

OFFERING MEMORANDUM

Value-Add Multifamily | 18 Units | Development Site | ±0.76 Acres

Steps from the Southside Beltline Trail & Pittsburgh Yards

566 University Ave SW, Atlanta, GA 30310



Atlanta
BeltLine

PITTSBURGH YARDS™



BULL REALTY
Atlanta & Georgia Companies



Disclaimer & Limiting Conditions

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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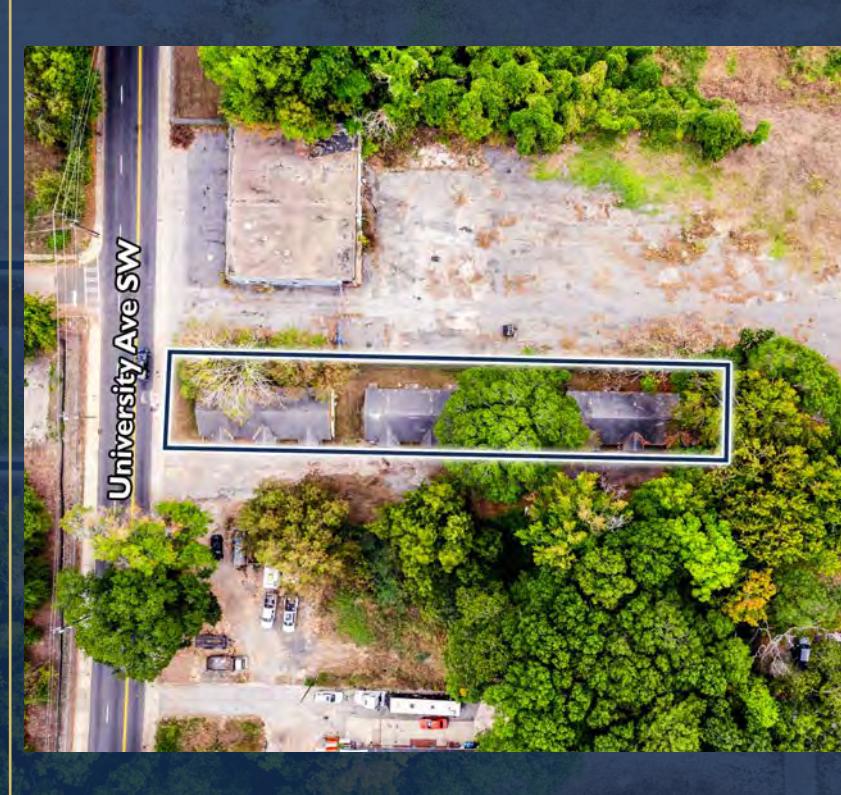
PROPERTY OVERVIEW

Rare opportunity to buy 18 multifamily units at a very low-cost basis, just steps from the Southside Beltline Trail and Pittsburgh Yards.

All units are efficiencies with their own private front and rear entrances. Property is being sold 100% vacant, allowing a new owner the flexibility to renovate and re-tenant for cash flow or tear down and redevelop the site. Convenient location with quick easy access to I-85 and Downtown Atlanta.



