



970

Offering Memorandum

PROFESSIONAL OFFICE BUILDING NEAR
DOWNTOWN ATLANTA | 13,794 SF



BULL REALTY
ASSET & OCCUPANCY SOLUTIONS

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BULL REALTY
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DISCLAIMER & LIMITING CONDITIONS

PROFESSIONAL OFFICE BUILDING NEAR DOWNTOWN ATLANTA | 13,794 SF

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.



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EXECUTIVE SUMMARY

PROFESSIONAL OFFICE BUILDING NEAR DOWNTOWN ATLANTA | 13,794 SF



PROPERTY OVERVIEW

970 Martin Luther King Jr. Drive is a class B office building built in 1970 near the historic Atlanta University Center, in the West End neighborhood of Atlanta. This 13,794 SF office/medical building provides a great opportunity to place your business in the prestigious Downtown Atlanta market.

This property is prime for an owner/user that would benefit from immediate access to Downtown Atlanta and a prestigious Atlanta address. There are several initiatives in the area headed by the Westside Future Fund that are tied to economic development and community improvements. There are several active and planned CID initiatives in the area.

PROPERTY HIGHLIGHTS

- 13,794 SF medical and general office building
- Ideal owner/user opportunity
- Card entry
- Elevator access
- Private bathrooms
- Partially covered parking
- 2 blocks from Marta
- Easy access to Interstate I-20 & I-285

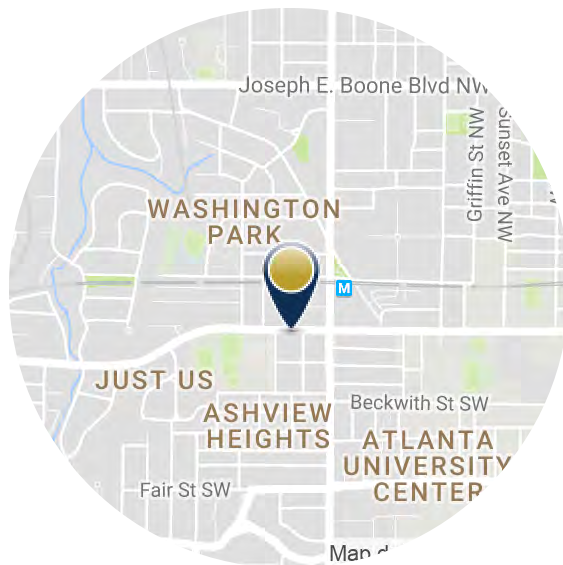
PRICE | \$650,000



PROPERTY OVERVIEW

PROFESSIONAL OFFICE BUILDING NEAR DOWNTOWN ATLANTA | 13,794 SF

Property Address:	970 Martin Luther King Jr. Drive Atlanta, GA 30314
County:	Fulton
Site Size:	0.3 Acres
Building Size:	13,794 SF
Year Built:	1970
Number of Floors:	2
Zoning:	C1
Parking:	Covered Deck
Avg Floor Size:	6,879 SF
Traffic Count:	16,940 VPD
2017 Taxes:	\$9,1710
Price/SF:	\$47.12
Sale Price:	\$650,000



