

100% Leased Quadraplex in Old Fourth Ward

4,030 SF | Atlanta, Georgia



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Executive Summary

100% Leased Quadraplex
Atlanta, Georgia

100% Leased Quadraplex in Old Fourth Ward Atlanta, Georgia

518 Boulevard NE is a fully leased quadraplex in the popular neighborhood of Old Fourth Ward. It is an excellent location with off street parking and just a close distance from Ponce City market, the Atlanta Beltline and many other local attractions.

The property is HUD restricted and is currently 100% occupied at below market rents under the Atlanta Housing Authority program. All units are large 3 bedroom/1 bath units and were recently renovated in 2010. The current rents are at \$977 per unit. The 2015 HUD threshold allows for \$1,138 per unit, allowing for immediate rent growth potential for a new owner as leases turnover.

The adjacent quadraplex property, located at 516 Boulevard NE, is also for sale.

Offered for sale at \$525,000



Property Address	518 Boulevard NE Atlanta, GA 30308
County	Fulton
Building Acreage	4,030 SF .16 Acres
Zoning	RG4
Tax ID	14 004700020640
Units	Four - 3 bed/1 bath units
Stories	2
2015 Taxes	\$4,983
HVAC	Central Units
Parking	Off Street-Rear
Current Gross Rents	\$3,908/Month

