

OFFERING MEMORANDUM

LAND DEVELOPMENT OPPORTUNITY

±41.5 ACRES | NEWNAN, GA





TABLE OF CONTENTS

EXECUTIVE SUMMARY	3
PROPERTY INFORMATION	4
SURVEY	5
COMPLETE COMMUNITIES	6
CHARACTER AREA MAP	7
MARKET OVERVIEW	8
IN THE AREA	10
DEMOGRAPHICS	13
ATLANTA	14
BROKER PROFILE	16
ABOUT BULL REALTY	17
DISCLAIMER & LIMITING CONDITIONS	18

CONTACT INFORMATION

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50 Glenlake Parkway, Suite 600
Atlanta, GA 30328
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EXECUTIVE SUMMARY



THE OFFERING

Bull Realty Inc. is pleased to offer for sale this ±41.5-acre development site in highly sought after Coweta County. The site is conveniently located half a mile from the Sharpsburg McCollum Road exit off I-85. The property is currently zoned RC, but is in a Complete Community Character Area in the new comprehensive land use plan. Within the Complete Community Character Areas, possible uses should be kept to the listed commercial categories (see the link below). All utilities are available at the site.

The property is less than 1-mile from I-85 and 7 miles from Ashley Park shopping corridor. Hundreds of retailers and nationally-recognized anchor tenants such as Target, Walmart, Best Buy, JCPenney, Dick's Sporting Goods and more fill the area as well as world-class healthcare providers. Major distribution centers for Yamaha, PetsMart, Hello Fresh and Niagra Bottling are also in the nearby area.

PROPERTY HIGHLIGHTS

- ±41.5 acre development site in Newnan, GA
- Located in a Complete Community Character Area - CLUP: <https://bit.ly/3vkdHv>
- Zoned RC
- Ideal for commercial development
- 687' of road frontage on Raymond Hill Road
- Easy access to I-85, Sharpsburg McCollum Road exit
- All utilities on site

\$ PRICE \$3,750,000

\$ SIZE ±41.5 ACRES

PROPERTY INFORMATION

0 RAYMOND HILL ROAD, NEWNAN, GA 30265

- COWETA COUNTY -



Size

±41.5 Acres



Land Use

RC

<https://bit.ly/3vkdtHv>



Proposed Use

Development



Parcel ID

119-6054-001



Utilities

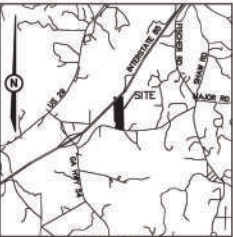
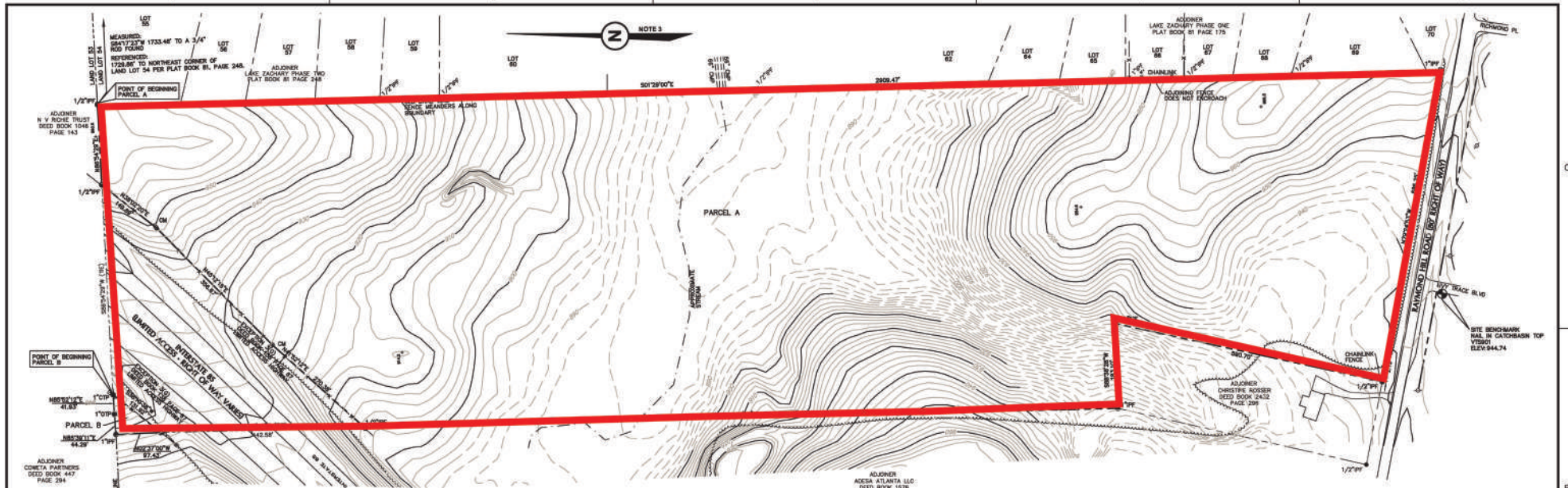
All available to site



