



OFFERING MEMORANDUM

**TWO MIXED USE BUILDINGS ON CORNER SITE
UPPER WEST SIDE ATLANTA**

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BULL REALTY

ASSET & OCCUPANCY SOLUTIONS

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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.

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TWO MIXED USE BUILDINGS IN UPPER WEST SIDE

- Two historic buildings on Atlanta's Upper West Side
- Located on the pin corner of Marietta Road and Bolton Road
- High visibility location
- Ideal uses include retail, restaurant, office or showroom
- Grease traps already in place
- Both buildings in shell condition and ready for customization
- Less than a 10 minute drive from both Vinings and Buckhead
- Buildings are eligible for historic tax credits up to \$0.45 on every dollar

PROPERTY OVERVIEW

Address	2316-2324 Marietta Road
	Atlanta, GA 30318
Total Square Footage	±7,000 SF
Tax Assessor's Parcel	17 02440002001
Acreage	0.82 Acres
Zoning	C1
Year Built	1900
Parking	75 shared spaces (56 onsite & 19 parallel)

PRICE | \$1,150,000



PROPERTY DETAILS

BUILDING 1

Address	2316 Marietta Road, Atlanta, GA 30318
Square Footage	±1,500 SF
Number of Stories	1
Tax Assessor's Parcel	17 02440002001
Zoning	C1
Year Built	1900
Parking	75 shared spaces (56 onsite & 19 parallel)



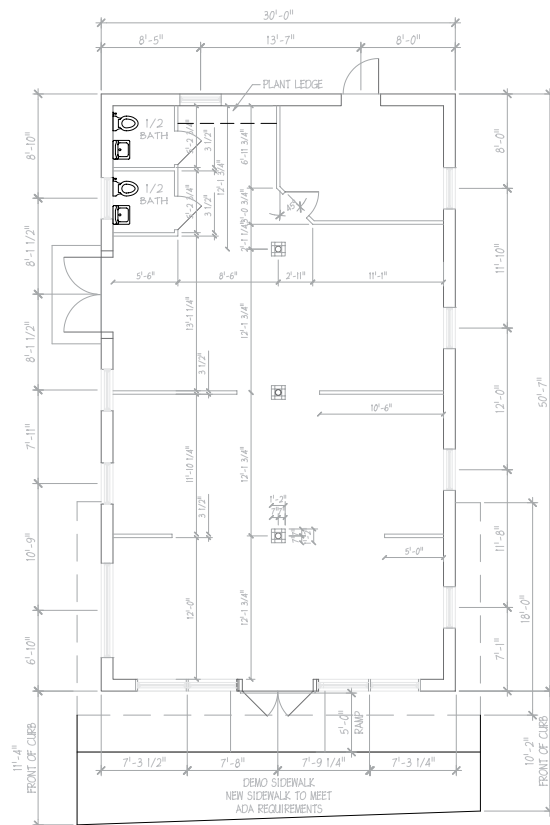
BUILDING 2

Address	2324 Marietta Road, Atlanta, GA 30318
Square Footage	±5,500 SF
Number of Stories	2
Tax Assessor's Parcel	17 02440002001
Zoning	C1
Year Built	1900
Parking	75 shared spaces (56 onsite & 19 parallel)
Roof	New



