

Tuxedo Atrium | 7.4% Cap Rate

Buckhead/Atlanta Location



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Executive Summary

Tuxedo Atrium
Buckhead/Atlanta Area

TUXEDO ATRIUM BUCKHEAD ATLANTA

Great owner/user or investor opportunity to purchase a freestanding landmark office/retail building in the affluent Buckhead neighborhood of Atlanta. The property has excellent retail exposure on Roswell Road, with traffic counts of over 26,207 vehicles per day. The building is currently 85% occupied. Amenities include up front guest parking and a large covered parking garage, as well as an on-site café.

Buckhead offers one of the highest family incomes in the Southeast with income levels averaging in excess of \$131,716 within a one mile radius. Buckhead is at the center of Atlanta's most thriving district for business, shopping, fine dining, and nightlife.

- +/- 192 feet frontage and prominent signage on Roswell Road in Buckhead
- Up front parking and a large, private covered parking garage below the building
- Several long term tenants
- Below market rents allow for tremendous upside in leasing vacant space
- Excellent exposure with monument and building signage on busy Roswell Road
- Priced below replacement cost

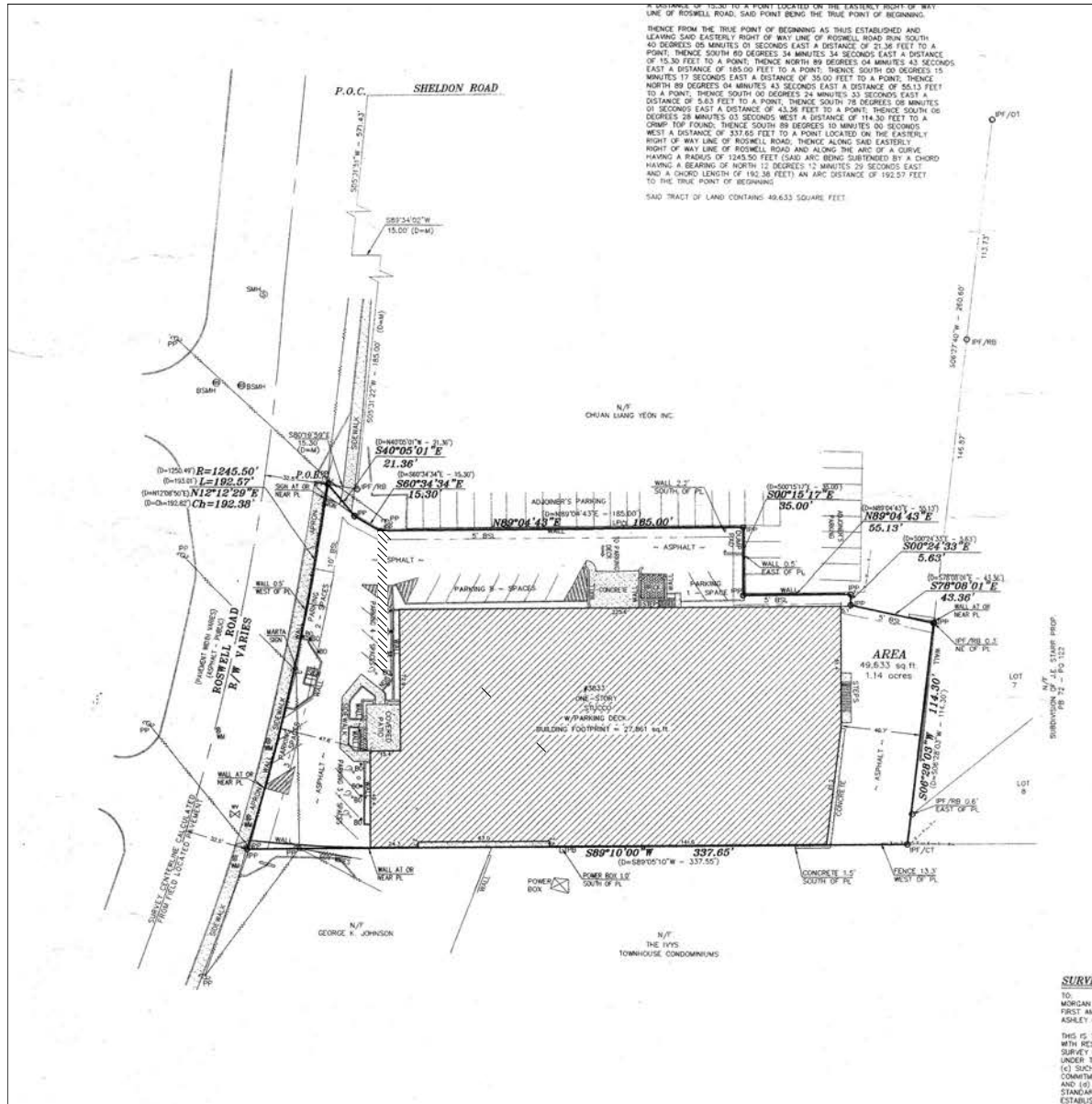
Offered for SALE at \$4,300,000 (\$154.33/sq ft)

