



AUTO-SPA

3M WINDOW
TINTING
AUTHORIZED DEALER

OPEN

Offering Memorandum

**CUMBERLAND FULLY-OPERATING CAR
WASH | 6,140 SF**



BULL REALTY
ASSET & OCCUPANCY SOLUTIONS

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DISCLAIMER

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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, suitability 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 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 on 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 Owner/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 Broker. 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. The terms and conditions set forth above apply to this Offering Memorandum in its entirety and all documents and other information provided in connection therewith.

EXECUTIVE SUMMARY

CUMBERLAND FULLY-OPERATING CAR WASH | 6,140 SF



PROPERTY SUMMARY

Address:	2543 Spring Road, Smyrna, GA 30080
County:	Cobb
Site Size:	0.99 Acres
Building Size:	6,140 SF
Year Built:	2000
Year Renovated:	2015
Sale Price:	\$3,500,000

PROPERTY OVERVIEW

This highly successful, fully-operating car wash and quick service center is available for sale in the desirable Smyrna community. Only 1/2 mile from the new Suntrust Park, the site is almost one acre at the corner of Woodward Terrace and Spring Road with traffic counts exceed 33,000 vehicles per day.

The car wash was built in 2000 and renovated in 2015 with an express-style tunnel. The owner currently offers multiple services including emission and oil changes along with window tinting. The building and equipment are in good condition for this turnkey operation. Smyrna is experiencing tremendous growth and benefits greatly from the popularity of the Suntrust Park Development.

PROPERTY HIGHLIGHTS

- 6,140 SF car wash and quick service center available for sale
- Successful tenant with multiple income streams
- Corner lot with three access points
- High traffic counts of 33,000 VPD
- Street signage with excellent visibility from Spring Road
- Desirable neighborhood in Smyrna
- Strong income and density demographics
- Five minutes to Suntrust Park, Cumberland Mall and the Cobb Energy Center

