



OFFERING MEMORANDUM

TOTAL 66,000 SF | THREE OFFICE BUILDINGS | ATLANTA

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BULL REALTY

ASSET & OCCUPANCY SOLUTIONS

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BULLREALTY.COM

This Confidential 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 Confidential 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 Confidential 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 Confidential 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 Confidential Memorandum may be used only by parties approved by the Owner. The Property is privately offered, and by accepting this Confidential Memorandum, the party in possession hereof agrees (i) to return it if requested and (ii) that this Confidential Memorandum and its contents are of a confidential nature and will be held and treated in the strictest confidence. No portion of this Confidential 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 Confidential Memorandum in its entirety and all documents, disks and other information provided in connection therewith.





THREE OFFICE BUILDING INVESTMENT OPPORTUNITY IN SANDY SPRINGS

Beautiful office park located in Sandy Springs, just north of Buckhead on Roswell Road inside I-285. This impressive award winning building features high-end finishes with plenty of parking and beautifully landscaped grounds. Property is convenient to GA-400, I-285 and many retail and office establishments in the area.

- Total of 3 buildings: 66,000 SF
- North building: 28,000 SF - Available Now
- South building: 28,000 SF - 75% Occupied
- Center building: 10,000 SF - Available Now
- 3.7 acre site with ample free surface parking in rear of property
- 9-10 foot ceilings on main levels
- Elevator access in South building
- Low maintenance brick construction
- Potential monument signage on Roswell Road

PRICE | \$11,875,000



PROPERTY OVERVIEW

5180 ROSWELL ROAD

Address	5180 Roswell Road, Atlanta, GA 30342
Square Footage	66,000 SF
Tax Assessor's Parcel	17 009200050636
Acreage	3.67 AC
Zoning	OIC
Year Built	1984/1986
Construction Type	Brick & Mortar
Street Frontage	Roswell Road
Freeway Access	I-285
Building Class	B
Parking	Surface parking in rear
North Building	28,000 SF
South Building	28,000 SF
Center Building	10,000 SF



LOCAL AMENITIES

- Lenox Mall
- Phipps Plaza
- Perimeter Mall
- Whole Foods
- Fresh Market
- Sprouts Farmers Market
- MARTA