EXTERIOR PHOTOS

PROFESSIONAL OFFICE BUILDING NEAR DOWNTOWN ATLANTA | 13,794 SF



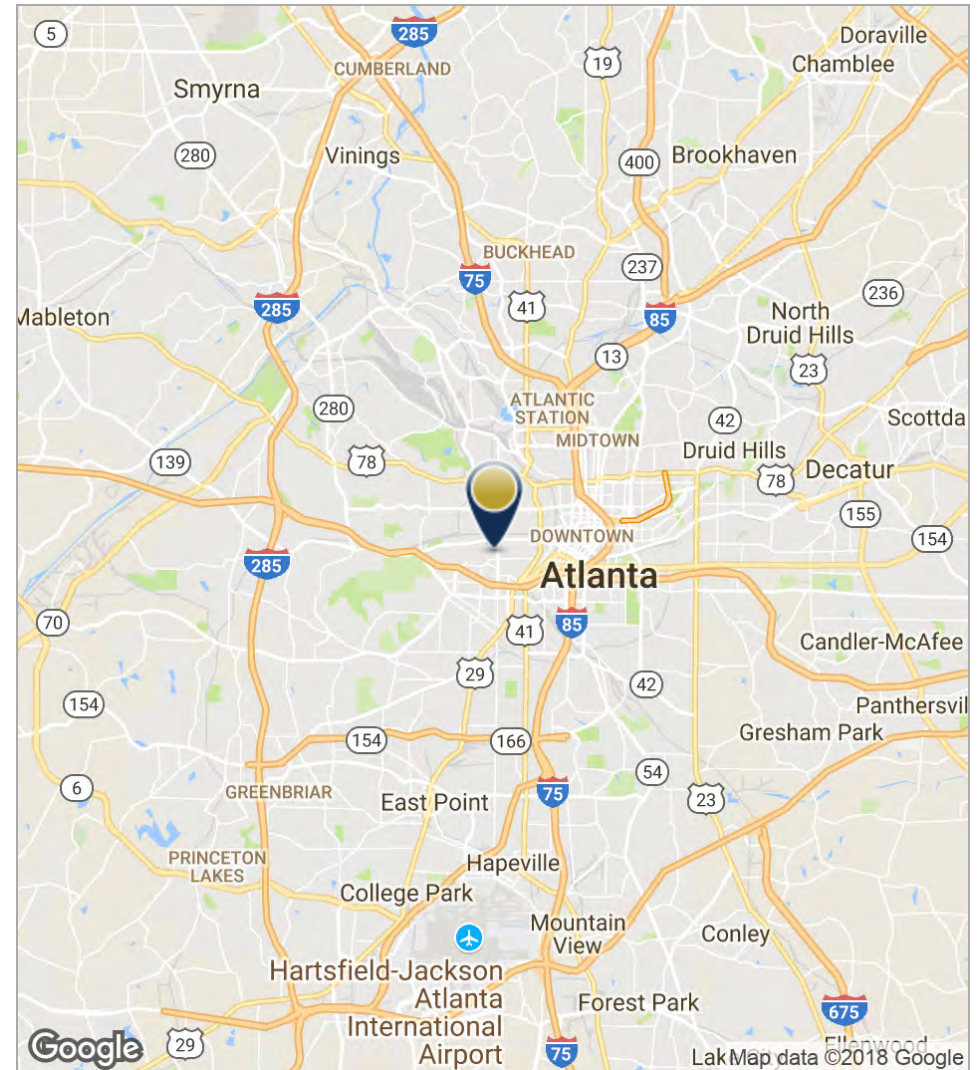
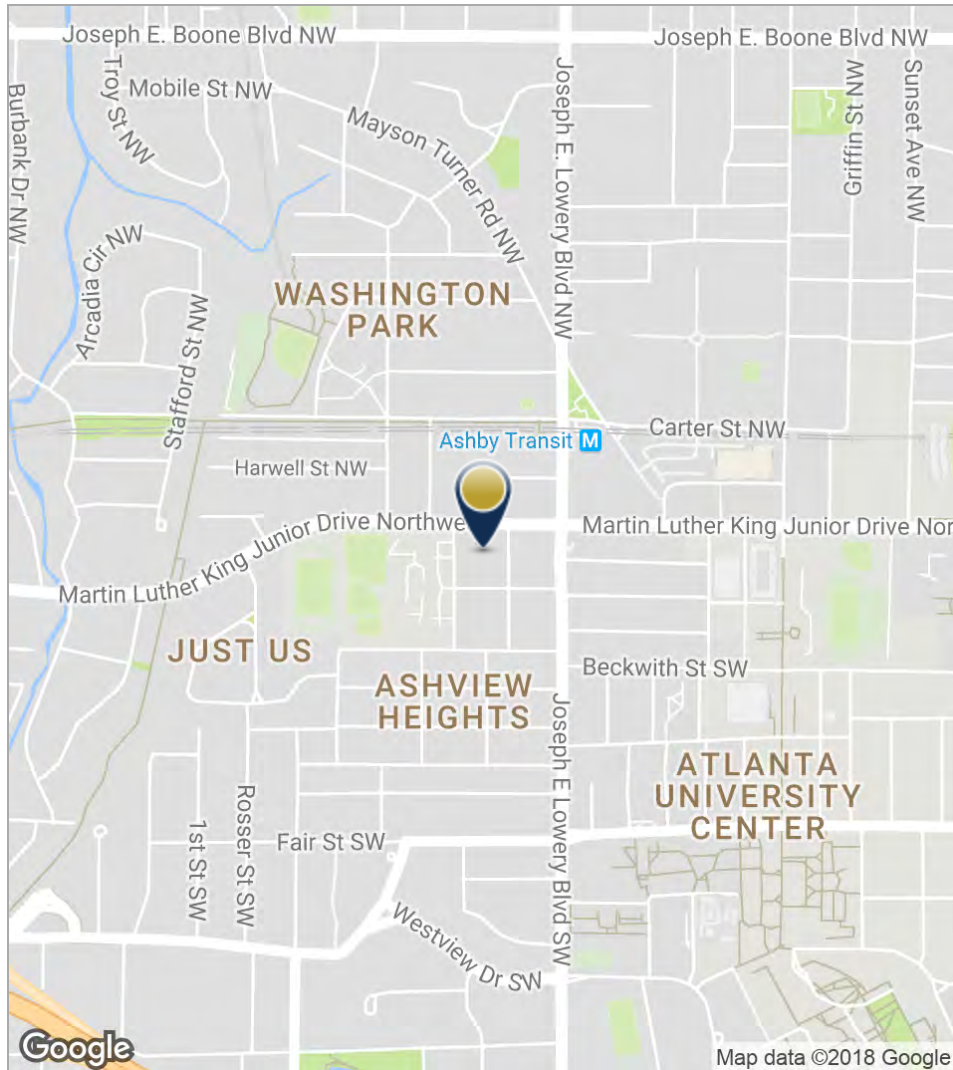
INTERIOR PHOTOS

