



Lakepointe
Cumberland/Galleria Area
37,796 RSF Office Acquisition

1700 Water Place SE
Atlanta, GA 30339

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Bull Realty has been retained as the exclusive brokers 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 Listing Brokers. The terms and conditions set forth above apply to this Offering Memorandum in its entirety and all documents, and other information provided in connection therewith.

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01

PROPERTY OVERVIEW

Executive Summary

LAKEPOINTE CUMBERLAND/GALLERIA AREA 37,796 RSF OFFICE BUILDING

Opportunity to acquire a well-located, 3-story, lake-front office building near The Battery in metro Atlanta at only \$119/SF. Lakepointe offers investors the opportunity to acquire a property well below replacement costs in one of the best performing office sub-markets of metro Atlanta. Just completed improvements to the common areas, bathrooms, and parking lot pave the way for improved leasing and tenant retention.

The building is currently 49% occupied with average rents of \$17.62/SF. CoStar reports 2 star office rents in the Cumberland Galleria average \$20.57/SF, with positive absorption over the last 12 months and a vacancy factor of only 4%. The popular location near the Atlanta Braves Stadium, Truist Park, and surrounding mixed use development known as The Battery is poised for continued population and job growth.

The timing is excellent to ride the wave of increasing back to office trends, new supply constraints and continued growth in this popular Atlanta suburban market.

Do not disturb tenants

Shown by appointment only



BUILDING SIZE:
±37,796 SF



SITE SIZE:
±2.67 Acres



PRICE:
\$4,500,000



PRICE/SF:
\$119.06

Property Information

ADDRESS: 1700 Water Place SE, Atlanta, GA 30339
COUNTY: Cobb
ZONING: O&I office and Institutional

SITE SIZE: ±2.67 Acres
BUILDING SIZE: ±37,796 RSF
FLOORS: 3
ELEVATORS: 1
PARKING SPACES: 130 Surface spaces
YEAR BUILT: 1984
EXTERIOR FINISH: Glass and concrete exterior walls
CONSTRUCTION: Poured in place footings with concrete slab floors
ROOF: Flat membrane roof
HVAC: RTU
RESTROOMS: Men and Women's on each floor

PRICE:
\$4,500,000

PRICE/SF:
\$119.06



Financial Information

SUITE	TENANT	RATE	ANNUAL
120	Hatten Family Chiropractic	\$17.51 / SF	\$25,496.91
204	Pro Clean USA	\$18.04 / SF	\$21,557.76
206	Brooks Injury Law	\$17.51 / SF	\$45,631.08
304	Argon Agency	\$17.50 / SF	\$62,265.00
315	The 404 Agency	\$17.77 / SF	\$17,805.60
306	Peach State Learning Solutions	\$17.51 / SF	\$63,118.06
310	Message Technologies	\$17.77 / SF	\$18,990.90
320	Forward Productions Live	\$17.91 / SF	\$36,710.34
325	KeepRite Appliance	\$17.50 / SF	\$35,298.65
Existing Annual Income			\$323,331.24

Current Occupancy:	49%
Submarket 2-Star Occupancy:	96%
Current Average Rent:	\$17.62 per SF
Market 2-Star Average Rent:	\$20.57 per SF
WALT:	24.5 months
Lease Type:	Full-service base year expense stops
Existing Tenants:	9
Current # of Suites:	14
Pricing Guidance:	\$4,500,000
Rentable Square Footage:	37,796

EXISTING P&L (USING CURRENT INCOME)

Income at 49% Occupancy	\$323,331.24
Expense Estimate	\$276,571.93
NOI	\$49,902.37

PROFORMA P&L (USING CURRENT \$17.62 RSF)

Income at 90% Occupancy	\$599,368.96
Annual Expense Estimate	\$276,571.93
NOI	\$322,797.04

PROFORMA P&L (USING MARKET \$20.57 RSF)

Income at 90% Occupancy	\$669,717.35
Annual Expense Estimate	\$276,571.93
NOI	\$423,145.42



Cumberland Office Market

SUBMARKET DRIVERS:

The Cumberland Galleria submarket has benefited from a few major corporate relocations and expansions in recent years, and Cumberland/Galleria is now home to a number of large office users. Truist Securities is moving its local headquarters from Buckhead to The Battery and Graphic Packaging expanded into an additional 120,000 SF in February 2023. That followed TK Elevator and Papa John's new headquarters, which opened in the area in 2021. Home Depot, Genuine Parts, and Comcast are among the largest tenants in the submarket. The Battery, the Atlanta Braves' mixed-use development centered around Truist Park, has helped reshape this area of metro Atlanta. The Battery's blend of high-end retail, office, apartment, and entertainment offerings serves as a center of gravity for Cobb County and Atlanta's other northern suburbs.

VACANCY:

CoStar reports 2-star office properties in the submarket have a vacancy factor of only 4%. Lakepointe which is rated 2-star by CoStar, has lost tenants and has had slow leasing activity. The current vacancy factor is 61%. In our view the poor occupancy compared to the market is because the common area hallways needed work, and the bathrooms were very dated. The hallways were just improved, and bathroom renovations are almost completed. When we checked on the bathroom renovations a tenant that was moving out told us they would have stayed if they had known the bathrooms were going to be renovated. We have just created dollhouse floorplans and virtual walk thru tours which will better promote leasing activity.

ABSORPTION:

In the second quarter 2-star office in the submarket had 16,706 SF of positive absorption. CoStar predicts 35,652 SF positive absorption once the third quarter numbers are tallied.

RENTAL RATES:

Market asking rents for 2-star office properties in the submarket average \$20.57. Lakepointe rents average \$17.72 SF. We believe with the improved marketing and renovations being completed; the building will rent closer to the 2-star market average and stabilize within 2 years if not sooner.