EXISTING FLOORPLANS

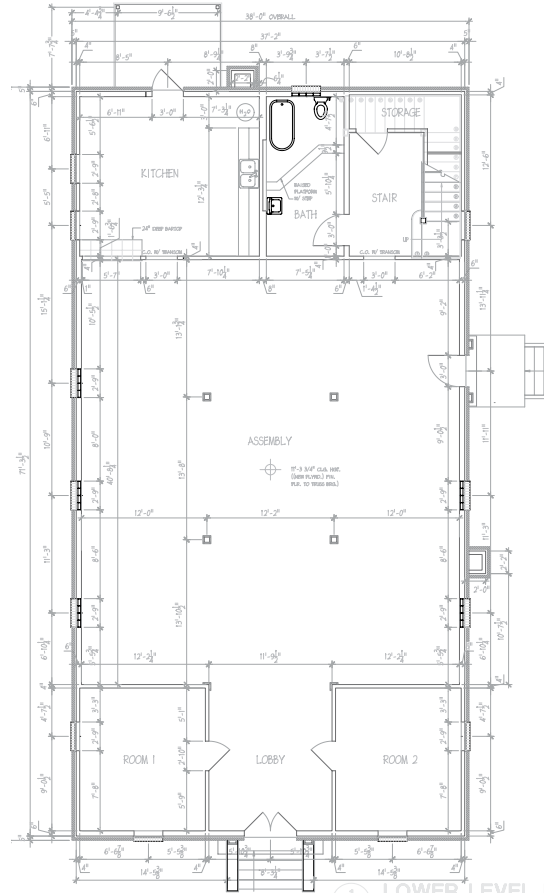
BUILDING 1



*NOTE: INTERIOR DIMENSIONS TO BE FIELD-VERIFIED

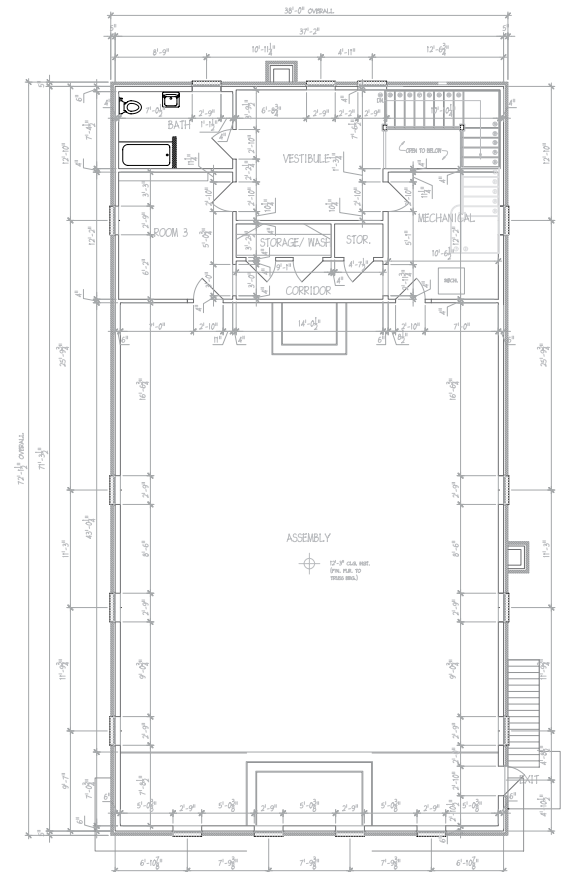
1 A-1 FLOORPLAN
SCALE: 3/16" = 1'-0"

BUILDING 2 - LOWER



1 A-2 LOWER LEVEL FLOORPLAN
SCALE: 1/4" = 1'-0"

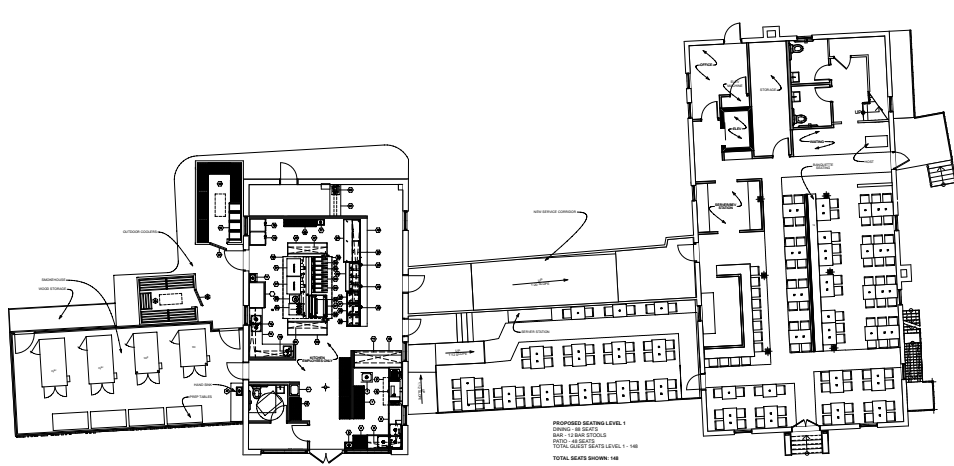
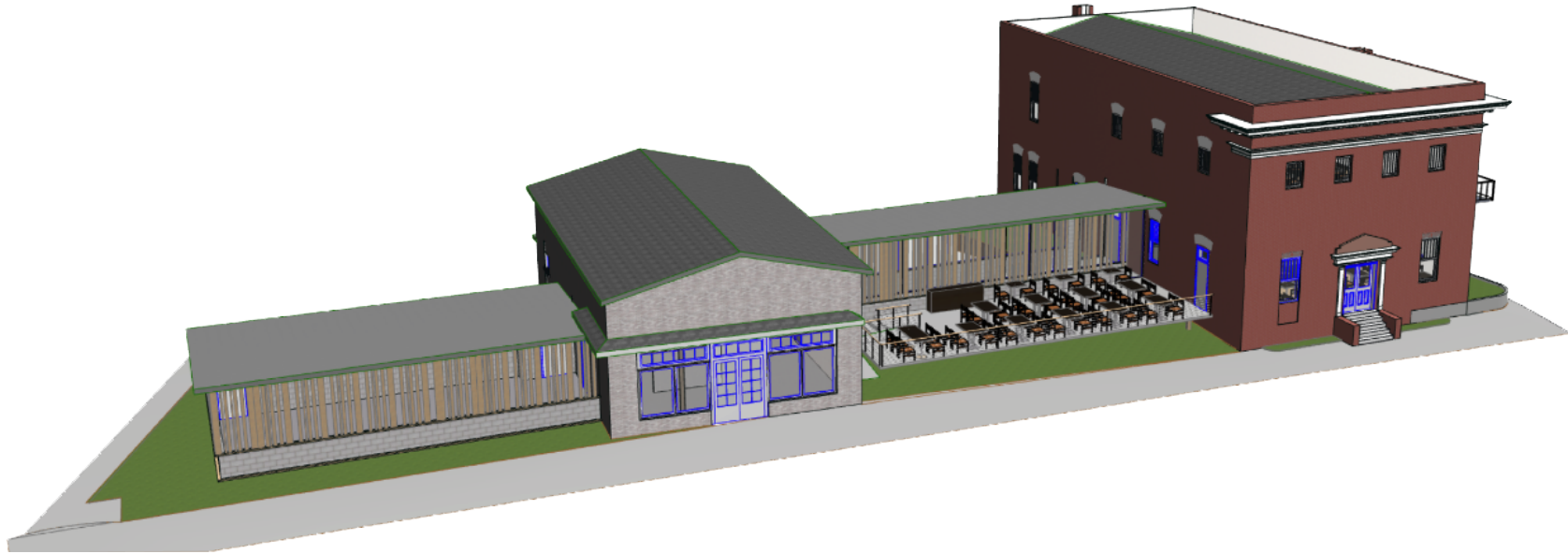
BUILDING 2 - UPPER



