



BULL REALTY
ASSET & OCCUPANCY SOLUTIONS

OFFERING MEMORANDUM

3 BUILDINGS WITH INCOME OFFERED TOGETHER OR INDIVIDUALLY

DOWNTOWN ATLANTA | $\pm 13,160$ SF



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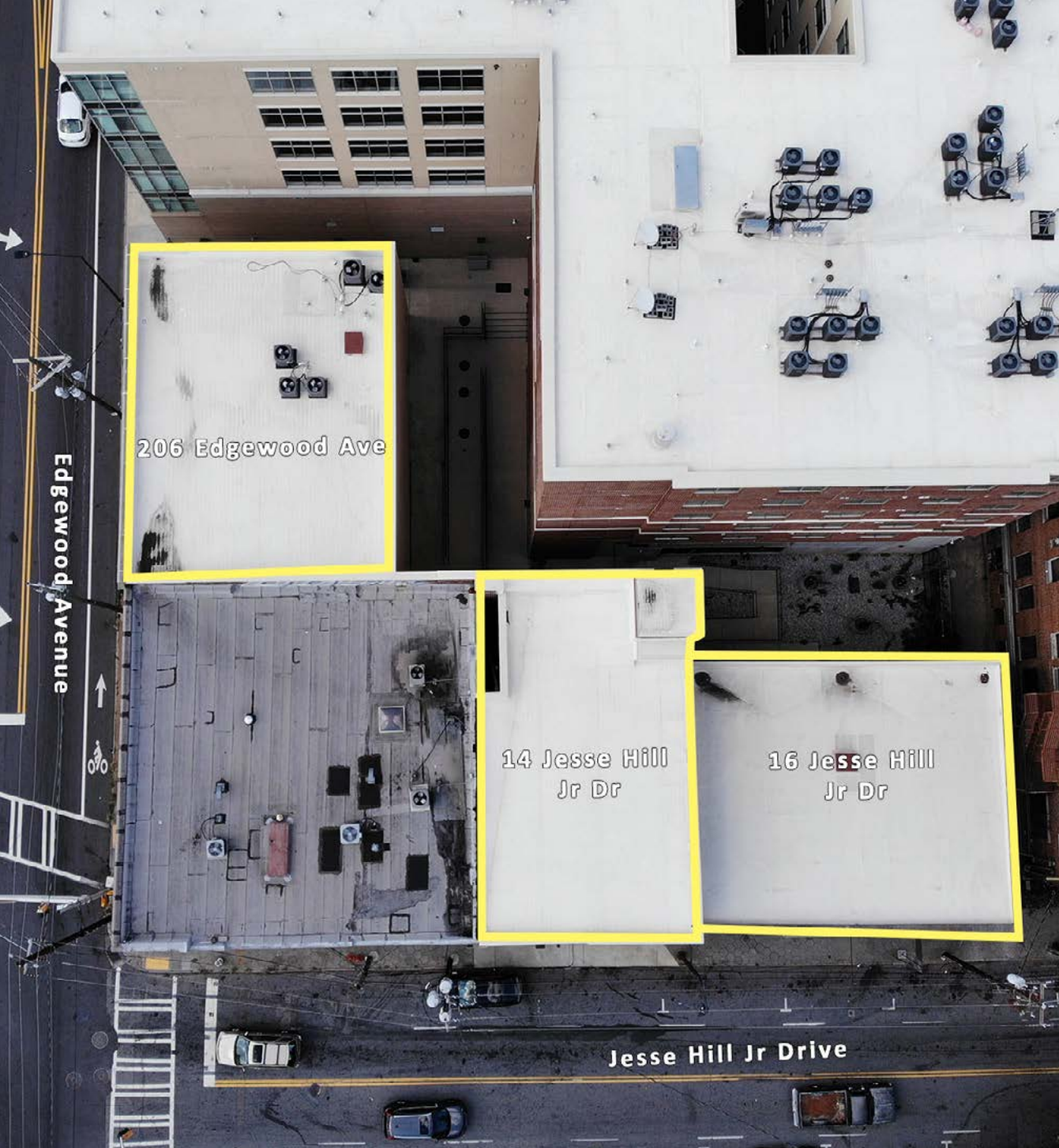
Exclusively listed by Bull Realty, Inc.

THE OFFERING



Edgewood Avenue

Jesse Hill Jr Drive



INVESTMENT OVERVIEW

THE OFFERING

Three buildings in Downtown Atlanta available for sale together or individually. 206 Edgewood Avenue is a fully-occupied, two-tenant building renovated into loft office and restaurant space. 14 and 16 Jesse Hill Jr Drive are in shell condition with the potential to be converted into a similar buildout as 206 Edgewood, or any other layout a buyer desires.