\$126/SF

2-STAR OFFICE SUBMARKET
SOLD PRICE/SF

4%

2-STAR OFFICE SUBMARKET
VACANCY RATE

93,900 SF

2-STAR OFFICE SUBMARKET
12-MONTH ABSORPTION





Survey



±2.67 Acres

REFERENCE MATERIAL

WARRANTY DEED IN FAVOR OF OLE PIKE, LLC AND BHOLE LAKE, LLC ED BOOK 13551 PAGE 1793-1796 EB COUNTY, GEORGIA RECORDS

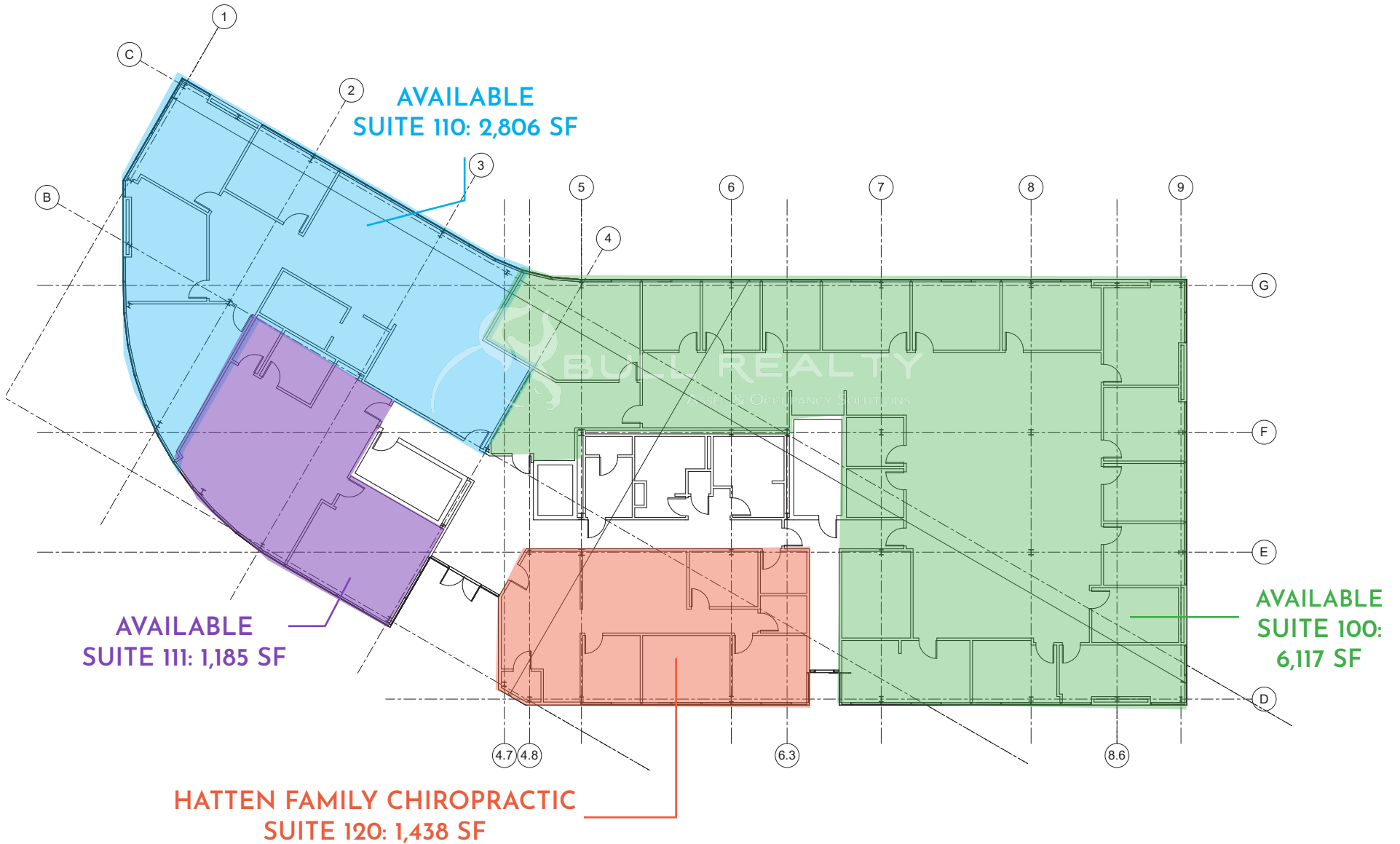
CLAIM DEED IN FAVOR OF OLE PIKE, LLC AND BHOLE LAKE, LLC ED BOOK 13551 PAGE 1797-1799 EB COUNTY, GEORGIA RECORDS

EDGE OF LAKE IS LIMITS OF FLOODPLAIN ZONE "X" AS SHOWN ON PLUM FLOOD MAPS ON PLUM FLOOD MAPS INSURANCE PANEL NO. COMMUNITY 186 G DIRECTED DATE: DECEMBER 16, 2009

GEORGIA POWER COMPANY EASEMENT (APPROXIMATE LOCATION)
EXCEPTION #16 DB 5355 PG 517 10' OPERATING EASEMENT AROUND ELECTRIC TRANSFORMER ON SITE PAD 45.1-112055