Topography

Undulating

SURVEY



NOTES

1. THE FIELD DATA WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 11,200 FEET, AND AN ANGULAR ERROR OF 8 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING LEAST SQUARES METHOD.
2. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN NO LESS THAN ONE FOOT IN 200,000 FEET.
3. MODE OF BEARING IS PER A SINGLE MAGNETIC COMPASS READING.
4. EQUIPMENT USED: TOPCON 615-313 AND RECON/TDS DATA COLLECTOR.

PER F.A.M. PLAN 13077021800 - EFFECTIVE DATE MAY 16, 2008 THIS PROPERTY IS DEPICTED WITHIN A ZONE X (UNSHOWN) FLOOD HAZARD AREA.

LAND TITLE EXCEPTIONS

- LAND TITLE EXCEPTIONS ARE AS REFERENCED FROM CHESAPEAKE TITLE INSURANCE COMPANY, COMMITMENT NUMBER 2-25545, EFFECTIVE SEPTEMBER 20, 2010, PART 4, SCHEDULE B. RECORDED REFERENCES ARE ON FILE CLERK OF SUPERIOR COURT, CONETA COUNTY, GEORGIA.
- EXCEPTIONS 1, 2, AND 3(A) THROUGH 3(D) DO NOT CONTAIN A PLATABLE DESCRIPTION.
- 3(O). A RIGHT OF WAY DEED IN FAVOR OF THE HIGHWAY DEPARTMENT OF GEORGIA, DATED JANUARY 31, 1993, RECORDED IN DEED BOOK 130, PAGE 87, PROVIDED FOR A LIMITED ACCESS RIGHT OF WAY FOR INTERSTATE 85 DOES AFFECT SUBJECT PROPERTY AND IS AS DEPICTED HEREON.
- 3(P). A CERTAIN PLAT RECORDED IN PLAT BOOK 27, PAGE 184 DOES NOT AFFECT PROPERTY LINES IN LAND 54 OF THE 8TH DISTRICT, CONETA COUNTY, GEORGIA AND DOES NOT AFFECT SUBJECT PROPERTY.
- 3(Q). MATTERS AS DISCLOSED BY THAT CERTAIN PLAT RECORDED IN PLAT BOOK 6, PAGE 129 ARE AS DEPICTED HEREON.
- 3(R). MATTERS AS DISCLOSED BY THAT CERTAIN PLAT RECORDED IN PLAT BOOK 21, PAGE 179 ARE AS DEPICTED HEREON.

AREA

- PARCEL A
1,803,581 SQUARE FEET
41.4045 ACRES
- PARCEL B
4,301 SQUARE FEET
0.0984 ACRES

SURVEY DESCRIPTION

ALL THAT TRACT OR PARCELS OF LAND LYING IN LAND LOT 54 OF THE 8TH DISTRICT, CONETA COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL A
COMMENCING A 3/4 INCH IRON ROD, AT THE NORTHEAST CORNER OF LAND LOT 54 OF THE 8TH DISTRICT, CONETA COUNTY, GEORGIA, ALONG THE NORTH LINE OF SAID LAND LOT 54, RUN SOUTH 84 DEGREES 17 MINUTES 33 SECONDS WEST, A DISTANCE OF 1733.48 FEET TO AN IRON PIN AND THE POINT OF BEGINNING.

