



UNITED STATES
POST OFFICE

Offering Memorandum

FLEX BUILDING | 15,467 SF



BULL REALTY
ASSET & OCCUPANCY SOLUTIONS

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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

FLEX BUILDING | 15,467 SF



PROPERTY OVERVIEW

Unique opportunity for user or investor to purchase a well-constructed building and collect \$20,833 in monthly rent from USPS until end of May, 2018. USPS completed original 20 year lease in built-to-suit property at end of July, 2017, and signed a 10-month extension at that time. USPS may attempt to extend their lease further, but owner can then choose to renegotiate or occupy.

PROPERTY HIGHLIGHTS

- User or investor opportunity
- Collect \$20,833 in monthly rent from USPS until end of May, 2018
- Brick construction
- Loading dock
- Less than 10 miles to Hartsfield-Jackson International Airport
- Parking ratio 6.7/1,000 SF
- Aggressively priced at \$61/SF

PRICE | \$950,000

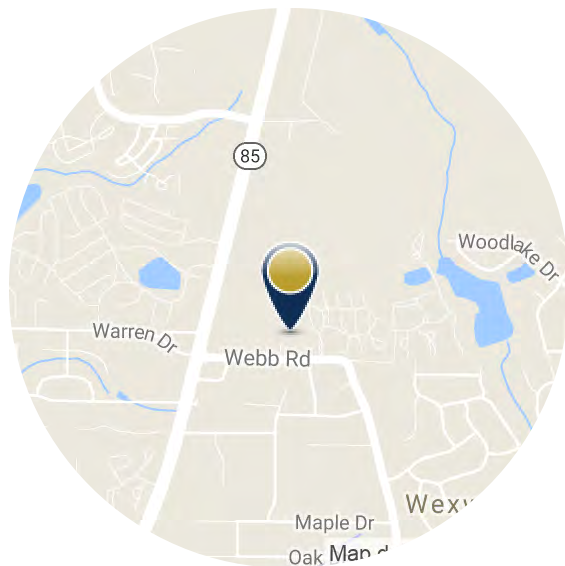


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PROPERTY OVERVIEW

FLEX BUILDING | 15,467 SF

Address:	8060 Webb Rd Riverdale, GA 30274
County:	Clayton
Building Size:	15,467 SF
Site Size:	3 Acres
Year Built:	1996
Zoning:	GB
Parking Spaces:	≈103
Cross Streets:	SR 85
Sale Price:	\$950,000