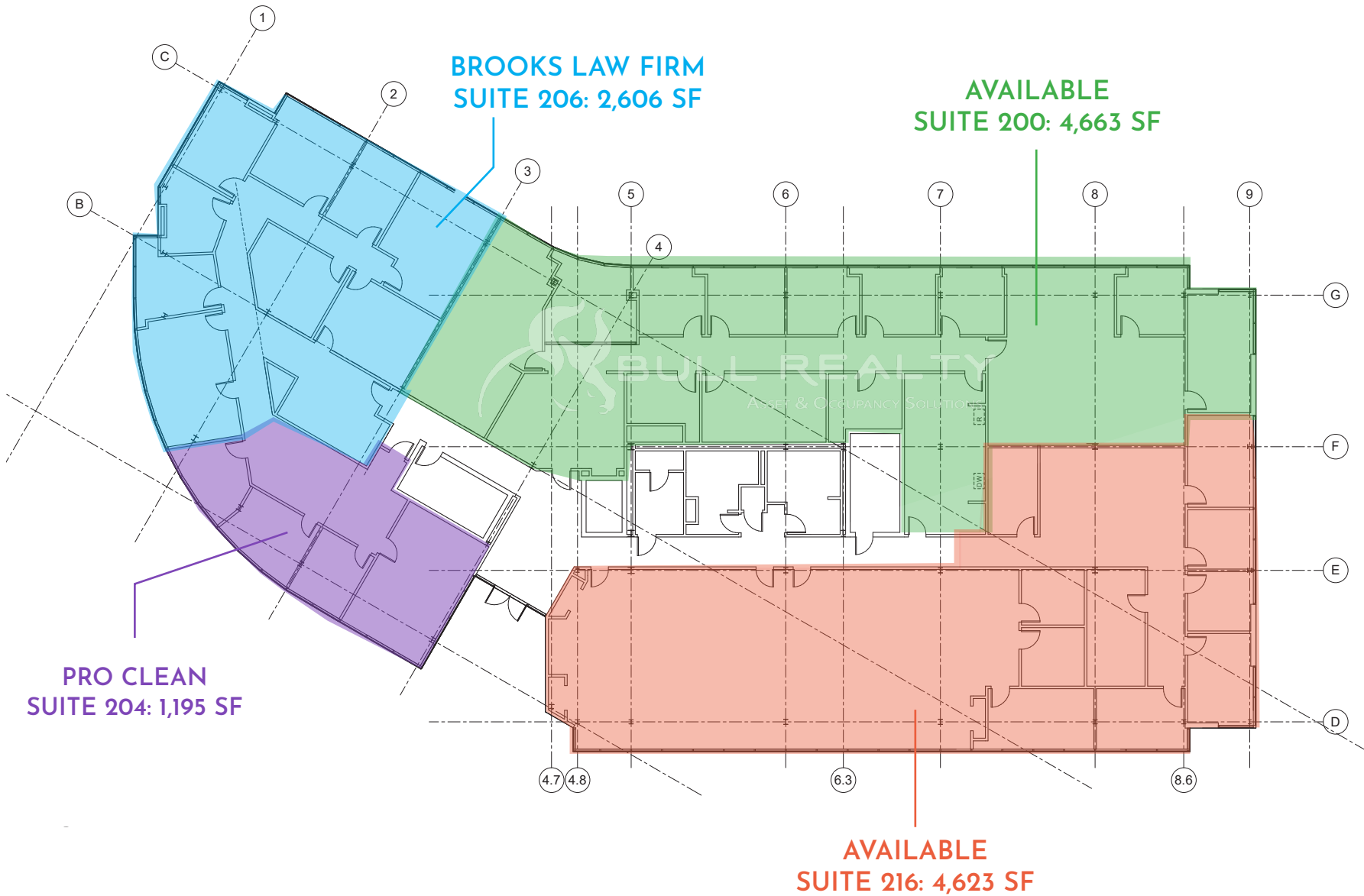
Floor Plan - First Floor

100 SUITES



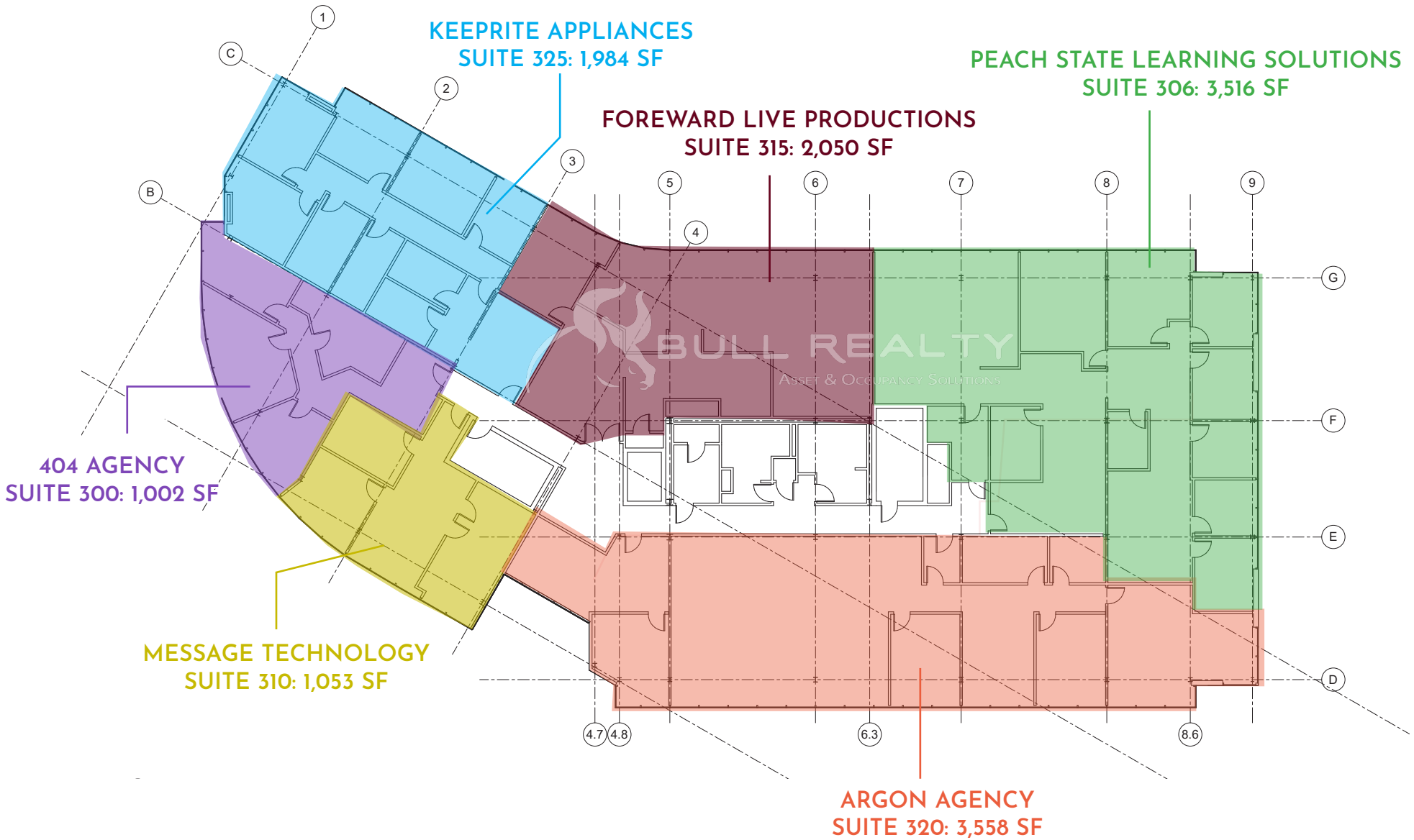
Floor Plan - Second Floor

200 SUITES



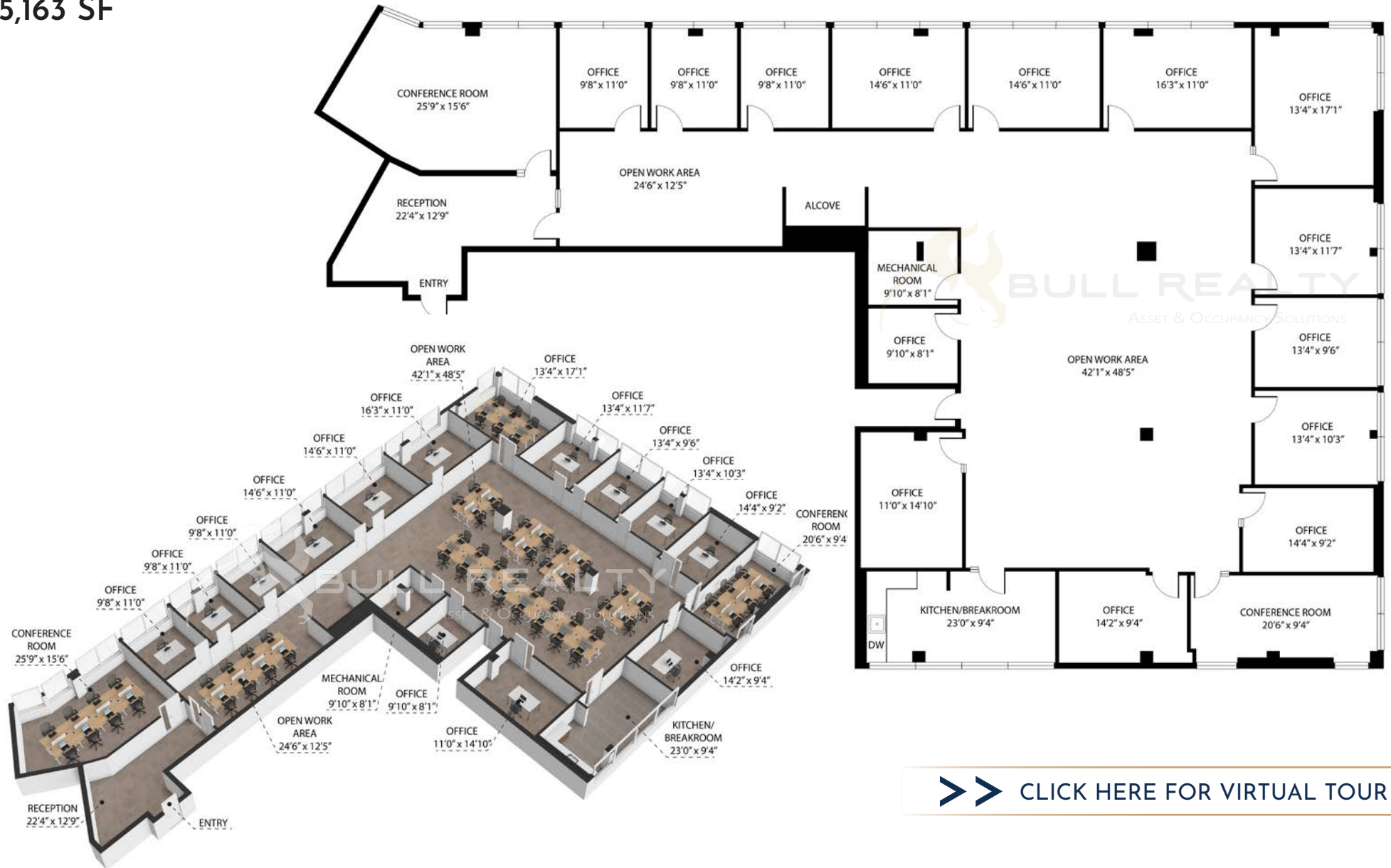
Floor Plan - Third Floor

300 SUITES: FULLY LEASED



Floor Plan - First Floor - Suite 100

AVAILABLE
5,163 SF