Sale Price | **\$900,000**



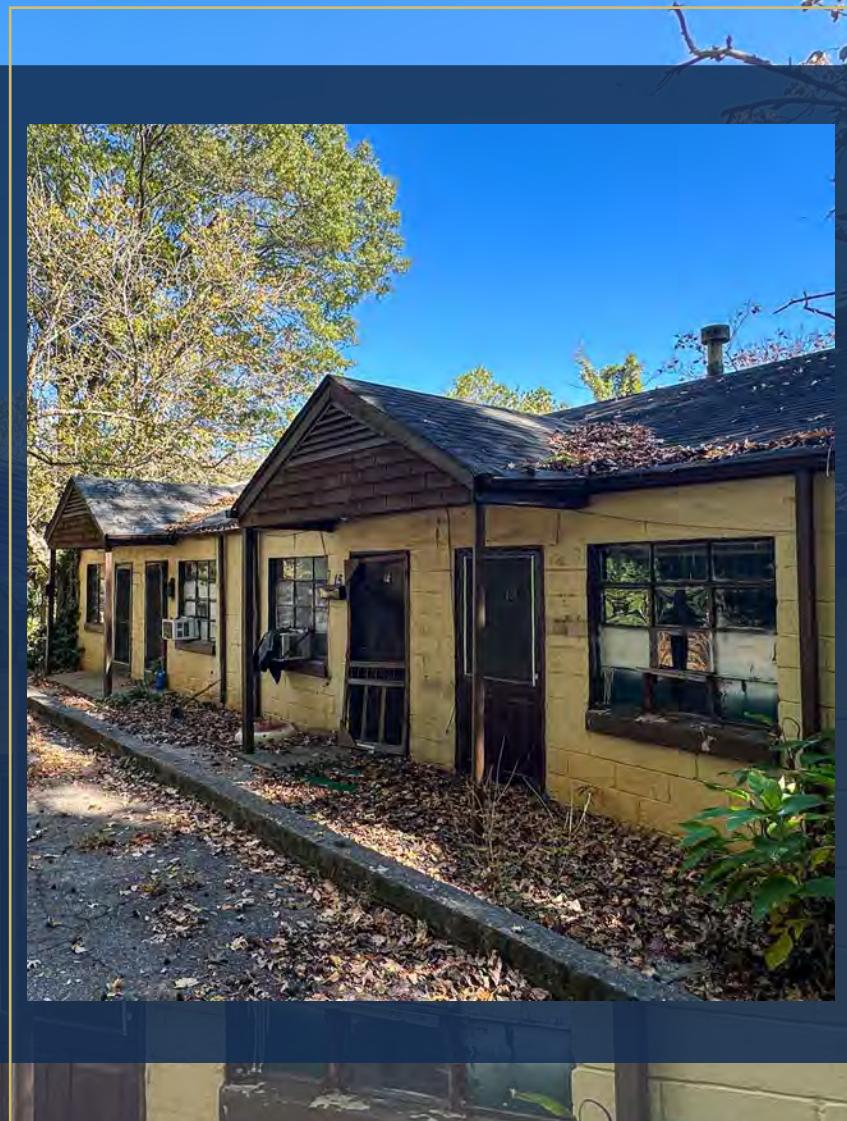
PROPERTY OVERVIEW

PROPERTY FACTS

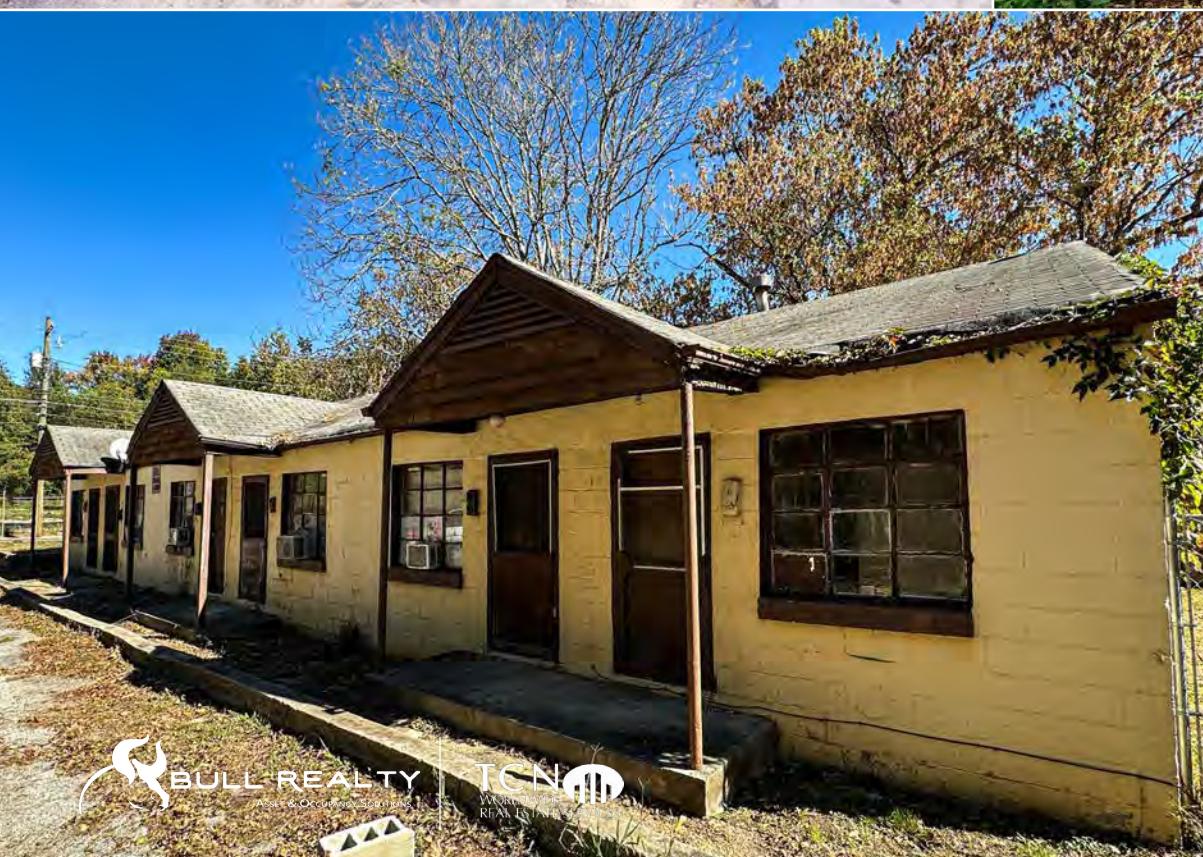
Property Address:	566 University Ave SW, Atlanta, GA 30310
County:	Fulton
Building Size:	±6,840 SF
Year Built:	1955
# Of Buildings:	3
# Of Units:	18
Efficiencies:	1 Bed/1 bath
HVAC:	Room units
Site Size:	±0.76 Acres
Zoning:	MRC-2-C, Beltline Overlay