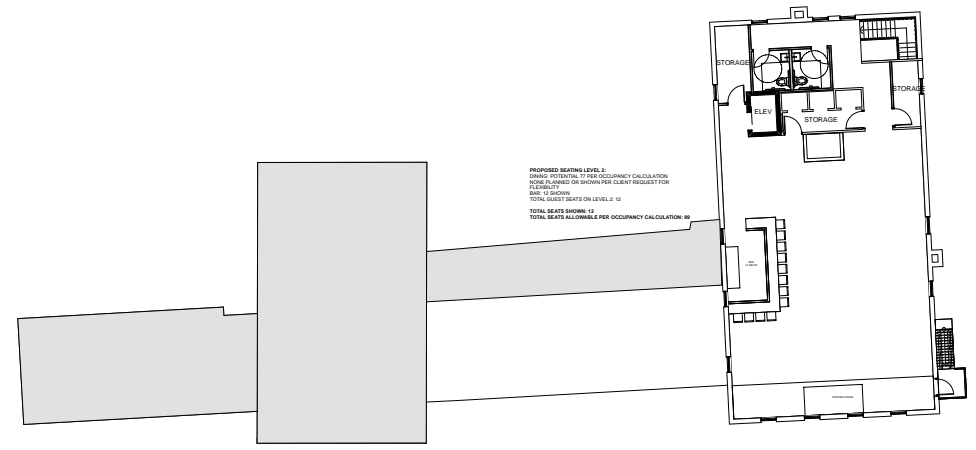
2 A-2 UPPER LEVEL FLOORPLAN
SCALE: 1/4" = 1'-0"



PROPOSED RESTAURANT PLAN



① First Floor Plan



① Second Floor Plan



Legal Description- Tract 1:

All that tract or parcel of land lying and being in Land Lot 244, 17th District, City of Atlanta, Fulton County Georgia and being more particularly described as follows:

Beginning at a point at the intersection of the southerly R/W of Bolton Road (80' R/W) and the westerly R/W of Marietta Road (40' R/W) said point being the point of commencement;

Thence continue along the R/W of Marietta Road S 38°40'41"E a distance of 58.93 feet to a point and the TRUE POINT OF BEGINNING;

Thence continuing along the R/W of Marietta Road S 38°40'41" E a distance of 145.85 feet to a point on the northerly right of way of Moore Street (AKA Moore Lane) 30' R/W;

Thence along the right of way of Moore Street S 71°05'35"W a distance of 282.00 feet to a point;

Thence along the arc of a curve in a clockwise direction 95.05' (said curve having a radius of 65.54' and a chord of N 11°07'19"W-86.93') feet to a point on the southerly right of way of Bolton Road;

Thence continuing along said right of way N 43°09'17"E a distance of 127.44 feet to a point;

Thence leaving said R/W S 38°40'41"E a distance of 58.74 feet to a point;

Thence N 43°15'31" E a distance of 100.00 feet to a point and the point of beginning.

Said tract containing 30,355 sq. feet or 0.69 Acres as shown hereon

TRACT 1 REFERENCES TO TITLE COMMITMENT PREPARED BY FIRST AMERICAN TITLE COMPANY COMMITMENT NO. 1481510 EFFECTIVE DATE OCTOBER 1, 2014

PART II, SECTION B SPECIAL EXCEPTIONS ITEM (1.1) - EASEMENT TO GEORGIA POWER COMPANY RECORDED IN DEED BOOK 5205, PAGE 224 AFFECTS SUBJECT PROPERTY. BLANKET EASEMENT NOT PLUSTRABLE

ITEM (2.1) - EASEMENT RECORDED IN DEED BOOK 1894, PAGES 5-8 - EASEMENT AFFECTS ALL OF SUBJECT PROPERTY

ITEM (3.1) SEE GENERAL NOTES AS TO PLAT BOOK 311, PAGE 56

TRACT 2 REFERENCES TO TITLE COMMITMENT PREPARED BY FIRST AMERICAN TITLE COMPANY COMMITMENT NO. 1481511 EFFECTIVE DATE OCTOBER 1, 2014

PART II, SECTION B SEE GENERAL NOTES AS TO PLAT BOOK 311, PAGE 56

SEE GEORGIA POWER EASEMENT RECORDED IN DEED BOOK 4476, PAGE 137 - EASEMENT AFFECTS ALL OF SUBJECT PROPERTY

Legal Description- Tract 2:

All that tract or parcel of land lying and being in Land Lot 244, 17th District, City of Atlanta, Fulton County Georgia and being more particularly described as follows:

Beginning at a point at the intersection of the southerly R/W of Bolton Road (80' R/W) and the westerly R/W of Marietta Road (40' R/W) said point being the TRUE POINT OF BEGINNING;

Thence continuing along the R/W of Marietta Road S 38°40'41"E a distance of 58.93 feet to a point;

Thence leaving said R/W S 43°15'31"W a distance of 100.00 feet to a point;

Thence N 38°40'41"W a distance of 58.74 feet to a point on the southerly right of way of Bolton Road;