[>> CLICK HERE FOR VIRTUAL TOUR](#)

Photos - First Floor - Suite 100

[>> CLICK HERE FOR VIRTUAL TOUR](#)



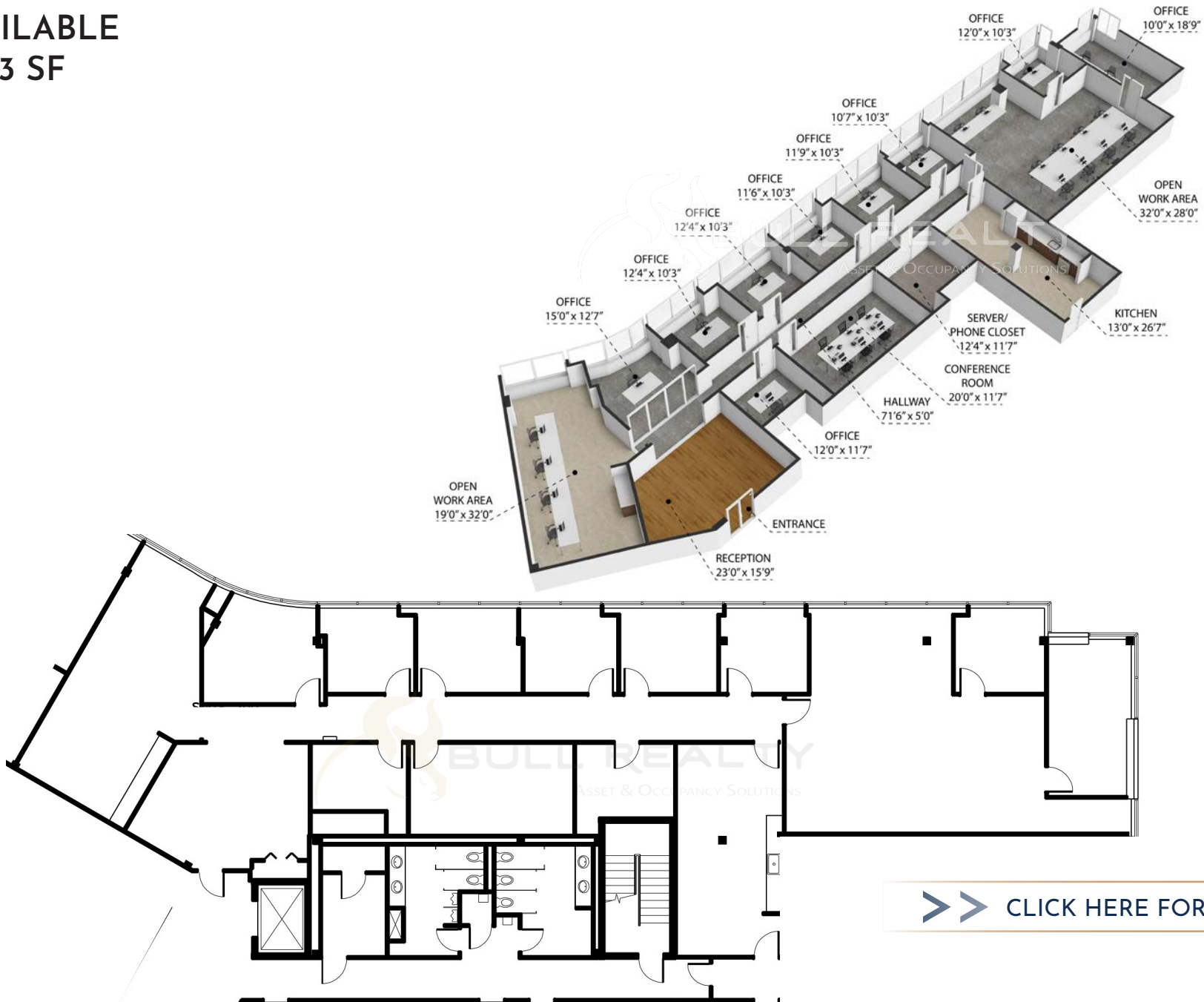
Photos - First Floor - Suites 100 & 111

[>> CLICK HERE FOR VIRTUAL TOUR](#)



Floor Plan - Second Floor - Suite 200

AVAILABLE
4,663 SF



[>> CLICK HERE FOR VIRTUAL TOUR](#)