FINANCIAL

Sale Price:	\$900,000
Price/Unit:	\$50,000



PHOTOS



PHOTOS



NORTH



EAST



WEST



SOUTHSIDE BELTLINE TRAIL

On April 24, Atlanta Mayor Andre Dickens and Atlanta Beltline, Inc. President & CEO Clyde Higgs announced that construction of the Southside Trail — Segments 2 and 3 has been fast-tracked and will open in early 2026, ahead of the original June 2026 schedule.

The 1.9-mile stretch will run from Pittsburgh Yards® to Boulevard, linking with Segments 4 and 5 to create 17.9 miles of continuous paved Beltline Trail — 16.3 miles of mainline and 1.6 miles of connector trail — the first full connection between the Eastside and Westside Trails.

These segments will give residents and visitors a safe route under I-85/I-75 and active rail lines, improve access for nearby schools like Carver High and Slater Elementary, and connect major parks and landmarks including Washington Park, Westside Park, Piedmont Park, and Mercedes-Benz Stadium.

Mayor Dickens called the project “a step toward equal access to economic prosperity and natural beauty,” while Higgs noted it will allow neighborhoods and small businesses to benefit from the 2026 FIFA World Cup.

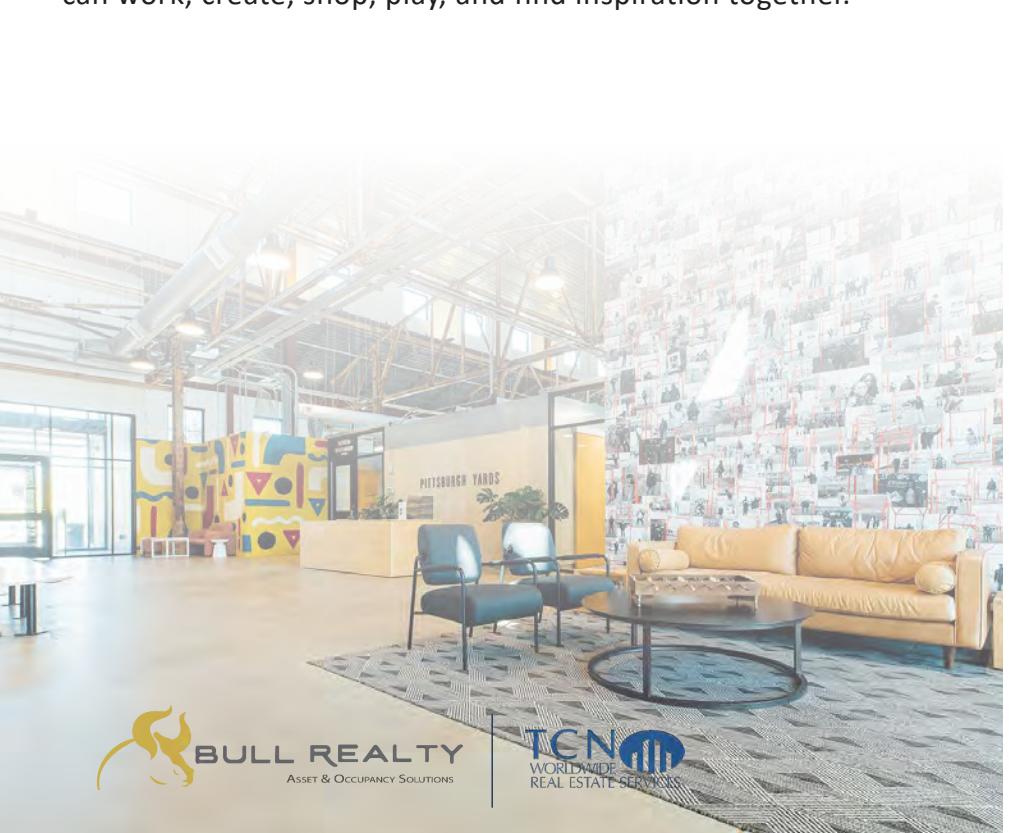
Once complete, over 16 continuous miles of mainline trail will be open — part of the 22-mile Beltline loop connecting more than 45 neighborhoods, set for full completion by 2030.

