



Offering Memorandum

17.83 ACRE C-2 ZONED LAND SITE



BULL REALTY

ASSET & OCCUPANCY SOLUTIONS

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BULL REALTY
ASSET & OCCUPANCY SOLUTIONS

Exclusively listed by Bull Realty, Inc.

DISCLAIMER & LIMITING CONDITIONS

C-2 ZONED LAND SITE | 17.83 ACRES

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.

EXECUTIVE SUMMARY

C-2 ZONED LAND SITE | 17.83 ACRES



17.83 acre land site located just off Highway 411. Ideally suited for self-storage and apartments (Including LIHTC)

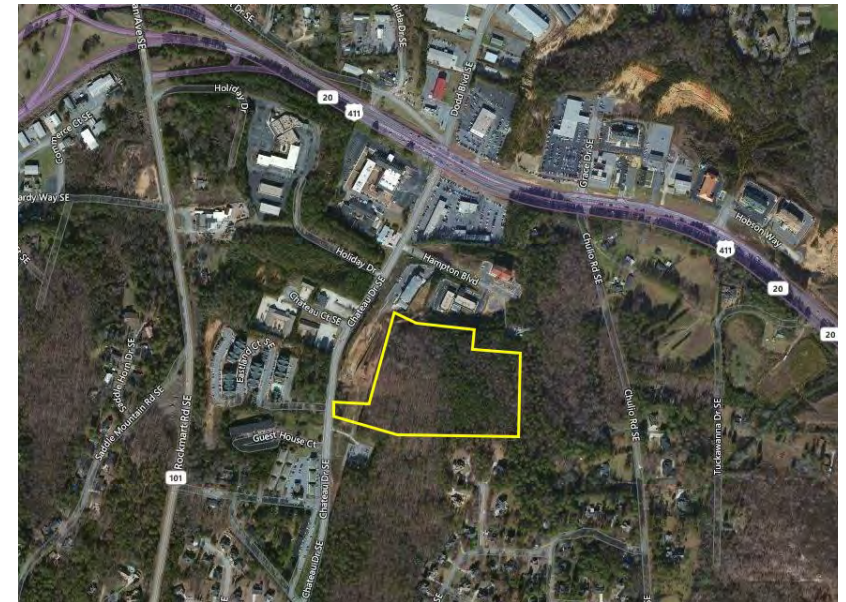
- 17.83 acre land site located just off Highway 411
- Parcel ID: J15W-472
- Zoned C-2
- 26,330 vehicles per day on Cartersville Hwy SE
- Ideally suited for self-storage, hospitality and apartments (Including LIHTC)
- Land lot 354, district 23rd, section 3