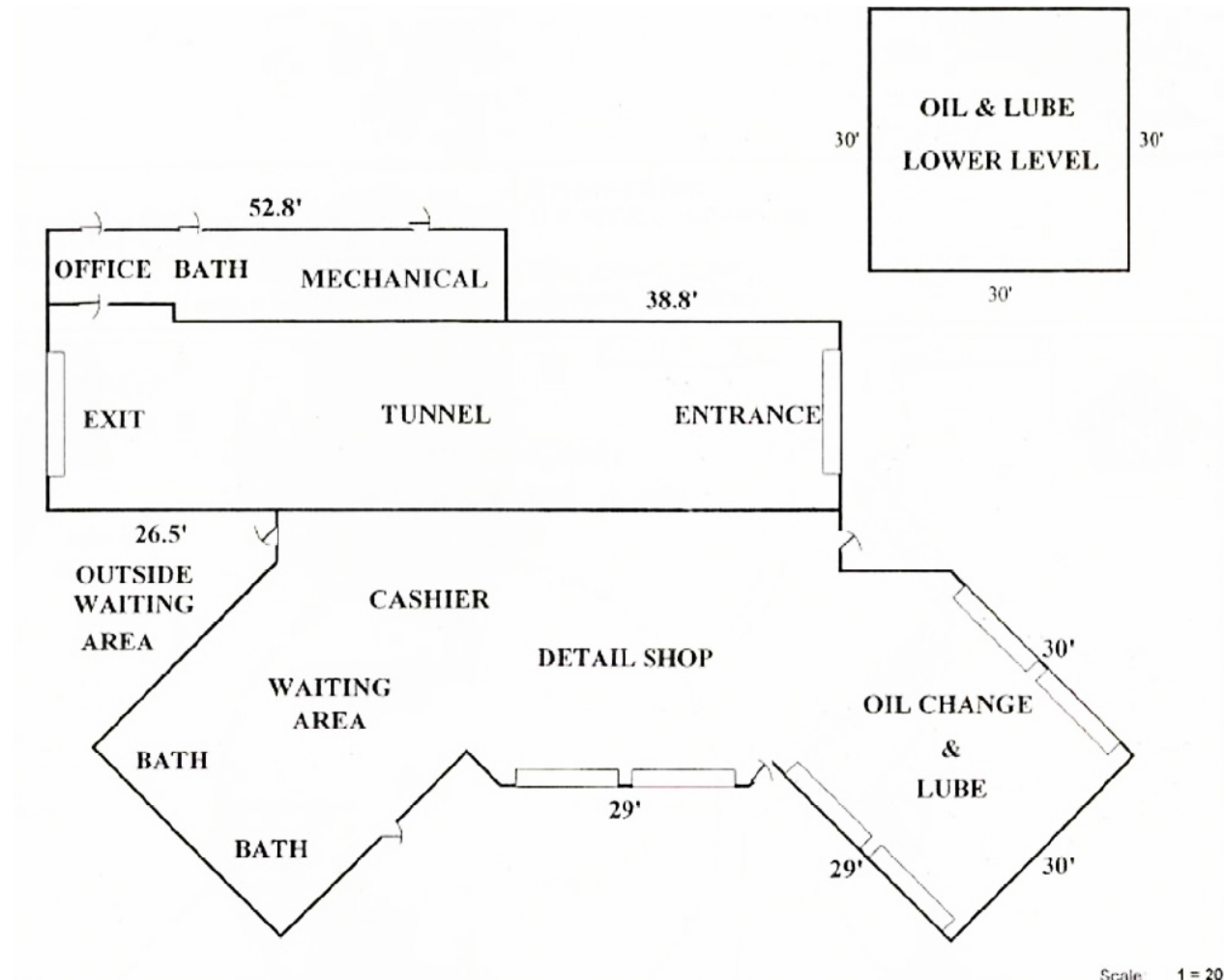
PROPERTY PHOTOS

CUMBERLAND FULLY-OPERATING CAR WASH | 6,140 SF



FLOOR PLAN

CUMBERLAND FULLY-OPERATING CAR WASH | 6,140 SF



TAX PLAT

CUMBERLAND FULLY-OPERATING CAR WASH | 6,140 SF



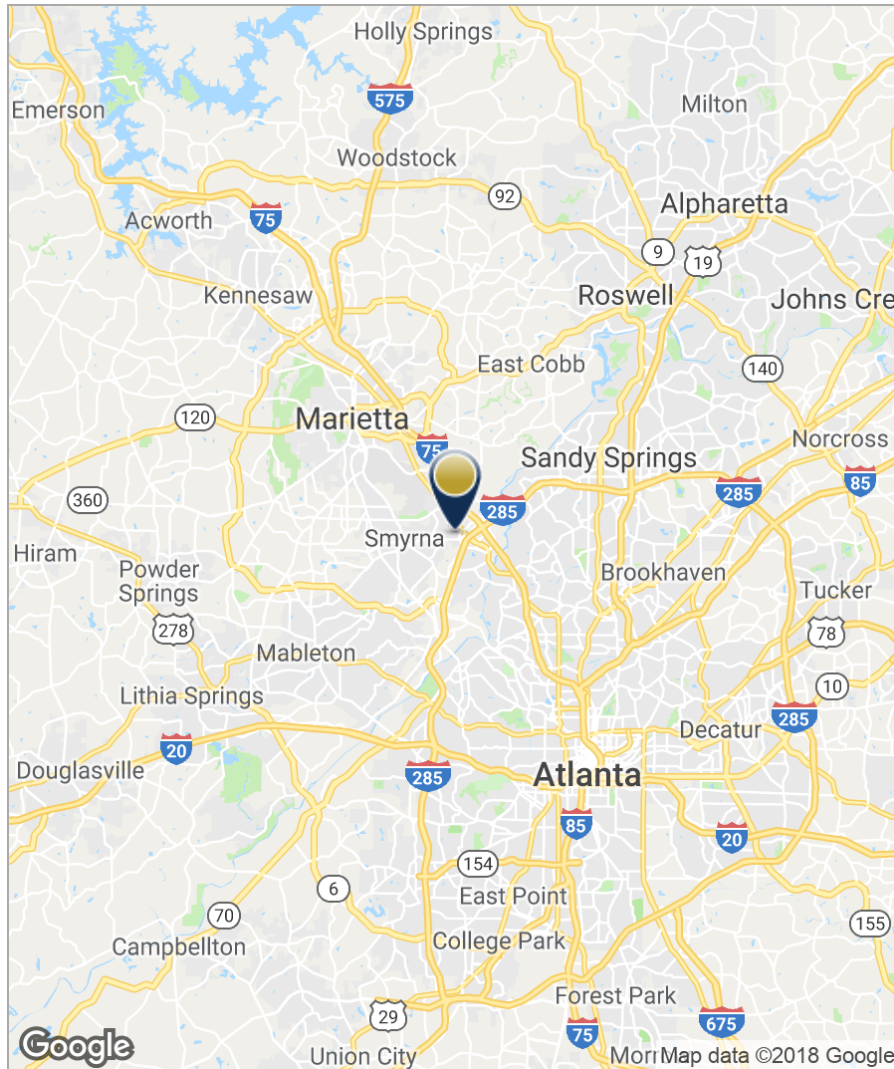
RETAIL MAP

CUMBERLAND FULLY-OPERATING CAR WASH | 6,140 SF



DEMOGRAPHICS

CUMBERLAND FULLY-OPERATING CAR WASH | 6,140 SF



POPULATION	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	13,251	44,217	83,238
MEDIAN AGE	30.6	31.5	32.5
MEDIAN AGE (MALE)	30.4	31.6	32.8
MEDIAN AGE (FEMALE)	30.6	31.1	32.2
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	7,182	23,620	41,415
# OF PERSONS PER HH	1.8	1.9	2.0
AVERAGE HH INCOME	\$66,595	\$67,965	\$76,349
AVERAGE HOUSE VALUE	\$233,977	\$241,120	\$287,430

Source: ESRI



83,238

2018 Total Population
(Esri)



41,415

2018 Total Households
(Esri)



\$76,349

2018 Average
Household Income
(Esri)

AREA OVERVIEW

CUMBERLAND FULLY-OPERATING CAR WASH | 6,140 SF



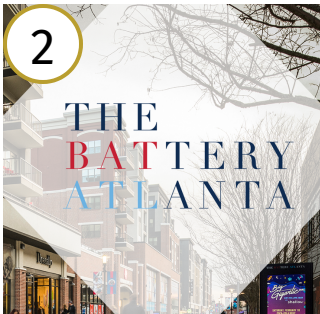
AREA OVERVIEW

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SUNTRUST PARK BRAVES STADIUM

Since April 2017, the Braves have called the new SunTrust Park their new home. SunTrust Park is the perfect marriage of classic ballpark feel, modern amenities and southern hospitality, which creates a fan experience unlike any other. Since its opening, friends, families and fans have flocked to enjoy baseball in the new state of the art facility.



THE BATTERY ATLANTA