Located in the heart of Downtown Atlanta in the Sweet Auburn historic district at the high-exposure intersection of Edgewood Avenue and Jesse Hill Jr Drive, these buildings benefit from both high foot and car traffic counts.

Situated among Georgia State University's sprawling campus and two blocks from Grady Hospital, the buildings also benefit from a bustling daytime population of \pm 133,172 within a 1-mile radius. Adjacent to popular Sweet Auburn Municipal Market and walking distance to many popular restaurants located just west of I 75/85 on Edgewood Avenue in the Edgewood nightlife district.

Buildings can be sold together or individually.

206 Edgewood Ave: \$1,235,000

14 Jesse Hill Jr Dr: \$495,000

16 Jesse Hill Jr Dr: \$595,000

\$ PRICE \$2,325,000

PROPERTY INFORMATION



| | |
|-----------------|--|
| ADDRESS | 206 Edgewood Avenue Atlanta, GA 30303 |
| COUNTY | Fulton |
| BUILDING SIZE | 4,638 SF |
| STORIES | 2 |
| ELEVATORS | N/A |
| YEAR BUILT | 1930 / Renovated 2017 |
| ROOF | New-2019 |
| ZONING | HC-20C & SA4 Click here for Permitted Uses |
| PARKING | Paid deck adjacent & street |
| OCCUPANCY | 100%- two tenants |
| SALES PRICE | \$1,235,000 |
| NOI (2020) | \$86,407 |
| CAP RATE (2020) | 7% |



| | |
|---------------|--|
| ADDRESS | 14 Jesse Hill Jr Drive Atlanta, GA 30303 |
| COUNTY | Fulton |
| BUILDING SIZE | 3,910 SF |
| STORIES | 2 |
| ELEVATORS | Shaft in place |
| YEAR BUILT | 1930 |
| ROOF | New-2019 |
| ZONING | HC-20C & SA4 Click here for Permitted Uses |
| PARKING | Street or interior drive-in |
| OCCUPANCY | Vacant |
| SALES PRICE | \$495,000 |
| NOI | N/A |
| CAP RATE | N/A |



| | |
|---------------|--|
| ADDRESS | 16 Jesse Hill Jr Drive Atlanta, GA 30303 |
| COUNTY | Fulton |
| BUILDING SIZE | 4,612 SF |
| STORIES | 2 |
| ELEVATORS | N/A |
| YEAR BUILT | 1950 |
| ROOF | New-2019 |
| ZONING | HC-20C & SA3 Click here for Permitted Uses |
| PARKING | Street |
| OCCUPANCY | Vacant |
| SALES PRICE | \$595,000 |
| NOI | N/A |
| CAP RATE | N/A |

206 EDGEWOOD AVE - TENANT OVERVIEW

About Student Quarters



Student Quarters is a specialist student housing asset manager with a demonstrated track record of value generation and execution. Since its founding in 2013, Student Quarters has built a meaningful portfolio in its target markets. The team is highly experienced student housing owners with decades of combined experience in underwriting, repositioning, managing and disposing of quality student housing properties. During their careers the team has completed in excess of 56 student housing deals, totaling more than 28,000 beds with a total transaction value in excess of \$1.4 billion. Student Quarters' in-depth knowledge of the student housing market, end to end platform, relationships across the sector and confirmed deal flow provides them a unique competitive advantage.

Find out more about Student Quarters at <https://www.livesq.com/>

| | |
|--------------------|--------------------|
| SF Occupied | 3,411 SF |
| % of Building | 74% |
| Lease End Date | 5/14/2027 |
| Annual Escalations | Flat |
| Renewal Options | two 5-year options |
| Base Rent: | \$56,640 |
| Base Rent/SF: | \$16.61 |

206 EDGEWOOD AVE - TENANT OVERVIEW



Let's Bap - Korean food has taken center stage in the culinary theater. Let's Bap joins the troupe by offering one of the first fast casual concepts featuring the build your own BiBimBap bowls. Rice, spicy beef, vegetables and a traditional Korean hot sauce all staged in bowl and topped with a fried egg.



| | |
|--------------------|--------------------|
| SF Occupied | 1,227 SF |
| % of Building | 26% |
| Lease End Date | 4/30/2024 |
| Annual Escalations | 3% |
| Renewal Options | two 5-year options |
| Base Rent: | \$36,471 |
| Base Rent/SF: | \$29.72 |