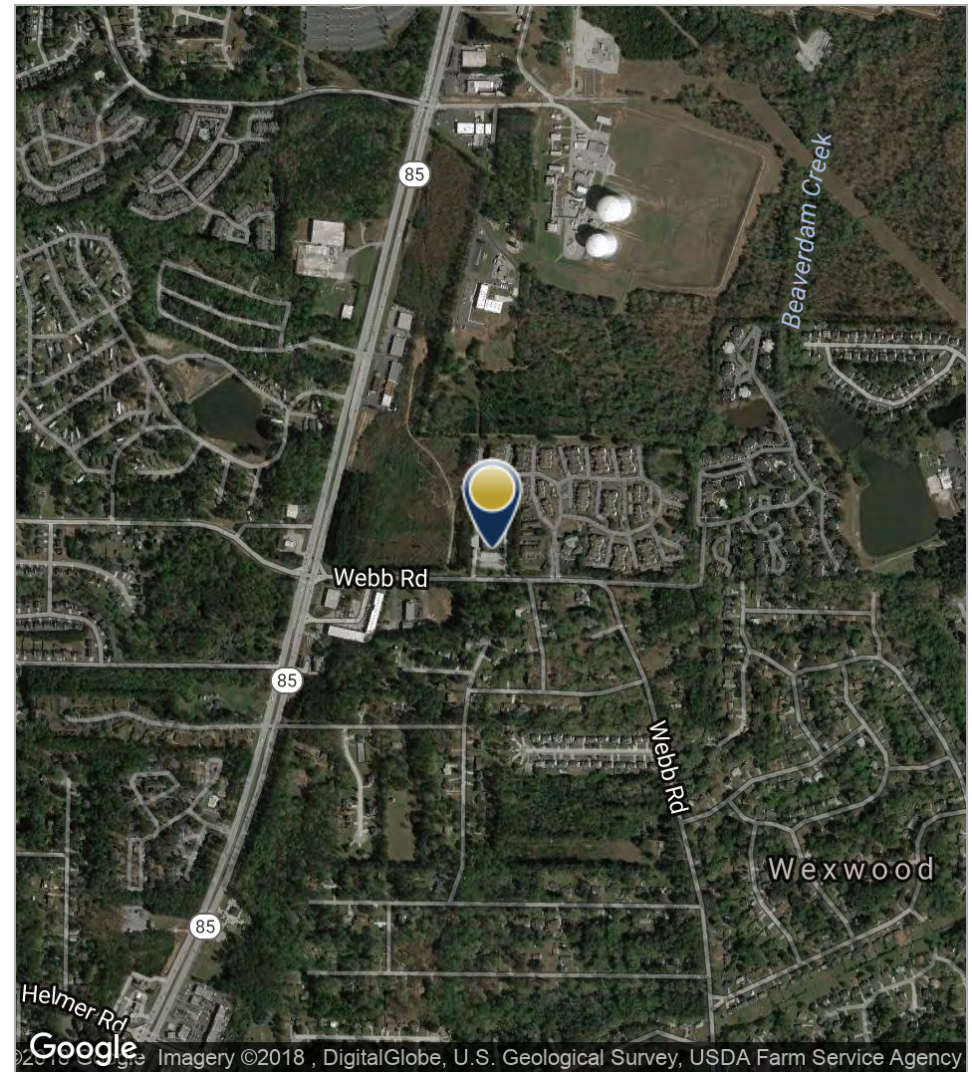
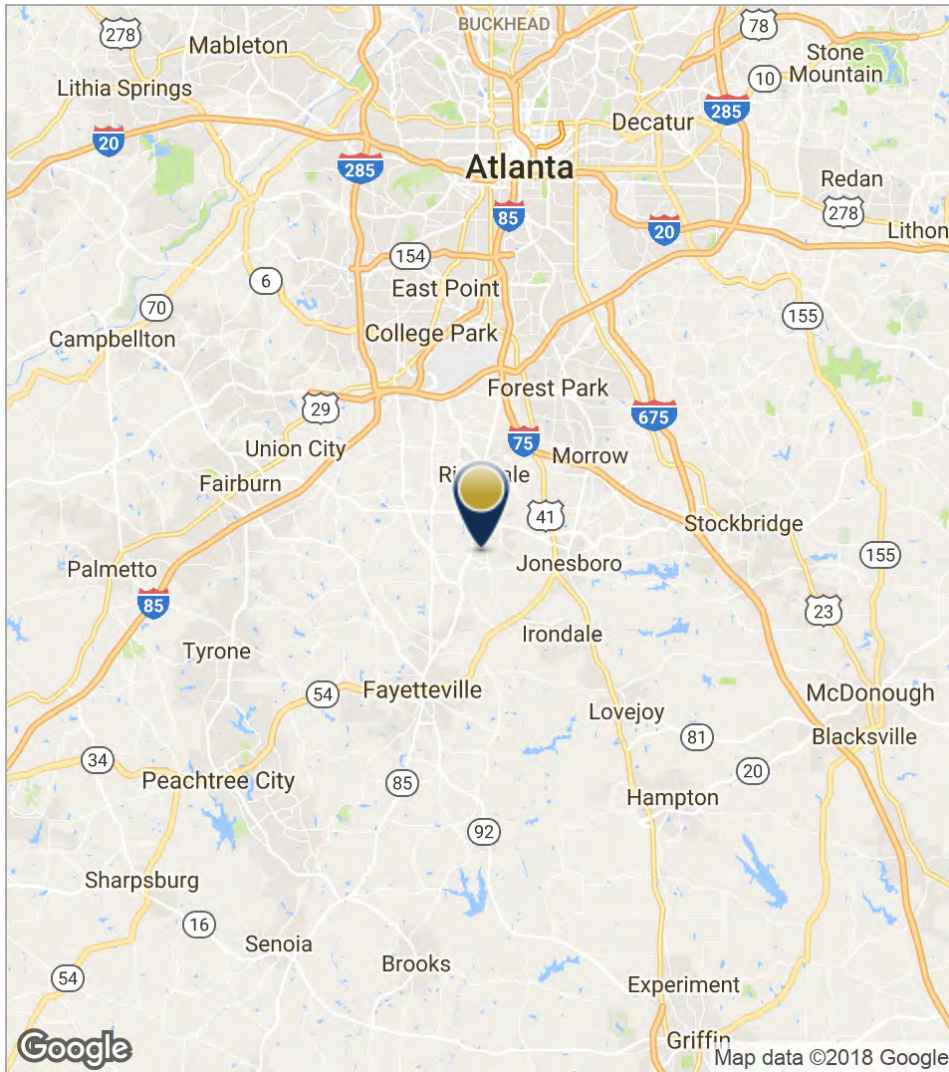
ADDITIONAL PHOTOS