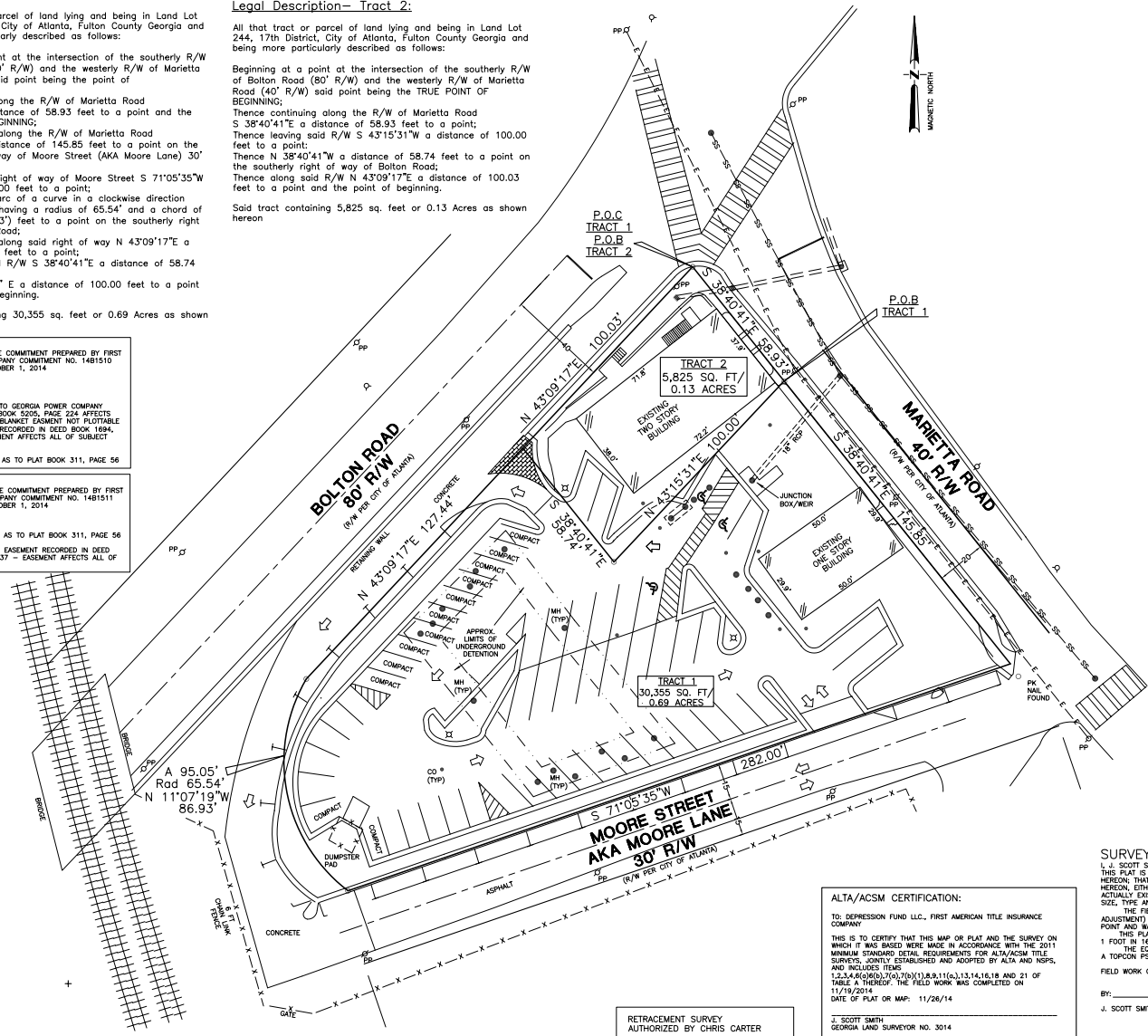
Thence along said R/W N 43°09'17"E a distance of 100.03 feet to a point and the point of beginning.

Said tract containing 5,825 sq. feet or 0.13 Acres as shown hereon

TRACT 2 REFERENCES TO TITLE COMMITMENT PREPARED BY FIRST AMERICAN TITLE COMPANY COMMITMENT NO. 1481511 EFFECTIVE DATE OCTOBER 1, 2014

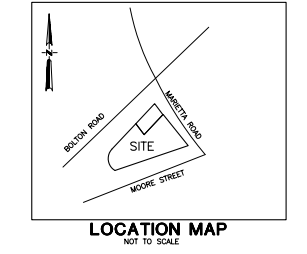
PART II, SECTION B SEE GENERAL NOTES AS TO PLAT BOOK 311, PAGE 56

SEE GEORGIA POWER EASEMENT RECORDED IN DEED BOOK 4476, PAGE 137 - EASEMENT AFFECTS ALL OF SUBJECT PROPERTY



LEGEND

R/W	RIGHT OF WAY	FES	FLAGGED END SECTION
W/M	WATER METER	JR	JUNCTION BOX
B/L	BUILDING LINE	HW	HEADWALL
P/L	PROPERTY LINE	CL	CENTER LINE
A	FIRE HYDRANT	CD	DRAINAGE DIRECTION
V	VALVE	DN	DRAINAGE NUMBER
WM	WATER MAIN	IPF	IRON PIN FOUND
MH	MANHOLE	IPS	IRON PIN SET
SE	SEWER LINE	R	ELECTRIC POWER
SE	SEWER EASEMENT	SC	SHOULDER OF CURVATURE
SE	SEWER EASEMENT	CE	DOUBLE WIND CATCH BASIN
PP	POWER POLE	PP	POWER POLE
NAC	NAIL IN CAP	PP O	ARC OF CURVE
LP	LIGHT POLE	INV	INVERT
SE	SEWER ELEVATION	DI	DROP INLET
REBAR	REBAR	PP	PROPOSED ELEVATION
O.T.P.	OPEN TOP PIPE	POB	POINT OF BEGINNING



General Notes:

BOUNDARY AS PER A FIELD RUN SURVEY AND DEED RECORDED IN DEED BOOK 47450, PAGE 130 AND DEED BOOK 47285, PAGE 53 AND CONSOLIDATION PLAT FOR MASONIC LODGE PROPERTY PREPARED BY MACTEC ENGINEERING AND CONSULTING RECORDED IN PLAT BOOK 311, PAGE 56.