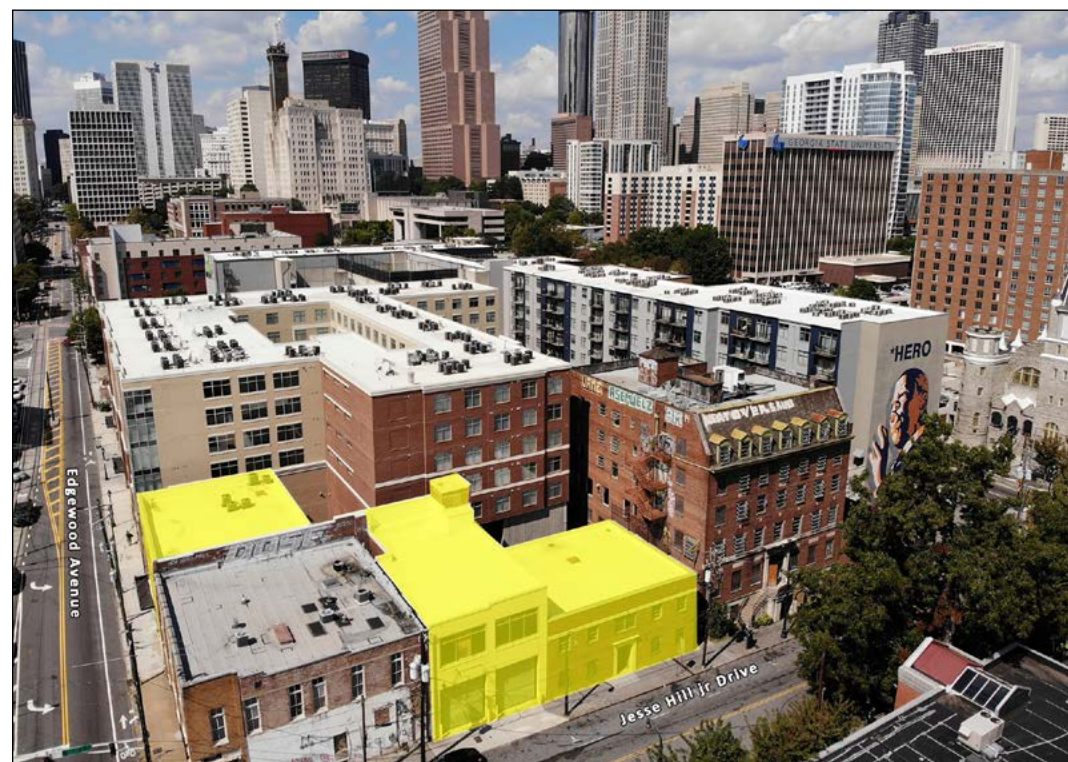
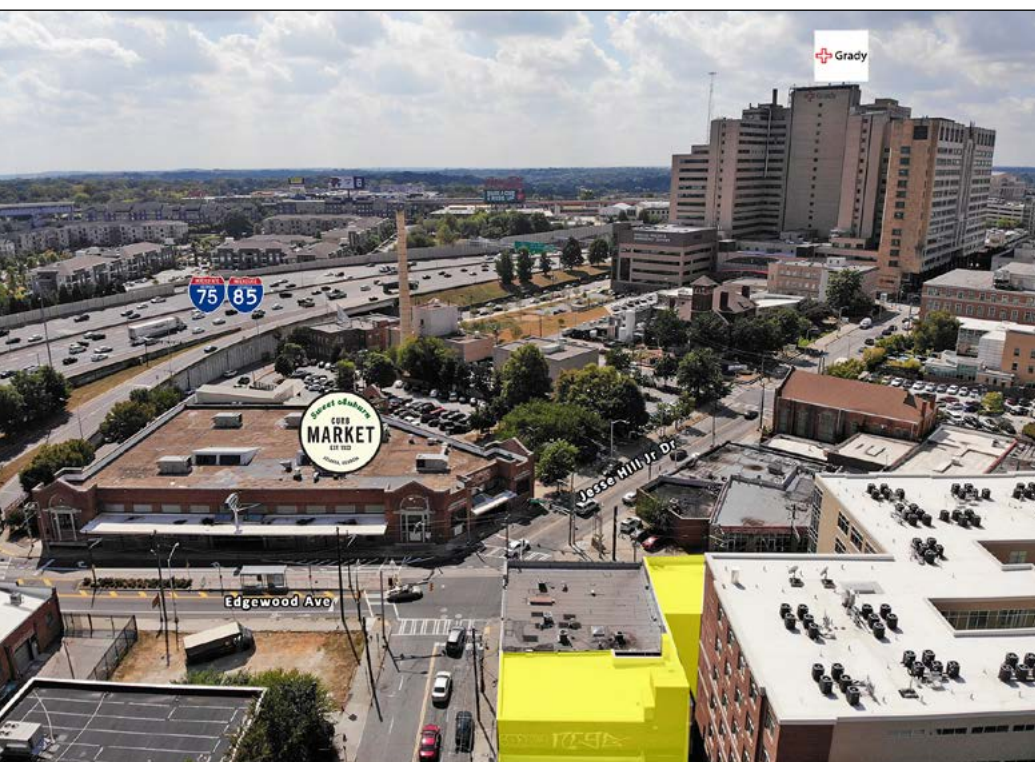
206 EDGEWOOD AVENUE - INTERIOR