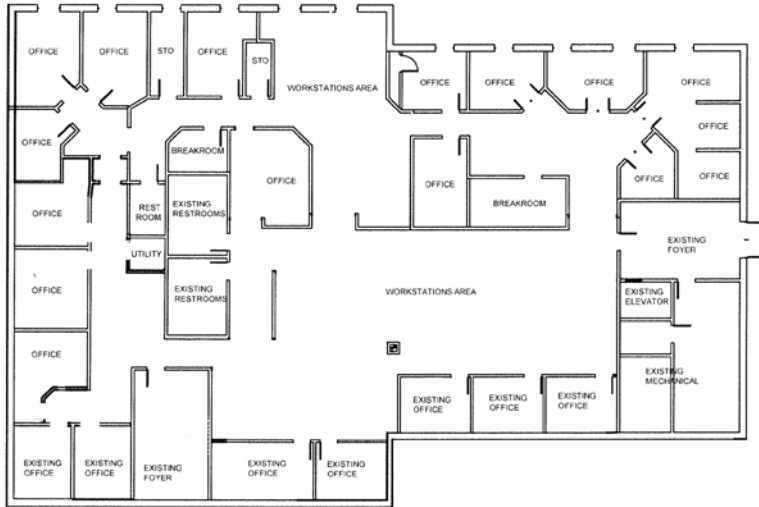
PHOTOS



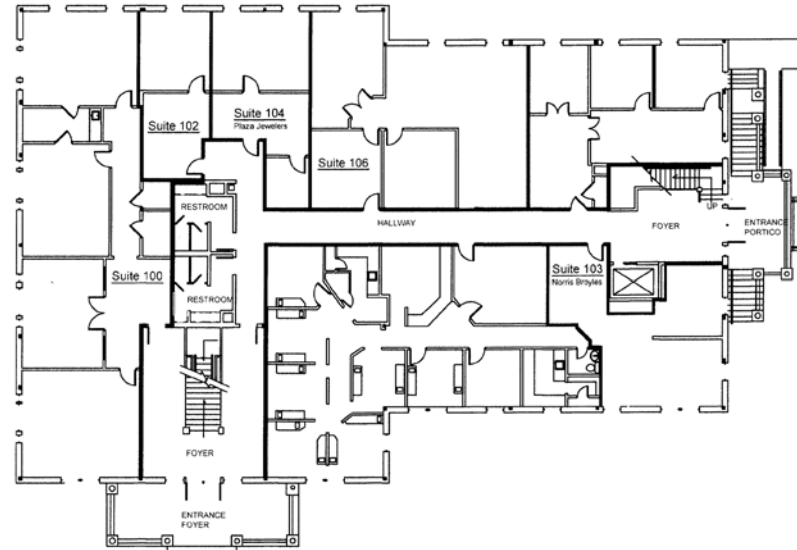
PHOTOS



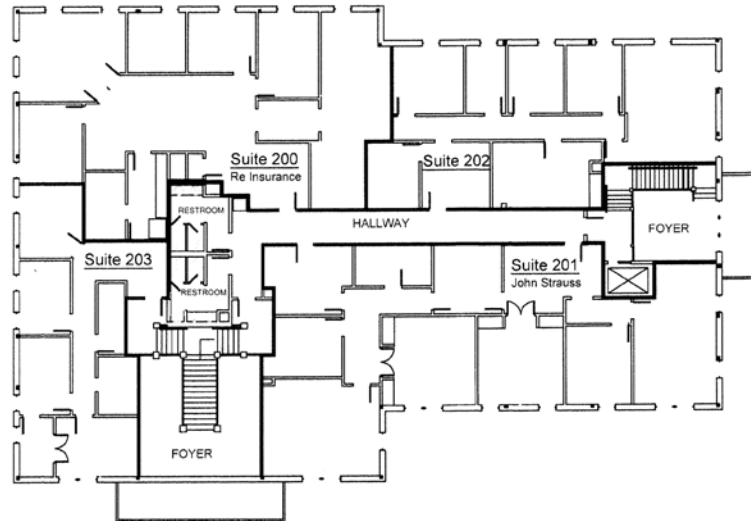
FIRST FLOOR



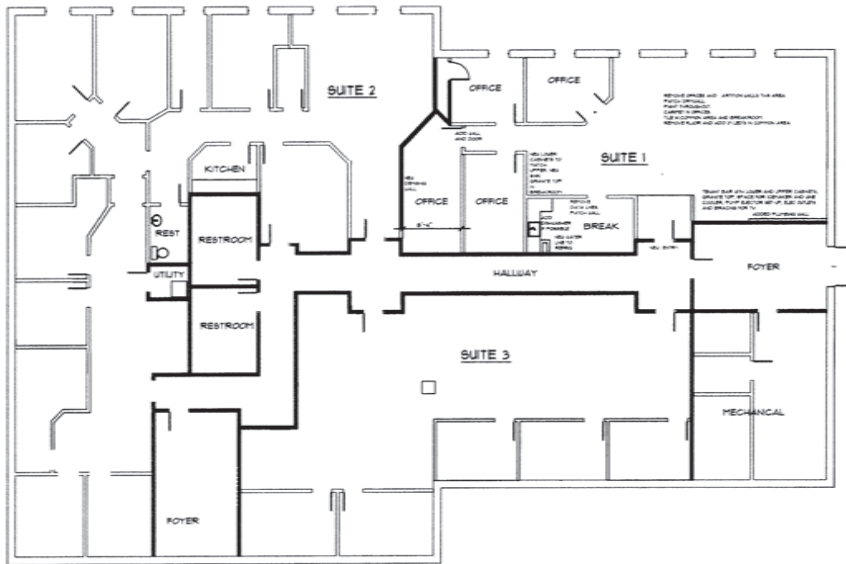
MIDDLE FLOOR



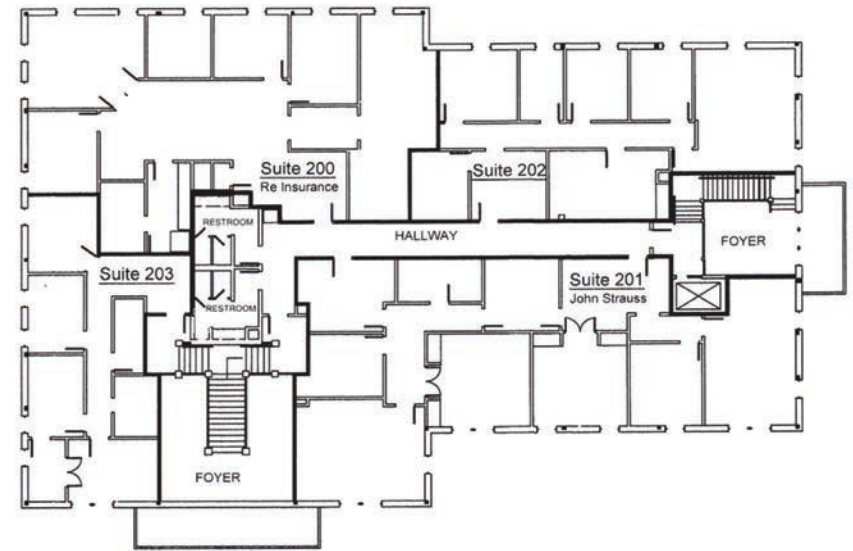
SECOND FLOOR



FIRST FLOOR



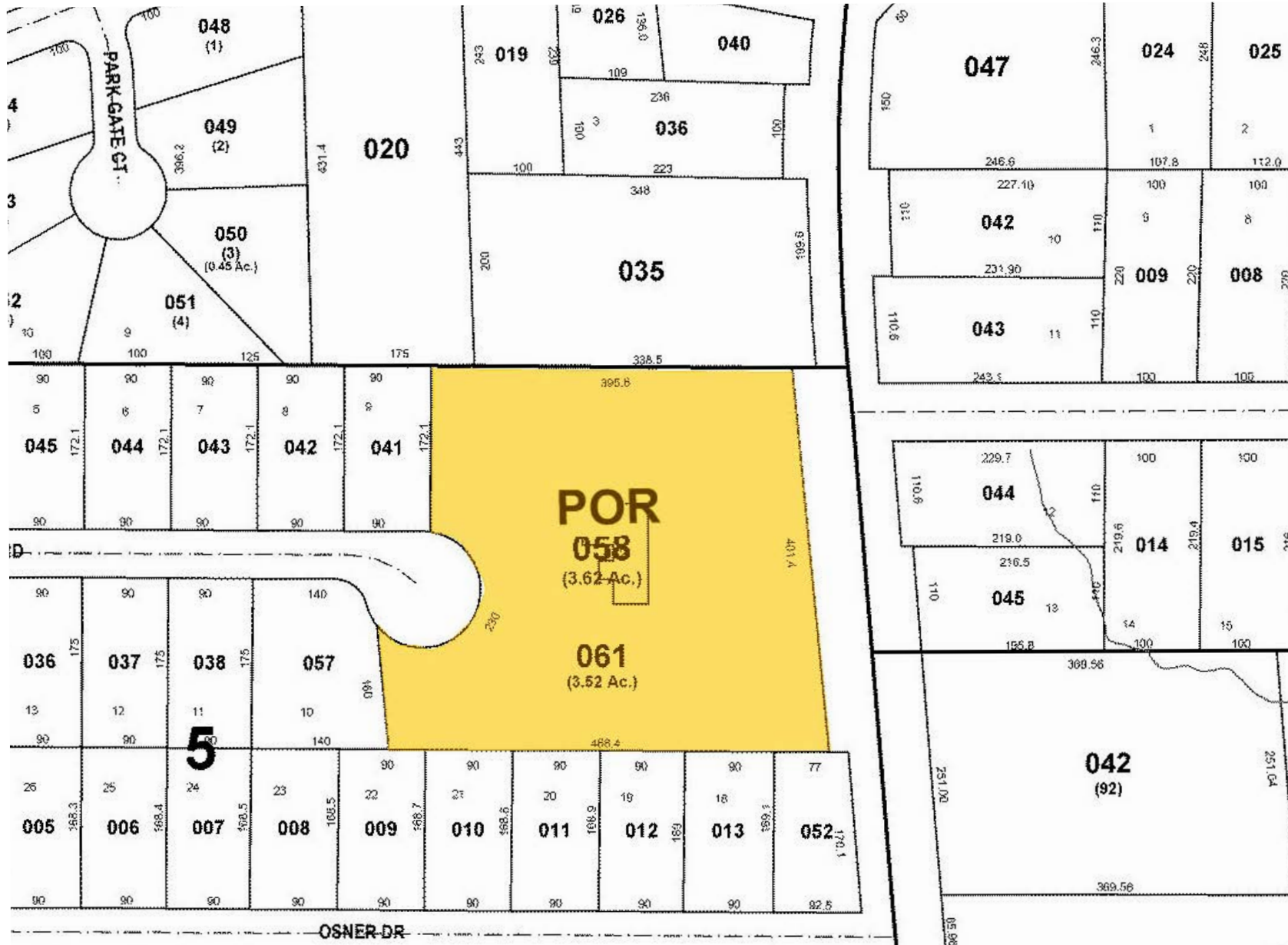