SUBJECT PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD DISTRICT AS PER F.I.R.M. PANEL NO. 13121C0229F, MAP REVISED SEPTEMBER 18, 2013

CURRENT ZONING IS: MRC-1-C

TRACT 1:
2316 MARIETTA ROAD
PARCEL ID: 17 024400020065
ZONED C1

TRACT 2:
2324 MARIETTA ROAD
PARCEL ID: 17 024400020016
ZONED C1

SURVEYOR'S CERTIFICATE

I, J. SCOTT SMITH, A GEORGIA REGISTERED LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY SHOWS THE PROPERTY LINES AND IMPROVEMENTS SHOWN HEREON; THAT IT WAS PREPARED FROM AN ACTUAL FIELD SURVEY OF THE PROPERTY DEPICTED, HEREON, EITHER BY ME, OR UNDER MY SUPERVISION; THAT ALL MONUMENTS SHOWN, HEREON, ACTUALLY EXISTED AT THE TIME THE FIELD SURVEY WAS CONDUCTED AND THAT THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE CORRECTLY REPRESENTED.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAD A CLOSURE PRECISION (BEFORE ADJUSTMENT) OF 1 FOOT IN 93,877 FEET WITH AN ANGULAR ERROR OF 2 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING LEAST SQUARES ADJUSTMENT.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN 1 FOOT IN 108,644 FEET.

THE EQUIPMENT USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS HEREON WAS A TOPCON PS-103 TOTAL STATION.

FIELD WORK COMPLETED ON _____

BY: _____

J. SCOTT SMITH - Georgia Land Surveyor No. 3014

ALTA/ACSM CERTIFICATION:

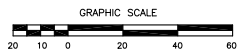
TO: DEPRESSION FUND LLC, FIRST AMERICAN TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT WAS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1.2, 2.4, 6.0, 6.10, 7.0, 7.01, 8.1, 8.11, 8.12, 11.3, 14.1, 16.1, 18 AND 21 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 11/19/2014.

DATE OF PLAT OR MAP: 11/26/14

J. SCOTT SMITH
GEORGIA LAND SURVEYOR NO. 3014

RETRACEMENT SURVEY
AUTHORIZED BY CHRIS CARTER



REVISIONS

NO.	DATE	BY	DESCRIPTION

DIVERSIFIED TECHNICAL GROUP, L.L.C.