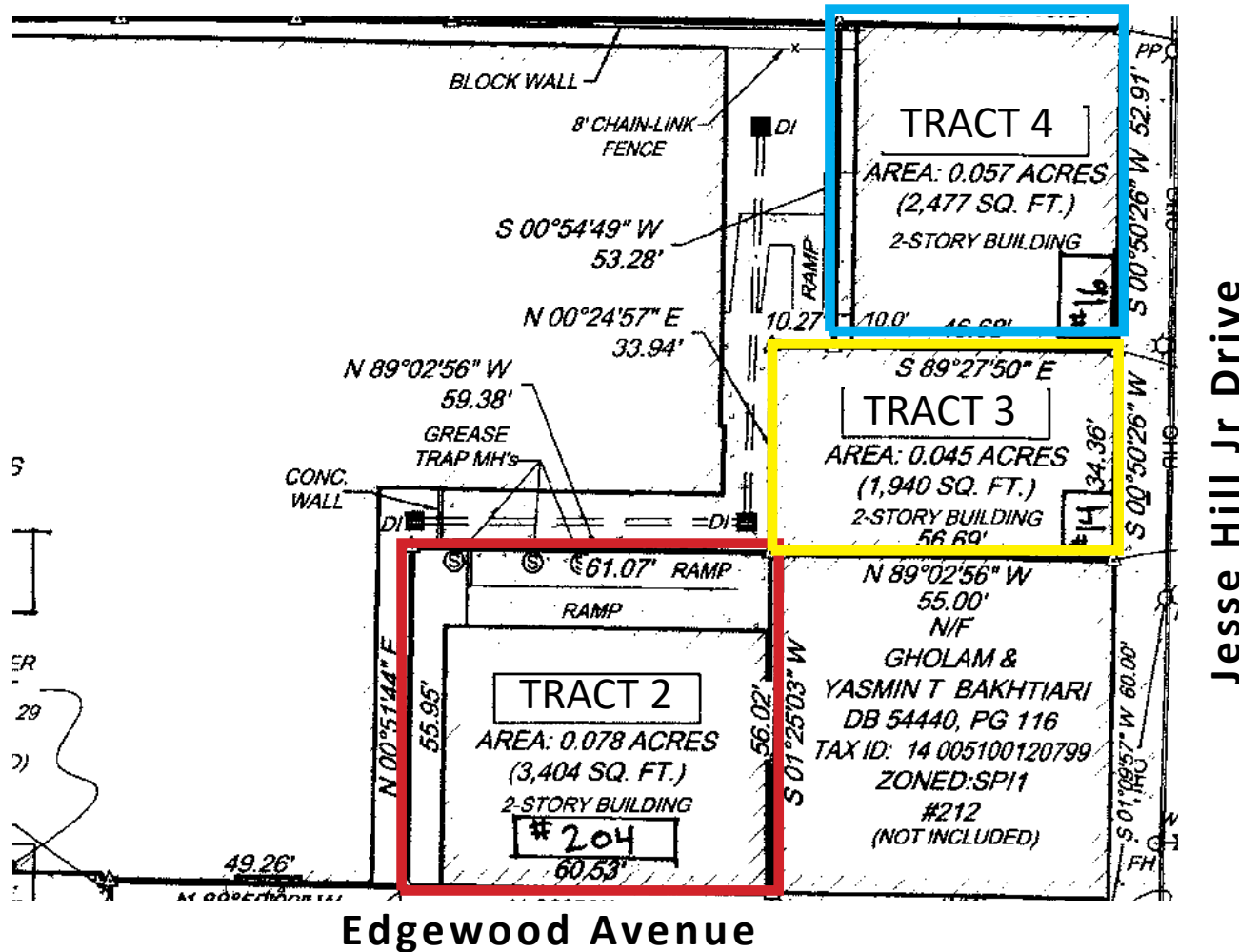
14 JESSE HILL DRIVE







SITE PLAN



Tract 2
206 Edgewood Avenue
0.078 Acres

Tract 3
14 Jesse Hill Jr Drive
0.045 Acres

Tract 4
16 Jesse Hill Jr Drive
0.057 Acres

AREA OVERVIEW

Downtown

Midtown

Buckhead



Big Bethel
AME Church



Sweet Auburn

Auburn Ave



Jesse Hill Jr Drive

Edgewood Ave



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.