FLEX BUILDING | 15,467 SF



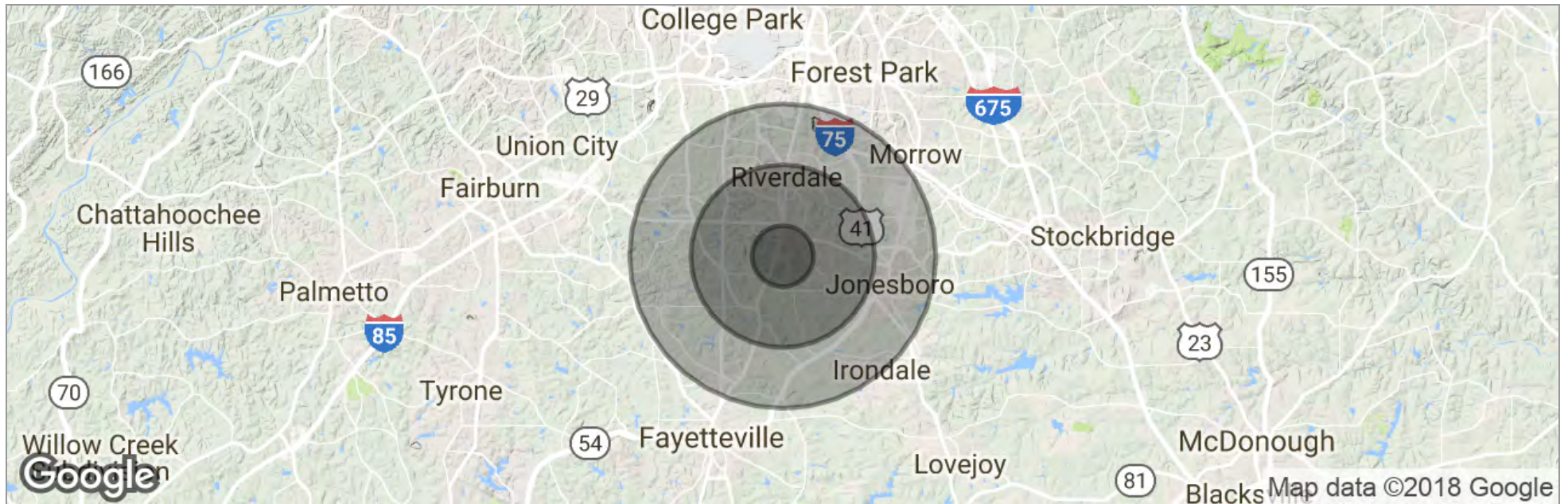
LOCATION MAPS

FLEX BUILDING | 15,467 SF



DEMOGRAPHICS MAP

FLEX BUILDING | 15,467 SF



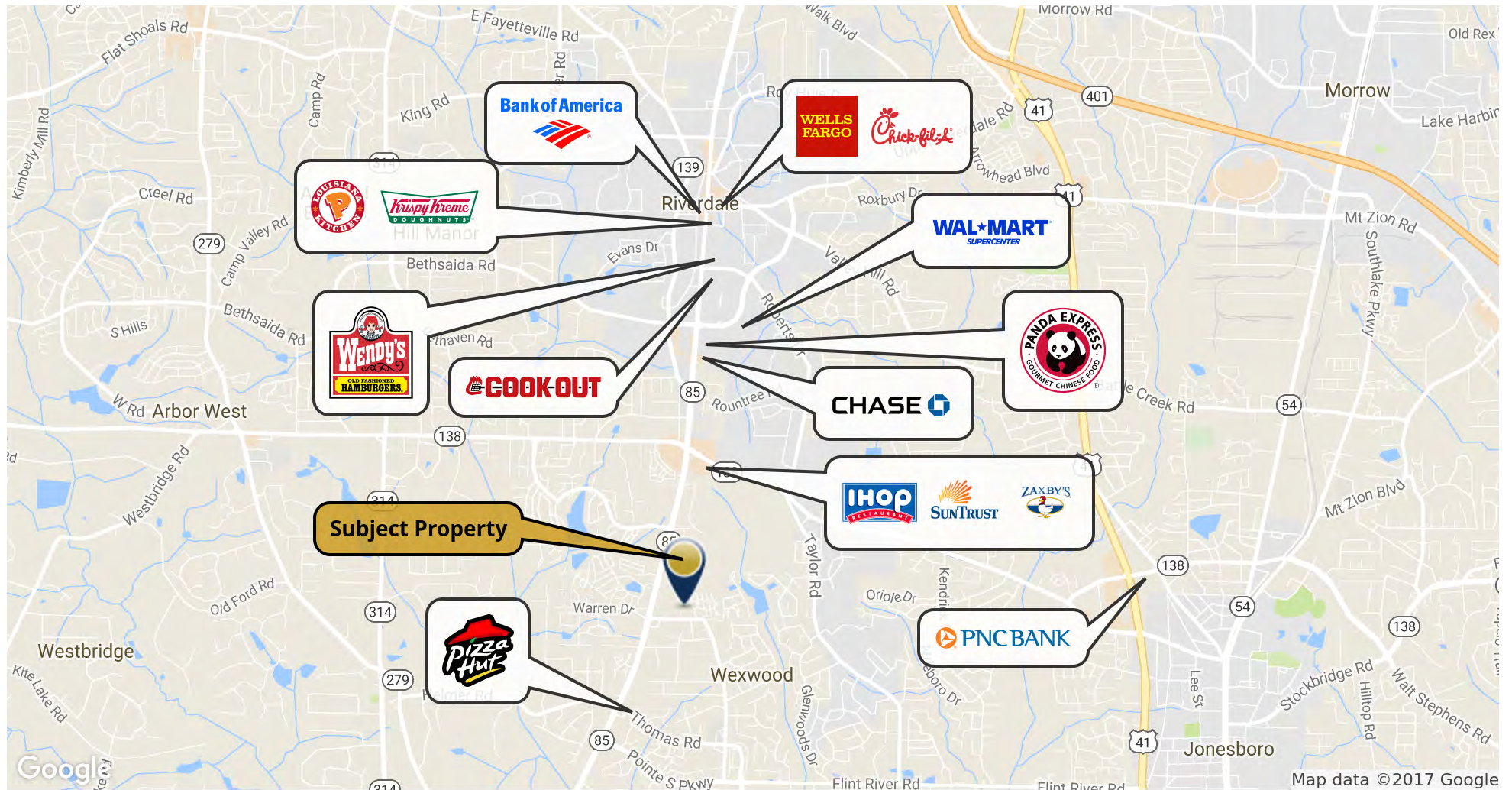
	1 Mile	3 Miles	5 Miles
Total Population	12,213	72,148	157,408
Population Density	3,888	2,552	2,004
Median Age	28.4	31.1	31.8
Median Age (Male)	24.6	27.9	29.8
Median Age (Female)	31.8	33.9	33.4
Total Households	4,404	25,001	55,404
# of Persons Per HH	3.0	3.0	2.9
Average HH Income	\$52,889	\$56,140	\$55,730
Average House Value	\$117,738	\$132,107	\$145,065