THE POINT OF BEGINNING BEING THUS ESTABLISHED RUN SOUTH 01 DEGREE 28 MINUTES 00 SECONDS FOR A DISTANCE OF 2,000.87 FEET TO AN IRON PIN ON THE NORTHERLY RIGHT OF WAY OF RAYMOND HILL ROAD (80 FOOT RIGHT OF WAY).

THENCE RUN NORTH 79 DEGREES 24 MINUTES 53 SECONDS WEST ALONG NORTHERLY RIGHT OF WAY OF RAYMOND HILL ROAD (80' RIGHT OF WAY) FOR A DISTANCE OF 862.35 FEET TO AN IRON PIN.

THENCE LEAVING SAID NORTHERLY RIGHT OF WAY OF RAYMOND HILL ROAD (80' RIGHT OF WAY) RUN NORTH 12 DEGREES 14 MINUTES 28 SECONDS EAST FOR A DISTANCE OF 584.70 FEET TO AN IRON PIN.

THENCE RUN SOUTH 85 DEGREES 38 MINUTES 28 SECONDS WEST FOR A DISTANCE OF 7.2328 FEET TO AN IRON PIN ON THE SOUTHEASTERLY RIGHT OF WAY OF INTERSTATE 85 (RIGHT OF WAY VARIES).

THENCE RUN NORTH 01 DEGREE 35 MINUTES 13 SECONDS WEST FOR A DISTANCE OF 276.38 FEET TO A CONCRETE RIGHT OF WAY MONUMENT.

THENCE CONTINUING ALONG SAID SOUTHEASTERLY RIGHT OF WAY OF INTERSTATE 85 (RIGHT OF WAY VARIES) RUN NORTH 45 DEGREES 15 MINUTES 15 SECONDS EAST FOR A DISTANCE OF 308.87 FEET TO A CONCRETE RIGHT OF WAY MONUMENT.

THENCE CONTINUING ALONG SAID SOUTHEASTERLY RIGHT OF WAY OF INTERSTATE 85 (RIGHT OF WAY VARIES) RUN NORTH 20 DEGREES 00 SECONDS EAST FOR A DISTANCE OF 149.28 FEET TO AN IRON PIN.

THENCE LEAVING SAID SOUTHEASTERLY RIGHT OF WAY OF INTERSTATE 85 (RIGHT OF WAY VARIES) RUN NORTH 86 DEGREES 04 MINUTES 39 SECONDS EAST FOR A DISTANCE OF 174.10 FEET TO THE POINT OF BEGINNING.

SAID TRACT OR PARCELS OF LAND CONTAINING 1,803,581 SQUARE FEET OR 41.4045 ACRES OF LAND.

PARCEL B
BEING A ONE INCH CRAMP TOP PIPE LOCATED AT THE INTERSECTION OF THE NORTHERLY LINE OF LAND LOT 54, 8TH DISTRICT, CONETA COUNTY, GEORGIA AND THE NORTHERLY RIGHT OF WAY OF INTERSTATE 85 (RIGHT OF WAY VARIES) RUN ALONG SAID NORTHERLY RIGHT OF WAY OF INTERSTATE 85 (RIGHT OF WAY VARIES) SOUTH 86 DEGREES 00 SECONDS WEST, A DISTANCE OF 131.82 FEET TO A ONE INCH CRAMP TOP PIPE.

THENCE LEAVING SAID NORTHERLY RIGHT OF WAY OF INTERSTATE 85 (RIGHT OF WAY VARIES), RUN NORTH 02 DEGREES 17 MINUTES 00 SECONDS WEST, A DISTANCE OF 54.14 FEET TO A ONE INCH CRAMP TOP PIPE ALONG SAID LAND LOT 54, 8TH DISTRICT, CONETA COUNTY, GEORGIA.

THENCE ALONG SAID LAND LOT 54, 8TH DISTRICT, CONETA COUNTY, GEORGIA, RUN NORTH 85 DEGREES 28 MINUTES 11 SECONDS EAST, A DISTANCE OF 44.20 FEET TO A ONE INCH CRAMP TOP PIPE.

THENCE CONTINUING ALONG SAID LAND LOT 54, 8TH DISTRICT, CONETA COUNTY, GEORGIA, RUN NORTH 85 DEGREES 28 MINUTES 11 SECONDS EAST, A DISTANCE OF 41.83 FEET, TO THE POINT OF BEGINNING.