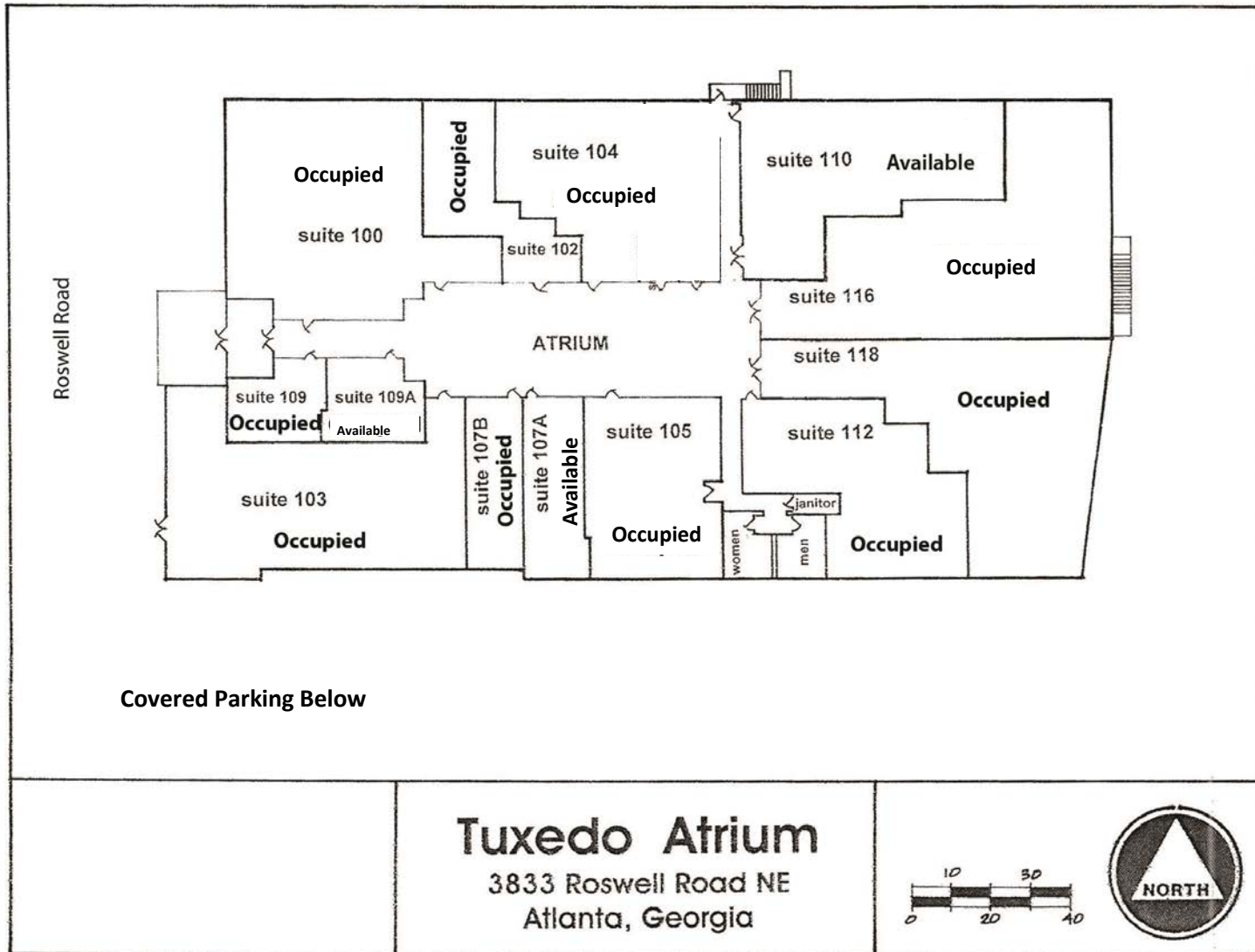
Cap Rate: 7.4% Current / 9% Pro Forma



Property Address	3833 Roswell Road Atlanta, GA 30342
County	Fulton County
Property Size	+/- 27,861 sq ft +/- 1.14 acres
Property Type	Office/Medical/Retail multi-tenant, one-story office building with approx. 23 surface and 75 covered onsite parking spaces
Year Built	1986
Occupancy	85%
Traffic Count	+/- 26,207 Vehicles per day on Roswell Road
Topography	Gentle Slope to provide for lower level covered parking garage
Parking	+/- 98 Spaces Ratio 3.5/1,000 sq ft
Signage	Landmark signage on Roswell Road and on front and side of building
2014 Taxes	\$57,130
Zoning	C-1







Floor plan is not drawn to scale and is to be used for illustration purposes only.

A detailed rent roll and list of expenses is available with the submission of a completed Confidentiality Agreement which can be found on the last page of this brochure.

