



**OFFERING MEMORANDUM**  
**INCOME PRODUCING TITLE MAX & CAR WASH**

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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.

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.



## INCOME PRODUCING TITLE MAX & CAR WASH

Take advantage of the opportunity to acquire this successful, well positioned operating car wash plus additional NNN leased, freestanding Title Max.

This two-for-one investment plus owner operated business is located on a signalized corner at the intersection of Watts Road and Cobb Parkway within the city limits of Kennesaw.

The offering consists of three separate buildings on 0.9 acres and is zoned HGB.

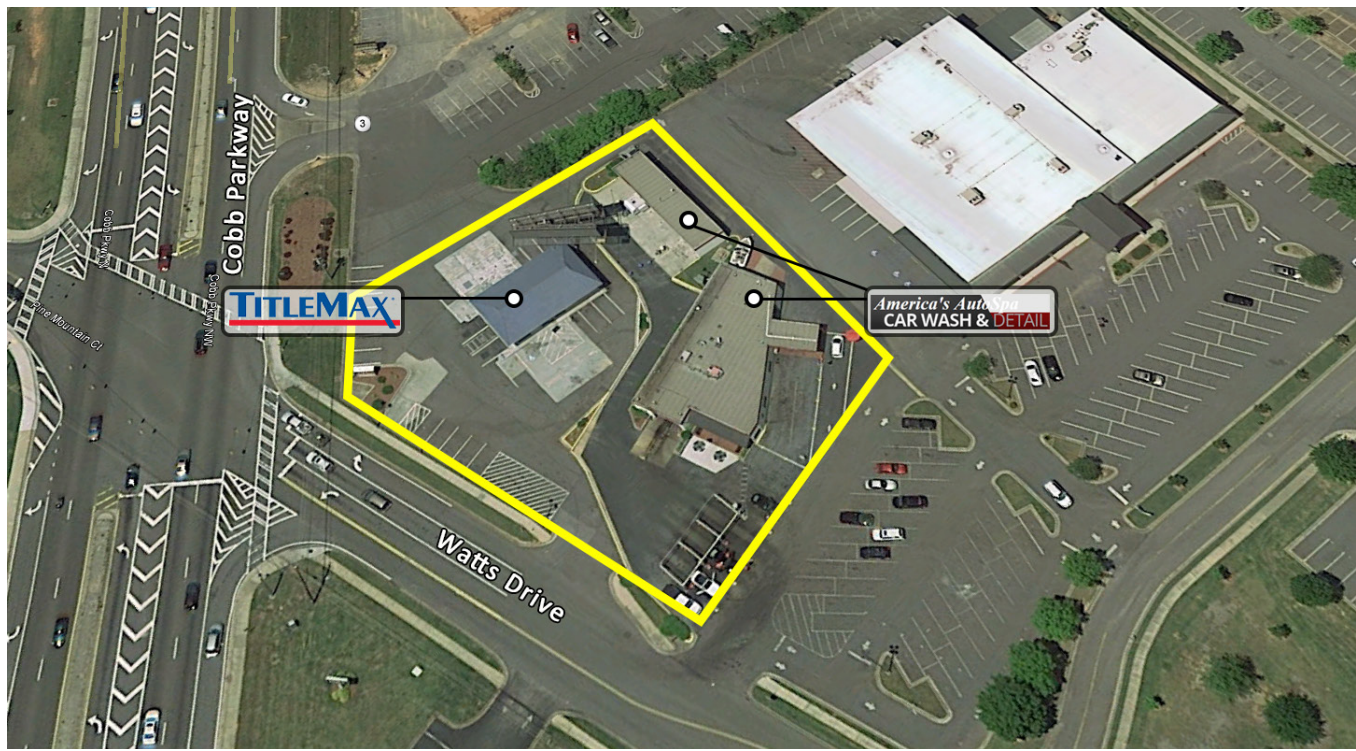
- Building 1 is a 1,650 SF retail building occupied by Title Max with 4 years remaining on a NNN lease
- Building 2 is a 4,583 SF operating car wash that was built in 1997 and upgraded in 2015
- Building 3 is a 1,460 SF self-serve car wash facility with three bays but is only being used as detail bays

Two curb cuts on Watts Road service the property along with another on Cobb Parkway. A local bank has approached the owner to install an ATM island for additional rental income. Billboard on property is not owned by seller and is not included in the sale.

