



Offering Memorandum

LILBURN PROFESSIONAL CENTER
8.3% CAP RATE



BULL REALTY
ASSET & OCCUPANCY SOLUTIONS

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DISCLAIMER & LIMITING CONDITIONS

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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.



BULL REALTY
ASSET & OCCUPANCY SOLUTIONS

EXECUTIVE SUMMARY

LILBURN PROFESSIONAL CENTER | 8.3% CAP RATE



Located in Lilburn, Georgia -a northern suburb of Atlanta- Lilburn Professional Center maintains high occupancy and good cash flow due to its proven combination of limited market competition, location and competitive lease rates. High barriers to new construction and limited competing properties in the area help to insure that Lilburn Professional Center will continue to experience strong future occupancy and cash flow.

Well maintained and updated, the 2-story, approximately 12,000 SF brick office building, is situated on 1 acre of land which provides 63 parking spaces for its tenants.

Boasting an excellent mix of stable tenants including several lawyers, an advertising firm, an insurance agent, an international lighting company and a CPA, the property is anchored by Heartland Dental, GW Design Group, and Lewy Body Dementia Association.

The investment produces an initial 8.3% cap rate on existing income, creating a 5-year IRR of 17% assuming 70/30 LTV at 4.75%, 20 year amortization, with monthly debt service of \$5,654. Please see investment analysis on page 9.

- Approximately 12,000 SF 2-story brick office building
- 8.3% cap rate
- High occupancy and good cash flow
- Located near the intersection of Killian Hill Rd and Five Forks Trickum Rd
- Situated on 1 acre site
- 63 parking spaces (6.1/1,000SF)
- Boasting an excellent mix of stable tenants