PROFESSIONAL OFFICE BUILDING NEAR DOWNTOWN ATLANTA | 13,794 SF



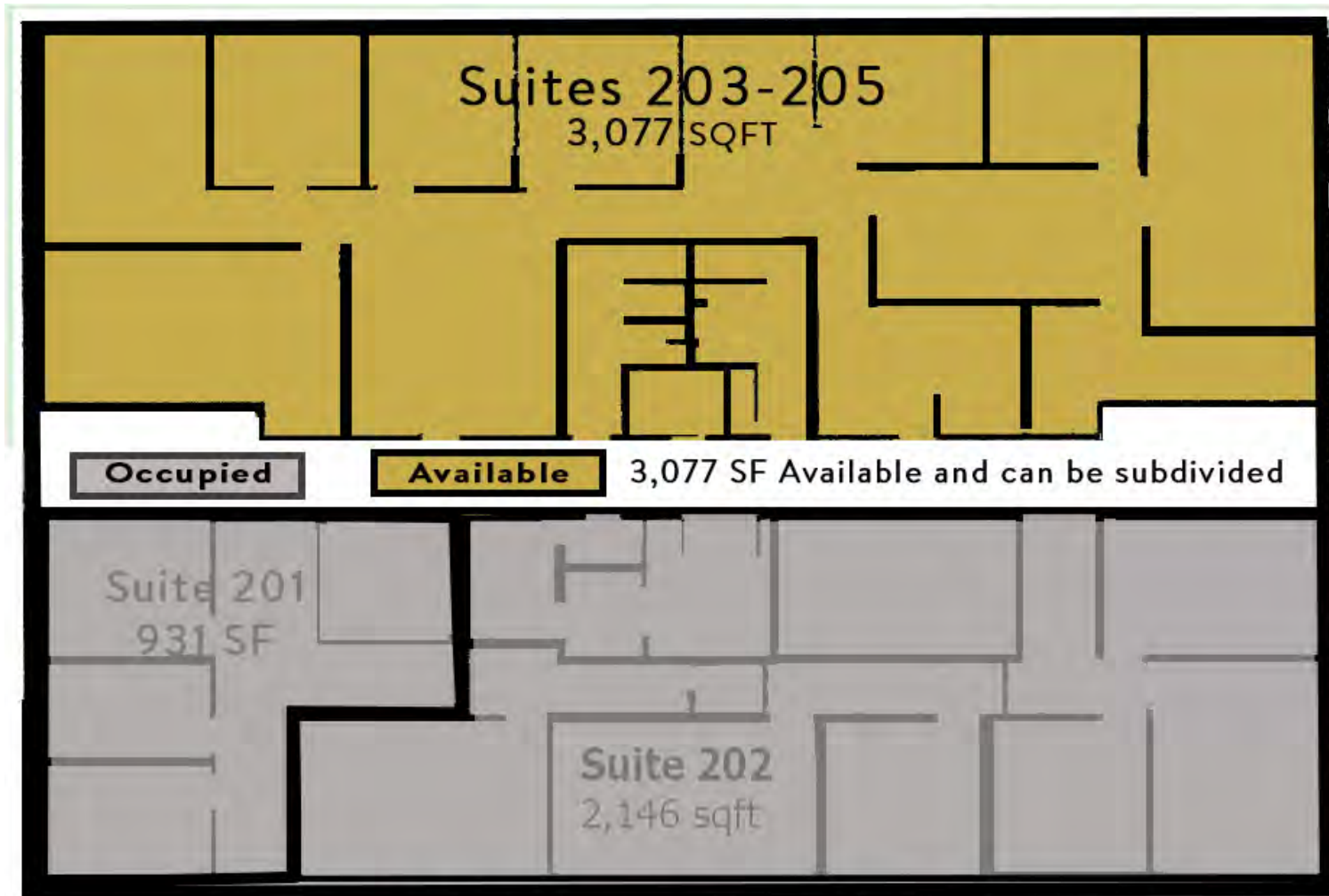
LOCATION MAPS

PROFESSIONAL OFFICE BUILDING NEAR DOWNTOWN ATLANTA | 13,794 SF



SECOND-FLOOR PLAN

PROFESSIONAL OFFICE BUILDING NEAR DOWNTOWN ATLANTA | 13,794 SF

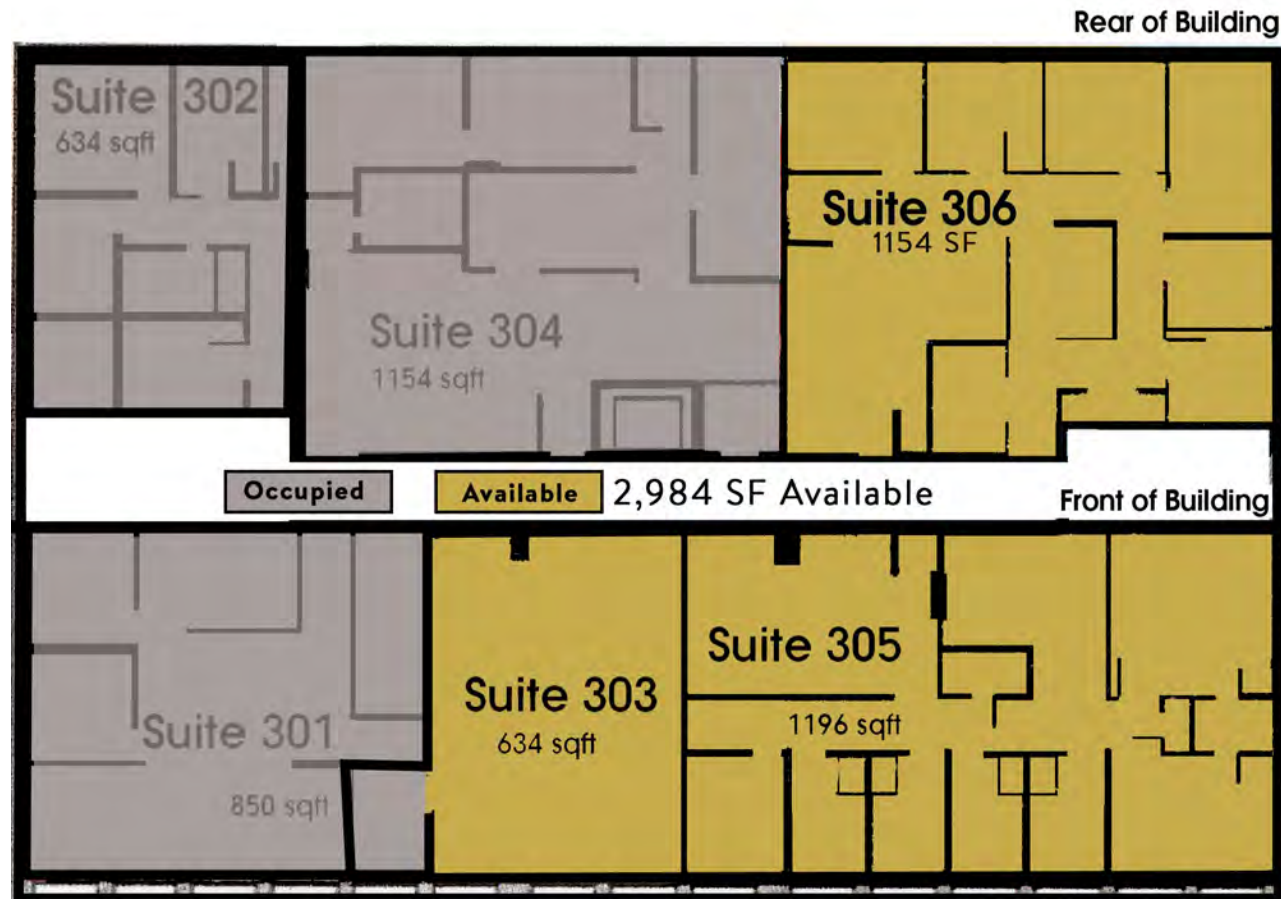


970 MLK Drive Second Floor



THIRD-FLOOR PLAN

PROFESSIONAL OFFICE BUILDING NEAR DOWNTOWN ATLANTA | 13,794 SF

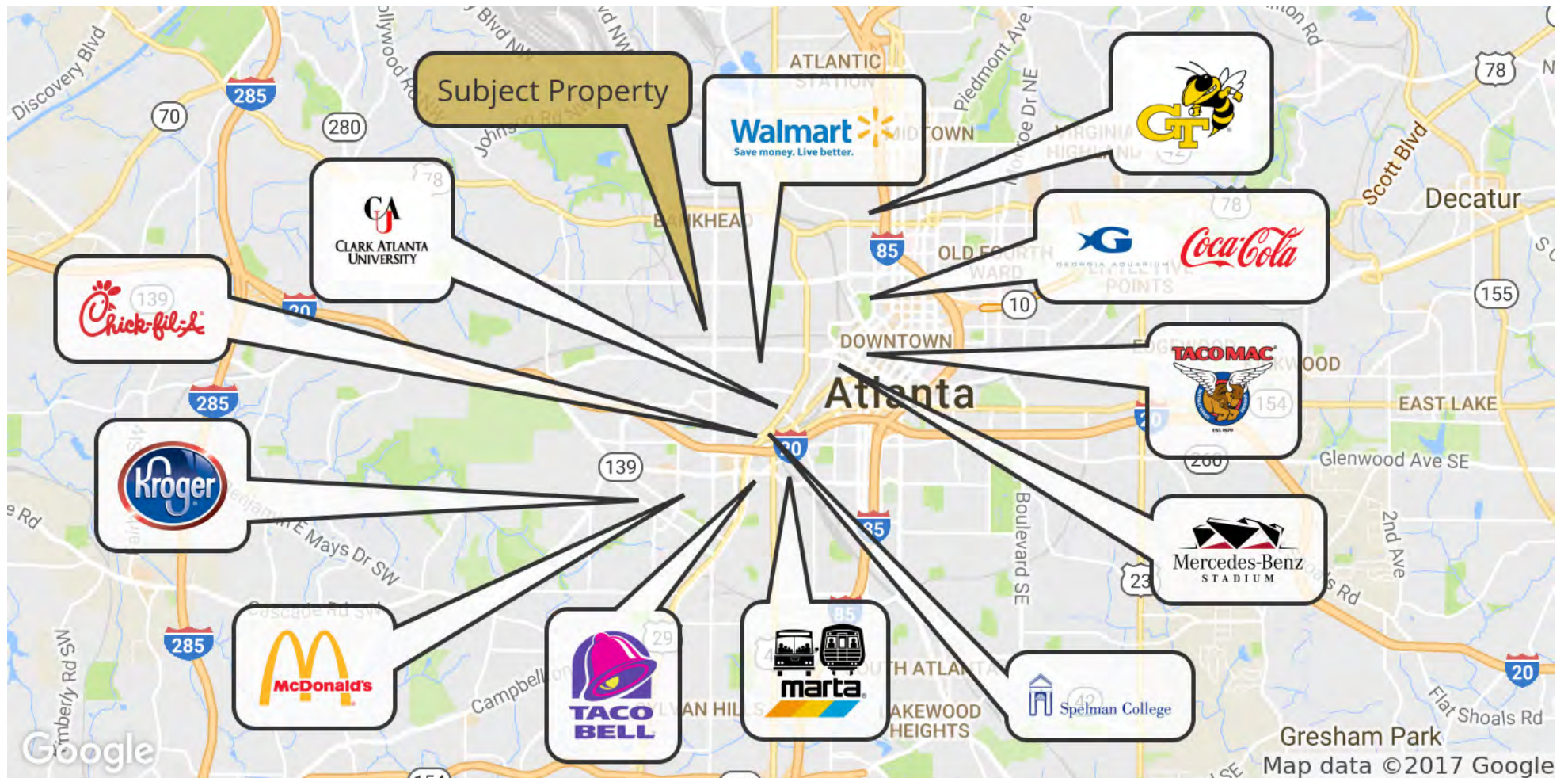


970 MLK Drive Third Floor



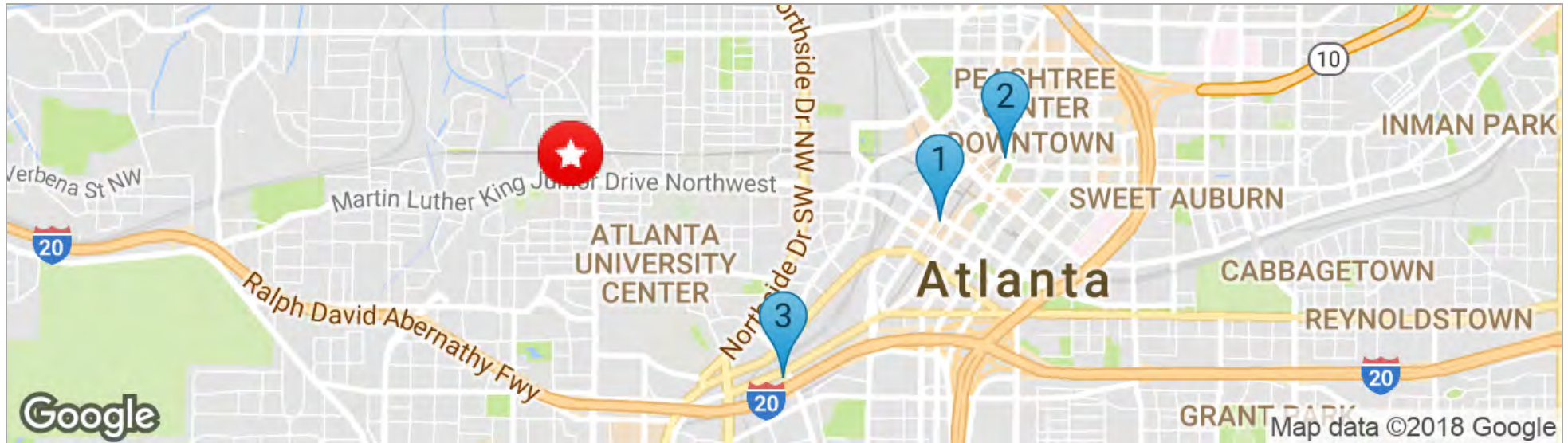
IN THE AREA