Traffic counts exceed 42,000 vehicles per day on Cobb Parkway.

**PRICE | \$1,850,000**



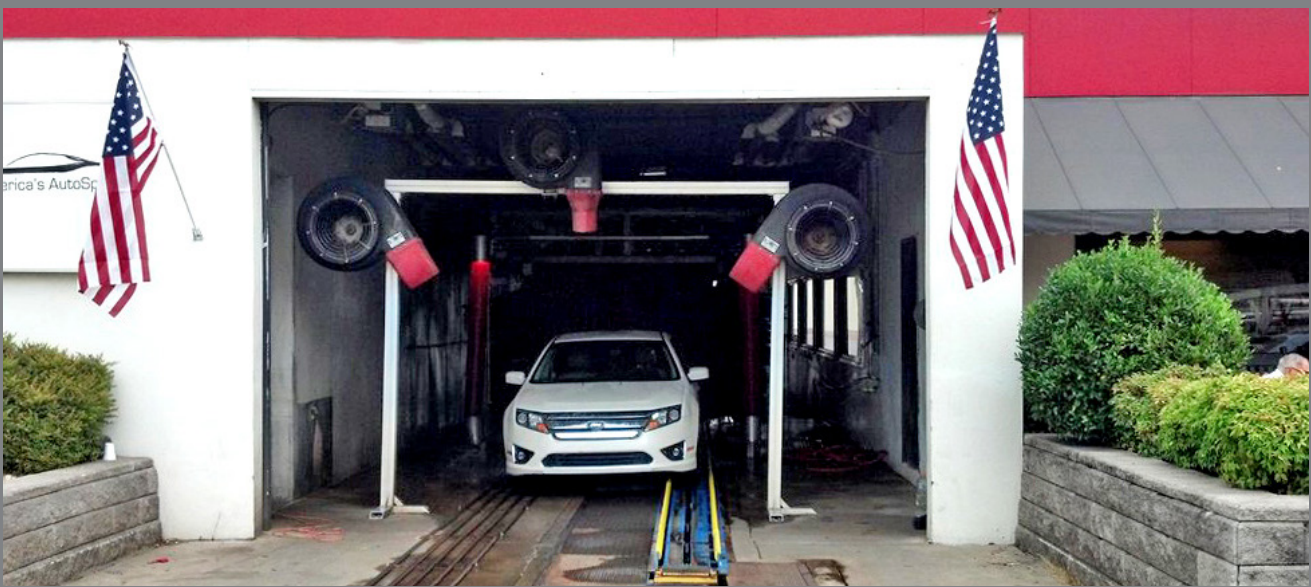


**INCOME PRODUCING TITLE MAX & CAR WASH**

Address	2764 Cobb Parkway Kennesaw, GA 30152
County	Cobb
Total Building Size	7,693 SF
Lot Size	0.9 Acres
Zoning	HGB
Assessor's Parcel ID	20-0139-0-064-0
2016 Taxes	\$6,749
Price	\$1,850,000