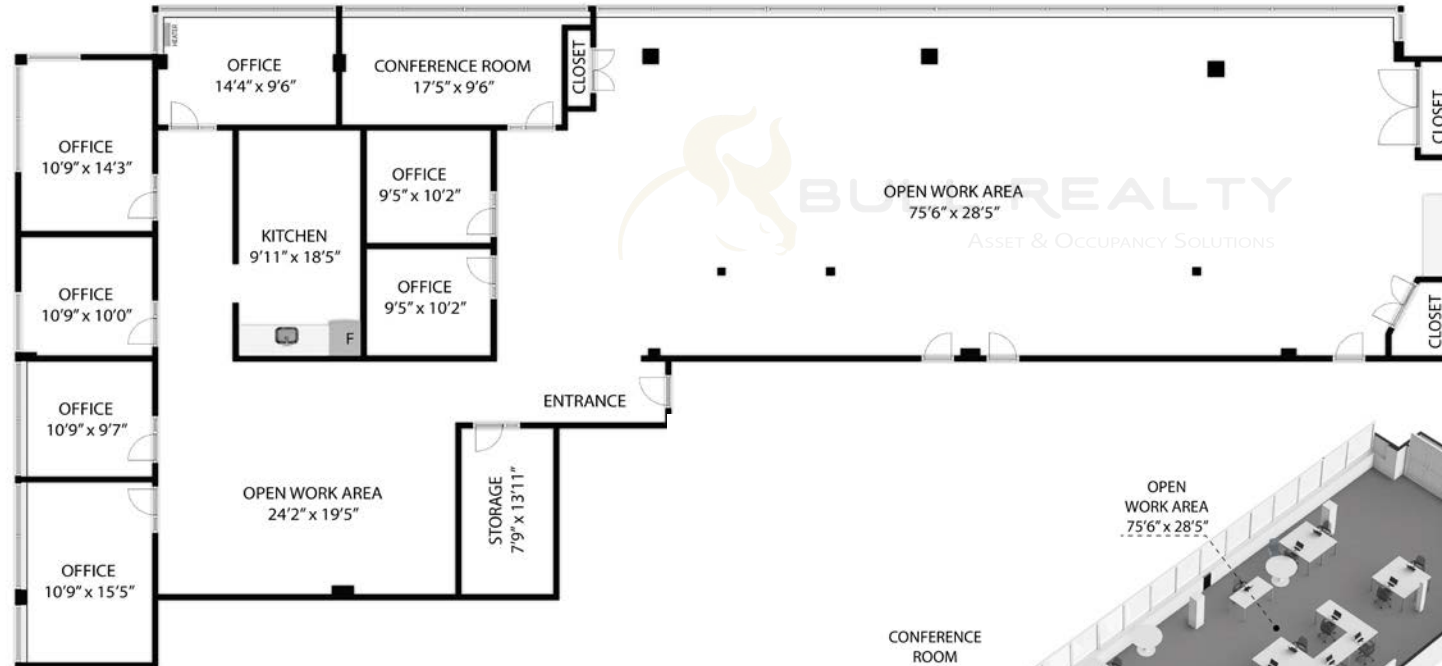
Photos - Second Floor - Suite 200

[>> CLICK HERE FOR VIRTUAL TOUR](#)



Floor Plan - Second Floor - Suite 216

AVAILABLE
4,623 SF



[>> CLICK HERE FOR VIRTUAL TOUR](#)

Photos - Second Floor - Suite 216

[>> CLICK HERE FOR VIRTUAL TOUR](#)



Sold Comparables



SUBJECT PROPERTY

1700 Water Place SE, Atlanta, GA

SALE PRICE	BUILDING SIZE	PRICE/SF
\$4,500,000	±37,796 SF	\$119.06



2200 Lake Park Dr SE
Smyrna, GA 30080

SOLD PRICE	\$5,300,000
BUILDING SIZE	29,295 SF
PRICE/SF	\$180.92
SOLD DATE	July 2024



1870 The Exchange SE
Atlanta, GA 30339

SOLD PRICE	\$3,700,000
BUILDING SIZE	31,366 SF
PRICE/SF	\$117.96
SOLD DATE	March 2024



5009 Roswell Rd
Atlanta, GA 30342

SOLD PRICE	\$6,900,000
BUILDING SIZE	36,000 SF
PRICE/SF	\$191.67
SOLD DATE	Sept. 2023



240 Interstate N Pky SE
Atlanta, 30339

SOLD PRICE	\$6,400,000
BUILDING SIZE	24,672 SF
PRICE/SF	\$259.40
SOLD DATE	Dec. 2022

Tenant Information

Hatten Family Chiropractic

Hatten Family Chiropractic specializes in instrument-assisted adjusting and extremity protocols, ensuring comprehensive care for every joint in the body, regardless of age, size, or bone density.

They are highly certified in Activator Technique and possess extensive experience with Thompson, Gonstead, Full-Spine, Diversified, and Extremities (CCEP/CCSP) techniques.

Move-in: 6/1/2021
Suite: 120
Space Occupied: 1,438 SF
Rent/SF: \$17.51



Pro Clean USA, Inc.

Pro Clean USA is a leading provider of professional cleaning services, known for its comprehensive approach to maintaining cleanliness and hygiene across various environments.

The company offers a wide range of services, including residential and commercial cleaning, carpet and upholstery cleaning, and specialized sanitation solutions.

Move-in: 1/1/2019
Suite: 204
Space Occupied: 1,195 SF
Rent/SF: \$17.51



Brooks Injury Law

Brooks Injury Law is a dedicated legal practice specializing in personal injury cases. The firm focuses on advocating for individuals who have suffered harm due to accidents or negligence, including auto accidents, workplace injuries, and medical malpractice.

Move-in: 11/8/2023
Suite: 206
Space Occupied: 2,606 SF
Rent/SF: \$8.50



The 404 Agency, LLC

The 404 Agents at Allstate is a dedicated team of insurance professionals specializing in providing comprehensive coverage solutions for clients. They offer a wide range of insurance products, including auto, home, renters, and life insurance, tailored to meet the unique needs of each individual or business.

Move-in: 12/15/2020
Suite: 300
Space Occupied: 1,002 SF
Rent/SF: \$17.25



Tenant Information

Peach State Learning Solutions

Peach State Learning Solutions is a provider of educational and training services designed to support both individuals and organizations in achieving their learning and development goals. They offer a variety of solutions, including customized training programs, e-learning courses, and professional development workshops.

Move-in: 1/20/2022
Suite: 306
Space Occupied: 3,516 SF
Rent/SF: \$17.51



[CLICK TO VIEW WEBSITE](#)

Message Technologies, Inc.

Message Technologies is a leading provider of advanced messaging and communication solutions. Specializing in integrating and optimizing messaging systems for businesses, they offer a range of services including secure messaging platforms, automated communication tools, and data integration solutions.

Move-in: 5/1/2020
Suite: 310
Space Occupied: 1,053 SF
Rent/SF: \$17.77



[CLICK TO VIEW WEBSITE](#)

Forward Productions

Forward Productions is a dynamic company specializing in event production and media services. They provide comprehensive solutions for organizing and executing a wide range of events, from corporate functions and conferences to live performances and media productions. Their services encompass event planning, audio-visual support, staging, lighting, and live streaming, ensuring that every

Move-in: 4/1/2022
Suite: 315
Space Occupied: 2,050 SF
Rent/SF: \$17.51



[CLICK TO VIEW WEBSITE](#)

Aargon Agency

Established in 1996, Aargon Agency, Inc. has become a national leader in the debt collection industry. The company offers state-of-the-art technology alongside proven debt recovery strategies to deliver consistently superior results for its clients. Aargon Agency provides a range of national debt recovery services, as well as first-party, early-out pre-collection and billing services for healthcare providers.