PROFESSIONAL OFFICE BUILDING NEAR DOWNTOWN ATLANTA | 13,794 SF



SALE COMPS MAP

PROFESSIONAL OFFICE BUILDING NEAR DOWNTOWN ATLANTA | 13,794 SF



SUBJECT PROPERTY

Address	City	Building Size	Sold Date	Sale Price	Price/SF
970 MLK Jr Drive	Atlanta	13,794 SF	-	\$650,000	\$47.12

SALES COMPS

	Address	City	Building Size	Sold Date	Sale Price	Price/SF
1	79-81 Broad St SW	Atlanta	5,000 SF	04/15/2016	\$350,000	\$70.00
2	92-94 Peachtree St	Atlanta	25,448 SF	07/07/2017	\$2,900,000	\$113.96
3	510 Whitehall St SW	Atlanta	14,345 SF	03/31/2017	\$1,100,000	\$76.68



SALES COMPS SUMMARY

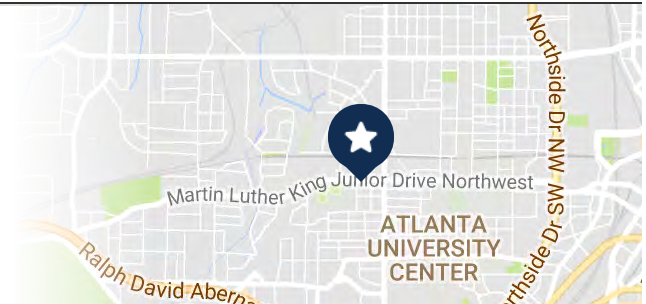