Surrounding Retail Map

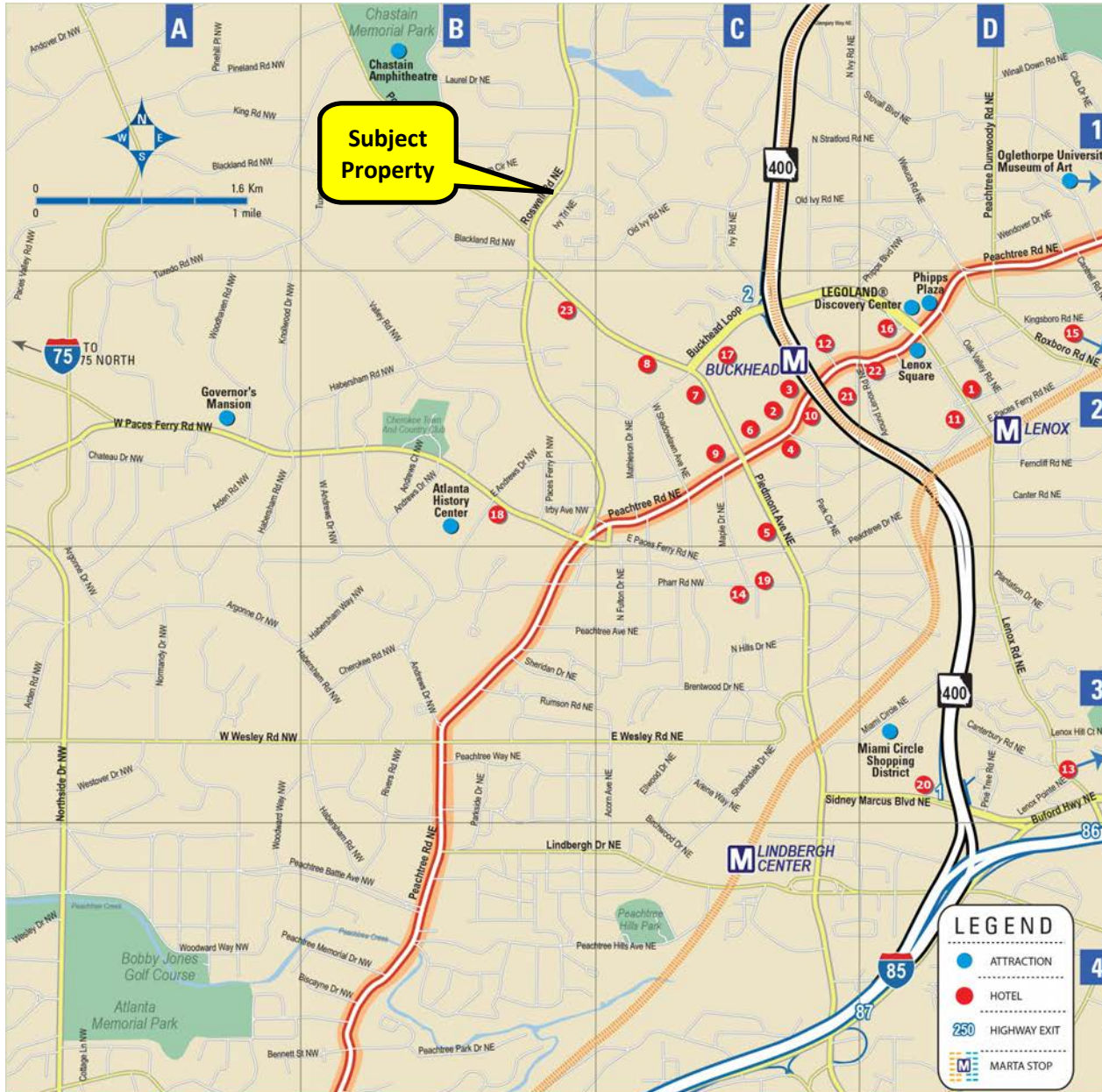
Tuxedo Atrium
Buckhead/Atlanta Area



- 1.7 Miles to Sandy Springs
- 2.5 Miles to Brookhaven
- 10.5 Miles to Downtown Atlanta