Move-in: 10/1/2024
Suite: 320
Space Occupied: 3,558 SF
Rent/SF: \$17.50



[CLICK TO VIEW WEBSITE](#)

KeepRite Appliance

KeepRite Appliance is a reputable company specializing in the repair and maintenance of household appliances. They offer a range of services including diagnostics, repairs, and regular maintenance for major appliances such as refrigerators, washers, dryers, and ovens. Known for their skilled technicians and commitment to high-quality service, KeepRite Appliance ensures that

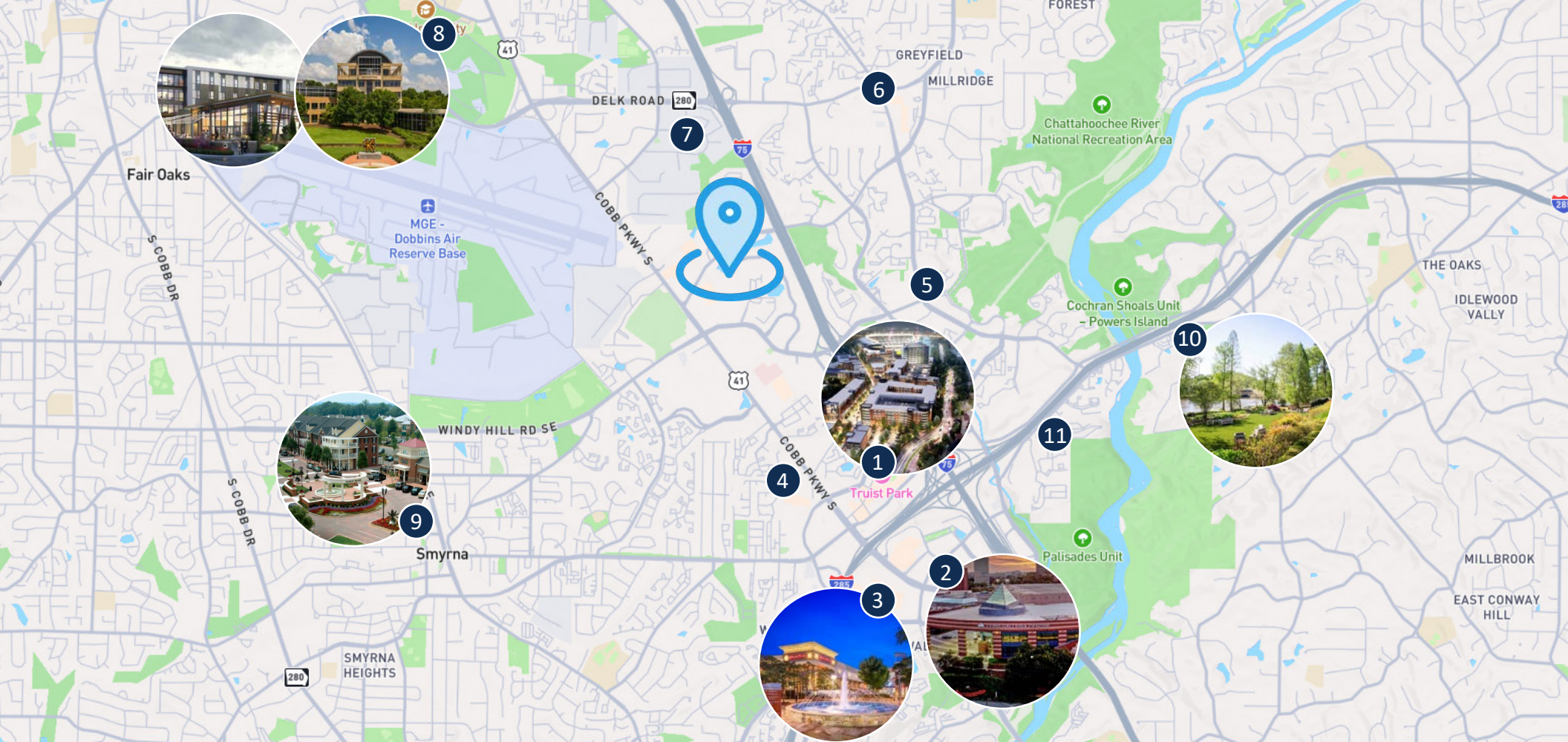
Move-in: 5/1/2019
Suite: 325
Space Occupied: 1,984 SF
Rent/SF: \$17.50



[CLICK TO VIEW WEBSITE](#)

Q2

MARKET OVERVIEW



In The Area



Subject Property

1

Truist Park, The Battery- Yard House, Superica, Silverspot Cinema, Coca-Cola Roxy, Antico Pizza, Punch Bowl Social

2

Cobb Galleria, Starbucks, Cava, Hobby Lobby, Hopdaddy Burger Bar, Old Navy, Chipotle, Chick-Fil-A, Bonefish Grill

3

Cumberland Mall- The Cheesecake Factory, Maggiano's, Stoney River, P.F. Changs, Macy's, Dick's Sporting Goods

4

Target, Best Buy, TJ Maxx, Ross, Olive Garden, PetSmart, Kuroshio Sushi Bar

5

Rose & Crown Tavern, The Orient, Mellow Mushroom, Schlotzky's, Three Dollar Cafe, Windy Hill Athletic Club

6

Publix, Kroger, Rio Steakhouse & Bakery, Bowlero, LA Fitness

7

Dave & Busters, Cracker Barrel

8

Life University, Kennesaw State University Marietta Campus

9

Publix, Bad Daddy's Burger Bar, Zaxby's, Newk's, **Smyrna Market Village-** Atkins Park Tavern, Zucca Bar & Pizzeria, Good Kitchen, Cafe Lucia, Centennial Park

10

Mojave, Ray's on the River

11

Heirloom Market BBQ, Harry's Pizza & Subs

Cumberland Area

Cobb County is one of the most populous counties in Georgia, known for its diverse communities, well-regarded school systems, and a mix of residential and commercial areas. The county includes cities such as Marietta, Smyrna, Kennesaw, and Acworth.

The Cumberland submarket of Cobb County is a suburban shopping, dining and business hub located just northwest of downtown Atlanta. The area includes popular destinations including:

Truist Park: Truist Park is a baseball park located in the Cumberland area of Cobb County. It serves as the home stadium for the Atlanta Braves, replacing the former Turner Field in downtown Atlanta. Truist Park is part of a larger development known as The Battery Atlanta.

The Battery Atlanta: The Battery Atlanta is an entertainment district located adjacent to Truist Park. It features a mix of dining, shopping, entertainment, and residential spaces. The area has a vibrant atmosphere on game days, with fans enjoying pre-game activities, restaurants, and bars.

Cumberland Mall: The Cumberland Mall is a major shopping destination in the Cumberland area, offering a variety of retail stores, dining options, and entertainment.

Cobb Galleria Centre: The Cobb Galleria Centre is a convention center and performing arts venue located near Truist Park. It hosts various events, conferences, and performances throughout the year.