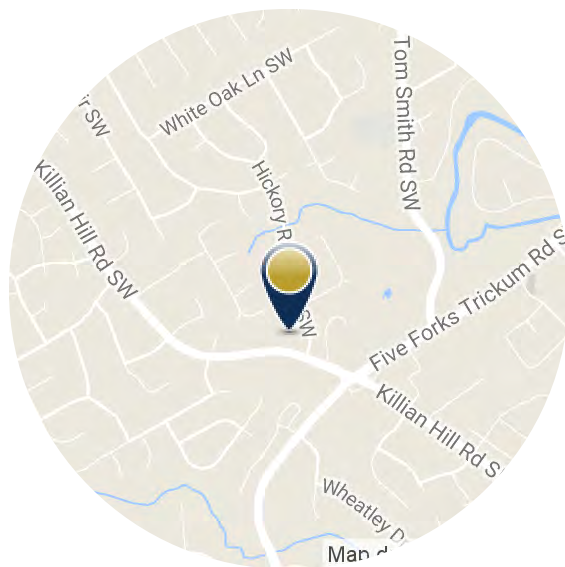
PRICE | \$1,225,000



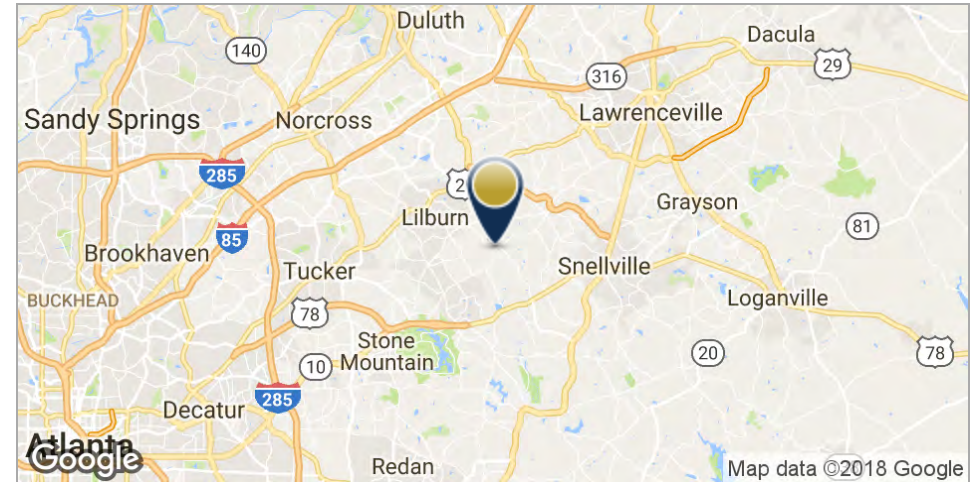
PROPERTY OVERVIEW

LILBURN PROFESSIONAL CENTER | 8.3% CAP RATE

Address:	912 Killian Hill Road, Lilburn, GA 30047
County:	Gwinnett
Building Size:	Approximately 12,000 SF
Site Size:	1 Acre
Parcel ID:	R6103 012
Zoning:	AA035
Year Built:	1988
Construction:	Brick
Parking:	63 Spaces (6.1/1,000 SF)
Traffic Count:	21,000 VPD on Killian Hill
Occupancy:	85.6%
Cap Rate:	8.3%
NOI:	\$103,332
Sale Price:	\$1,225,000



LOCATION MAPS



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	7,933	58,513	196,104
MEDIAN AGE	40.0	38.7	36.6
MEDIAN AGE (MALE)	40.1	38.9	36.0
MEDIAN AGE (FEMALE)	41.1	38.9	37.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,646	19,966	64,817
# OF PERSONS PER HH	3.1	3.1	3.0
AVERAGE HH INCOME	\$112,224	\$93,868	\$80,202
AVERAGE HOUSE VALUE	\$241,270	\$228,465	\$217,086

LOCATION DESCRIPTION

Lilburn Professional Center is situated near the crossroads of Five Forks Trickum Road and Killian Hill Road, a well-travelled and active intersection in this densely populated section of Gwinnett County. Surrounded by retailers such as Publix, CVS, Dollar Tree, Subway, Rite Aid and Wendy's, the property boasts excellent visibility and access from Killian Hill Road. Benefitting from approximately 19,966 households in a 3 mile radius, the property is strategically situated for tenants by creating a neighborhood feel to which their customers and clients are accustomed.