PROFESSIONAL OFFICE BUILDING NEAR DOWNTOWN ATLANTA | 13,794 SF



SUBJECT PROPERTY

970 MLK Jr Drive | Atlanta, GA 30314

Sale Price:	\$650,000	Year Built:	1970
Building SF:	13,794 SF	Price PSF:	\$47.12



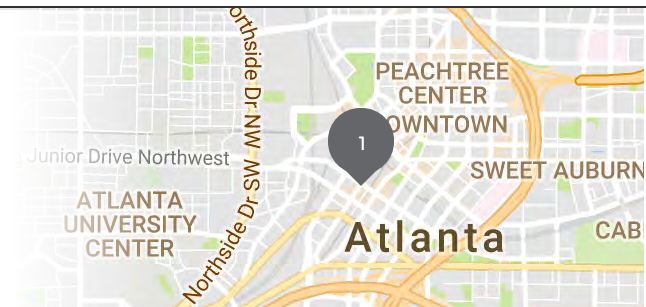
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79-81 BROAD ST SW

79-81 Broad St SW | Atlanta, GA 30303

Sale Price:	\$350,000	Year Built:	1900
Building SF:	5,000 SF	Price PSF:	\$70.00
Closed:	04/15/2016		



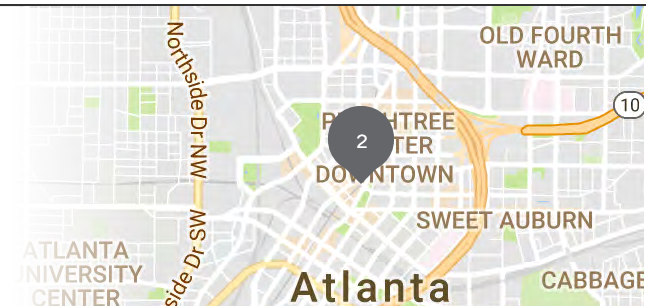
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92-94 PEACHTREE ST