PRICE | \$1,000,000

PROPERTY DETAILS

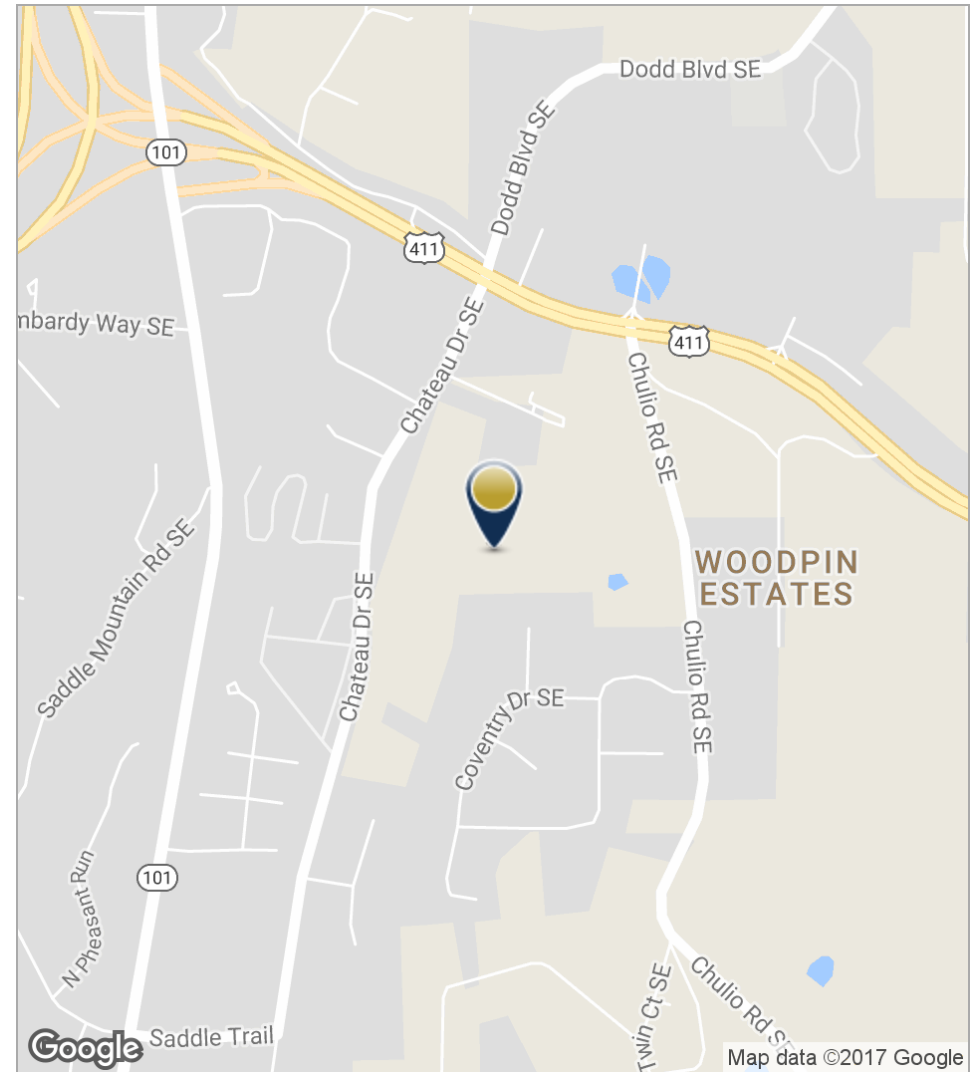
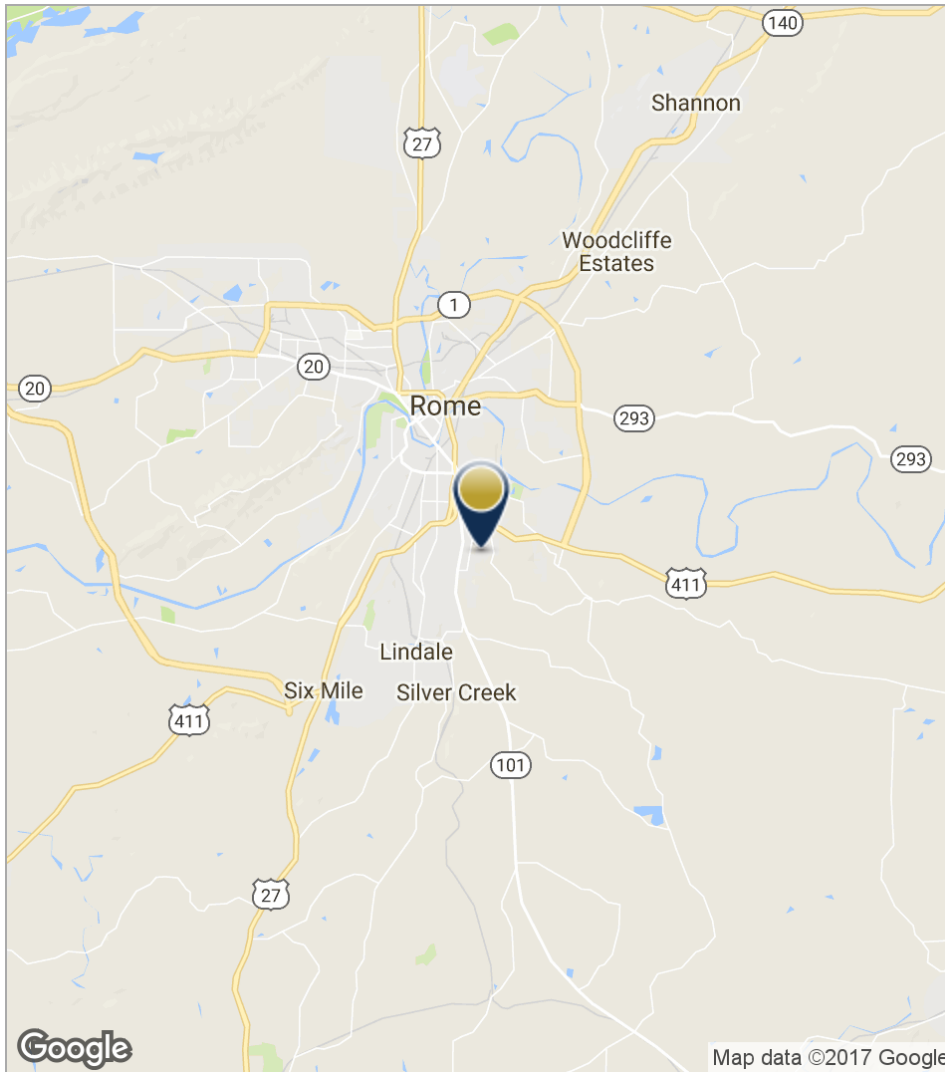
C-2 ZONED LAND SITE | 17.83 ACRES