* Demographic data derived from 2010 US Census



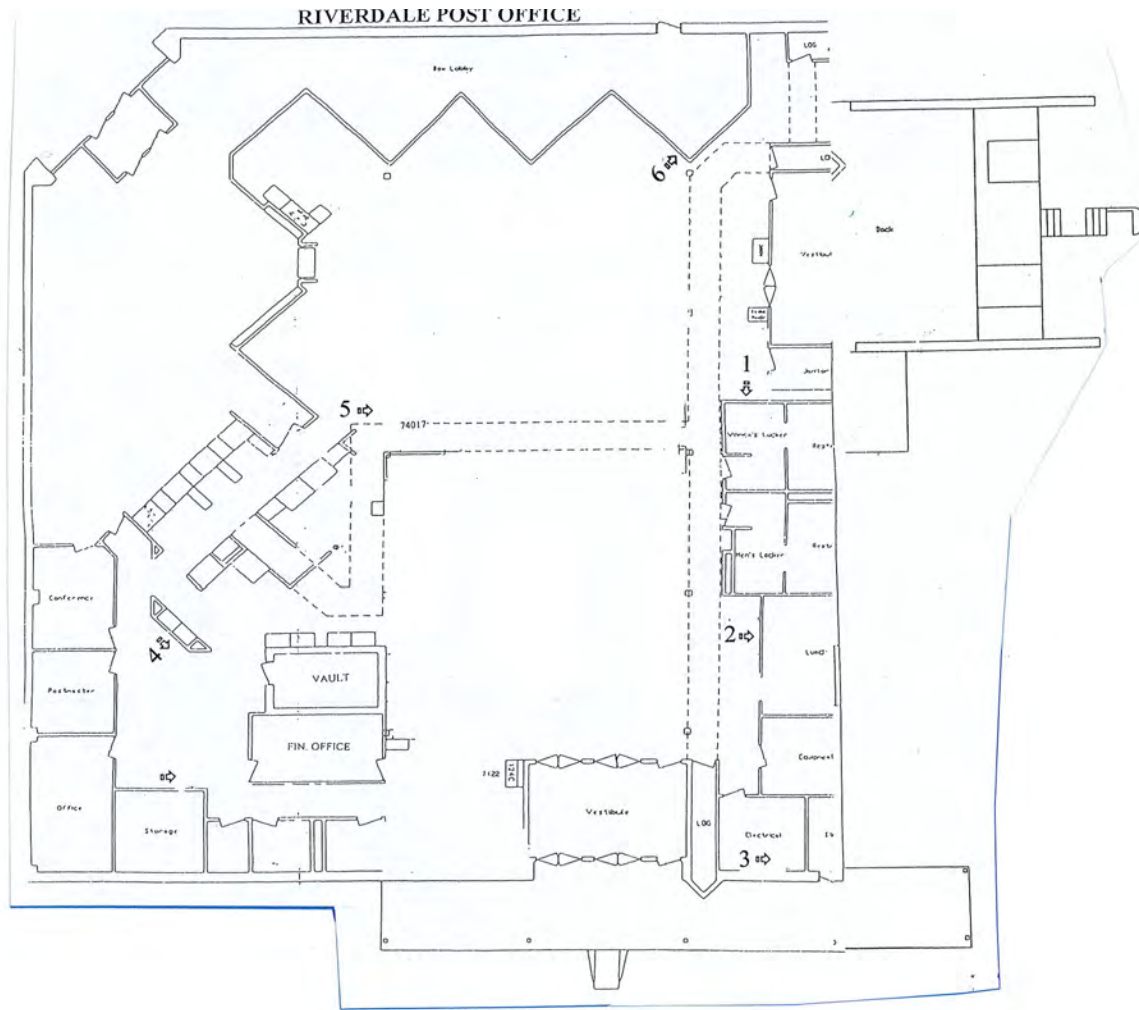
RETAILER MAP

FLEX BUILDING | 15,467 SF