LAND SURVEYORS - LAND PLANNERS

2700 BRASELTON HIGHWAY - SUITE 10-430
PH: 770-244-7036 - FAX: 770-614-7098
WWW.DTGROUP.COM



ALTA/ACSM Land Title Survey
Depression Fund, LLC

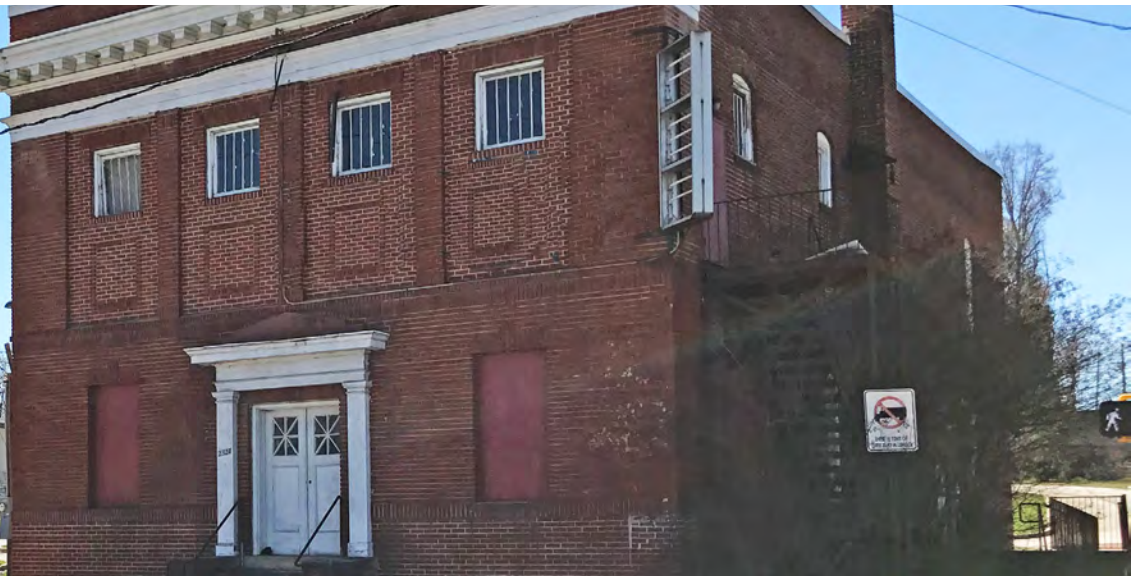
LAND LOTS(S): 244
LAND LOTS(S): 17

CITY OF ATLANTA
FULTON COUNTY, GEORGIA

ALTA/ACSM Survey

PROJECT NUMBER
14228

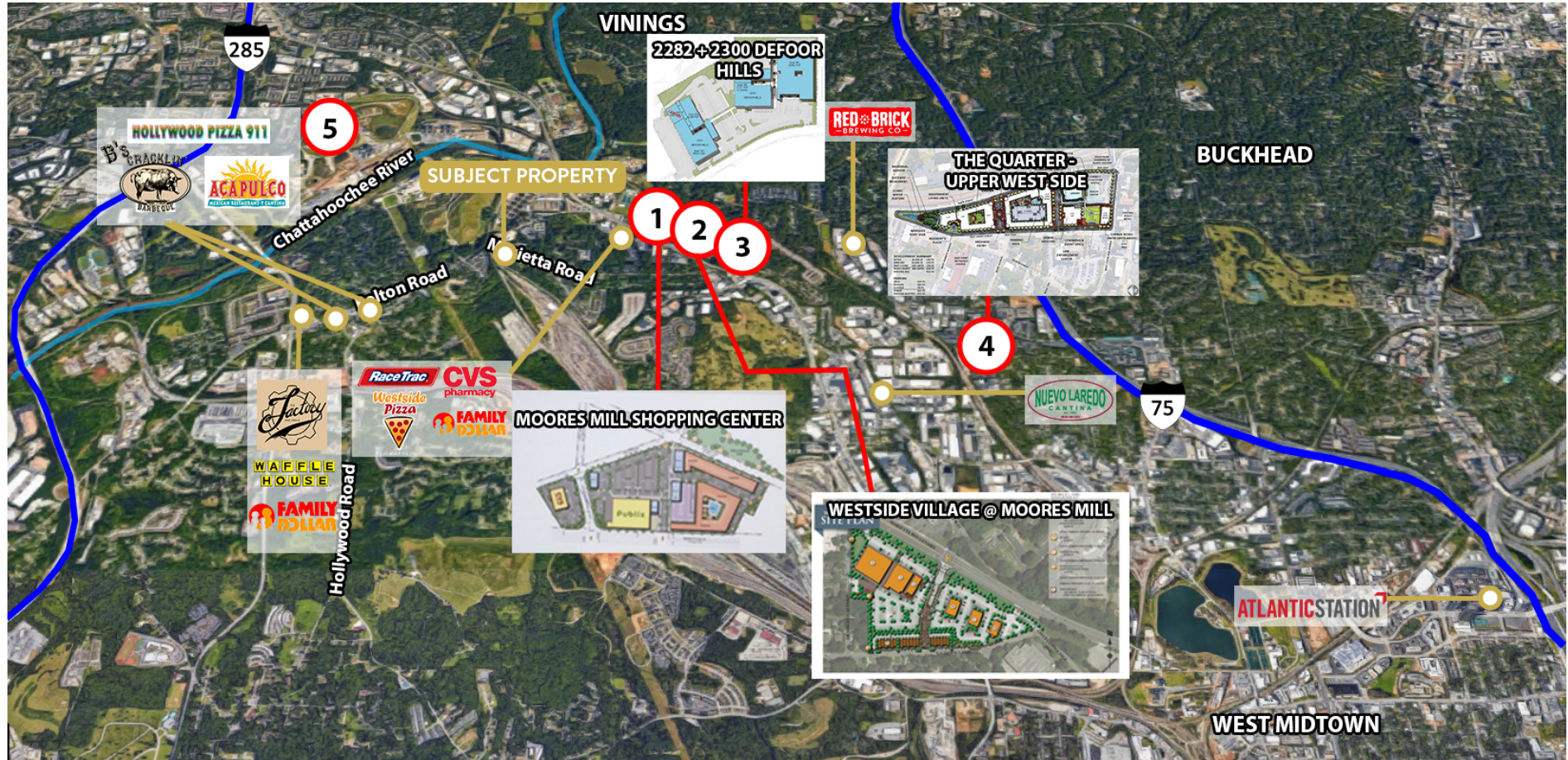
1
DRAWING NUMBER
SHEET 1 OF 1



PHOTOS



AREA HIGHLIGHTS



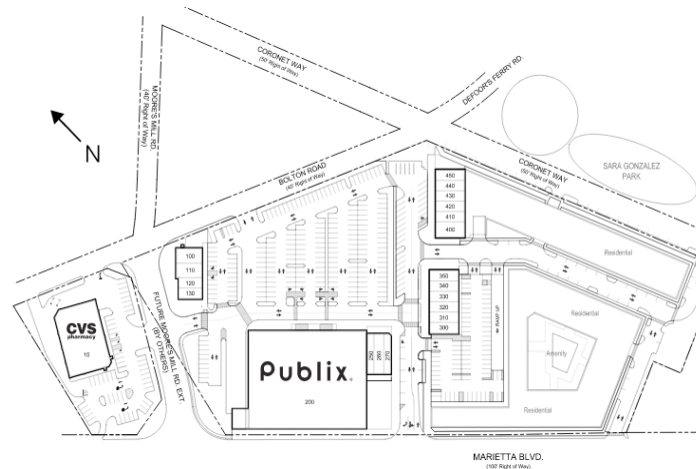
- ① Moores Mill Shopping Center | $\pm 70,000$ SF Publix Anchored Retail & Multifamily Development
- ② Westside Village @ Moores Mill | ± 10 Acre Adaptive Reuse Warehouse Conversion
- ③ 2282 + 2300 Defoor Hills | $\pm 91,000$ SF Collaborative Loft Office Development
- ④ The Quarter - Upper West Side | ± 20 Acre Mixed Use Development
- ⑤ Riverwalk Atlanta Park | Series of Connected Paths and Parks