Walking the streets of modern Sweet Auburn, it is fun to imagine the neighborhood in its heyday. In the 1940s and 50s, Sweet Auburn flourished economically with scores of African-American-owned businesses, newspapers, churches, and nightclubs. The success even prompted FORTUNE magazine in 1956 to call Sweet Auburn "the richest Negro street in the world," a term originally coined by John Wesley Dobbs.

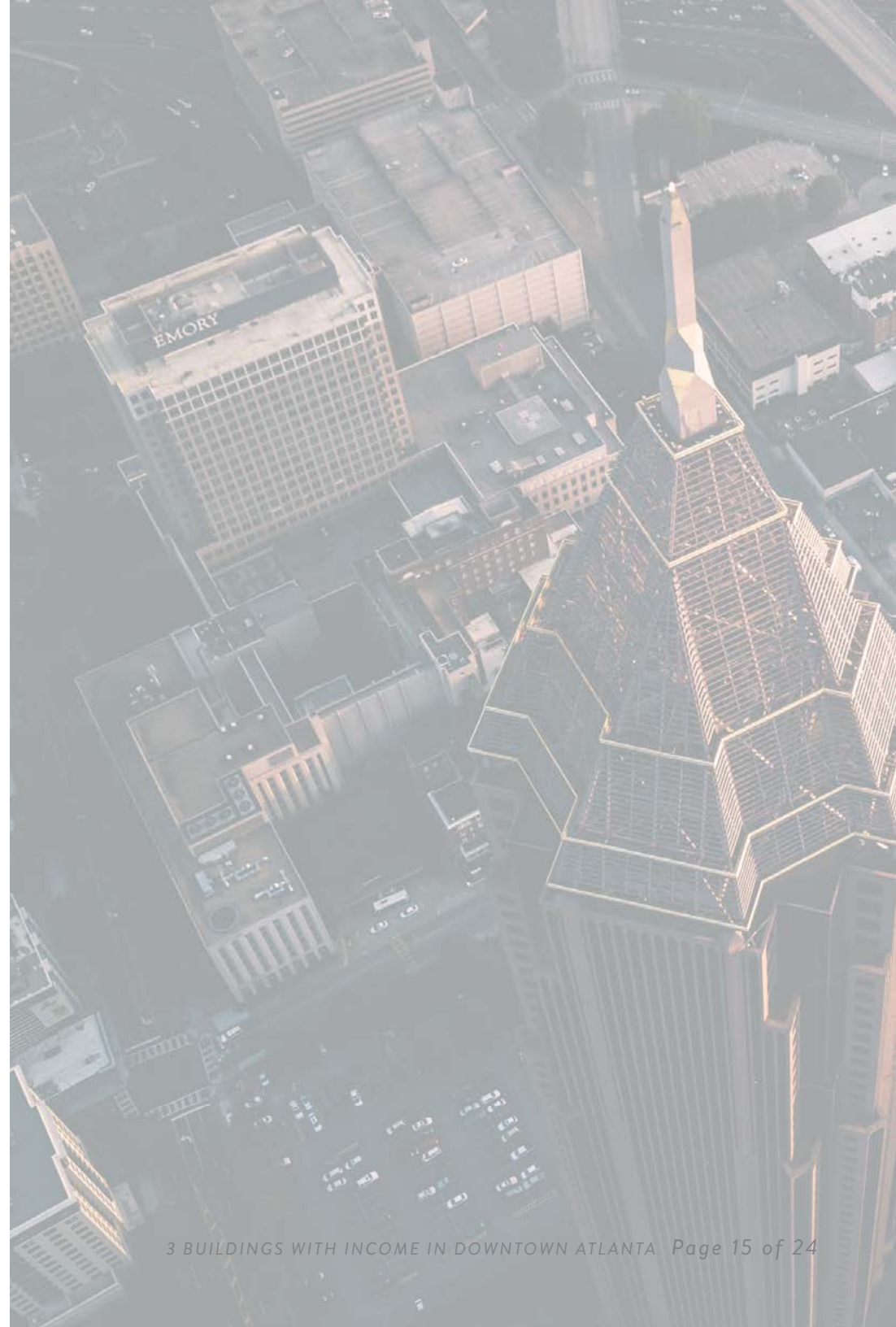
Designated a National Historic Landmark in 1976, Sweet Auburn is experiencing a major upswing, investing in connectivity-boosting initiatives like the Atlanta Streetcar, which runs from the King Center to downtown's Centennial Olympic Park. The annual Sweet Auburn Festival celebrates the past and the 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.