92-94 Peachtree St | Atlanta, GA 30303

Sale Price:	\$2,900,000	Year Built:	1930
Building SF:	25,448 SF	Price PSF:	\$113.96
Closed:	07/07/2017		



BULL REALTY
ASSET & OCCUPANCY SOLUTIONS

SALES COMPS SUMMARY

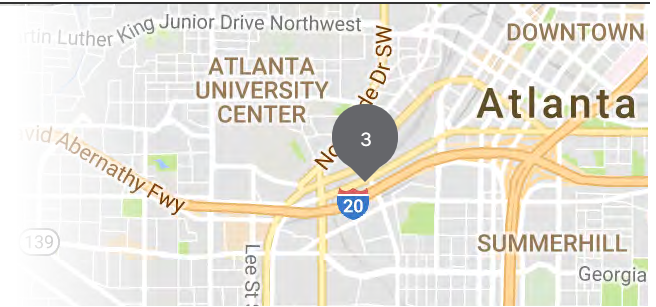
PROFESSIONAL OFFICE BUILDING NEAR DOWNTOWN ATLANTA | 13,794 SF



510 WHITEHALL ST SW

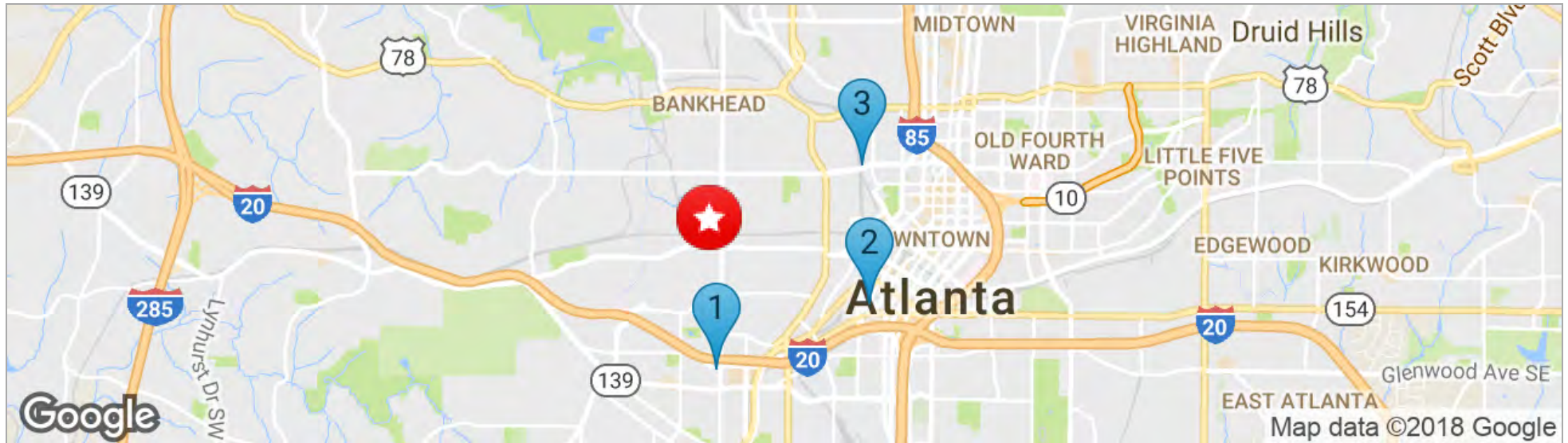
510 Whitehall St SW | Atlanta, GA 30303

Sale Price:	\$1,100,000	Year Built:	1920
Building SF:	14,345 SF	Price PSF:	\$76.68
Closed:	03/31/2017		



RENT COMPS MAP

PROFESSIONAL OFFICE BUILDING NEAR DOWNTOWN ATLANTA | 13,794 SF



SUBJECT PROPERTY

Address	City	Building Size	Space Size	Avg Rent/SF
970 MLK Jr Drive	Atlanta	13,794 SF	634 - 6,061 SF	\$14.50

RENT COMPS

Address	City	Building Size	Space Size	Avg Rent/SF
1 535 Joseph E Lowery Blvd SW	Atlanta	12,261 SF	4,000 SF	\$15.43
2 236 Forsyth St SW	Atlanta	57,268 SF	1,840 SF	\$17.00
3 426 Marietta St NW	Atlanta	61,762 SF	1,840 SF	\$16.00



RENT COMPS SUMMARY

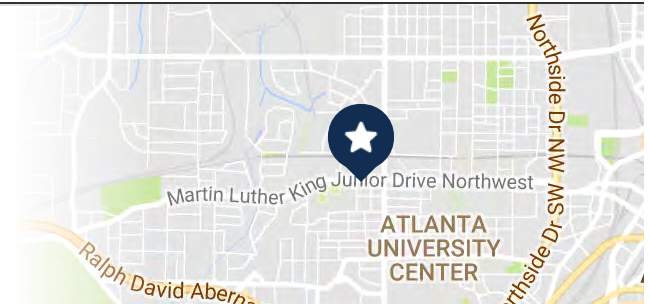
PROFESSIONAL OFFICE BUILDING NEAR DOWNTOWN ATLANTA | 13,794 SF



SUBJECT PROPERTY

970 MLK Jr Drive | Atlanta, GA 30314

Rent/SF/Year:	\$14.50 SF/YR	Lease Type:	MG
Space Size:	634 - 6,061 SF	Bldg Size:	13,794 SF