Surrounding the new Braves stadium is a new entertainment district lovingly referred to as The Battery. The district features streets lined with retail, restaurants, bars and entertainment leading up to the stadium. With over 65 retail tenants and four parking decks, The Battery is the perfect spot to unwind before the big game and grab a bite to eat with friends.



CUMBERLAND MALL

Cumberland Mall features a wide variety of stores and restaurants in Atlanta, Georgia. Anchored by Costco and Macy's, and housing over 127 stores, this mall is sure to feature something for everyone. With a convenient location close to the Cobb Galleria Centre Convention Center and the new Atlanta Braves stadium, this is the preferred shopping destination for visitors and residents alike.

COBB ENERGY CENTER

The Cobb Energy Center is one of Atlanta's premier entertainment venues featuring acts and performances from all over the world. The 2,750 seat theater promotes live entertainment to metro-Atlanta through hosting shows, ballet, concerts, opera, performances, corporate meetings and events.



HOME DEPOT HEADQUARTERS

The Home Depot is a fortune 30 company with over 400,000 employees. It is the premier global provider for home repair supplies and equipment. Their weekend warrior clientele epitomize the DIY attitude of America and have contributed to the strong financial performance of the company. With headquarters in Atlanta, The Home Depot is one of the top employers for attracting local talent.



COBB GALLERIA

The Cobb Galleria is Atlanta's premier destination for hosting conventions and exhibitions. It has hosted over 20,000 events and 10 million guests, including wedding, automotive, camping, anime conventions and more. This 320,000 SF facility is ideal for large events and trade-shows seeking to maximize attendee exposure.