Transportation: The area is accessible via major highways, including I-285 and I-75. Additionally, the Cumberland/Galleria area has seen efforts to improve public transportation, including the Cumberland Community Improvement District's work on enhancing infrastructure and transit options.



Truist Park & The Battery



Cobb Galleria Centre



Cumberland Mall

Demographics



POPULATION

1 MILE	3 MILES	5 MILES
12,905	102,700	235,832



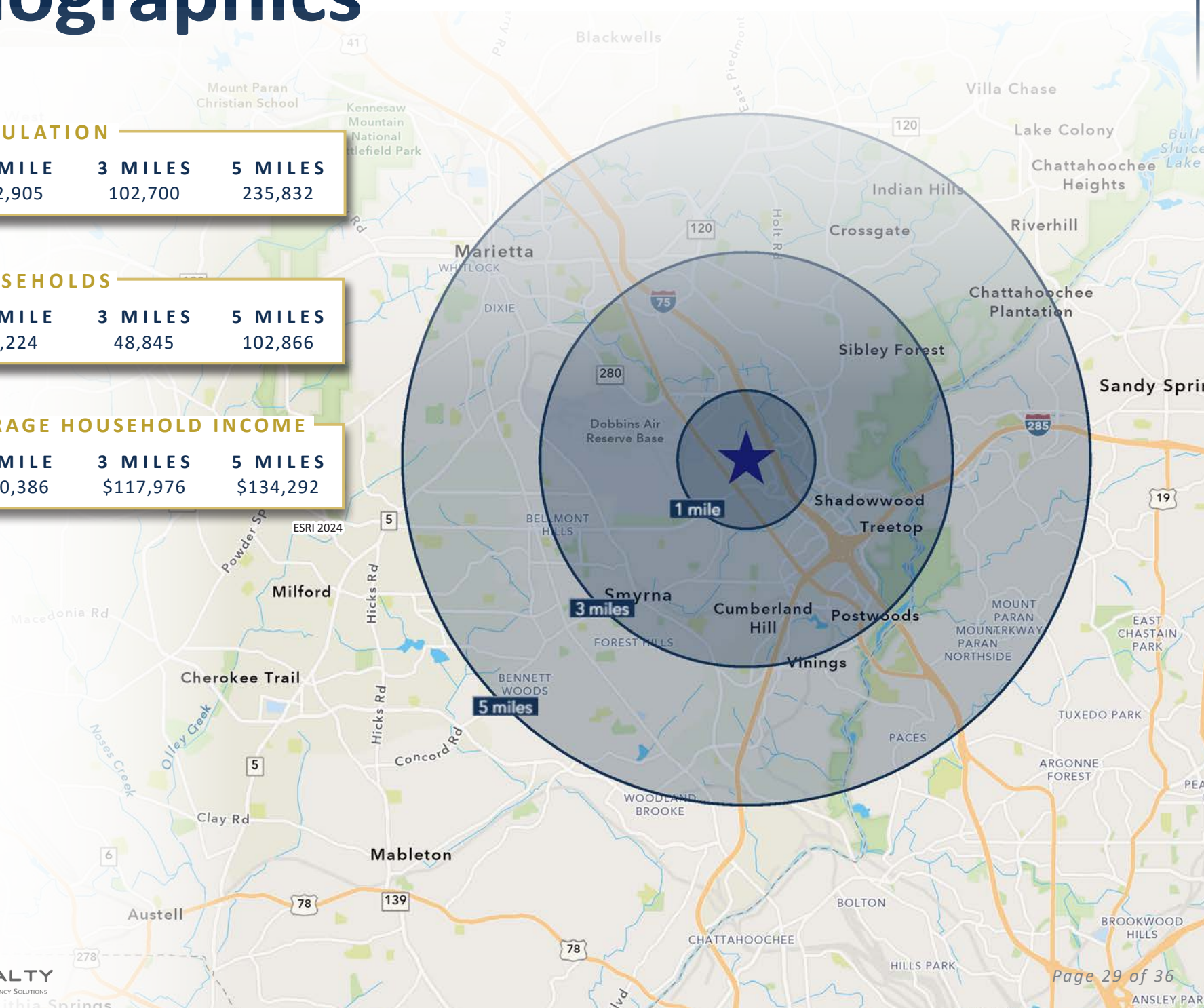
HOUSEHOLDS

1 MILE	3 MILES	5 MILES
6,224	48,845	102,866



AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILES	5 MILES
\$70,386	\$117,976	\$134,292



Atlanta at a Glance

BUSINESS-FRIENDLY CITY

Atlanta, the capital and most populous city in Georgia, is the ninth-largest metro in the United States with over 5.9 million residents. It prides itself on its low business costs, tax-friendly environment, diverse economy and suburb quality of life. Encompassing a GDP over \$270 billion, the Atlanta metropolitan area is a true “world city.”

WORLD-CLASS EDUCATION

Atlanta colleges and universities are numerous, spanning from historically black colleges, technical colleges, top research institutions and schools of art, medicine and theology. The region ranks in the top 10 among U.S. metros in students enrolled, research spending and degrees earned. Colleges and universities in the Atlanta region create 130,000 jobs across all industries in Georgia. Colleges and Universities in the Atlanta region include Georgia Institute of Technology, Emory University, Georgia State University, Agnes Scott College, Oglethorpe University, Clark Atlanta University (HBCU), Morehouse College (HBCU) and Spellman College (HBCU).

ATTRACTIONS AND TOURISM

Attractions in Atlanta include the largest aquarium in the western hemisphere, the CNN Center, the Fox Theatre, the King Center and the \$1.5 billion home of the Atlanta Falcons football franchise, Mercedes-Benz Stadium. Hartsfield-Jackson Atlanta International Airport is the world’s busiest airport, making the city a hub for business and tourism travelers alike.



**#1 TOP TRAVELED
AIRPORT IN THE WORLD**



**\$270 BILLION GDP
IN METRO-ATLANTA**



**16 FORTUNE 500
HQ IN ATLANTA**



**TOP U.S. METRO
WITH #1 LOWEST COST
OF DOING BUSINESS**

**TOP 10 AMONG U.S. METROS IN
STUDENTS ENROLLED, RESEARCH
SPENDING AND DEGREES EARNED.”**

- DISCOVER ATLANTA



**#9 LARGEST METRO AREA IN
THE U.S. 2024**

- U.S. CENSUS BUREAU
POPULATION DIVISION

HOME TO 16 FORTUNE 500 COMPANIES

Atlanta has the third-highest concentration of Fortune 500 headquarters in the U.S., and over 75% of the Fortune 1000 conduct business in the Atlanta Metropolitan Area. 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.

CONTINUOUS ECONOMIC DEVELOPMENT

The city's continuous growth is expected to continue with recently executed or announced corporate relocations such as UPS, Mercedes-Benz, NCR, Honeywell, and General Electric. Atlanta has also become a mega center for movie production due to tax credits implemented in 2008.