SAID TRACT OR PARCELS OF LAND CONTAINING 4,301 SQUARE FEET OR 0.0984 ACRES OF LAND.

PARCEL A AND PARCEL B BEING THE SAME PROPERTY AS DEPICTED IN PLAT BOOK 21, PAGE 179, AS ON RECORD WITH CLERK OF SUPERIOR COURT, CONETA COUNTY, GEORGIA.

REFERENCES

DEEDS: DEED BOOK 2710, PAGE 145
PLAT: PLAT BOOK 21, PAGE 179

REFERENCES PLAT AND DEED ARE ON RECORD WITH CLERK OF SUPERIOR COURT OF CONETA COUNTY.

TOPOGRAPHIC INFORMATION PROVIDED BY JACK BERRY AND ASSOCIATES, SURVEY DATED 2003, BASED ON AERIAL PHOTOGRAPHY DATED 1995. OBSCURED AREAS DENOTED WITH DASHED LINES. OBSCURED AREAS SHOULD BE CONFIRMED BY GROUND RUN SURVEY.

VERTICAL DATUM BASED ON NAVD 83.

NO CERTIFICATION IS MADE AS PART OF THIS BOUNDARY SURVEY, AS TO THE ACCURACY OF TOPOGRAPHIC INFORMATION DEPICTED HEREON.

THIS SURVEY REPRESENTS THE SAME PROPERTY AS PROPERTY DEPICTED IN PLAT BOOK 21, PAGE 179 OF AFORESAID RECORDS.

LEGEND

- PROPERTY LINE
 - FENCE
 - OVERHEAD UTILITY LINE
 - MONUMENT AS NOTED
 - COMPUTED POINT
 - IPS
 - IRON PIN FOUND
 - CRAMP TOP PIPE
 - CRAMP TOP PIPE
 - OPD TOP PIPE
 - ALUMINUM PIPE FOUND
 - CONCRETE MONUMENT
 - CONCRETE MONUMENT
 - REINFORCED CONCRETE PIPE
 - UTILITY POLE
 - UTILITY POLE
- TOPOGRAPHY LEGEND
- 10' INDEX CONTOUR
 - 2' INDEX CONTOUR
 - OBSCURED AREA CONTOUR
 - TREE LINE
 - SPOT ELEVATION

Vectors Technical Services, LLC
Professional Land Surveyors
415 ROSSIGNOL ROAD
MORELAND, GEORGIA, 30259
(404)473-0936
WWW.VECTORTECH.US

REV	DATE	DESCRIPTION



IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.

JAMES F. HOCKING
11/30/2010
DATE
GEORGIA REGISTRATION NUMBER 2802

BOUNDARY SURVEY OF
TAX PARCEL 119 6054 001
41.5009 ACRES RAYMOND HILL ROAD
PREPARED FOR
PALTHER, LLC

LOCATION:
LAND LOT 54
8TH DISTRICT
CONETA COUNTY
GEORGIA

PROJECT NUMBER	10_028	FW	JFH
FILENAME	10_028	DRFT	-
SCALE	1"=100'	FR/PB	-
0 100' 200'		SHEET	1 OF ONE



COMPLETE COMMUNITIES

Complete Communities are places where the daily needs of residents are a short, convenient trip from where they live, work and recreate. They feature a mix of land-uses, which may consist of residential, commercial and civic spaces. The exact uses vary depending on the resident's needs. It is a local activity center with a mixture of uses in a clustered form to use infrastructure efficiently.

Complete Communities include various housing types designed for all ages with several housing types designed for all ages with varying affordability ranges and offer a range of employment opportunities. Auto-oriented land uses, such as gas stations, car washes and drive-through windows, should be discouraged with a Complete Community.

Complete Communities located within the Growth Priority may have regional characteristics to accommodate higher densities. Thus, fostering a synergy between retail, office, industry, other commercial uses and medium-density residential.

However, when located at the boundary of a character area or zoning district lower in intensity, adequate buffers and scale are necessary to ensure minimal impact on adjacent properties. This also facilitates a smooth transition between areas.