Source: <https://beltLine.org/>

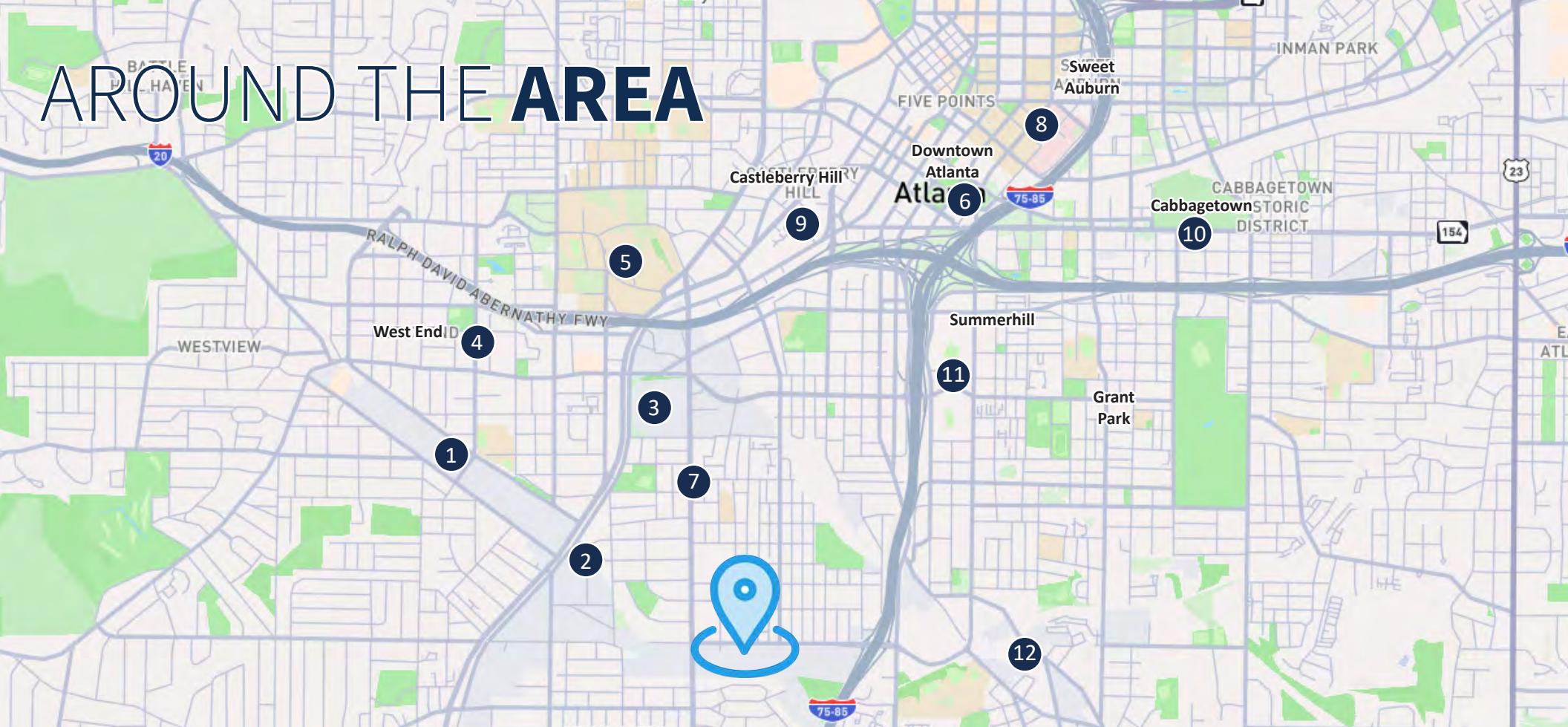
PITTSBURGH YARDS

Pittsburgh Yards® is a groundbreaking initiative designed to promote economic equity, job creation, and entrepreneurship for residents of Adair Park, Capitol Gateway, Mechanicsville, Peoplestown, Pittsburgh, and Summerhill—collectively known as Neighborhood Planning Unit V (NPU-V)—as well as other southwest Atlanta communities. More than just a development, it serves as a transformative, community-driven catalyst aimed at creating lasting opportunities for residents and entrepreneurs.

Situated near major city redevelopment projects—including the Atlanta Beltline, the former Turner Field and State Farmers Market, Hartsfield-Jackson International Airport, and Fort McPherson—the 31-acre site plays a key role in realizing the area's long-term potential. Today, Pittsburgh Yards has evolved into a dynamic hub where people can work, create, shop, play, and find inspiration together.



AROUND THE AREA



- 1 **Lee + White**- Alto, Monday Night Garage, Wild Heaven, Honeysuckle Gelato, Boxcar at Hop City, El Tesoro
- 2 West End MARTA Station
- 3 **The Mall West End**- American Deli, Footlocker, Planet Fitness, Citi Trends, Hammonds House Museum, The Zen Bar
- 4 Atlanta Westside Beltline
- 5 Morehouse College, Clark Atlanta University, Spelman College
- 6 **The Metropolitan**, Cafe Bourbon, Sparseland Studios, Rodney Scott BBQ, Slim & Husky's
- 7 Coffee Loft, Frost Bistro, Parlor, Omni Coffee & Eggs, Old Lady Gang, Adios Cafe, Atlantucky Brewing
- 8 Grady Hospital, Georgia State University, Underground Atlanta, The Municipal Market Brewing, Wild Leap Brewing, No Mas!
- 9 College Football Hall of Fame, Mercedes-Benz Stadium, State Farm Arena, Georgia Aquarium, World of Coca Cola
- 10 Krog Street Tunnel, Cabbagetown Park, Grant Park Market, Agave, Carroll Street Cafe, Six Feet Under Pub, The Cockatrice, BeetleCat
- 11 **Center Parc Stadium**, Publix at Summerhill, Believe Music Hall, USPS, CAVA, The UPS Store
- 12 Carver Highschool, Fly Seafood, Community Grounds Cafe, N Da Bowl, NAPA Auto Parts

NEW AREA DEVELOPMENTS

WESTLINE STUDIOS

A brick-built, circa-1930 warehouse complex at 715 W. Whitehall St. is set to be converted into commercial spaces called "WestLine Studios" that could benefit from proximity to the Atlanta BeltLine and public transit. The nearly century-old structure will offer $\pm 47,867$ SF of leasable space once finished. It includes two drive-in bays for entry, five exterior dock doors, and 30 parking spaces.



MET ATLANTA

Located adjacent to the West End MARTA station, The MET is a significant adaptive reuse project. It offers creative office spaces, retail opportunities, and event venues within a historic industrial complex. MET Atlanta offers 2,000 – 100,000+ SF spaces that can be connected and combined to meet the needs of growing companies.