| | |
|----------------|---|
| Property Name: | 17.83 Acres Chateau Drive SE & Hampton Blvd Rome, GA 30161 |
| County: | Floyd |
| Site Size: | 17.83 AC |
| Parcel ID: | J15W-472 |
| Zoning: | C-2 |
| 2016 Taxes | \$2,845 |
| Sale Price: | \$1,000,000 |



LOCATION MAPS

C-2 ZONED LAND SITE | 17.83 ACRES



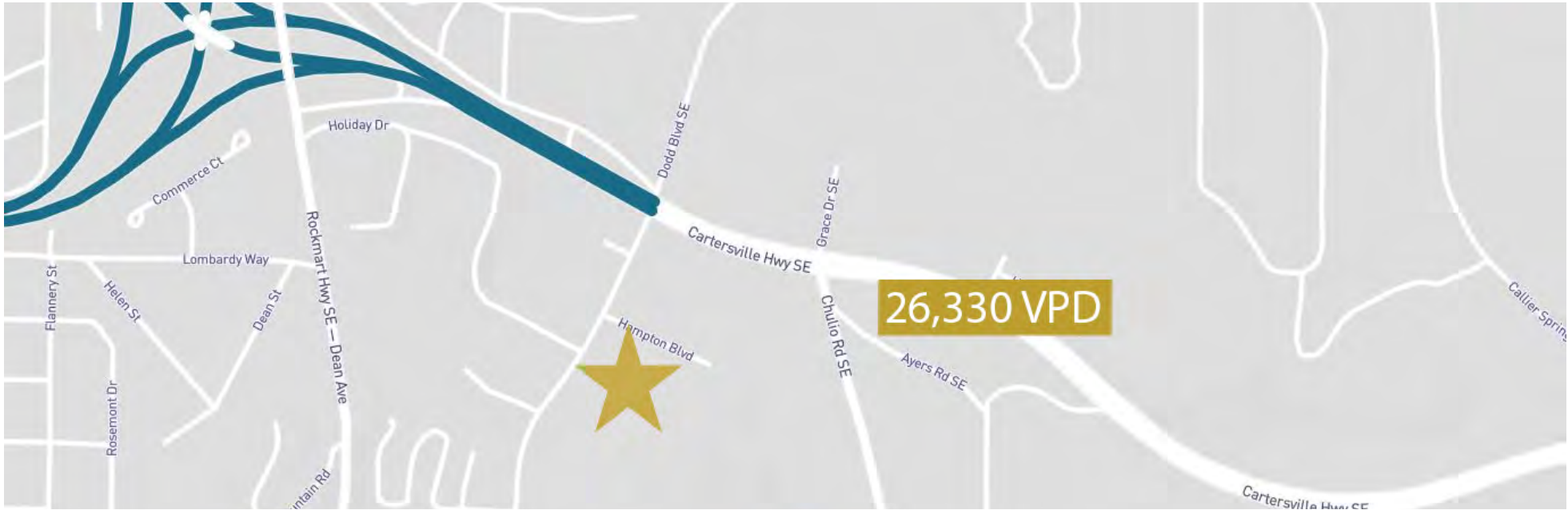
RETAIL MAP

C-2 ZONED LAND SITE | 17.83 ACRES



DEMOGRAPHICS MAP

C-2 ZONED LAND SITE | 17.83 ACRES



| | 1 Mile | 3 Miles | 5 Miles |
|---------------------|-----------|-----------|-----------|
| Total Population | 3,835 | 20,731 | 43,684 |
| Population Density | 1,221 | 733 | 556 |
| Median Age | 34.1 | 36.4 | 37.0 |
| Median Age (Male) | 36.1 | 36.4 | 35.5 |
| Median Age (Female) | 32.9 | 37.7 | 39.8 |
| Total Households | 1,725 | 8,228 | 16,531 |
| # of Persons Per HH | 2.6 | 2.6 | 2.7 |
| Average HH Income | \$58,341 | \$57,319 | \$57,086 |
| Average House Value | \$166,836 | \$159,300 | \$150,845 |