For more information click here: <https://bit.ly/3vkdthv>

PREDOMINANT LAND USE

- Residential
- Mixed-Use
- Offices/Professional
- Entertainment venues
- Medical
- Commercial/Retail
- Industry (when appropriately integrated)

CORRESPONDING ZONING

- Rural Conservation (RC)
- Residential-Planned Development Project (R-PDP)
- Mixed-Use Employment Supporting District (C-MU)
- Commercial Limited Services (CLS)
- Commercial-3 (C-3)
- Commercial-4 (C-4)
- Commercial-6 (C-6)
- Office-Institutional (O-I)
- Village Centers (VC)
- Residential Retirement and Care Community (RRCC)

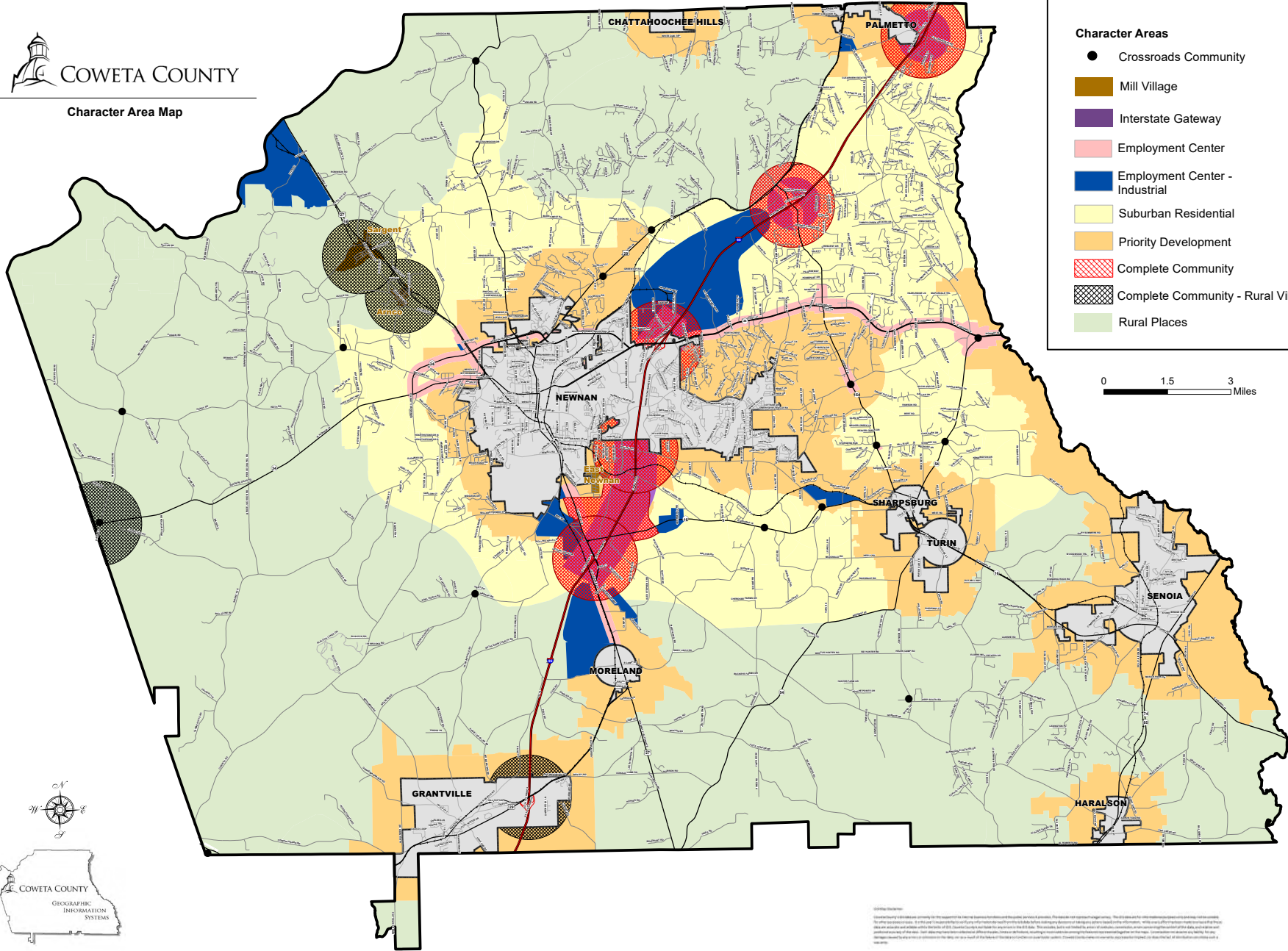


- | | |
|-----------------------------------|---|
| ■ Purple - Parks | ■ Salmon - Retail |
| ■ Yellow & Orange - Private homes | ■ Cream - Retail with Residential |
| ■ Red - Residential Townhomes | ■ Lt blue - Offices and Offices with Retail |