FLOOR PLAN

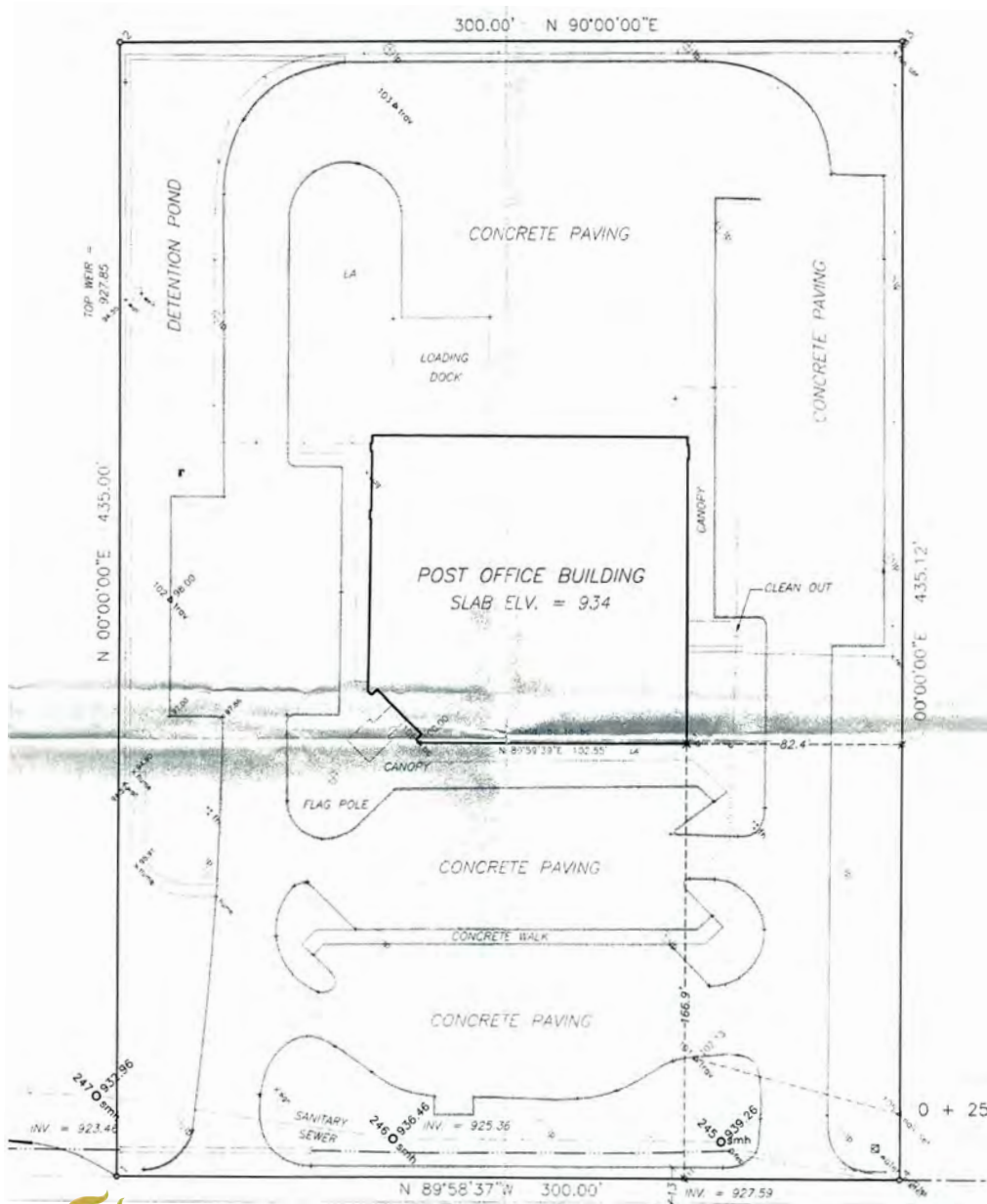
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SITE PLAN