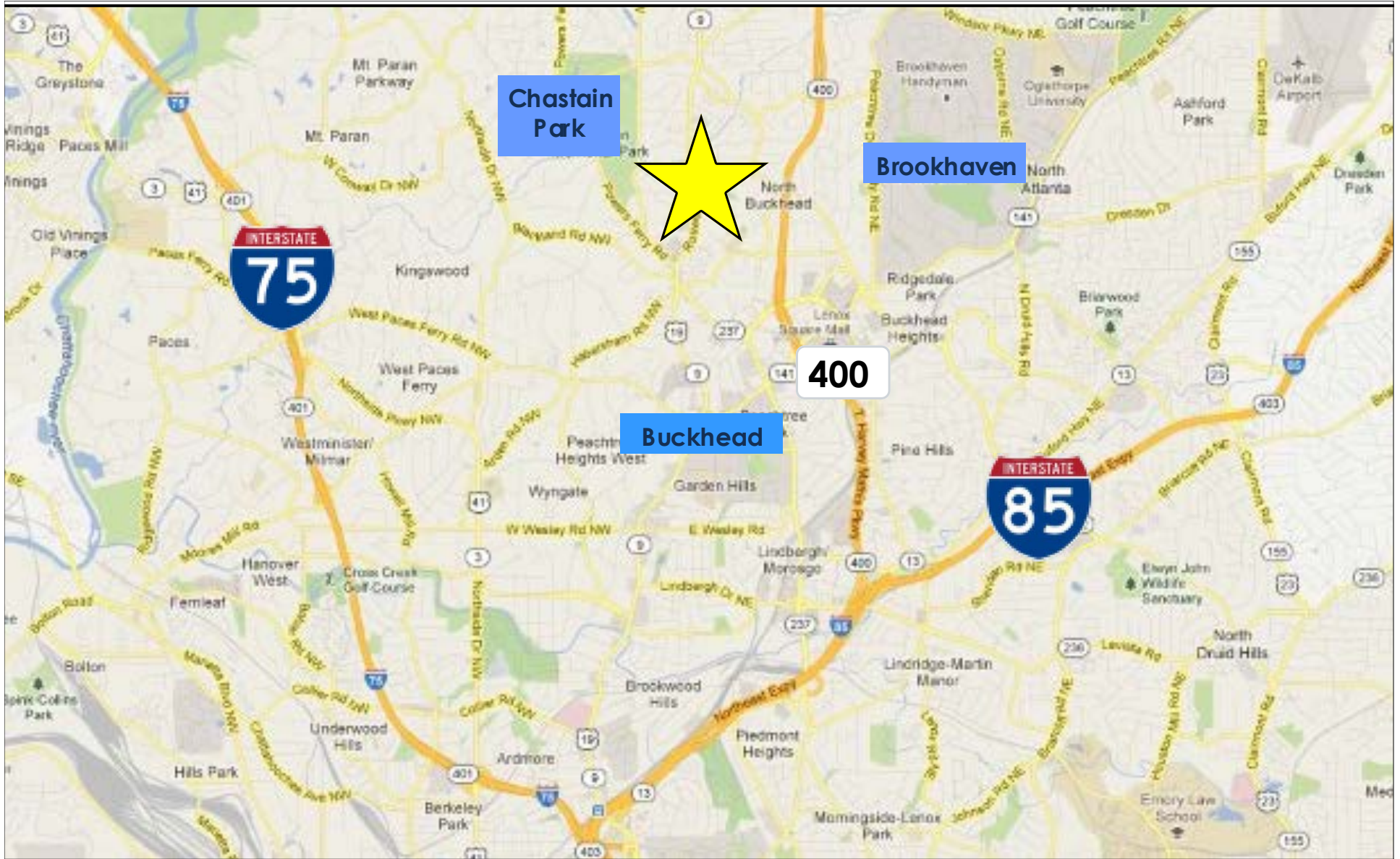
Buckhead Highlights & Hotels

Tuxedo Atrium Buckhead/Atlanta Area



No.	Name	Grid
1	Atlanta Marriott Buckhead Hotel & Conference Center	D-2
2	Courtyard by Marriott Atlanta Buckhead	C-2
3	DoubleTree by Hilton Hotel Atlanta Buckhead	C-2
4	Embassy Suites Atlanta Buckhead	C-2
5	Fairfield Inn & Suites by Marriott - Buckhead	C-2
6	Grand Hyatt Atlanta in Buckhead	C-2
7	Hampton Inn Atlanta - Buckhead	C-2
8	Homewood Suites by Hilton Atlanta Buckhead	C-2
9	Hyatt Place Atlanta Buckhead	C-2
10	InterContinental Buckhead Atlanta	C-2