SECOND FLOOR

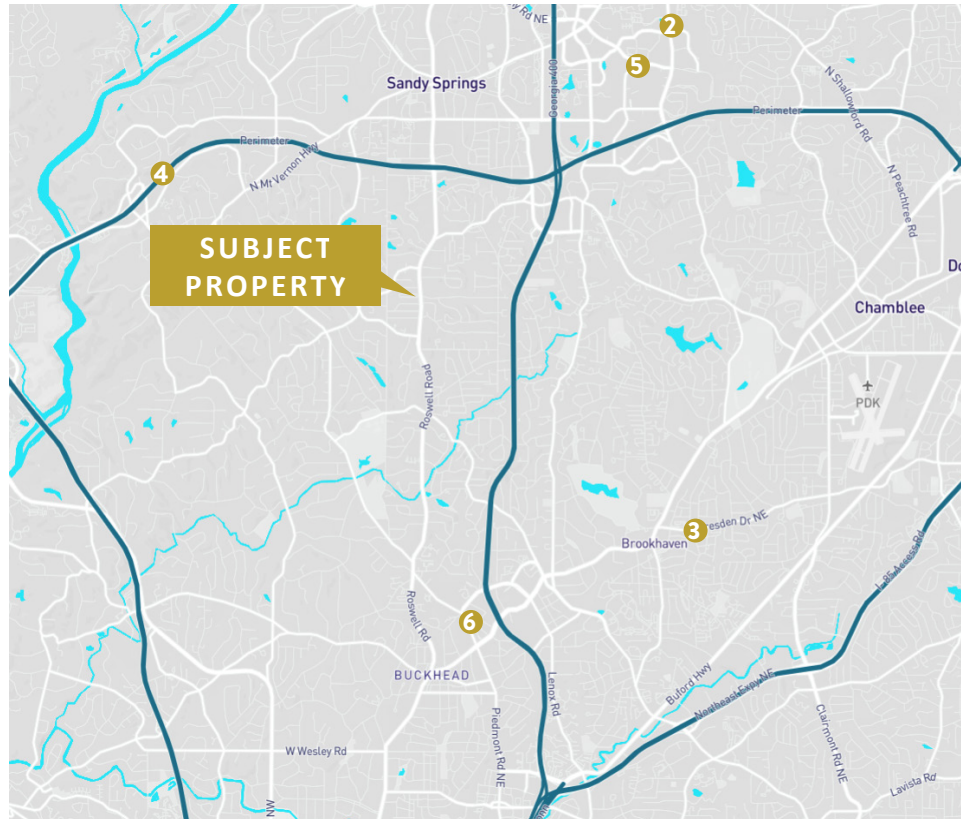




LOCATION MAPS







MAP #	STREET ADDRESS	CITY	SIZE	SOLD DATE	SALE PRICE	PRICE/SF	DETAIL PAGE
Subject Property	5180 Roswell Rd.	Atlanta	66,000 SF	TBD	\$11,875,000	\$179.92	16
2	4800 Ashford Dunwoody Rd.	Dunwoody	45,000 SF	8/2016	\$8,050,000	\$178.89	16
3	1441 Dresden Dr.	Atlanta	20,635 SF	1/2015	\$5,400,000	\$261.69	16
4	5755 Dupree Dr.	Atlanta	24,119 SF	11/2016	\$4,742,268	\$196.62	16
5	121 Perimeter Ctr.	Atlanta	47,040 SF	9/2015	\$12,100,000	\$257.23	16
6	3405 Piedmont Rd.	Atlanta	81,664 SF	12/2016	\$20,661,750	\$253.01	16



SOLD COMPARABLES

SUBJECT - 5180 Roswell Rd.