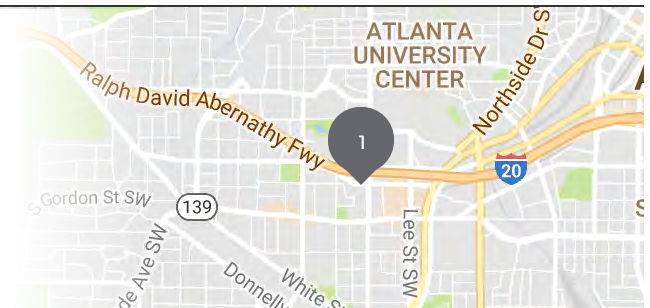
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535 JOSEPH E LOWERY BLVD SW

535 Joseph E Lowery Blvd SW | Atlanta, GA 30310

Rent/SF/Year:	\$15.43 SF	Lease Type:	MG
Space Size:	4,000 SF	Bldg Size:	12,261 SF



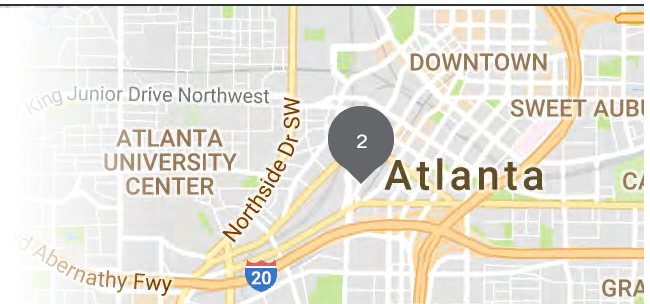
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GARNETT STATION PLACE

236 Forsyth St SW | Atlanta, GA 30303

Rent/SF/Year:	\$17.00 SF	Lease Type:	MG
Space Size:	1,840 SF	Bldg Size:	57,268 SF



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RENT COMPS SUMMARY

PROFESSIONAL OFFICE BUILDING NEAR DOWNTOWN ATLANTA | 13,794 SF

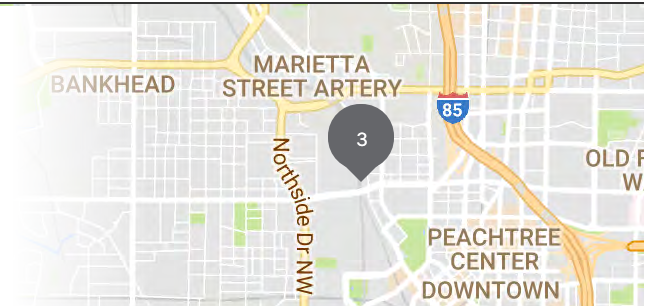
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GIANT LOFTS

426 Marietta St NW | Atlanta, GA 30313

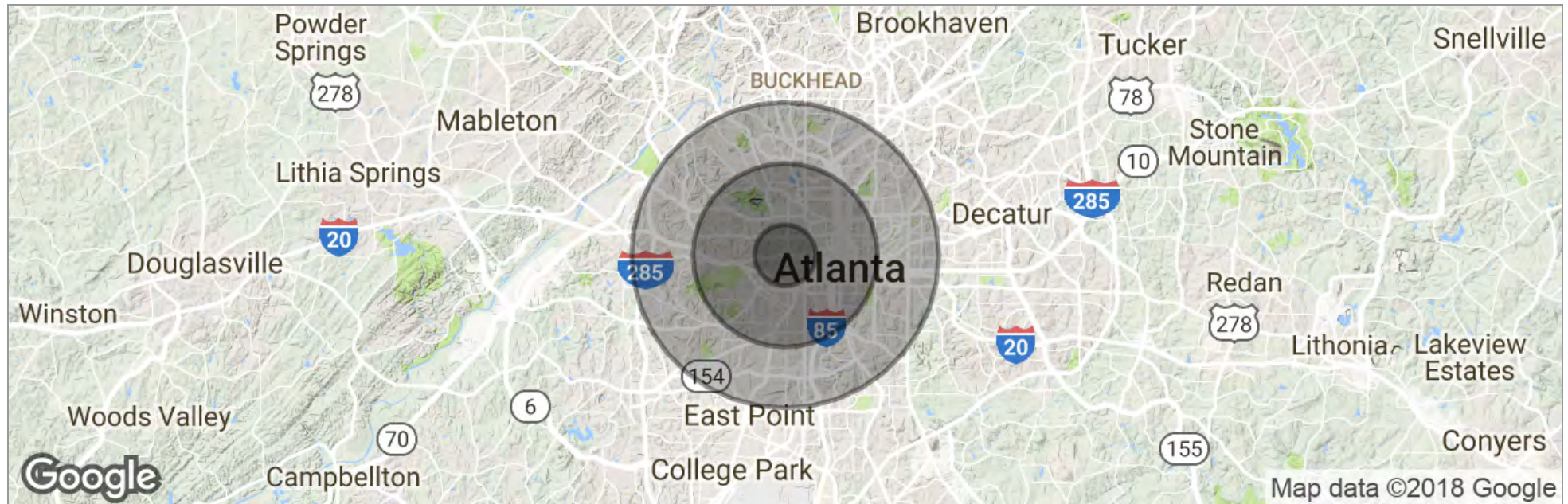
Rent/SF/Year:	\$16.00 SF	Lease Type:	-
Space Size:	1,840 SF	Bldg Size:	61,762 SF