11	JW Marriott Atlanta Buckhead	C-2
12	Mandarin Oriental, Atlanta	C-2

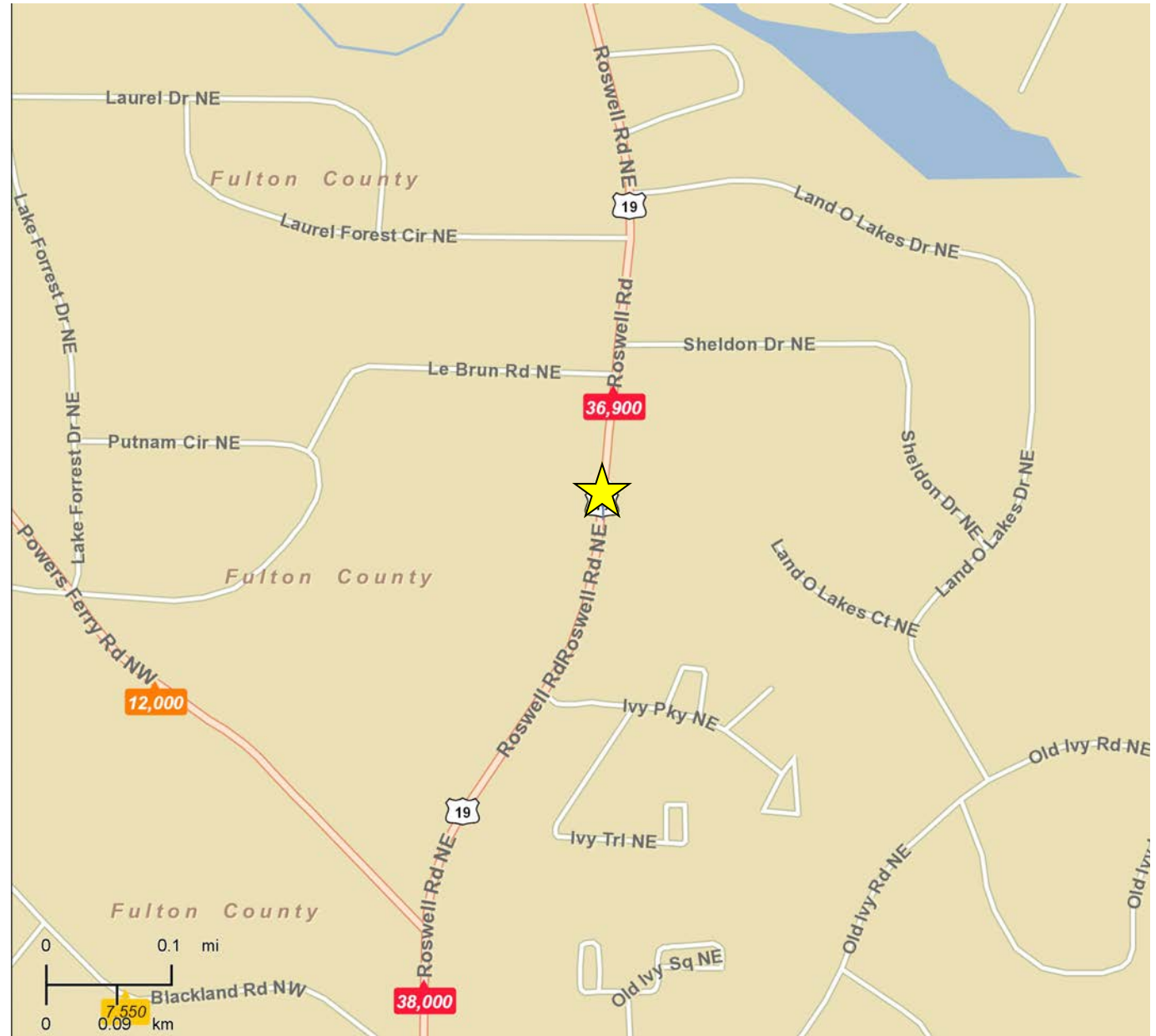
No.	Name	Grid
13	Microtel Inn & Suites by Wyndham Atlanta Buckhead	D-3
14	Quality Suites Buckhead Village	C-3
15	Residence Inn Atlanta Buckhead / Lenox Park	D-2
16	The Ritz-Carlton, Buckhead	D-2
17	SpringHill Suites Atlanta Buckhead	C-2
18	The St. Regis Atlanta	B-2
19	Staybridge Suites Atlanta-Buckhead	C-3
20	TownePlace Suites Atlanta Buckhead	D-3
21	W Atlanta - Buckhead	C-2
22	Westin Buckhead Atlanta	D-2
23	Wingate by Wyndham Atlanta Buckhead	B-2