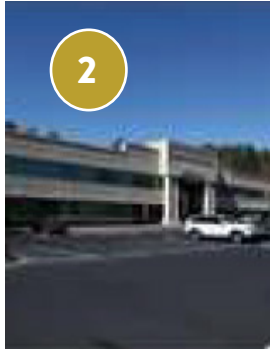


Property Size	66,000 SF
Closing Date	TBD
Sold Price	\$11,875,000
Price/SF	\$179.92

COMMENTS:

The property is a Class B office building built in 1984.

SOLD COMP - 4800 Ashford Dunwoody Rd.

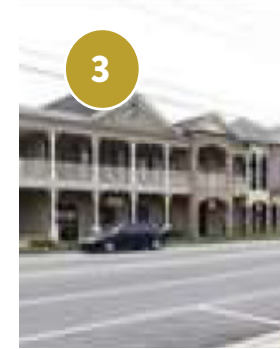


Property Size	45,000 SF
Closing Date	8/2016
Sold Price	\$8,050,000
Price/SF	\$178.89

COMMENTS:

Class B office building built in 1994. Zoned OI.

SOLD COMP - 1441 Dresden Dr.

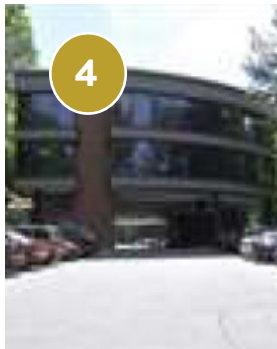


Property Size	20,635 SF
Closing Date	1/2015
Sold Price	\$5,400,000
Price/SF	\$261.69

COMMENTS:

Class B office building built in 2002. Sold at 7% cap rate and is zoned OI.

SOLD COMP - 5755 Dupree Dr.



Property Size	24,119 SF
Closing Date	11/2016
Sold Price	\$4,742,268
Price/SF	\$196.62

COMMENTS:

Class B office building renovated in 2007. Part of sale leaseback.

SOLD COMP - 121 Perimeter Ctr.

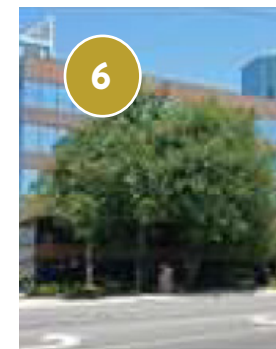


Property Size	47,040 SF
Closing Date	9/2015
Sold Price	\$12,100,000
Price/SF	\$257.23

COMMENTS:

Class B office building built in 1987. Part of 1031 exchange and sold at 6.5% cap rate.

SOLD COMP - 3405 Piedmont Rd.