WEST END HEIGHTS

The latest concept from nonprofit organization City of Refuge calls for a broad range of uses in a three-story, 37,000-square-foot building that would rise at 1343 Joseph E. Boone Boulevard, claiming what's currently a large vacant lot. Development plans call for 25 units of affordable housing. The building, as designed by Rickman Architecture + Design, would also see $\pm 7,640$ SF of commercial and amenity space at the ground level.



FORT MAC

96-acre redevelopment proposal has been submitted for a major redevelopment of the remaining land at Fort McPherson, located five miles south of downtown Atlanta.

The proposal outlines the following future uses:

- 105,000 square feet of commercial and retail space
- 36,000 square feet of restaurant and food service
- 84,300 square feet of office space
- 85,000 square-foot senior living facility
- 270 hotel and rental units
- 901 multifamily dwelling units
- 200 townhomes
- 181 single-family residences
- 30,000 square foot primary charter school

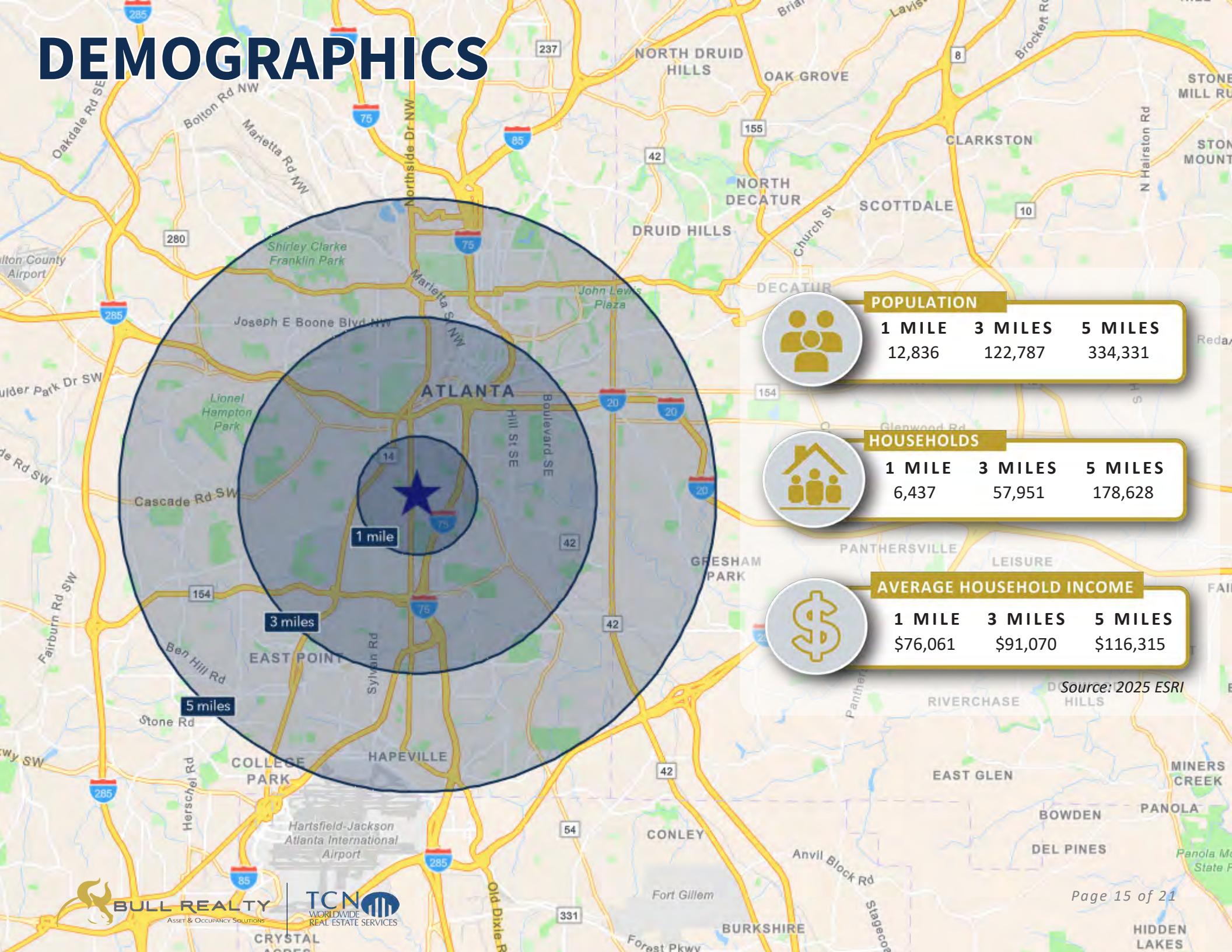
These plans underscore the project's ambition to create a vibrant, mixed-use community that integrates residential, commercial, and educational facilities within the historic Fort McPherson site.