AREA HIGHLIGHTS

Moore's Mill Shopping Center

±70,000 SF Publix Anchored Retail & Multifamily Development | 345 apartment units | ±45,600 SF Publix | ±25,000 SF additional retail and restaurant space



Westside Village @ Moore's Mill

±10 Acre Adaptive Reuse Warehouse Conversion | ±72,000 SF retail/restaurant/office space | 18 townhomes on ±32,400 SF



AREA HIGHLIGHTS

2282 + 2300 Defoor Hills

±91,000 SF Collaborative Loft Office Development | ±16,000 SF covered & open-air courtyards | Reclaimed wood, metal and original concrete flooring



The Quarter - Upper West Side

±20 Acre Mixed Use Development | over 800 residential units | ±46,000 SF boutique shops & restaurants

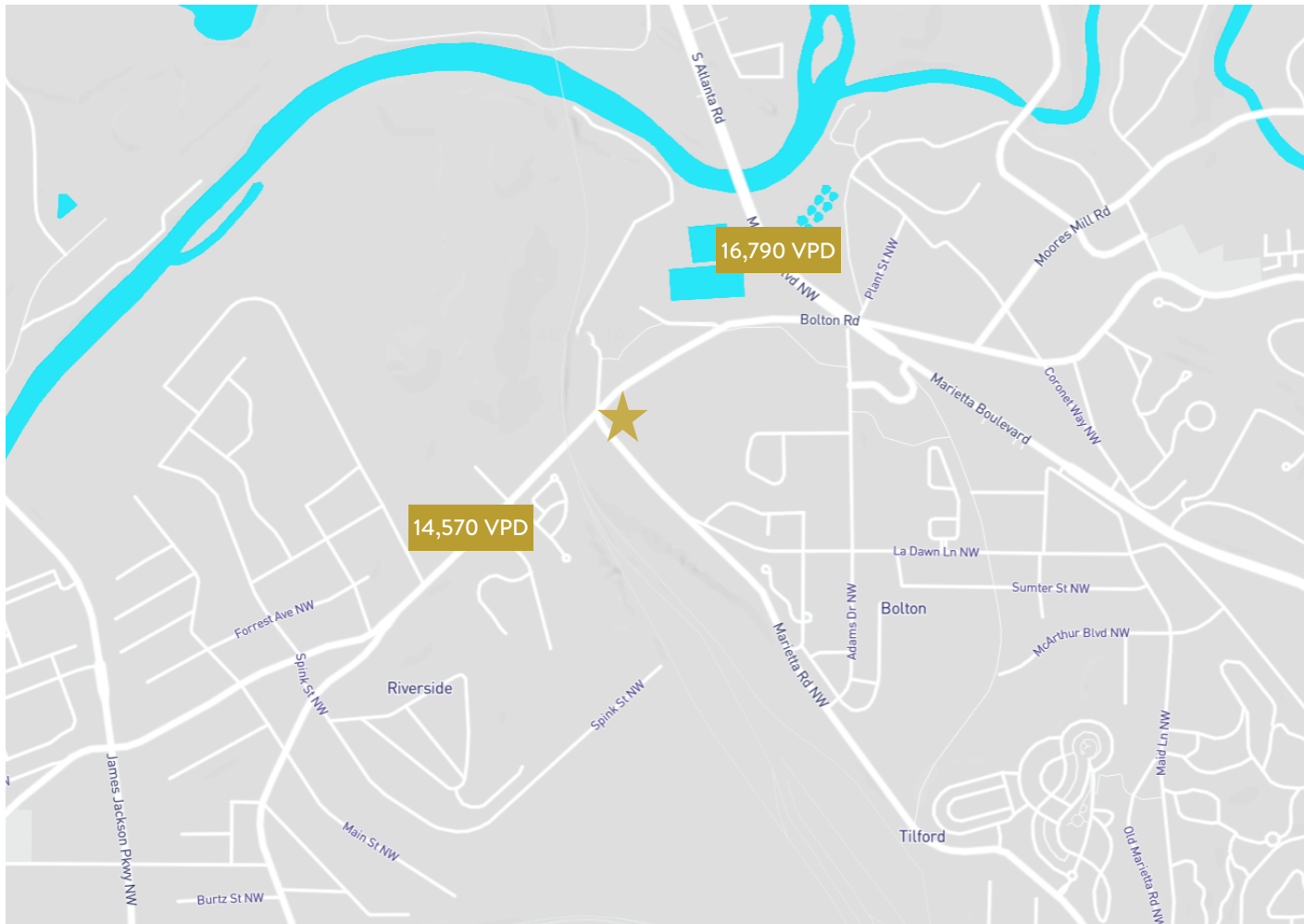


Riverwalk Atlanta Park

Series of connected trails & parks in the City of Atlanta along the Chattahoochee River extending from Peachtree Creek to Sandy Creek with 5 mile PATH Chattahoochee "Greenway" Trail



DEMOGRAPHICS & TRAFFIC COUNTS



2016 DEMOGRAPHICS (esri) **1 MILE**

Population	4,998
Households	2,023
Average Household Income	\$106,059

3 MILES

Population	57,879
Households	25,924
Average Household Income	\$105,303

5 MILES

Population	211
Households	93,956
Average Household Income	\$97,108



ABOUT THE AREA

LOCATION UPPER WEST SIDE, ATLANTA

Situated in Cobb and Fulton Counties is a cluster of small neighborhoods known as Atlanta's Upper Westside. It is comprised of 22 cities and neighborhoods along the Chattahoochee River with rich history dating back to the Civil War.