RETAIL MAP

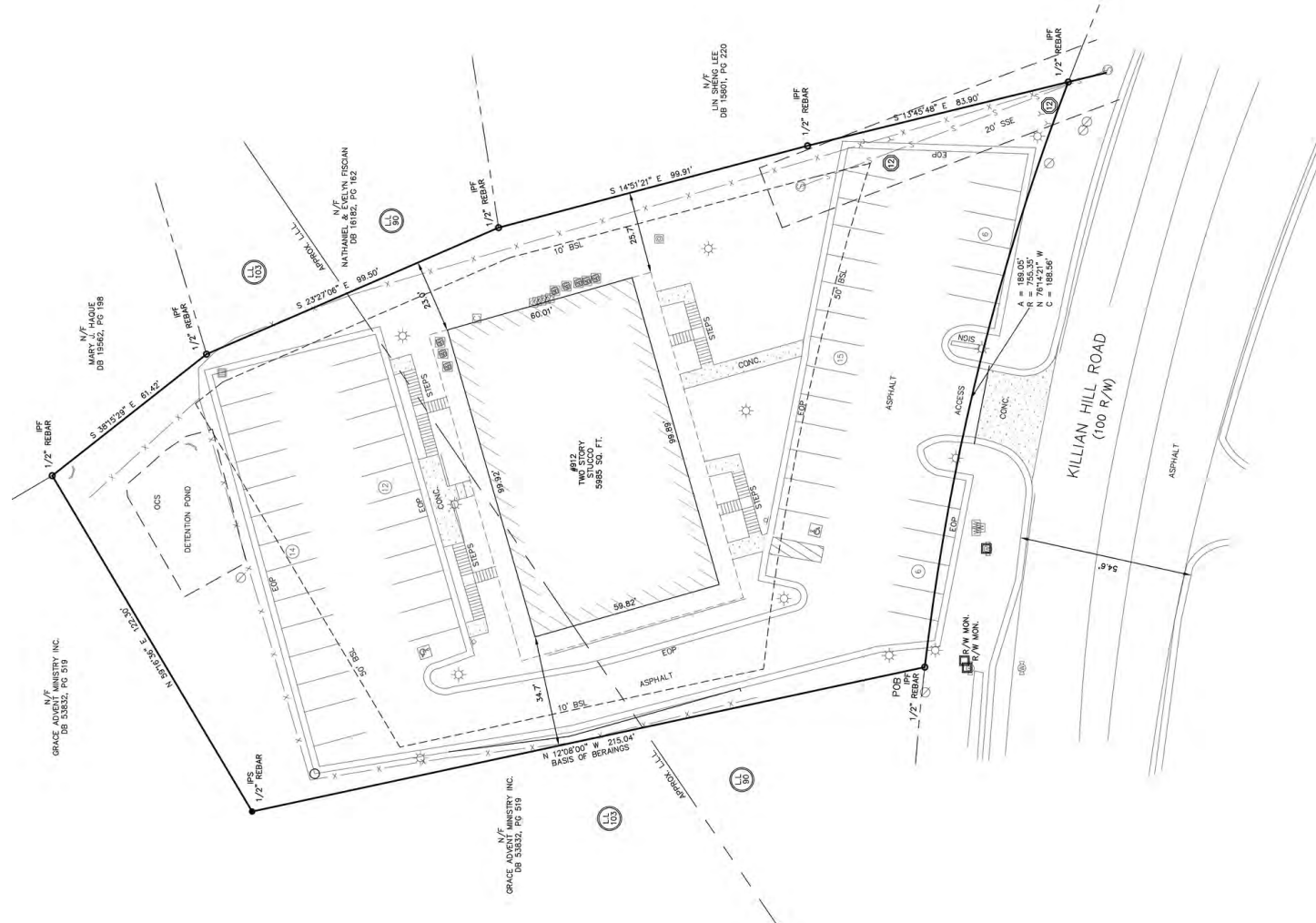
LILBURN PROFESSIONAL CENTER | 8.3% CAP RATE



Google

Map data © 2018 Google Imagery © 2018 DigitalGlobe, U.S. Geological Survey, USDA Farm Service Agency







Heartland Dental, LLC

Heartland Dental, LLC is the largest dental support organization in the United States with more than 800 supported dental offices located in 34 states. Founded in 1980 by Rick Workman, DMD and based in Effingham, Illinois, Heartland Dental offers supported dentists and team members continuing professional education and leadership training, along with a variety of non-clinical administrative services including staffing, human relations, procurement, administration, financial, marketing, and information technology. Heartland Dental is the largest tenant at this location, occupying 27% of the building.



Lewy Body Dementia Association (LBDA)

Lewy Body Dementia Association (LBDA) was founded in 2003 as a US nonprofit, with first grant coming in 2005 which facilitated establishment of their office. Over the last 14+ years, LBDA has advocated for funding, successfully adding Social Security benefits to those suffering from the disease. Public service announcements by Whoopi Goldberg and Kelsey Grammar has helped raise awareness and funding of clinical research trials. Collaborated with National Institute on Aging to publish educational information in the National Institutes of Health. Collaborated with Mayo Clinic on the 2015 International DLB conference.



GW Design Group, LLC

GW Design Group, LLC is an established structural engineering consulting firm primarily involved with the design, analysis and evaluation of building structures. A variety of project types are produced including commercial, educational, financial, governmental, healthcare, hospitality, housing, parking, recreational, renovation and adaptive reuse, and retail. Thad Gilliam, P.E., LEED AP BD+C is principal of GW Design, and has over 30 years of experience in structural engineering design and management.



