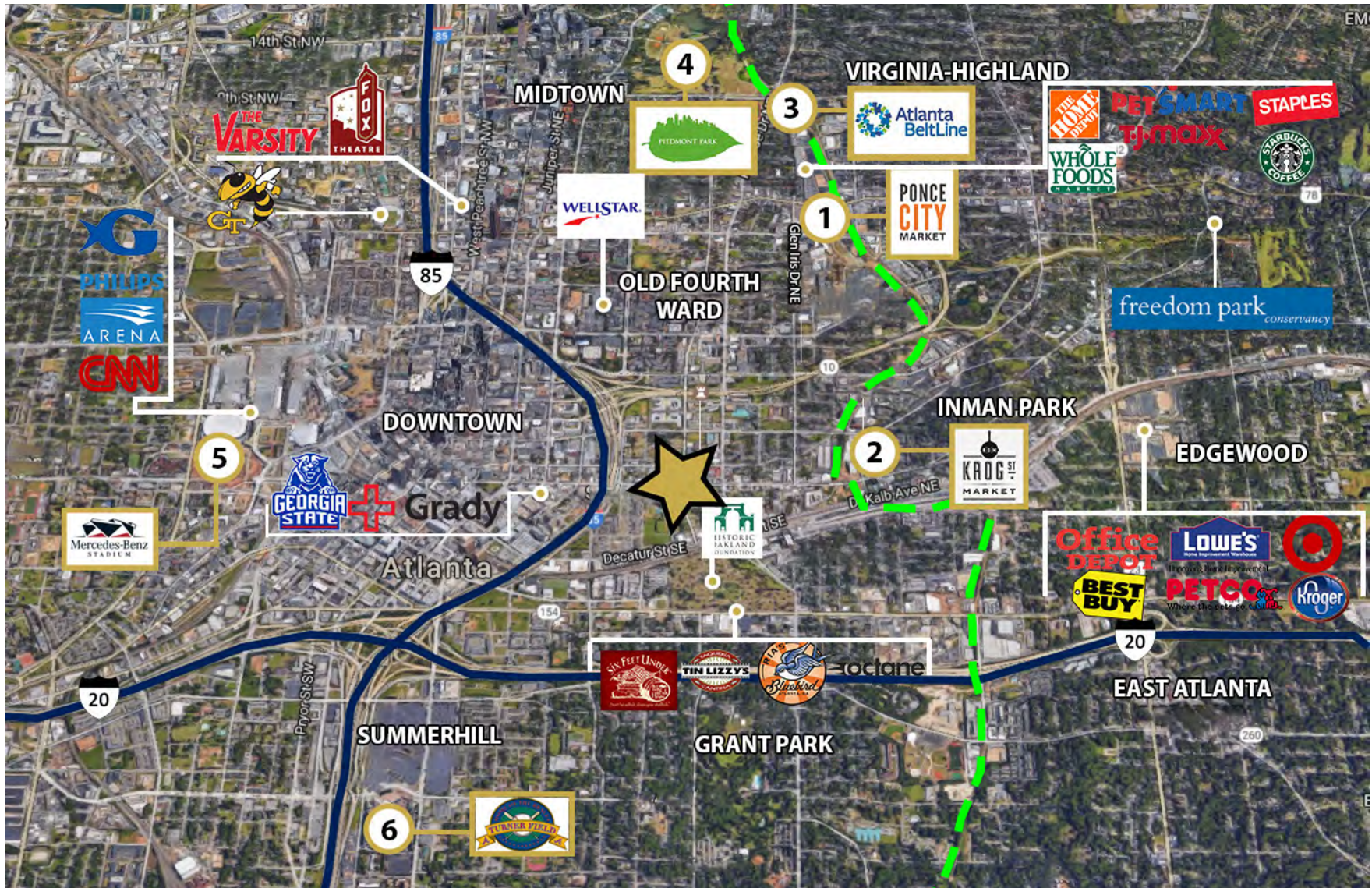
AERIAL MAP

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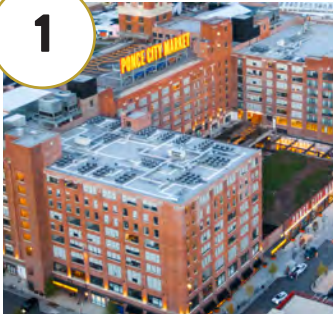
IN THE AREA

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1



PONCE CITY MARKET

Ponce City Market is a mixed-use development located in a historic building in Atlanta, with national and local retail anchors, restaurants, a food hall, boutiques and offices, and residential units. It is located where the BeltLine crosses Ponce de Leon Avenue in the Old Fourth Ward where that neighborhood touches the Virginia Highland, Poncey Highland and Midtown neighborhoods.