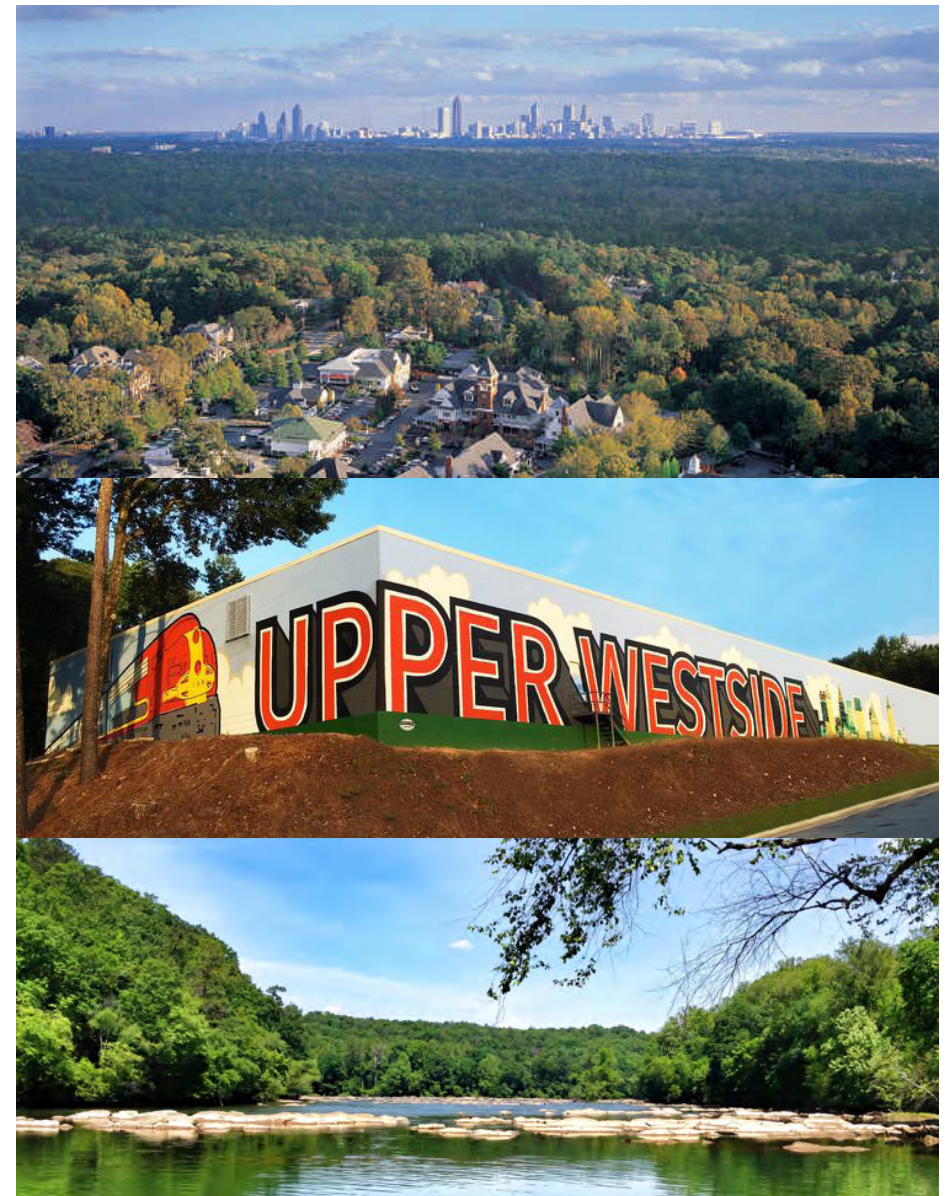
The area has started to revitalize with help from major developers looking to bring life back into these neighborhoods. Mixed use living and shopping areas along with other redevelopment projects are in the works. Vinings, Riverside and Whittier Village, the more well known neighborhoods in the region, have been remodeled and have seen immense growth over the last couple of years. Upper Westside has a well rounded income profile, with majority of its households earning over \$100,000.

These neighborhoods benefit from close proximity to Downtown jobs as well as some of Georgia's best outdoor areas including the Chattahoochee River and Kennesaw Mountain. The new Suntrust Park has also helped spark interest in the area. Many restaurants and town squares are also gaining attention and awards for their impact on the community.

NEIGHBORHOODS

- Portions of Atlanta
- Bankhead
- Berkeley Park
- Blandtown
- Bolton
- Boltonville
- Chattahoochee
- Ellen N.
- Gilmore
- Hills Park
- Home Park
- Howell Station
- Iceville
- Kennesaw
- Magnolia
- Miralia
- Payton
- Riverside
- Smyrna
- Underwood Hills
- Vinings
- Whittier Mill

For more information on Atlanta's Upper West Side, [click here](#).





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.