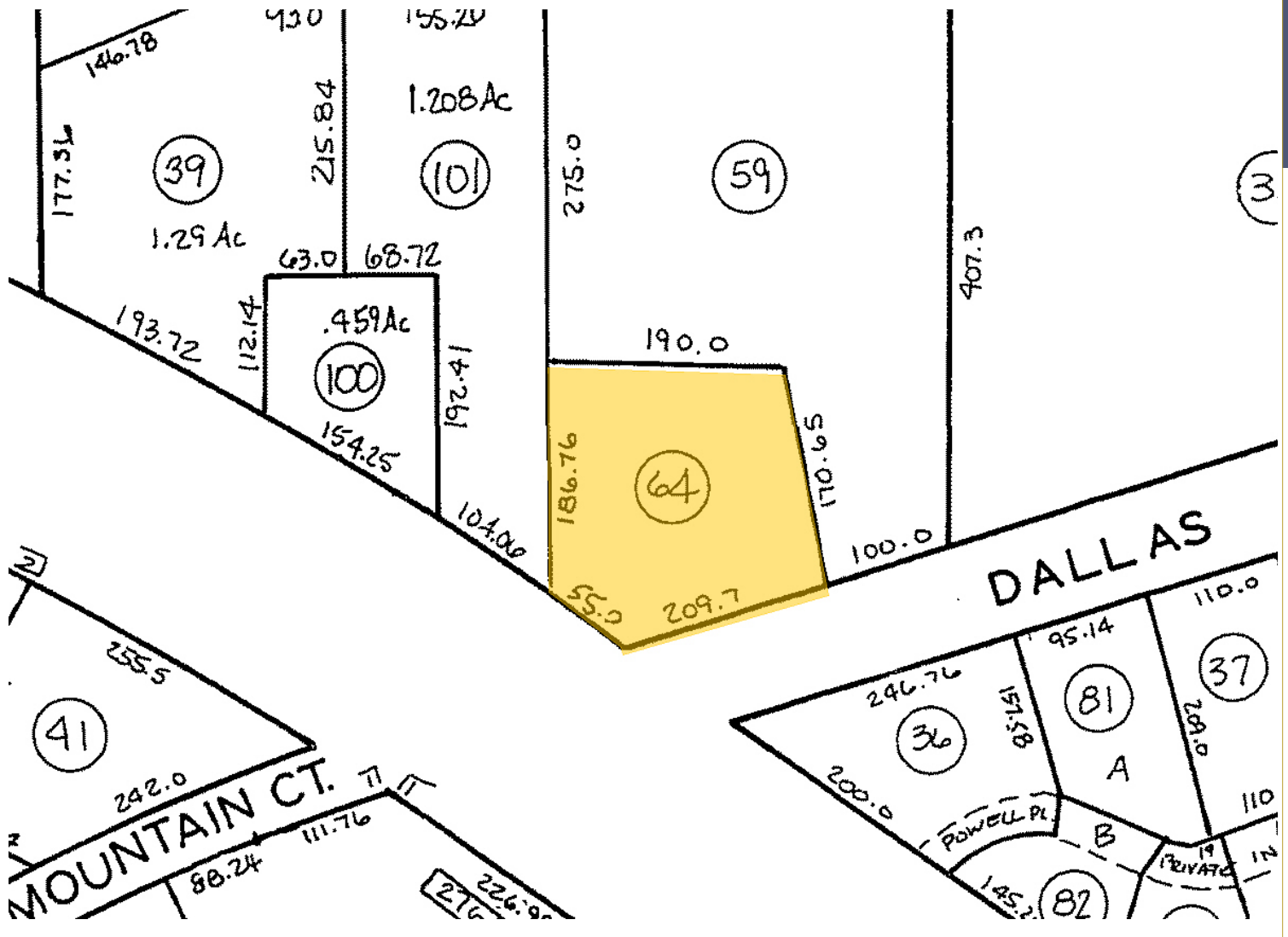




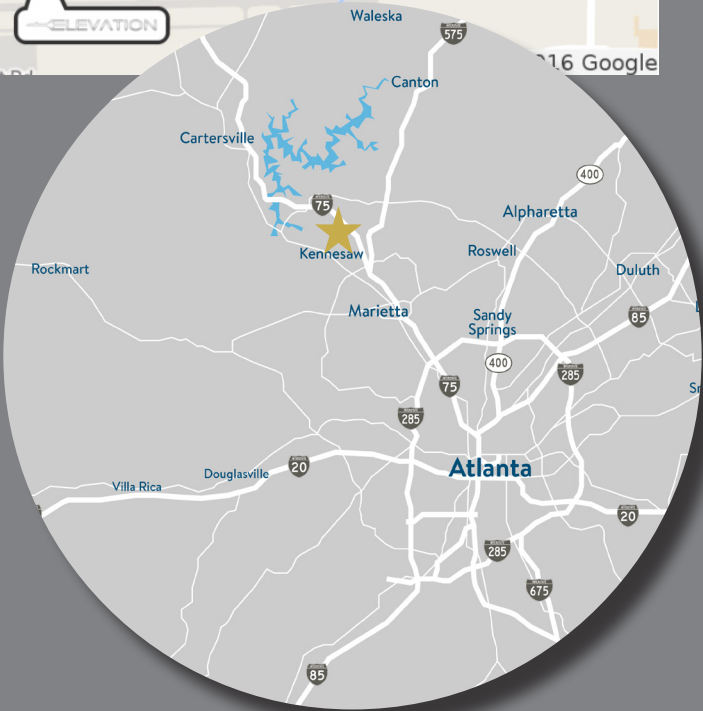
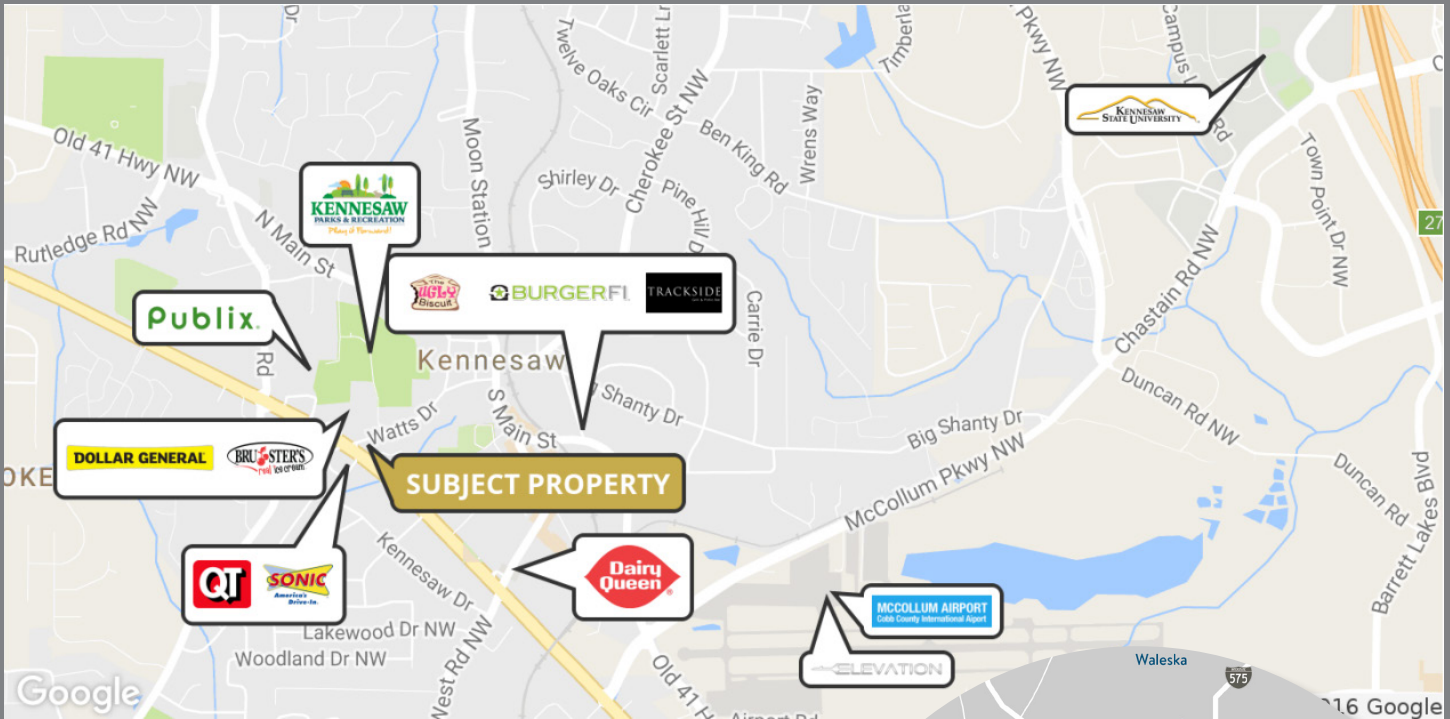








 AREA LOCATION & HIGHLIGHTS







# = Vehicles Per Day

2016 DEMOGRAPHICS (Esri)		1 MILE
Population	7,378	
Households	2,660	
Average Household Income	\$85,540	
		3 MILES
Population	71,316	
Households	25,335	
Average Household Income	\$88,415	
		5 MILES
Population	165,843	
Households	59,895	
Average Household Income	\$87,241	



## LOCATION

# KENNESAW, GA

The history of Kennesaw dates back to the 1830s when the Georgia Legislature authorized the construction of a rail line through Cobb County. Known as the Western and Atlantic Railroad, 20 miles of track was in operation from Terminus (Atlanta) to Cartersville by 1846. Several small towns were founded along the railroad including Vinings, Smyrna, Acworth and Big Shanty.