Exterior Photos

100% Leased Quadraplex
Atlanta, Georgia



Rear of Building

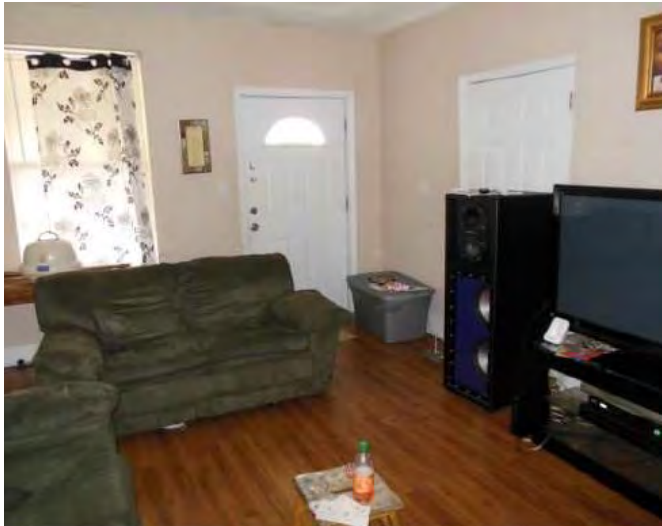


Shared parking between 516 & 518 Boulevard



Interior Photos

100% Leased Quadraplex
Atlanta, Georgia





First Floor

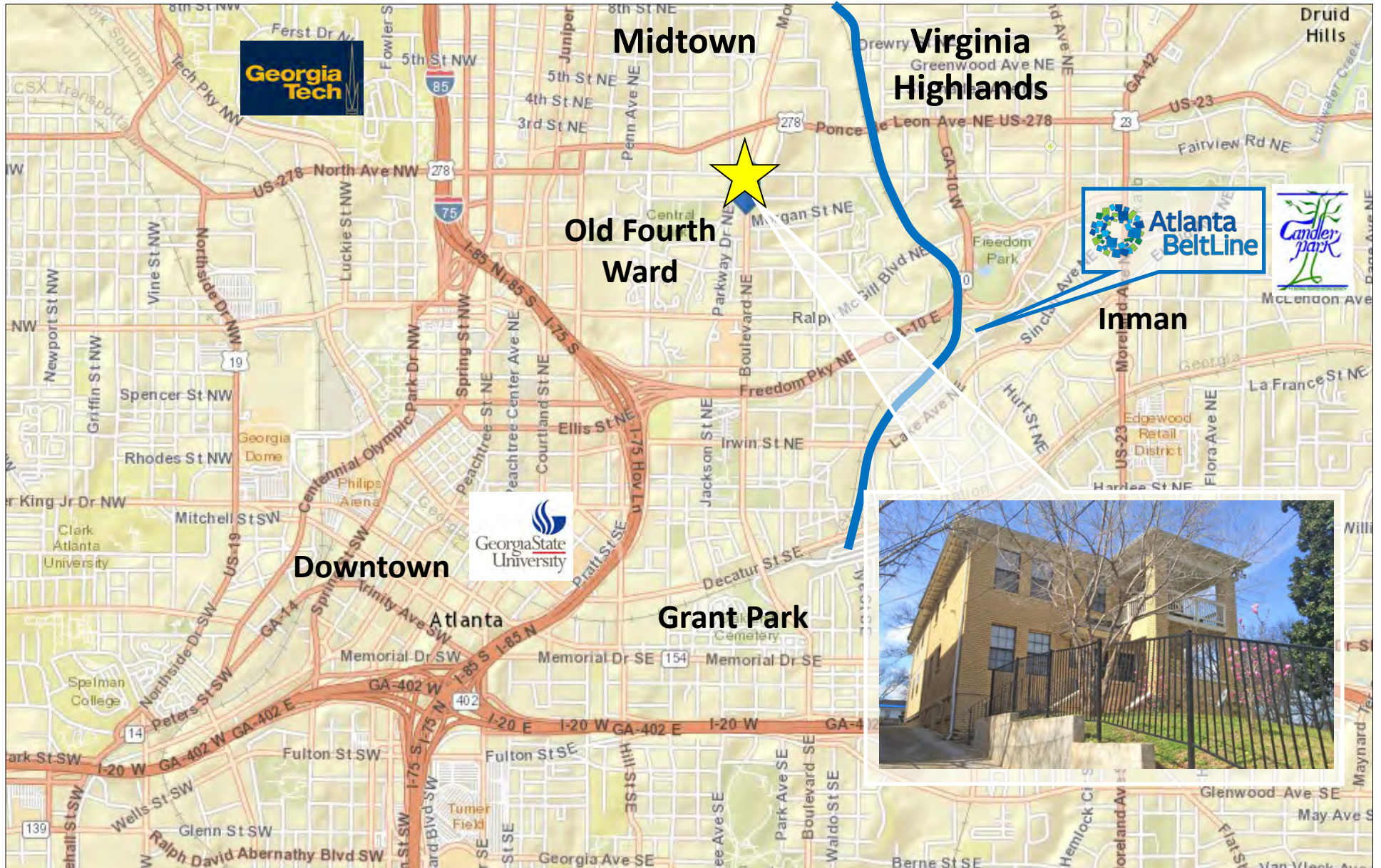


Second Floor



Location Map

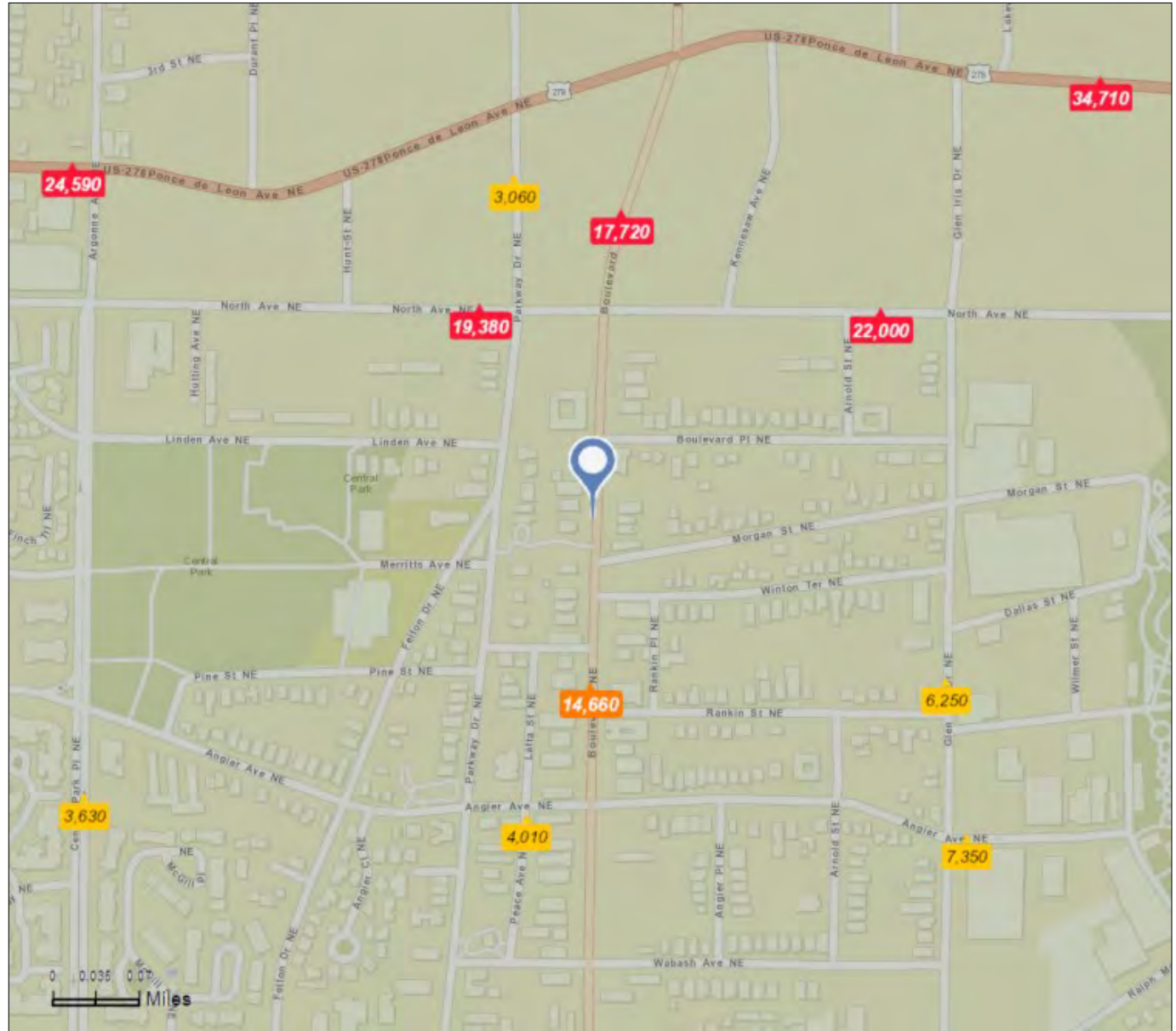
100% Leased Quadrplex
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Demographics & Traffic Count