2



KROG STREET MARKET

Krog Street Market is a 9 acre mixed-use development located along the Atlanta BeltLine in Inman Park. The complex is a 12,000 SF west-coast style marketplace complete with restaurants and 300 apartments.

3



ATLANTA BELTLINE

The Atlanta BeltLine is a sustainable redevelopment project that will provide a network of public parks, multi-use trails and transit along a historic 22-mile railroad corridor circling downtown and connecting many neighborhoods directly to each other.

4



PIEDMONT PARK

Piedmont Park is a 211-acre park located in Midtown. It draws more than 3 million annual visitors who enjoy the park's many amenities including fitness areas, walking trails, dog park, farmer's market and green space. The park also hosts many annual events and music festivals that bring visitors from all over the country.

5



MERCEDES-BENZ STADIUM

Mercedes-Benz Stadium serves as the home of the Atlanta Falcons (NFL) and Atlanta United (MLS). Along with concerts previously held at the Georgia Dome, new marquee events that could be hosted here in the future. Mercedes-Benz stadium has a capacity of 71,000 seats and the total cost is estimated at \$1.4 billion.

6

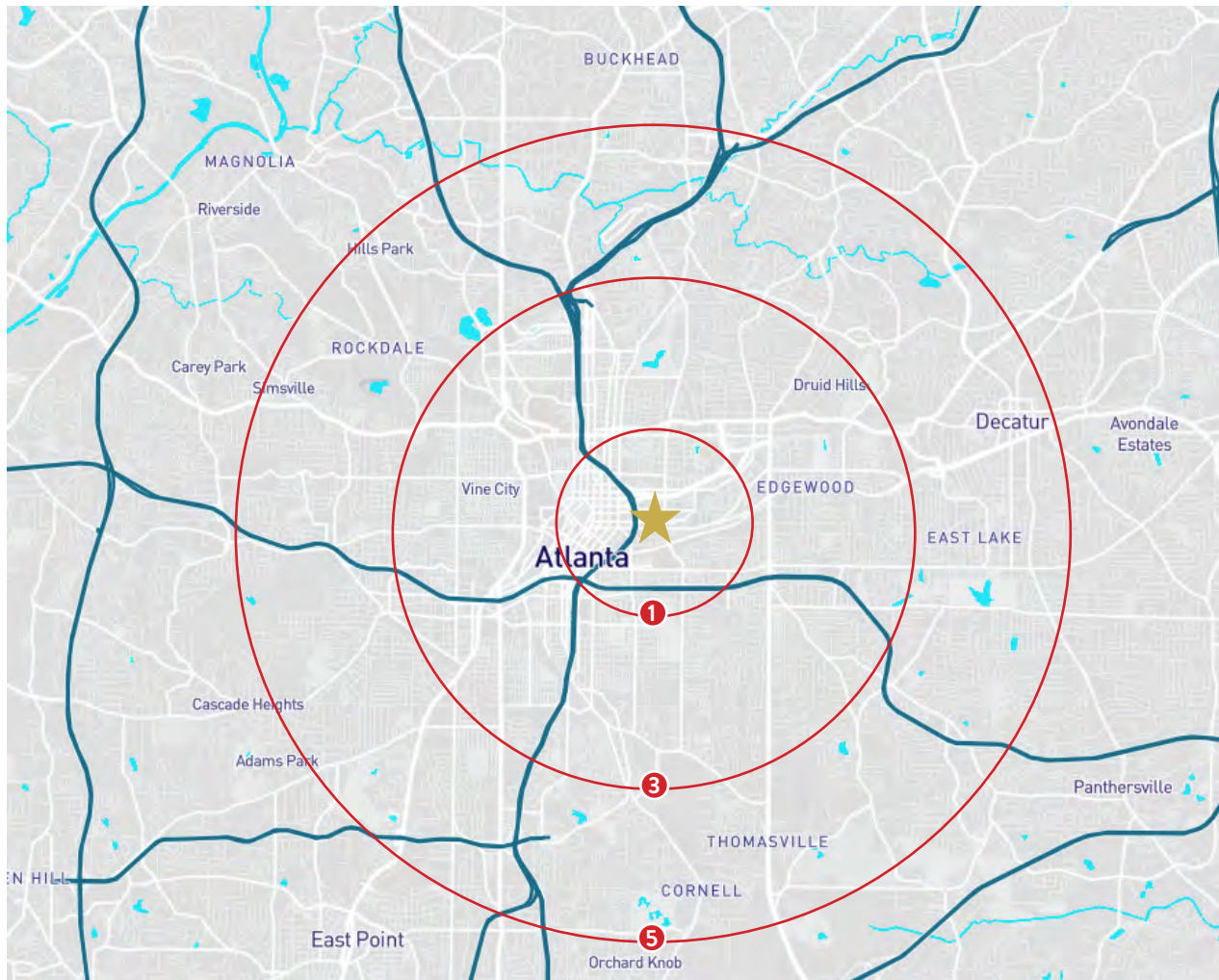


GSU & TURNER FIELD

Turner Field, the former home of the Atlanta Braves, has been transformed over the past several months into a modern football venue with reconfigured seating, 25,000 seats, new locker rooms and new concession options. Home to the Georgia State University Panthers, the new complex includes retail, residential and student housing. The project had a proposed cost of \$300 million.

DEMOGRAPHICS & TRAFFIC COUNTS

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= VPD

2017 DEMOGRAPHICS (CoStar) 1 MILE

| | |
|--------------------------|----------|
| Population | 24,395 |
| Households | 11,867 |
| Average Household Income | \$64,329 |

3 MILES

| | |
|--------------------------|----------|
| Population | 171,766 |
| Households | 75,971 |
| Average Household Income | \$80,940 |

5 MILES

| | |
|--------------------------|----------|
| Population | 346,302 |
| Households | 149,506 |
| Average Household Income | \$82,883 |



ABOUT THE AREA

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SWEET AUBURN