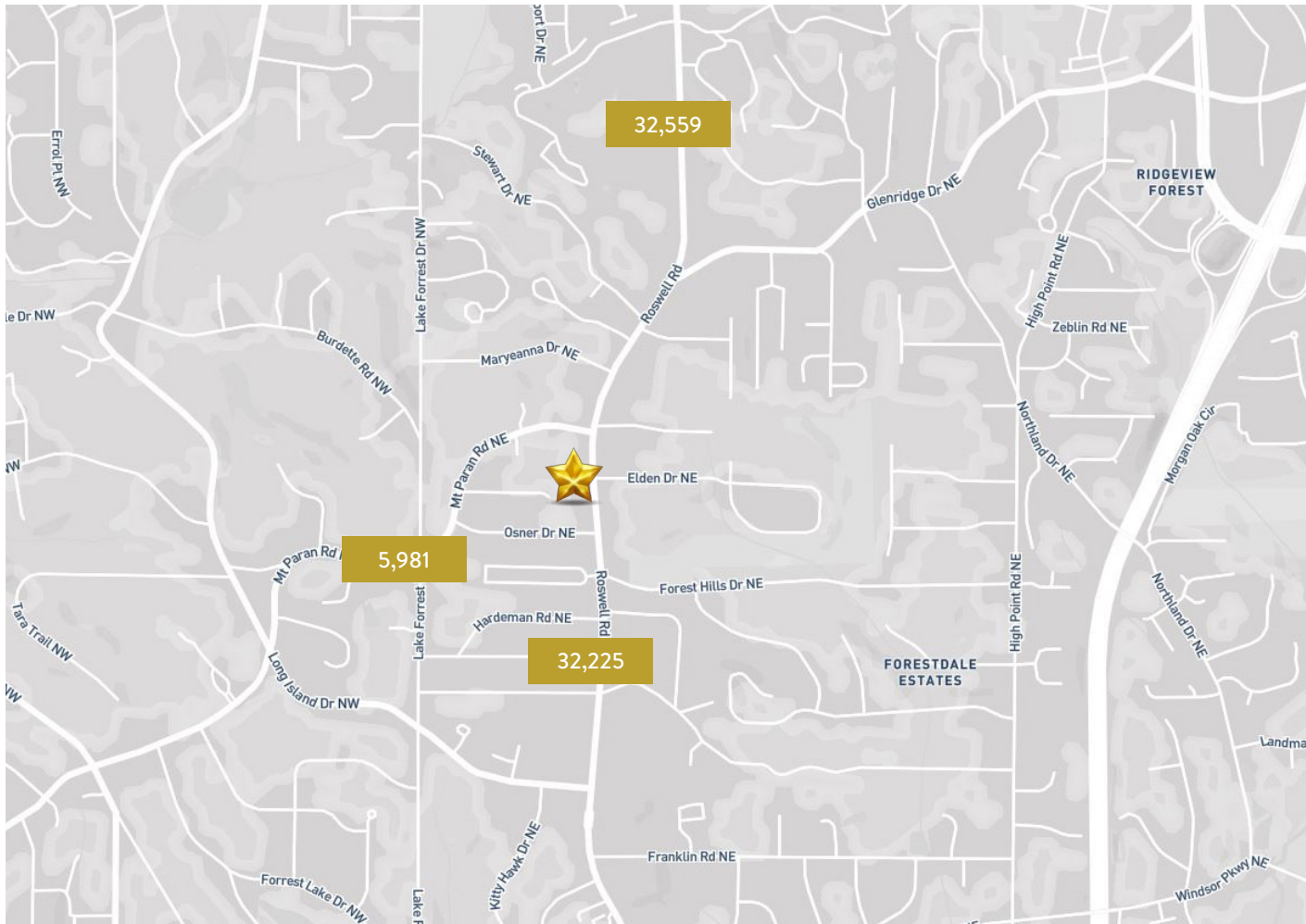
Property Size	81,664 SF
Closing Date	12/2016
Sold Price	\$20,661,750
Price/SF	\$253.01

COMMENTS:

Class A office building built in 1985. Zoned C1C.



DEMOGRAPHICS & TRAFFIC COUNTS



2016 DEMOGRAPHICS (esri) **1 MILE**

Population	15,545
Households	6,804
Average Household Income	\$105,344

3 MILES

Population	70,150
Households	30,100
Average Household Income	\$148,217

5 MILES

Population	239,304
Households	110,309
Average Household Income	\$122,983



ABOUT THE AREA

LOCATION

SANDY SPRINGS, GEORGIA

Sandy Springs is a suburb of northern Fulton County with parts of the city inside and outside the Perimeter. Neighboring Buckhead, Atlanta's third-largest business district, to the north and only a 15 minute ride to Downtown, Sandy Springs is a popular location for those seeking a home or business location in the center of it all. In 2014, the city was named one of the "Fastest Growing Cities" by Forbes, and one of the "Best Places to Live" in 2010 by CNN. Nationally recognized Northside Hospital, St. Joseph's Hospital and Children's Healthcare of Atlanta all call Sandy Springs home. The city is served by five interstate interchanges on I-285 and GA 400 as well as multiple MARTA stations and transit stops.

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 contains 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, and Newell-Rubbermaid. Over 75 percent 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 on account of 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.





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 one of the top producers 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

Bull Realty is a commercial real estate sales, leasing and advisory firm headquartered in Atlanta and licensed in ten 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 and talk radio show 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 radio stations, iTunes, YouTube and www.CREshow.com. The firm also produces Atlanta's Commercial Real Estate Show available on Sunday afternoons on AM920 WGKA and www.atlCREshow.com.



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 **5180 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, 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.

Accepted and agreed to this _____ day of _____, 20____.

Receiving Party

Signature _____

Printed Name _____

Title _____

Company Name _____

Address _____

Email _____

Phone _____

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