Known widely for its rich history and landmarks, the city has also become a popular destination among those wishing to attend college at Kennesaw State University, the state's third largest university with an annual enrollment of over 33,000.

Downtown Kennesaw has plenty to offer with history museums, local restaurants and the famous Wildman's Civil War Surplus owned by Dent Meyers. Many settle down in the area for the small town feel but also its proximity to downtown Atlanta.

## LOCAL ATTRACTIONS

- Southern Museum of Civil War and Locomotive History
- Kennesaw Mountain National Battlefield Park consists of around 18 miles of nature trails and historic Civil War battle sites
- The Kennesaw State University Museum of History and Holocaust Education
- The Kennesaw State University Bentley Rare Book Room and Archives
- Swift Cantrell Park and Skate Park was constructed in 2007. It contains, among other facilities, a dog park, aquatic center, skate park, several miles of walking trails and wireless internet.





## DARRELL CHAPMAN

While Darrell is experienced in all types of commercial properties throughout the Southeast, his primary focus has been industrial investment properties and mixed use developments in the North Atlanta market. As a long time resident of the suburbs of North Atlanta, he has extensive knowledge of the area and the business trends in these markets. Marketing more than \$300 million in commercial property since 2007, Darrell has become a recognized go-to broker in North Georgia.

He is a member of the Atlanta Commercial Board of Realtors, Atlanta Commercial Board of Realtors Million Dollar Club, the National Association of REALTORS, the Dawson County Chamber of Commerce and the Hall County Chamber of Commerce. Darrell lives in Dawsonville with his wife of 21 years, his young daughter and a menagerie of pets. Favorite hobbies include boating, water skiing and off-roading.

Some notable closings include a 9 acre site in Gwinnett County for the Georgia Regional Transportation Authority for \$3.2 million, a retail park with 20 tenants next to the North Georgia Premium Outlet Mall which sold for \$4.5 million, a commercial development park in north Georgia on GA Hwy 400 for \$4.9 MM, a medical office park for \$2.4 million, a \$1.4 million dollar land sale to RaceTrac Petroleum, and several retail sales including C Stores, Car Washes, and Shopping Centers. Prior to commercial real estate sales, Darrell enjoyed a successful career in the boating industry, and worked as a manager, consultant, and trainer for many of the leading dealerships in the Southeast. Darrell eventually operated his own successful dealership in Forsyth County and honed his reputation for honesty and integrity selling boats to customers all over the world.

Darrell attended the University of Tennessee studying electrical engineering.

Bull Realty is a commercial real estate sales, leasing and advisory firm licensed in ten southeast states headquartered in Atlanta. The firm was founded twenty years ago 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 acquisition, disposition, project leasing, tenant representation, asset management, auctions and consulting services.
- Advisors focus on specific property types and services to provide expertise in their sectors including office, retail, industrial, multifamily, land, healthcare, senior housing, self-storage, automotive, hospitality, sale-leaseback and single tenant net lease properties.
- Disposition services for appropriate properties can include marketing on up to 415 websites, 17 marketing systems, 7 e-marketing systems, video, social media, auctions and national radio exposure.
- The firm produces and hosts The Commercial Real Estate Show, a talk radio show heard by millions of people around the country. Industry analysts, leading market participants and Bull Realty's founder Michael Bull share market intelligence, forecasts and success strategies. The show has aired weekly on radio stations for six years and is available anytime on iTunes, YouTube and [www.CREshow.com](http://www.CREshow.com).



**Darrell Chapman**  
**404-876-1640 x 114**  
**DChapman@BullRealty.com**



**DARRELL CHAPMAN**  
Agent



**AUBRI LIENEMANN**  
Marketing



**RICK LEWIS**  
Marketing



**SCOTT JACKSON**  
Analyst



**BULL REALTY**

ASSET & OCCUPANCY SOLUTIONS

Darrell Chapman  
404-876-1640 x 114  
DChapman@BullRealty.com



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 **2764 Cobb Parkway, Kennesaw, GA 30152**. 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 \_\_\_\_\_

Fax \_\_\_\_\_

**Darrell Chapman**  
**404-876-1640 x 114**  
**DChapman@BullRealty.com**  
**Fax: 404-876-7073**



**50 Glenlake Parkway**  
**Suite 600**  
**Atlanta, GA 30328**