ATLANTA

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, makes getting to Atlanta easy. With a variety of transportation options throughout the city, our guides, maps, shuttles, tours and Atlanta Ambassadors make getting around Atlanta easy as well.

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 Atlanta's economy, with the city serving as the regional, national or global headquarters for many corporations. Atlanta has 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, SunTrust Bank, Mercedes Benz USA, Newell-Rubbermaid and is home to the world renowned Center for Disease Control. Over 75% 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 due to 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.



Sweet Auburn

Sister Louisa's Church Bar
Cafe Circa
Cafe 458
Georgia Beer Garden

The King Center /
MLK Jr. Historic Park

Fiesta Cantina

Chrome Yellow Trading Co
Old Fourth Distillery
The Soundtable

MOTHER Bar + Kitchen
Joystick Gamebar

Puff & Petals
Noni's
Harold's Chicken & Ice Bar
Hungry Ghost

Edgewood SPKEZ

Cabbagetown



Auburn Ave

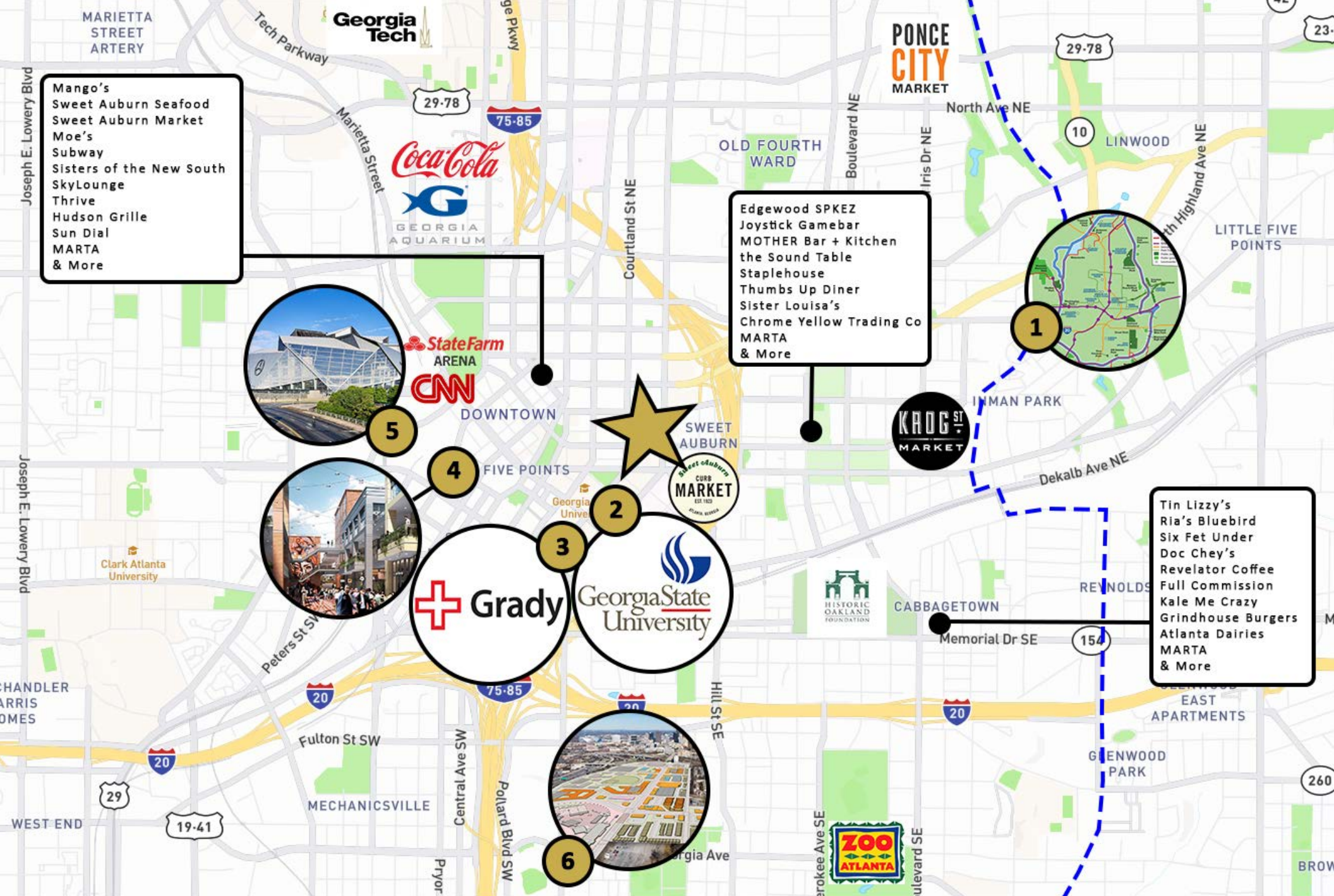


Edgewood Ave

Jesse Hill Jr Dr



Jesse Hill Jr Dr



IN THE AREA

1



ATLANTA BELTLINE

The Atlanta BeltLine is a sustainable redevelopment project that provides 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.

UNDERGROUND ATLANTA REDEVELOPMENT

The new vision of Underground will transform the historic four-block radius into a sustainable community. Project includes student apartments, affordable apartments, 190,000+ SF of retail and office space, a higher-density hotel and a 175,000 SF ecosystem that fosters creativity and supports Atlanta's growing community of makers and doers. Delivering late 2020.

4



2



GEORGIA STATE UNIVERSITY