* Demographic data derived from 2010 US Census



TOP EMPLOYERS & MANUFACTURERS

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ROME, GA MAJOR EMPLOYERS

| Employer | Type | # of Employees |
|---------------------------------|---------------|----------------|
| Floyd Medical Center | Healthcare | 2,507 |
| Redmond Regional Medical Center | Healthcare | 1,200 |
| Lowe's RDC | Distribution | 820 |
| Harbin Clinic | Healthcare | 792 |
| Walmart Supercenter (2 stores) | Retail | 622 |
| Berry College | Education | 562 |
| Kellogg's | Manufacturing | 552 |
| F & P Georgia | Manufacturing | 518 |
| International Paper Company | Manufacturing | 451 |
| Syntec Industries | Manufacturing | 350 |

ROME, GA TOP 10 MANUFACTURERS

| Employer | Type | # of Employees |
|---------------------|-----------------|----------------|
| Kellogg's | Food Production | 552 |
| F & P Georgia | Automotive | 518 |
| International Paper | Paper | 450 |
| Neaton Rome | Automotive | 427 |
| Hillshire Brands | Food Production | 350 |
| Syntec Industries | Carpet Fiber | 350 |
| Southeastern Mills | Food Production | 340 |
| Mohawk | Carpet Industry | 230 |
| Bekaert | Wire | 218 |
| Pirelli Tire | Tires | 190 |

SITE PLAN

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ABOUT THE AREA

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ROME

Rome is the largest city in Floyd County, Georgia and is the second largest city, after Gadsden, Alabama, near the center of the triangular area defined by the Interstate highways between Atlanta, Birmingham and Chattanooga. It has developed as a regional center in such areas as medical care and education. In addition to its public school system, there are several private schools. Higher-level institutions include private Berry College and Shorter University, and the public Georgia Northwestern Technical College and Georgia Highlands College.

Located in the foothills of the Appalachian Mountains, it is the principal city of the Rome, Georgia, Metropolitan Statistical Area, which encompasses all of Floyd County.

Throughout the decades, this classic city has grown in sophistication to become a unique portrait of southern heritage and hospitality. Rome has a strong arts community, a passion for history and a respect for the three gentle rivers winding through the heart of the city. Most entertainment and leisure activity is connected to water and mountain areas nearby, although there are minor league sports and a few other amenities in town.

A city of seven hills like its Italian namesake, Rome has roots in agriculture, textile and carpet milling. There are some typical homes and landmarks of the 19th century South, and Rome won a National Trust for Historic Preservation Great American Main Street award for revamping its historic core.





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Professional Background

Richard Blumenfeld is a seasoned professional with over thirty-five years of senior management experience, primarily in real estate, sales & marketing and business development. He was founder and President of Intersouth Properties, a full service real estate company with offices in Georgia and Florida. Intersouth worked with private owner/investors, city & county governments, banks, and federal agencies.

Blumenfeld most recently was President of APEX ADVISORY GROUP, a firm that provides advisory services to real estate developers and investors, large land owners, construction companies and owner operators of assisted living/memory care. Blumenfeld is also President/Managing Director of Family Circle Communities, a regional 501C3 Not-for-Profit dedicated to holistic neighborhood revitalization and the provision of quality, affordable, energy efficient housing.

Blumenfeld was Senior Vice President of The Calibre Companies, the 46th largest residential builder in the USA. For-sale housing responsibilities included development and sales & marketing. He also worked for Killlearn, Inc. as Director of Real Estate. His first real estate job was with Citizens & Southern and their REIT.

Over the past years, Blumenfeld has established himself as an effective executive in every field he has entered. He authored Your Home is Your Castle, a book about the management and operation of residential homeowner associations.

Richard Blumenfeld obtained his Bachelors of Science in Marketing & Business Administration from the University of Alabama. He has been a Georgia Real Estate Broker since 1980 and is a Certified Aging-in-Place Specialist.

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.

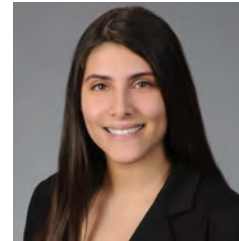
The firm produces America's Commercial Real Estate Show, a national video show and podcast enjoyed by millions of people around the country. Industry analysts, leading market participants and the firm's founder Michael Bull share market intelligence, forecasts and success strategies. The show has aired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

TEAM PROFILE

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Michelle Mehrjerdian
Marketing



Grant Smith
Marketing



Scott Jackson
Analyst