LEE + WHITE

Lee + White has emerged as one of Atlanta's most exciting mixed-use destinations. The redevelopment of the West End community's former "Warehouse Row" showcases a mix of cutting-edge breweries, restaurants, retailers and food manufacturers. The ongoing redevelopment continues in a spirit that recognizes the West End's rich history while seeking community input to create an authentic urban experience. This development philosophy is expanding an already diverse roster of tenants who are proud to be a part of the West End community and one of Atlanta's trendsetting mixed-use developments.



DEMOGRAPHICS



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 Spelman College (HBCU).

ATTRACTIIONS AND TOURISM

Attractions in Atlanta include the largest aquarium in the western hemisphere, the CNN Center, the Fox Theater, the King Center and the new \$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.



HOME TO 13 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.

8TH
LARGEST U.S. METRO

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

1.18%
PROJECTED 5-YEAR
POPULATION GROWTH (2023-2028)
ESRI 2023

#4
FASTEST GROWING
U.S. METRO (2010-2019)
FREDDIE MAC 2021

46%
Gen Z
Population

34%
Millennial
Population

3.9%
Unemployment
Rate

(Data based on 1 mile radius)

MAJOR EMPLOYERS

KING & SPALDING



Google

Coca-Cola

Anthem



accenture Honeywell



EMORY
UNIVERSITY
HOSPITAL
MIDTOWN

#8 BEST CITY IN THE SOUTH

-Southern Living, "The South's Best Cities, 2020"

#1 TOP TRENDING DESTINATIONS FOR 2022

-Booking.com, "8 of the top trending destinations for travelers to explore in 2022"

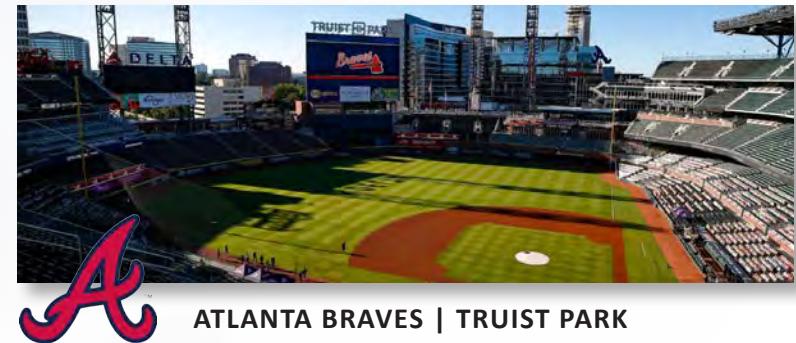
#2 MOVING DESTINATION IN THE NATION

-Penske, "Annual Top Moving Destinations List, 2020"

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

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.

GLOBAL ALLIANCE

Bull Realty is a member of TCN Worldwide, an alliance of 60+ offices and 1,500 commercial real estate professionals serving more than 200 markets globally. This partnership expands the firm's reach, client access and investor relationships across the U.S. and internationally.

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, CCIM — share market intel, forecasts and strategies. The weekly show is available to stream wherever you get your podcasts or at www.CREshow.com.

JOIN OUR TEAM

Bull Realty continues to expand through merger, acquisition and by welcoming experienced agents. The firm recently celebrated 27 years in business and, through its TCN Worldwide alliance, actively works with clients and brokers across the country.

CONNECT WITH US:

https://www.bullrealty.com/



27

YEARS IN
BUSINESS



ATL
HEADQUARTERED IN
ATLANTA, GA

LICENSED IN
8
SOUTHEAST
STATES



TEAM PROFILE



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AUBRI FRANKLIN
MARKETING



TORI ROBB
MARKETING



CARLEIGH PALUMBO
MARKETING



MEGAN MURPHY
MARKETING

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 566 University Ave SW, Atlanta, GA 30310. 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 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 _____

Bull Realty, INC.

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