Demographics & Traffic Count

Tuxedo Atrium
Buckhead/Atlanta Area

2015 Demographics (Esri)	
	1 mile
Population	9,941
Households	5,317
Average Household Income	\$131,716
	3 mile
Population	97,616
Households	47,614
Average Household Income	\$120,394
	5 mile
Population	252,357
Households	120,415
Average Household Income	\$108,177



BUCKHEAD

ATLANTA



Buckhead

Buckhead is at the center of Atlanta's most thriving district for business, shopping, fine dining, and nightlife. You could have a second career of discovering all the area has to offer.

It has been called "The Beverly Hills of the East." Buckhead is, indeed, an exceptional place. It is a community that shines with vitality and vision. Buckhead is one of the country's largest urban mixed-use development areas, combining major offices, retail outlets, hotels, restaurants, entertainment spots and high-rise residential units within its commercial core. And closely surrounding its bustling business center, beneath a community-wide tree canopy, are serene and stable neighborhoods. Everything is here, and everyone is welcome. It's a great place to visit, to play, to work, to live. It's such a major part of Atlanta that if you don't know Buckhead, you don't know Atlanta!

The facts speak for themselves: Atlanta's largest percentages of population and employment growth have occurred here year after year. Buckhead had about a ten percent increase in its commercial space in recent years, when much of the country was talking recession. We now have access to the Interstate Highway system (and the rest of the world) through the extension of Georgia Highway 400. Buckhead is also a haven for entrepreneurs. Inc. Magazine identified Buckhead as the community with "the greatest concentration of small companies anywhere in the U.S." and Pricewaterhouse Coopers, describes Buckhead as one of the "nation's best sub cities".



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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 a top producer 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-Life Member

Bull Realty is a U.S. commercial real estate sales, leasing and advisory firm headquartered in Atlanta. The firm was founded in 1998 with two primary missions: grow a company of brokers known for integrity, and provide the best disposition marketing in the nation.

- Commercial real estate services include acquisition, disposition, project leasing, tenant representation and advisory services.
- Areas of expertise include office, retail, industrial, multifamily, land, healthcare, single tenant net lease, special asset, self-storage, automotive and daycare properties.
- Disposition services for appropriate properties can include exposure on up to 415 websites, 17 marketing systems and 4 to 6 e-marketing systems.
- Additional disposition and lease marketing services may include video, social media, auctions and national radio exposure.
- The firm hosts the Commercial Real Estate Show, a nationally syndicated talk show about commercial real estate. The weekly show has been on the air for over 4 years. The show is nationally syndicated on 40 radio stations and is available on [iTunes](#) and the show website [CREshow.com](#).
- Bull Realty is licensed in nine southeast states and works with affiliates from all over the country.



Confidentiality Agreement

Tuxedo Atrium
Buckhead/Atlanta Area

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 **3833 Roswell Road, Atlanta, GA 30342**. 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, in or 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 _____, 2015.

Receiving Party

Signature _____

Printed Name _____

Title _____

Company Name _____

Address _____

Email _____

Phone _____

Fax _____

Broker

Signature _____

Printed Name _____

You may return the executed agreement by fax (404) 876-7073 or email ALundsberg@BullRealty.com

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Bull Realty GA license #20209