AREA OVERVIEW

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SMYRNA

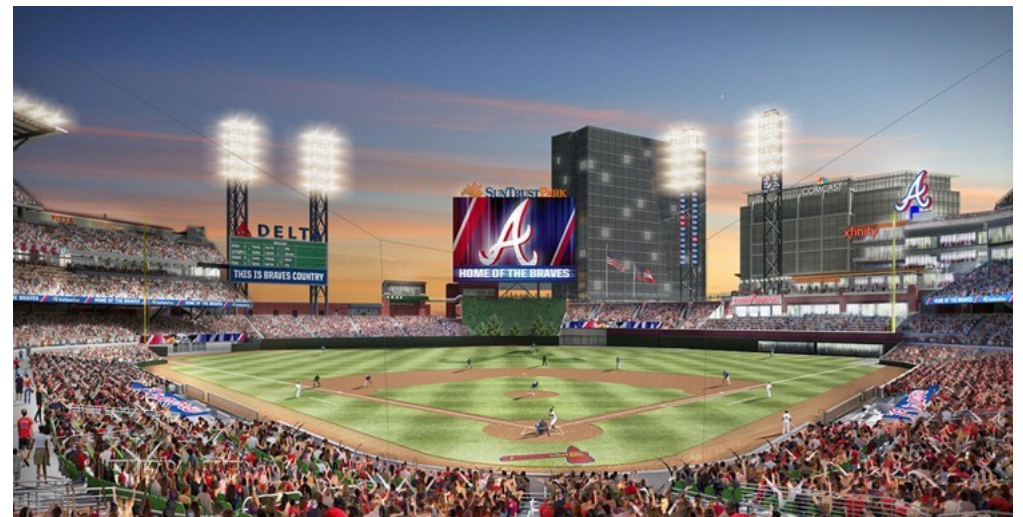
More than 50,000 residents call Smyrna home, and this area of Cobb County continues to be attractive for residential and commercial development, as it actively recruits both small, local businesses and large, national brands. The city's demographics shows its residents are younger and have a higher per capita income as compared with the Atlanta MSA.

Smyrna is strategically located near three interstate and intrastate highway systems: I-75, I-20, and I-285. Downtown Atlanta is a 15-minute drive via the interstate and Atlanta's Hartsfield International Airport is only a 30-minute drive away.

CUMBERLAND

Cumberland, GA has shown itself to be a cultural and commercial hub by developing world class facilities. This area is home to the new SunTrust Braves Stadium, Battery Atlanta, Cumberland Mall, Cobb Energy Center and Home Depot global headquarters. This prime location draws consumers for leisure, shopping, sports, nightlife and entertainment.

Source: SmyrnaGA.Gov





DARRELL CHAPMAN

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Professional Background

While Darrell is experienced in all types of commercial properties throughout the Southeast, his primary focus has been investment properties and mixed use developments in the North Atlanta market. Darrell also specializes in car wash properties in the Atlanta Market and consistently sells several annually. As a long time resident of the suburbs of North Atlanta, he has extensive knowledge of the area and the business trends in these markets. Marketing more than \$300 million in commercial property since 2007, Darrell has become a recognized go-to broker in North Georgia.

Darrell helped establish Bull Realty's first satellite office on GA 400 north of Atlanta. He is a member of the Atlanta Commercial Board of Realtors, Atlanta Commercial Board of Realtors Million Dollar Club, the National Association of REALTORS, the Dawson County Chamber of Commerce and the Hall County Chamber of Commerce. Darrell lives in Dawsonville with his wife of 24 years, his young daughter and a menagerie of pets. Favorite hobbies include boating, water skiing and off-roading.

Some notable closings include a 9-acre site in Gwinnett County for the Georgia Regional Transportation Authority for \$3.2 million, a retail park with 20 tenants next to the North Georgia Premium Outlet Mall which sold for \$4.5 million, a commercial development park in north Georgia on GA Hwy 400 for \$4.9 MM, a medical office park for \$2.4 million, a \$1.4 million-dollar land sale to RaceTrac Petroleum, and several retail sales including C Stores, Car Washes, and Shopping Centers. Prior to commercial real estate sales, Darrell enjoyed a successful career in the boating industry, and worked as a manager, consultant, and trainer for many of the

Bull Realty is a commercial real estate sales, leasing, management and advisory firm headquartered in Atlanta licensed in nine Southeast states. The firm was founded in 1998 on two primary missions: to provide a company of advisors known for integrity and to provide the best disposition marketing in the nation. Still guided by these philosophies, the firm's services have expanded to include disposition, acquisition, project leasing, tenant representation and consulting services. To add additional value and efficiency for clients, advisors focus on specific sectors and services in the office, retail, industrial, multifamily, land, healthcare, senior housing, self-storage, automotive, hospitality and single tenant net lease sectors.

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.

TEAM PROFILES

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Michael Bull
Broker



Carine Davis
Marketing



Scott Jackson
Analyst

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 2543 Spring Road. 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.

If you are a broker, or a principal desiring to include an outside broker, contact the listing agent directly for a Buyer and Buyer's Broker Confidentiality & Commission Agreement.

Accepted and agreed to __ / __ / __

Receiving Party

Signature

Printed Name

Title

Company Name

Address

Email

Phone

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