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TAX PLAT

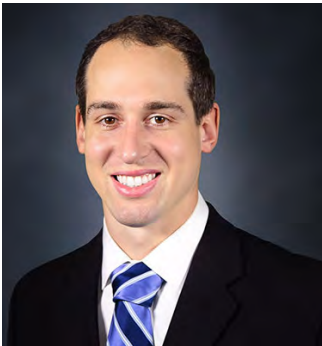


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Professional Background

Mr. Michael Wess has joined the National Retail Group for the commercial real estate firm, Bull Realty. He has experience with the consulting and sales of various types of commercial real estate and specializes in the acquisition and disposition of retail properties. Michael understands the necessity of producing individualized plans of action for his clients, and he consistently works in collaboration with them in order to execute these plans and achieve their financial objectives.

Michael's expertise in the real estate industry includes experience as a property manager, property tax consultant and financial analyst for a multifamily developer. He earned his Georgia Real Estate License and the Certified Commercial Broker (CCB) certification. He is also an active member of the Atlanta Commercial Board of Realtors.

Michael graduated from the Terry College of Business at the University of Georgia earning three degrees in Finance, Real Estate and International Business. Michael also earned a minor in Spanish while participating on the rugby team and various philanthropic organizations. In his free time Michael enjoys traveling, hiking and camping.

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.

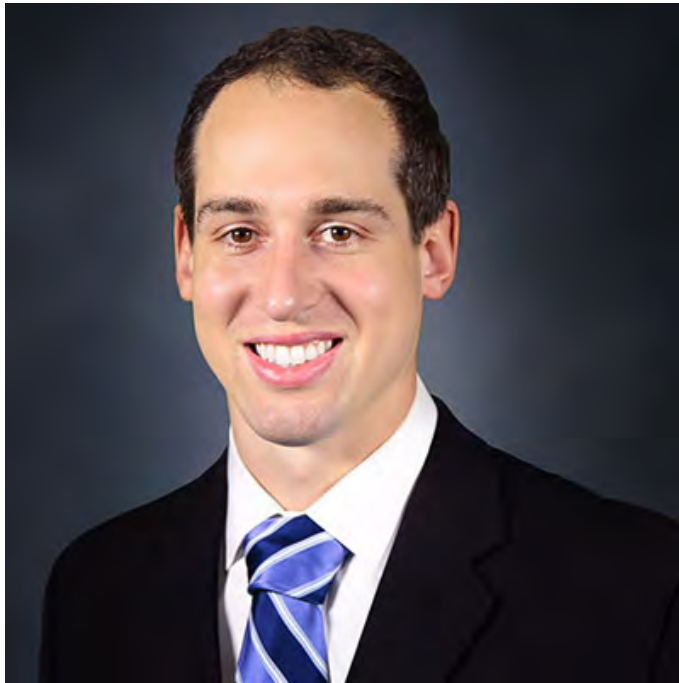
The firm produces America's Commercial Real Estate Show, a national video show and podcast enjoyed by millions of people around the country. Industry analysts, leading market participants and the firm's founder Michael Bull share market intelligence, forecasts and success strategies. The show has aired 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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TEAM PROFILE

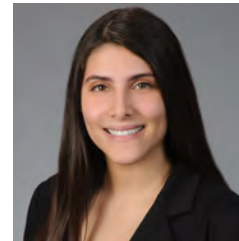
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