With 7 campuses in metro-Atlanta, the university provides its world-class faculty and 53,000+ students with unsurpassed connections to the opportunities available in one of the 21st century's great global cities. A national leader in graduating students from diverse backgrounds, Georgia State provides a rich experience with award-winning housing, hundreds of student clubs and organizations, and one of the most diverse student bodies in the country.

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 are hosted at the stadium including concerts, conventions and other sporting events including Super Bowl LIII. Mercedes-Benz stadium has a capacity of 71,000 seats .

5



3



GRADY HOSPITAL

Grady's mission is to improve the health of the community by providing quality, comprehensive healthcare in a compassionate, culturally competent, ethical and fiscally responsible manner. Grady maintains its commitment to the underserved of Fulton and DeKalb counties, while also providing care for residents of metro Atlanta and Georgia. Grady leads through its clinical excellence, innovative research and progressive medical education and training.

SUMMERHILL / GA AVENUE REDEVELOPMENT

Summerhill is the redevelopment of Atlanta's former Olympic stadium and surroundings, encompassing 80 acres adjacent to downtown Atlanta with unrivaled access and visibility. The 19-block project represents a rare commodity in Atlanta – a vibrant, walkable and authentic streetscape combining culture, entertainment, and housing within a world-class office ecosystem. Winner of GlobeSt.com's 2019 ADAPT award as the best economic restoration of a neighborhood's former glory.

6



DEMOGRAPHICS & TRAFFIC

Atlanta

1 mile

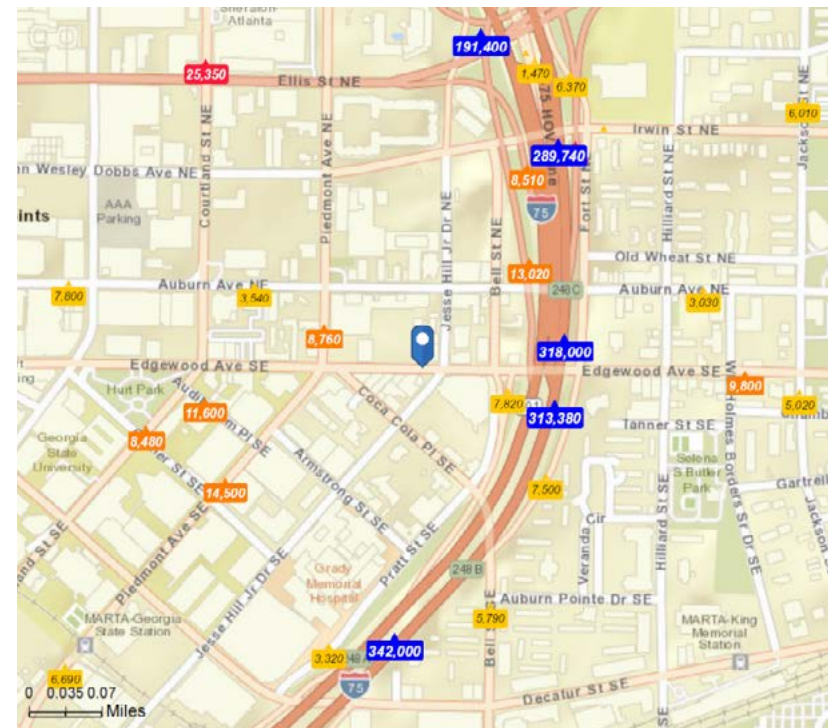
3 miles

5 miles

BULL REALTY

ASSET & OCCUPANCY SOLUTIONS

| | 1 MILE | 3 MILES | 5 MILES |
|-----------------------------------|----------|----------|----------|
| POPULATION | 24,624 | 183,433 | 361,064 |
| HOUSEHOLDS | 11,482 | 84,985 | 161,293 |
| AVG. HH INCOME | \$76,769 | \$94,773 | \$97,294 |
| ANNUAL POP. GROWTH (2019-2024) | 2.86% | 2.29% | 1.89% |