CHARACTER AREA MAP



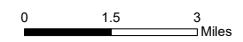
Character Area Map



**Coweta County 2021-2041
Comprehensive Plan**

Character Areas

- Crossroads Community
- Mill Village
- Interstate Gateway
- Employment Center
- Employment Center - Industrial
- Suburban Residential
- Priority Development
- Complete Community
- Complete Community - Rural Village
- Rural Places



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Bull Realty is not responsible for the accuracy of the information provided on this map. The data on this map is for informational purposes only and should not be used for any other purpose. The data on this map is for informational purposes only and should not be used for any other purpose. The data on this map is for informational purposes only and should not be used for any other purpose.

MARKET OVERVIEW

Newnan is strategically located along Interstate-85 and has CSX & Norfolk Southern rail sites. The city and county enjoy quality healthcare with Piedmont Healthcare, HealthSouth and Cancer Treatment Centers of America locations. There is a commitment to a highly-educated workforce with the new West Georgia Technical College campus that opened in the fall of 2013 and University of West Georgia's new downtown Newnan campus. Top employers in the county include the Coweta County School System, Yamaha Motor Manufacturing Corp of America, Piedmont Newnan Hospital, Coweta County Government, Cancer Treatment Center of America, Walmart, PetSmart (distribution center), Cargill Corp (beef/pork processing) and Yokogawa Corporation of America (analytic instruments).

Coweta, Georgia's sixty fourth country, encompasses 443 square miles in west central Georgia, bordered by Carroll, Fayette, Fulton, Heard, Meriwether and Troup counties. It was one of five counties created by the 1825 Treaty of Indian Springs, when Chief William McIntosh relinquished Creek Indian lands to the United States.



GA Power

15 Miles | 24 Min

Subject Property

9 miles | 15 Min

Downtown Newnan

12 Miles | 16 Min

amazon

Newnan Coweta County Airport

12 Miles | 16 Min

IN THE AREA

DOWNTOWN NEWNAN

For the past 32 years, Downtown Newnan has been recognized as an accredited National and Georgia Main Street recipient. They leverage their culture, small businesses, local assets, architectural heritage and community events to support local enterprises and community pride.



WEST GEORGIA TECHNICAL COLLEGE

West Georgia Technical College contributes to the economic development of the area by providing a skilled workforce for new and existing employers. Expanding from a wide range of certificate, diploma and degree offerings, West Georgia Technical College seeks to provide training and retraining for the local community.



ASHLEY PARK MALL

Ashley Park is a 850,000 SF of shopping and lifestyle retail facility featuring a generous use of green space, boulevard parking and distinctive architecture. The center is strategically located adjacent to 1.5M SF of power retail including Target and JC Penney, Dillard's, Best Buy, Belk, DSW and Barnes & Noble and more.



FILM SITES

Newnan has become a hot spot for film sites looking to capture a small town feel. Many Hollywood films and television shows have filmed on the Courthouse Square including The Walking Dead, Drop Dead Diva, Quigley 2, Zombieland, and The Hunger Games: MockingJay.



NEWNAN COWETA COUNTY AIRPORT

The Newnan-Coweta County Airport is located 30 minutes southwest of Atlanta, offering accessibility and a friendly atmosphere. The Newnan Coweta County Airport provides a convenient and efficient location for business and leisure travel in the southwest quadrant of metropolitan Atlanta and west-central Georgia. The Airport offers full service Fixed Base Operations (FBO) and airport management.



PIEDMONT NEWNAN HOSPITAL

Piedmont Newnan Hospital has been a cornerstone of wellness in Newnan, GA providing high quality, comprehensive healthcare. In 2012, Piedmont Newnan expanded and opened a new 362,000 SF, 154-bed hospital. In 2016, Piedmont Newnan was awarded the Women's Choice Award as one of America's Best Hospitals for Patient Safety.



DINING & NIGHTLIFE

Main Street Newnan is devoted to developing and maintaining a healthy, viable downtown commercial district symbolic of community caring, and the high quality of life available to residents and visitors alike.