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DEMOGRAPHICS MAP

PROFESSIONAL OFFICE BUILDING NEAR DOWNTOWN ATLANTA | 13,794 SF



	1 Mile	3 Miles	5 Miles
Total Population	19,210	140,614	319,667
Population Density	6,115	4,973	4,070
Median Age	24.8	30.3	33.1
Median Age (Male)	27.7	31.1	32.6
Median Age (Female)	28.7	31.6	33.4
Total Households	5,940	57,157	140,618
# of Persons Per HH	3.2	2.8	2.4
Average HH Income	\$36,681	\$59,980	\$76,270
Average House Value	\$146,525	\$166,934	\$303,815

* Demographic data derived from 2010 US Census



AREA HIGHLIGHTS

PROFESSIONAL OFFICE BUILDING NEAR DOWNTOWN ATLANTA | 13,794 SF





MERCEDES BENZ STADIUM

Mercedes-Benz Stadium serves as the home of the Atlanta Falcons (NFL) and Atlanta United (MLS). Along with concerts previously held at the Georgia Dome, new marquee events that could be hosted here in the future. MercedesBenz stadium has a capacity of 71,000 seats and the total cost is estimated at \$1.4 billion.



PHILIPS ARENA

Philips Arena premiered in 1999 and is home to the NBA's Atlanta Hawks and the WNBA's Atlanta Dream. The venue hosts 160 events such as concerts, sporting events, conferences and family shows to 1.6 million guests annually. It is considered one of the best state-of-the-art multi-purpose sports and entertainment complexes in the world.



CNN CENTER

The CNN Center is home for the main newsrooms/studios for several of CNN's news channels and offers daily tours of the premises. The Center also features a large atrium food court frequented by local business employees, tourists, event goers from Philips Arena and Mercedes Benz Stadium as well as conference attendees from the Georgia World Congress Center.

GEORGIA WORLD CONGRESS CENTER

The Georgia World Congress Center opened its doors in 1976 as one of the nation's premier convention facilities with 350,000-square-foot of exhibit space. The facility currently features 1.4 million square feet of exhibit space, making it one of the top five largest convention centers in the country.



WORLD OF COCA-COLA

The World of Coca Cola® relocated from Underground Atlanta to this current location at Pemberton Place® in 2007, and has welcomed 24 million guests to Atlanta in the last 25 years. Daily tours illustrate the history of Coca-Cola and an exploration into the ads from around the globe.



GEORGIA AQUARIUM

The Georgia Aquarium is a nonprofit attraction, raising awareness and preservation of aquatic animals. With more than 10 million gallons of water, it houses more than a hundred thousand animals and represents several thousand species. The Aquarium has entertained over 2.4 million visitors, with its exhibits and programs by offering engaging and exciting experiences to guests that promote the conservation of aquatic biodiversity throughout the world.



ABOUT THE AREA - ATLANTA

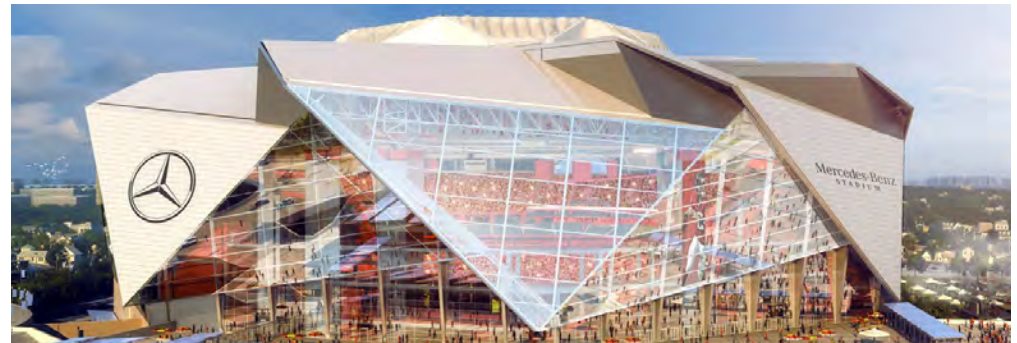
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ATLANTA, GA

Atlanta is an exciting destination with world-class restaurants, a festive nightlife, several major league sports teams and an abundance of cultural attractions.

Home to the busiest and most efficient airport in the world, Hartsfield-Jackson Atlanta International Airport, and the Maynard H. Jackson International Terminal, getting to Atlanta is easy. With a variety of transportation options throughout the city, our guides, maps, shuttles, tours and Atlanta Ambassadors make getting around Atlanta easy too.

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 the 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.



BROKER PROFILE

PROFESSIONAL OFFICE BUILDING NEAR DOWNTOWN ATLANTA | 13,794 SF



ERIC HARRIS

S.V.P. Corporate Office Services



Professional Background

Mr. Harris specializes in adding value to companies related to their real estate needs. His team focuses on assisting clients with office space research, renewals, new space requirements and space integration techniques. His clients include large and medium size corporate companies as well as privately owned firms. Mr. Harris invests the time to understand each client's goals and objectives in order to provide creative office solutions which add value beyond lease execution. His clients' near and long terms goals including seamless integration, cost savings, and a smooth transition will be fully realized.

Previous clients include: Tyler Perry Studios, Internet Security Systems, Navigation Electronics, Inc., The Frontier Group, Schindler Elevator, Junk-King, Langley Enterprises, 2 Men and a Truck, and Atlanta Peach Movers.

Mr. Harris and his family live in Lawrenceville, Georgia. His passions include being a proud father of 3 girls, managing volleyball events and working on his golf handicap.

Bull Realty Inc.

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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



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TEAM PROFILE

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Michael Bull
President, National Office Group



Carine Davis
Marketing



Preston Blair
Marketing



Scott Jackson
Analyst