FINANCIAL SUMMARY

LILBURN PROFESSIONAL CENTER | 8.3% CAP RATE

INVESTMENT OVERVIEW

LILBURN PROFESSIONAL CENTER | 12,000 SF

Price	\$1,250,000
Price per SF	\$104.17
CAP Rate at acquisition	8.3%
Cash-on-Cash Return (yr 1)	\$35,478
IRR	17%
Debt Coverage Ratio (acquisition)	1.52%

OPERATING DATA

LILBURN PROFESSIONAL CENTER | 12,000 SF

Gross Scheduled Income	\$161,348
Other Income	\$15,331
Total Scheduled Income	\$161,348
Operating Expenses	\$58,016
Net Operating Income at acquisition	\$103,332

FINANCING DATA

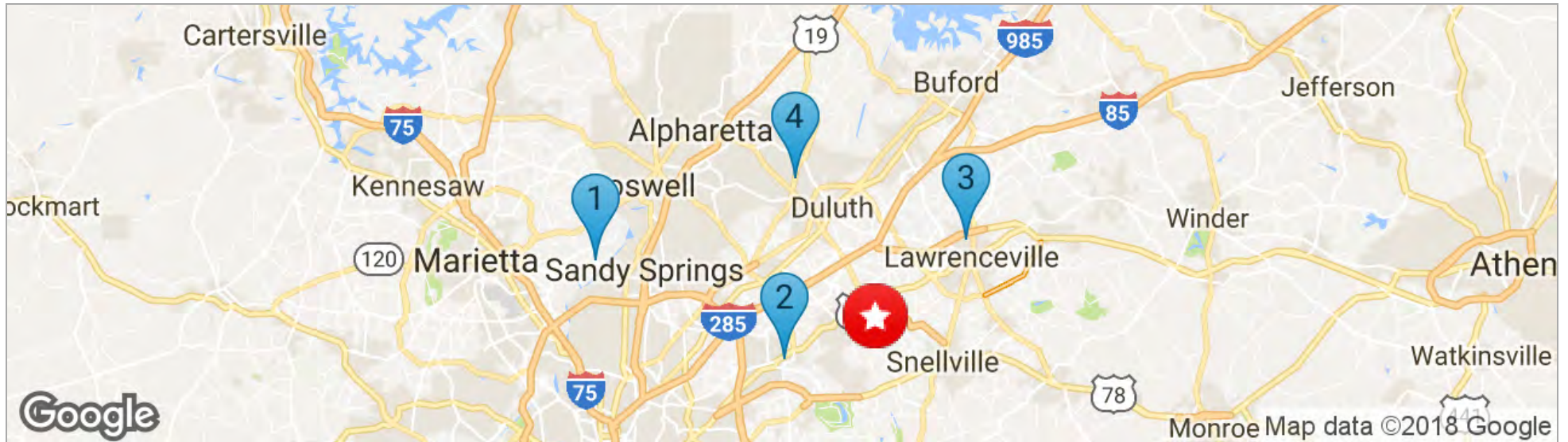
LILBURN PROFESSIONAL CENTER | 12,000 SF

Down Payment	\$375,000
Loan Amount	\$875,000
Interest Rate	4.75%
Debt Service Annually	\$67,853
Principal Reduction (yr 1)	\$26,871



SALE COMPS

LILBURN PROFESSIONAL CENTER | 8.3% CAP RATE



SUBJECT PROPERTY

Address	City	Sale Price	Building Size	Price PSF	Site Size	Sold Date
912 Killian Hill Road	Lilburn	\$1,225,000	12,000 SF	\$102.08	1.0 AC	-