100% Leased Quadrplex
Atlanta, Georgia

2015 Demographics (Esri)	
	1 mile
Population	31,518
Households	18,002
Average Household Income	\$71,117
	3 mile
Population	165,099
Households	77,780
Average Household Income	\$79,962
	5 mile
Population	352,143
Households	159,925
Average Household Income	\$74,632



About the Area

Old Fourth Ward — Atlanta, Georgia

“Steeped in history, Atlanta's Old Fourth Ward neighborhood is a place where old and new merge to create a thriving, diverse community on the city's east side.

Bounded on the west by Interstate 75, and surrounded by some of Atlanta's other trendy neighborhoods, Old Fourth Ward, commonly known as O4W, is a National Historic Landmark known for its role in African-American History. Here is where civil rights leader Martin Luther King Jr. was born and raised and began his preaching career. The neighborhood is also the birthplace of Morris Brown College and Clark College (now Clark Atlanta University). The neighborhood is also home to the Sweet Auburn Historic District, where the Martin Luther King Jr. National Historic Site is located.

Old Fourth Ward experienced a decline after King's death, but during the past several years it has experienced a renaissance, with the emergence of dozens of retail stores and restaurants, beautifully restored historic homes, new condominiums, loft apartments and a burgeoning artistic community. Today, the neighborhood is a favorite of people from diverse backgrounds, particularly young professionals, who want to live where they can experience a feeling of community with a good dose of nightlife and the arts.



Residents here will find space to walk or inline-skate through Freedom Park, where young professionals, couples and young families enjoy outdoor activities. Another neighborhood park, Historic Fourth Ward Park, every June hosts the Old Fourth Ward Park Arts Festival. Other popular events include the Sweet Auburn Historic District's Springfest, the South's largest African-American heritage festival, and the National Black Arts Festival. The neighborhood is also becoming more bicycle-friendly, with newly constructed bicycle lanes along Ponce de Leon Avenue.

One of the neighborhood's biggest draws is its food, from some of the city's best barbeque to upscale restaurants and bars serving up artisan cocktails. If you love to take in live music, check out The Masquerade, which brings in nationally known acts.

Old Fourth Ward's crown jewel, however, may be the 1.1 million square-foot Ponce City Market, the largest redevelopment project in Atlanta's history. The former Sears and Roebuck Building, also once used by the city of Atlanta, is being transformed into an upscale venue for retail shops, restaurants, offices and apartments, and is expected to be ready for occupancy in 2014. Another redevelopment project, The Studioplex, is a restored cotton warehouse that mixes retail and residential space, and is popular with young professionals and entrepreneurs.”

Source: Gina Hannah, [Great American Country](#)





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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 was the top producer at Bull Realty in 2014 & 2015, 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 and automotive.
- 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 5 years. The show is nationally syndicated on U.S. 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.