SOURCE: ESRI

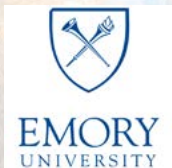
ATLANTA

TOP EMPLOYERS

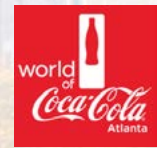


DELTA

EDUCATION



MAJOR ATTRACTIONS



BROKER PROFILE



ANDY LUNDSBERG

Partner
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404-876-1640 x 107

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 Lundsberg is recognized as the top producer at Bull Realty for the last 5 years in a row with sales in excess of \$100 million since 2017, 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



MICHAEL WESS, CCIM

Commercial Real Estate Advisor
MWess@BullRealty.com
404-876-1640 x 150

Michael Wess' passion for the consultation and sale of commercial real estate began during his undergraduate studies at the University of Georgia. He earned a 4.0 GPA at the Terry College of Business's real estate program, consistently ranked in the top five nationally. While there, Michael also received two other degrees in finance and international business and a minor in Spanish while participating on UGA's rugby team and various philanthropic organizations.

Michael joined Bull Realty in 2016 and began building his brokerage practice based on integrity, superior client service, and exceptional results. In 2018 alone, Michael closed 23 transactions valued at over \$25,000,000, which landed him #3 of 32 brokers at the firm. Since 2018, he has recorded five 'highest price ever' record sales.

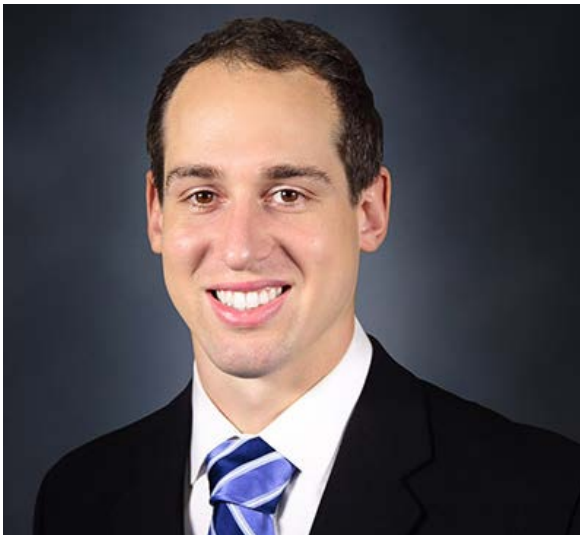
Michael continuously attends seminars, conferences, and classes to improve his knowledge of real estate, finance, and economics. He is a pinned designee of the prestigious Certified Commercial Investment Member (CCIM) Institute, commercial real estate's global standard for professional achievement and is an active member of the Atlanta Commercial Board of Realtors (ACBR).

When not enjoying his career, Michael continues pursuing his passions for athletics and international travel and loves a weekend camping and hiking in the north Georgia mountains. Michael is also a 'big brother' in the Big Brothers Big Sisters organization. He enjoys spending time with family and friends exploring the neighborhoods in and around Atlanta.

TEAM PROFILE



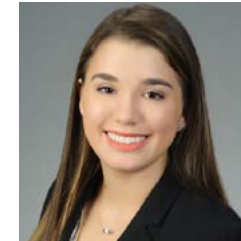
ANDY LUNDSBERG
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MICHAEL WESS, CCIM
Commercial Real Estate Advisor
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Aubri Lienemann
Marketing



Randee Comstock
Marketing



Scott Jackson
Analyst

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 206 Edgewood Avenue, 14-16 Jesse Hill Jr Drive, Atlanta, GA 30303. 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 this _____ day _____ of , 20____.

Receiving Party _____

Signature _____

Printed Name _____

Title _____

Company Name _____

Address _____

Email _____

Phone _____

Andy Lundsberg
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Michael Wess, CCIM
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Atlanta, GA 30328
Fax: 404-876-7073



DISCLAIMER & LIMITING CONDITIONS

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.