SALES COMPS

Address	City	Sale Price	Building Size	Price PSF	Site Size	Sold Date
1 137 Johnson Ferry Rd (Building 200)	Marietta	\$3,000,000	25,426 SF	\$117.99	1.12 AC	10/25/2017
2 4635 N Royal Atlanta Dr	Tucker	\$2,100,000	12,000 SF	\$175.00	3.04 AC	04/15/2016
3 15 Hurricane Shoals Rd	Lawrenceville	\$1,780,000	11,463 SF	\$155.28	0.55 AC	04/12/2016
4 10220 Medlock Bridge Rd	Alpharetta	\$1,450,000	10,794 SF	\$134.33	1.01 AC	08/26/2016



SALE COMPS

LILBURN PROFESSIONAL CENTER | 8.3% CAP RATE

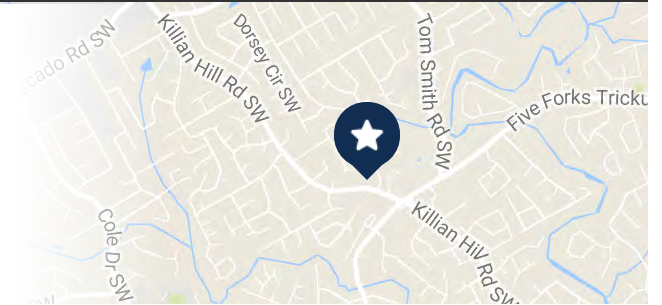
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SUBJECT PROPERTY

912 Killian Hill Road | Lilburn, GA 30047

Sale Price:	\$1,225,000	Building SF:	12,000 SF
Price PSF:	\$102.08	Site Size:	1.0 AC



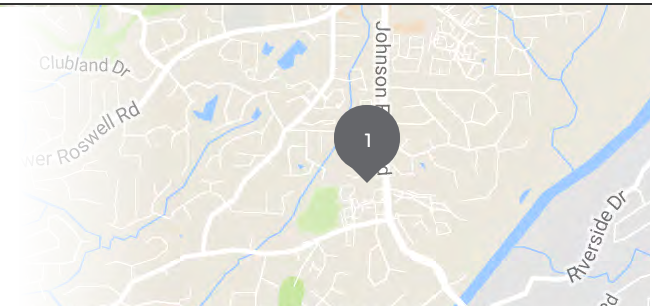
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PAPER MILL VILLAGE

137 Johnson Ferry Rd (Building 200) | Marietta, GA 30068

Sale Price:	\$3,000,000	Building SF:	25,426 SF
Price PSF:	\$117.99	Closed:	10/25/2017
Site Size:	1.12 AC		



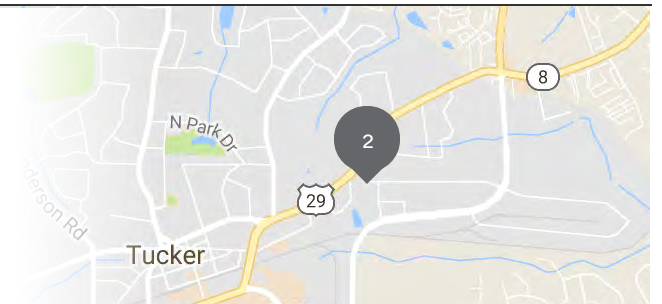
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4635 N ROYAL ATLANTA DR

Tucker, GA 30084

Sale Price:	\$2,100,000	Building SF:	12,000 SF
Price PSF:	\$175.00	Closed:	04/15/2016
Site Size:	3.04 AC		



SALE COMPS

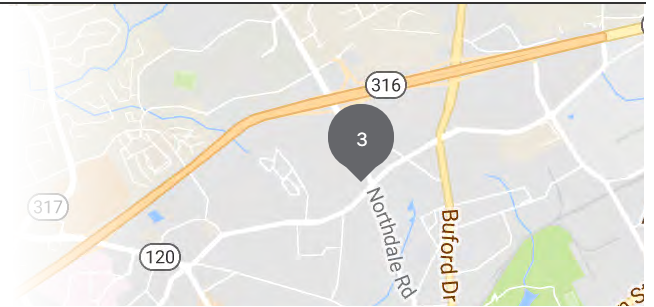
LILBURN PROFESSIONAL CENTER | 8.3% CAP RATE