Located just east of Downtown Atlanta, the Sweet Auburn district is steeped in history. Famously the birthplace of civil rights pioneer Dr. Martin Luther King Jr., Sweet Auburn is the best place on Earth to connect with his enduring legacy. Not only does the Martin Luther King Jr. National Historic Site engage visitors with an interactive center that explores King's extensive legacy, in Sweet Auburn, you can even tour King's birth home, as well as Ebenezer Baptist Church; the burial sites of King and his wife, Coretta Scott King; and the International Walk of Fame - an interactive memorial made of shoe prints from influential civil rights activists.

Designated a National Historic Landmark in 1976, Sweet Auburn is experiencing a major upswing, investing in connectivity-boosting initiatives like the Atlanta Streetcar, which runs from the King Center to downtown's Centennial Olympic Park. The annual Sweet Auburn Festival celebrates the past and the future of this neighborhood, attracting thousands of visitors annually. And the Sweet Auburn Curb Market has become a fun anchor for the neighborhood, providing a bustling and varied lunch option for nearby workers. Originally opened in 1918 and filled with a rich history of its own, the market has something for every palate, offering fresh produce, meats, and dairy from local and organic farms, as well as the wares of artisan shops and eateries.

**SOURCE: <http://www.atlanta.net/explore/neighborhoods/eastside/sweet-auburn/>*



BROKER PROFILE

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ANDY LUNDSBERG

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 headquartered in Atlanta and licensed in nine Southeast states. The firm was founded in 1998 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 disposition, acquisition, project leasing, tenant representation, asset management and consulting services. Advisors focus on specific property types including office, retail, industrial, multifamily, land, healthcare, senior housing, self-storage, automotive, hospitality and single tenant net lease properties.

The firm produces America's Commercial Real Estate Show, a national video show and podcast enjoyed by millions of people around the country. Industry analysts, leading market participants and the firm's founder Michael Bull share market intelligence, forecasts and success strategies. The show has aired every week since 2010 on iTunes, YouTube and www.CREshow.com. The firm also produces Atlanta's Commercial Real Estate Show available on AtlCREshow.com



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CONFIDENTIALITY AGREEMENT

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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 349-353 Edgewood Ave., Atlanta, GA 30312. 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 _____

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