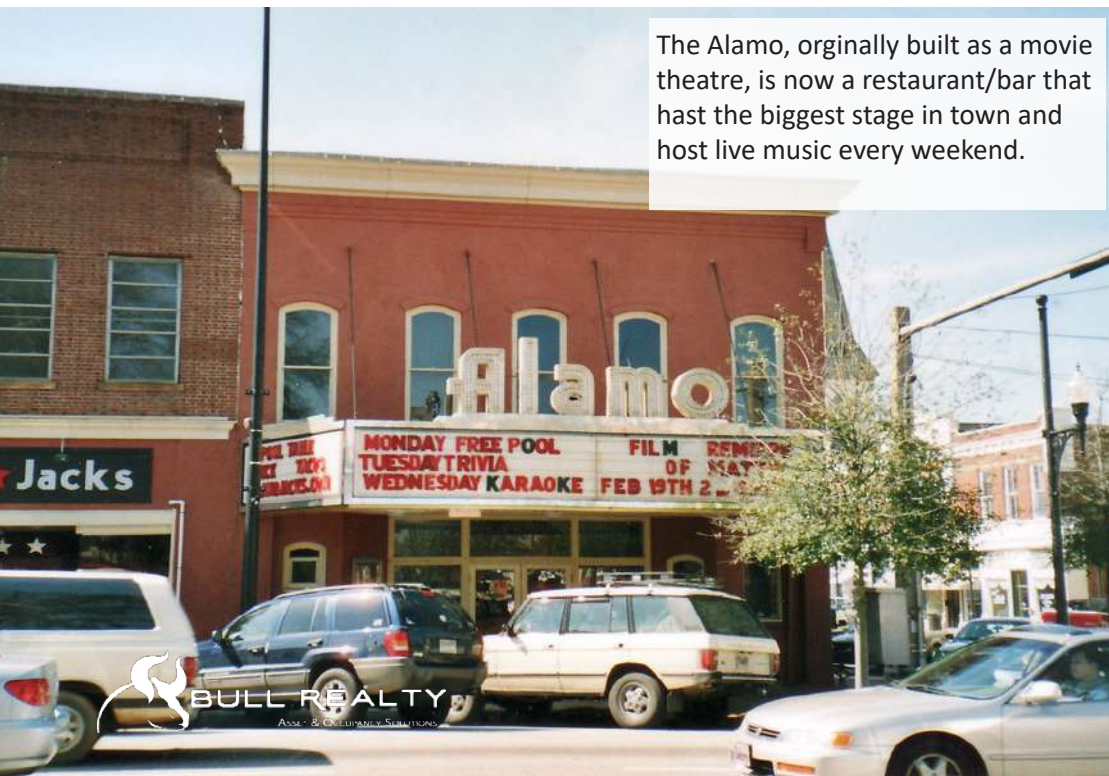
Downtown Newnan will continue to grow and develop as a result of continued support from its volunteers, local businesses, partnering organizations and sponsors, who all share a belief that a strong downtown is an essential component to the integrity of a community. Collectively, the community will continue to develop the balanced application of the Main Street Four-Point approach to enhance the future of our downtown district.



The Cellar Newnan is a casual fine dining chophouse-style restaurant located in Downtown Newnan. They specialize in exotic game burgers, a stellar wine list and the finest steaks around.



Slow-smoked BBQ favorites that focuses on offering a unique twist on traditional BBQ.



The Alamo, originally built as a movie theatre, is now a restaurant/bar that has the biggest stage in town and host live music every weekend.



IN THE AREA



10 MILES TO WEST GEORGIA TECHNICAL COLLEGE

12 MINUTES TO DOWNTOWN NEWNAN

8 MILES TO ASHLEY PARK MALL

7 MILES TO PEACHTREE CITY

23 MINUTES TO HARTSFIELD-JACKSON ATLANTA AIRPORT

± 41.5 AC

± 41.5 AC

DEMOGRAPHICS

ESRI 2022



POPULATION

1 mile	3 miles	5 miles
2,259	18,022	51,185



HOUSEHOLDS

1 mile	3 miles	5 miles
778	6,118	17,890



AVG. HOUSEHOLD INCOME

1 mile	3 miles	5 miles
\$115,648	\$114,376	\$111,680

ABOUT THE AREA

Atlanta is home to the busiest and most efficient airport in the world, Hartsfield-Jackson Atlanta International Airport, and the Maynard H. Jackson International Terminal making 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, SunTrust Bank, Mercedes Benz USA, Newell-Rubbermaid and is home to the world renowned Center for Disease Control.