9TH
LARGEST U.S. METRO
2024 U.S. Census

1.8%
PROJECTED 5-YEAR
POPULATION GROWTH (2023-2028)
ESRI 2024

#6
BEST CITIES FOR JOBS IN U.S.
WalletHub 2024

#3
FASTEST GROWING
U.S. METRO
Freddie Mac 2024

46%
Gen Z
Population

34%
Millennial
Population

3.9%
Unemployment
Rate

(Data based on 1 mile radius of Downtown- ESRI 2024)

MAJOR EMPLOYERS



#1 TOP EMERGING TECH HUB

-Business Facilities magazine, GA Dept. of Economic Growth 2024

#3 BEST CITY IN THE SOUTH

-Southern Living, "The South's Best Cities, 2024"

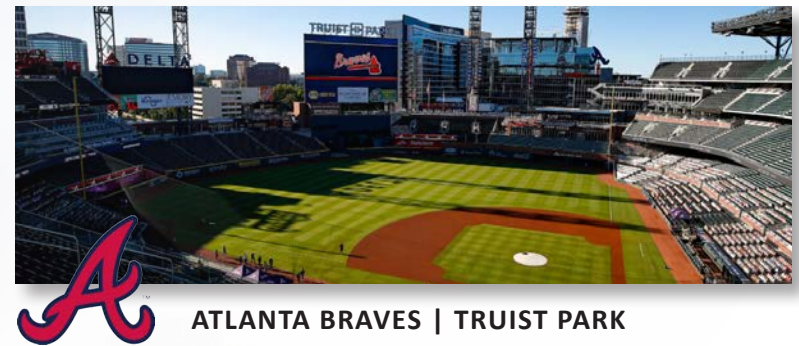
#5 MOVING DESTINATION IN THE NATION

-Penske, "Annual Top Moving Destinations List, 2024"

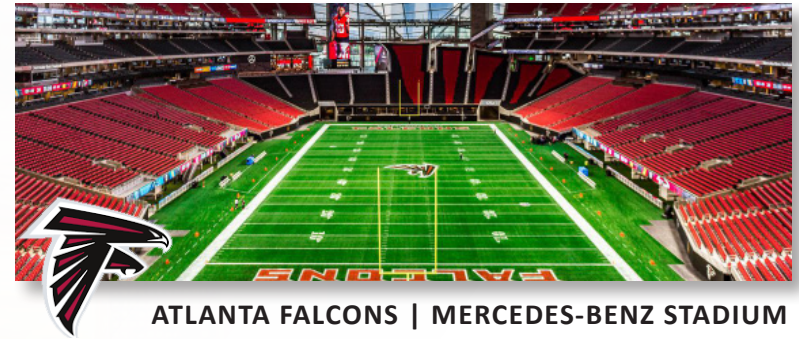
Atlanta is an exciting destination with world-class restaurants, a festive nightlife, several major league sports teams and an abundance of cultural attractions. Atlanta's arts and culture scene is complemented by in-town neighborhoods that give the city even more depth.

Home to the second busiest and most efficient airport in the world, Hartsfield-Jackson Atlanta International Airport, and the Maynard H. Jackson International Terminal, getting to and from Atlanta is easy.

The metro Atlanta area is home to 13 Fortune 500 and 24 Fortune 1000 headquarters. This includes the global headquarters of corporations such as The Coca-Cola Company, The Home Depot, Delta Air Lines, AT&T Mobility, UPS, Truist Bank, Mercedes Benz USA, Newell-Rubbermaid and is home to the world renowned Center for Disease Control.



ATLANTA BRAVES | TRUIST PARK



ATLANTA FALCONS | MERCEDES-BENZ STADIUM



ATLANTA HAWKS | STATE FARM ARENA



ATLANTA UNITED FC | MERCEDES-BENZ STADIUM



03

CONTACT INFORMATION

Broker Profiles



MICHAEL BULL, CCIM
President, The Office Group
404-876-1640 x101
Michael@BullRealty.com

Michael Bull, CCIM is the founder and CEO of Bull Realty. He is an active commercial real estate broker licensed in eight states and has assisted clients with over 8 billion dollars of transactions over his 35-year career. Mr. Bull founded Bull Realty in 1998 with two primary missions: to provide a company of brokers known for integrity and to provide the best disposition marketing in the nation. While still well known for effective disposition services, the firm also provide acquisition, project leasing, and site selection/tenant representation in all major property sectors.

Michael personally leads a team focused on office investment sales.

You may know Michael as host of America's Commercial Real Estate Show. The popular weekly show began broadcasting in 2010 and today is heard by millions of people around the country. Michael and other respected industry leaders, analysts, and economists share market intel, forecasts, and strategies. New shows are available every week on-demand wherever you get your podcasts, YouTube, and the show website, www.CREshow.com.



AUSTIN BULL
Commercial Real Estate Advisor
404-876-1640 x175
Austin@BullRealty.com

Austin Bull specializes in assisting clients with the acquisition and disposition of commercial properties around metro Atlanta and across the Southeast U.S. He leverages Bull Realty's marketing technology, buyer databases, and market research to deliver superior client services. Austin works closely with 35 year, 8 billion transaction experienced broker Michael Bull, CCIM.

Austin has a degree in business administration from the University of North Georgia. He enjoys motorcycles and road course racing in his free time.

ABOUT BULL REALTY

MISSION:

To provide a company of advisors known for integrity and the best disposition marketing in the nation

SERVICES:

Disposition, acquisition, project leasing, tenant representation and consulting services

SECTORS OF FOCUS:

Office, retail, industrial, multifamily, land, healthcare, senior housing, self-storage, hospitality and single tenant net lease properties

AMERICA'S COMMERCIAL REAL ESTATE SHOW:

The firm produces the nation's leading show on commercial real estate topics, America's Commercial Real Estate Show. Industry economists, analysts and leading market participants including Bull Realty's founder Michael Bull share market intel, forecasts and strategies. The weekly show is available to stream wherever you get your podcasts or on the show website: www.CREshow.com.

JOIN OUR TEAM

Bull Realty is continuing to expand by merger, acquisition and attracting agents with proven experience. As a regional commercial brokerage firm doing business across the country, the firm recently celebrated 26 years in business.

CONNECT WITH US:

<https://www.bullrealty.com/>



26
YEARS IN
BUSINESS



ATL
HEADQUARTERED IN
ATLANTA, GA



LICENSED IN
8
SOUTHEAST
STATES



CONFIDENTIALITY AGREEMENT

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 1700 Water Place SE, Atlanta, GA. 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 in 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 Broker 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. If you are a broker, or a principal desiring to include an outside broker, contact the listing agent directly for a Buyer and Buyer's Broker Confidentiality & Commission Agreement.

Accepted and agreed to this _____ day _____ of , 20__.

Receiving Party _____

Signature _____

Printed Name _____

Title _____

Company Name _____

Address _____

Email _____

Phone _____

CONTACT INFORMATION

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