ALLIED ANKLE & FOOD CARE CENTERS

15 Hurricane Shoals Rd | Lawrenceville, GA 30046

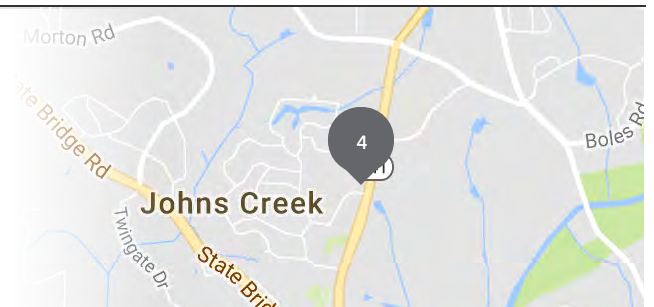
Sale Price: \$1,780,000 Building SF: 11,463 SF
Price PSF: \$155.28 Closed: 04/12/2016
Site Size: 0.55 AC



10220 MEDLOCK BRIDGE RD

Alpharetta, GA 30097

Sale Price: \$1,450,000 Building SF: 10,794 SF
Price PSF: \$134.33 Closed: 08/26/2016
Site Size: 1.01 AC



BROKER PROFILES

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Michael Brown serves as V.P. National Office Group at Bull Realty. The National Office Group assists clients in Landlord representation, Tenant representation, acquisition, disposition, and advisory services of commercial real estate properties.

Through a detailed approach and expert local market knowledge, the National Office Group provides owners with Landlord representation services focused on increasing occupancy and maximizing asset values.

Mr. Brown's real estate experience is long and varied. This experience includes many years of commercial real estate experience including brokerage, Landlord representation, property management and development services. As a principal Mr. Brown and partners developed and acquired multi-tenant office / warehouse properties, land, and multifamily housing properties and brings this experience to every assignment.

Michael has been married to his wife Teri for 25 years and they have two sons. Michael enjoys hiking, travel, and reading. Michael graduated from the University of Florida's Fisher School of Accounting.



Sean Williams
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Sean Williams specializes in delivering expert brokerage advisory services for institutional investors and corporate users of office properties in the Atlanta MSA and Georgia.

Utilizing the latest technology and digital resources, Sean provides the highest levels of professionalism combining a diligent work ethic and attention to detail. As a native and life-time resident of Atlanta, Sean has half a century of history and first-hand knowledge of commercial real estate in Atlanta and the southeastern region.

Experience:

Some of Sean's recent projects and clients include: Northwinds Summit, Weatherstone Park, Avalon Center Office Park, Atlanta Executive Center, The Eclipse, Alpharetta Medical Center, Barrett Court Offices, Peachtree Dunwoody Park, Oakdale Business Park, Atlanta West Business Center, Peachtree Corners Corporate Centre, Technology Park/Atlanta, Woodpark Medical Office, The Windsor Over Peachtree, Towne Lake Business Center, Edward Jones, 1-800-FLOWERS, Cobb Pediatric Therapy Services, Byram Healthcare, Allergy & Asthma of GA, DSI Renal, IP Communications, Lekotek of Georgia, Milan Eye Center, Dynamix Web Design, Alpharetta Medical Group, Davis & Church Engineering, PT Solutions.



TEAM PROFILE

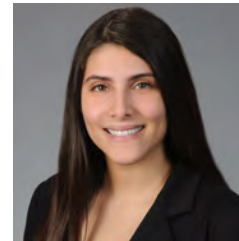
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Preston Blair
Marketing



Scott Jackson
Analyst