Over 75% of Fortune 1000 companies conduct business operations in the Atlanta metropolitan area, and the region hosts offices of about 1,250 multinational corporations. The Metropolitan Atlanta Chamber of Commerce, corporate executives and relocation consultants, along with Mayor Keisha Lance Bottoms are committed to actively recruiting new companies to the region. Public and private partnerships with business, financial and non-profit communities are key to spurring quality job creation and investment throughout the city's neighborhoods.



ATLANTA ACCOLADES



#1 Most-Traveled
Airport in the world



16 Fortune 500
HQ in Atlanta



\$369 Billion GDP
in Metro-Atlanta



Top State for Doing
Business (2021)

According to: *The Points Guy, Metro Atlanta Chamber, Statista and Georgia USA*

— ATLANTA MARKET —

9TH

LARGEST U.S. METRO

#4

MARKETS WITH HIGHEST GROWTH RATES

ANTICIPATED BY PROPERTY MANAGERS (2022-2023)

29

FORTUNE 1000 COMPANIES (2021)

1 Million

RESIDENTS

#3

BEST CITIES FOR JOBS IN U.S.

#4

FASTEST GROWING U.S. METRO (2010-2019)

COMMERCIAL DENSITY

332M

TOTAL SF OFFICE

366M

TOTAL SF RETAIL

469K

TOTAL MULTIFAMILY UNITS

UNDER CONSTRUCTION

5.5M

SF OFFICE

1.9M

SF RETAIL

22K

MULTIFAMILY UNITS



1,210,708
Daytime Population

19.4%

Gen X Population



883,371
Total Employees

30.8%

Millennial Population



52%
Batchelors Degree or Higher

22.2%

Gen Z Population

(Data based on 10 mile radius)

MAJOR EMPLOYERS



KING & SPALDING

Invesco



TRUIST



EMORY UNIVERSITY HOSPITAL MIDTOWN



BROKER PROFILE



John DeYonker
President, Land & Developer Services
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JOHN DEYONKER **PRESIDENT, LAND & DEVELOPER SERVICES**

John DeYonker has been selling and developing real estate in the Atlanta area for the past 21 years, 15 years as Managing Broker of his own real estate brokerage and development company. Mr. DeYonker joined Bull Realty in 2008 to provide his clients a marketing platform proven to maximize asset value in this economic cycle. The Atlanta Commercial Board of Realtors named John the #5 land broker for 2010, the #4 land broker for 2011, and again in 2013 and 2014 he was recognized as a top 10 producing land broker in Atlanta. John uses his experience in land sales, commercial acquisitions and development skills to add value to his clients' real estate transactions.

Originally from the state of Michigan, John received a B.A. in Business Administration from Michigan State University and has called Atlanta home since 1983. He currently resides in Brookhaven with his wife and one of his sons while his other son is pursuing his career in NYC. John spends much of his free time playing golf and enjoying his family while also serving as a director on the Baseball Committee at the Northside Youth Organization.

John is a member of the National Association of Realtors, the Atlanta Commercial Board of Realtors and the Urban Land Institute.



ABOUT BULL REALTY

Bull Realty is a commercial real estate sales, leasing, and advisory firm headquartered in Atlanta. The firm was founded in 1998 by Michael Bull on two primary missions: to provide a company of advisors known for integrity and to provide the best disposition marketing in the nation. Still guided by these philosophies, the firm's services have expanded to include disposition, acquisition, project leasing, tenant representation and consulting services. To add additional value and efficiency for clients, advisors focus on specific sectors and services in the office, retail, industrial, multifamily, land, healthcare, senior housing, self-storage, automotive, hospitality and single tenant net lease sectors.

Bull Realty has become known as an innovative leader in the industry, providing a powerful platform of services. The firm utilizes a productive team approach of well trained and well supported brokers, working together to provide unprecedented value for clients.

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 Apple Podcast, all major podcast sites, YouTube and www.CREshow.com.

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.