



OFFERING MEMORANDUM

Newly Gut Renovated Multifamily Opportunity

20 Units

College Park, GA



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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The Property



Executive Summary

Fully renovated apartment complex in the heart of College Park. This 20-unit apartment building was stripped down to the studs and has all new plumbing, electrical, HVAC, kitchens, baths, flooring, etc. It even has fire sprinklers. All units are very spacious with a nice mix of 2 bed townhouse style units, 2 bed flats and 1 bed flats. Situated on a large corner parcel with open greenspace surrounding the property. Off-street parking for all units in the rear. Property is walking distance to a very nice park just 1 block away and Woodward Academy. Minutes from Atlanta Hartsfield Jackson Int'l Airport. Great opportunity for a savvy investor as a long term investment.



Property Highlights

- Fully gut renovated in 2023 down to the frame
- Large spacious units with in-unit laundry
- All new electric, plumbing and mechanicals
- Granite countertops and stainless appliances
- Sprinklered
- Great Location- walking distance to downtown College Park, Woodward Academy and nearby parks
- Minutes from Atlanta Hartsfield Int'l Airport with easy access to I-85

Property Information

BUILDING:

ADDRESS:	3586 Jackson Street, College Park, GA 30337
COUNTY:	Fulton
YEAR BUILT/ RENOVATED:	1969/2023
COMPLEX NAME:	Hawthorne Manor
# OF BUILDINGS:	4
TOTAL SIZE:	±18,970 SF
# OF UNITS:	20
UNIT MIX:	(8) 2 bed / 2 bath, (8) 2 bed / 1.5 bath, (4) 1 bed / 1 bath
OCCUPANCY:	60%
SITE SIZE:	±1.24 Acres
ZONING:	R3
HVAC:	Central Air
WASHER/DRYER:	In-unit
METERED:	Separately-metered for electric & gas
PARKING:	Off-street in rear

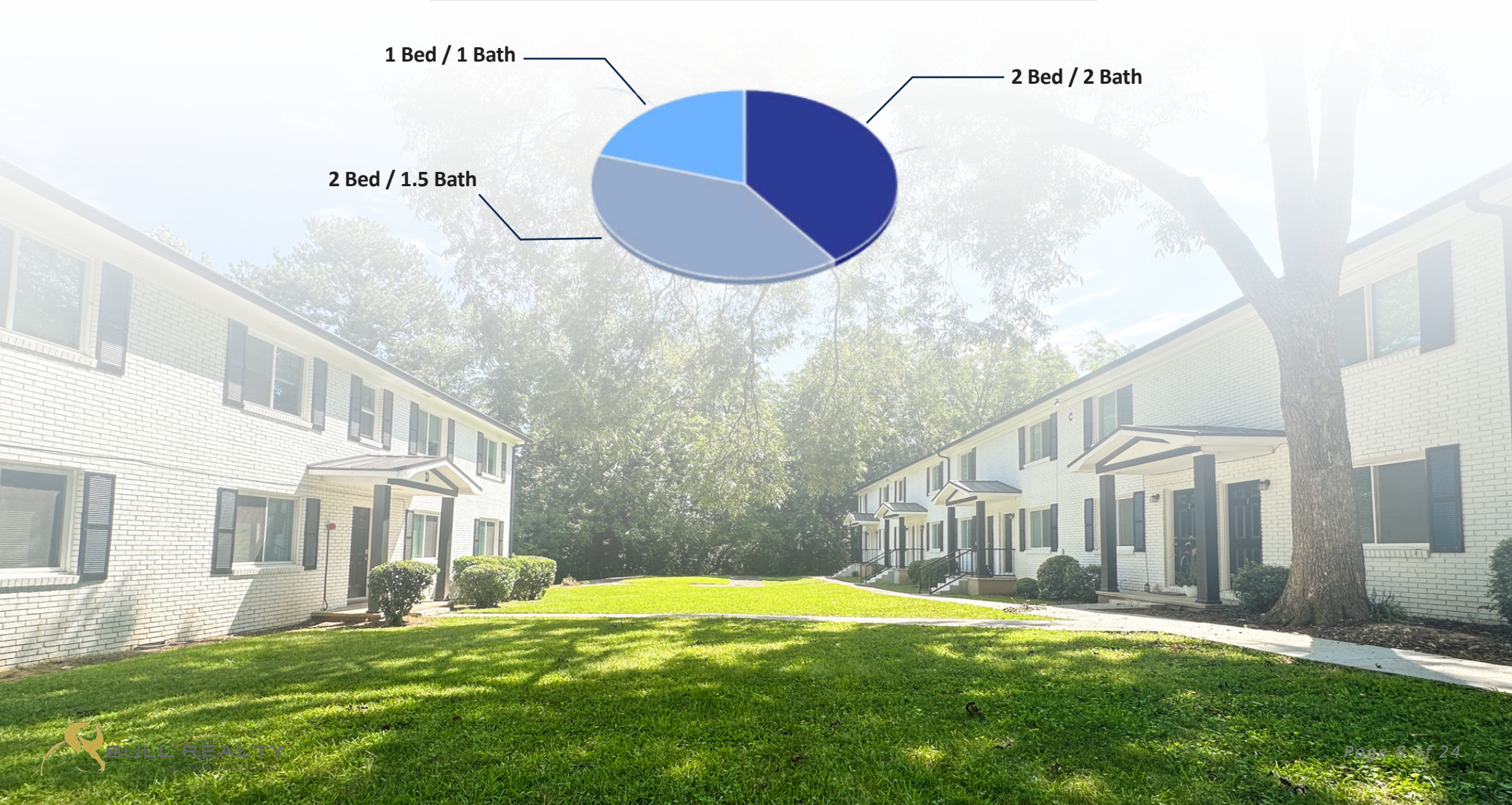
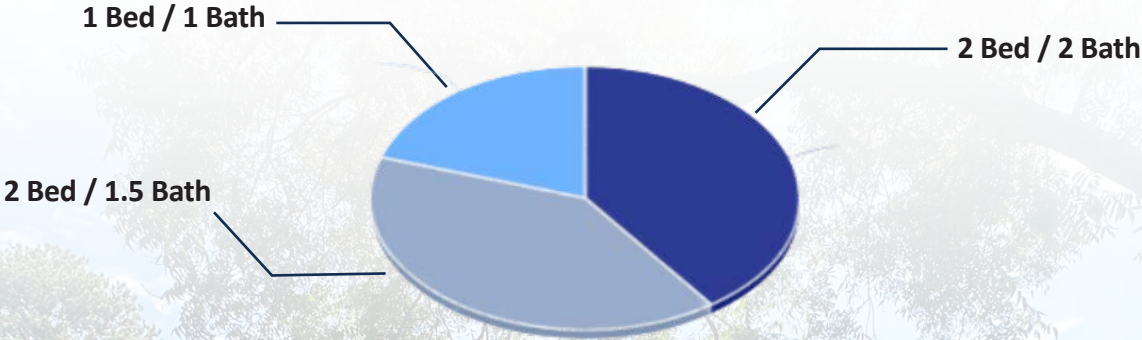
FINANCIAL:

SALE PRICE:	\$2,550,000
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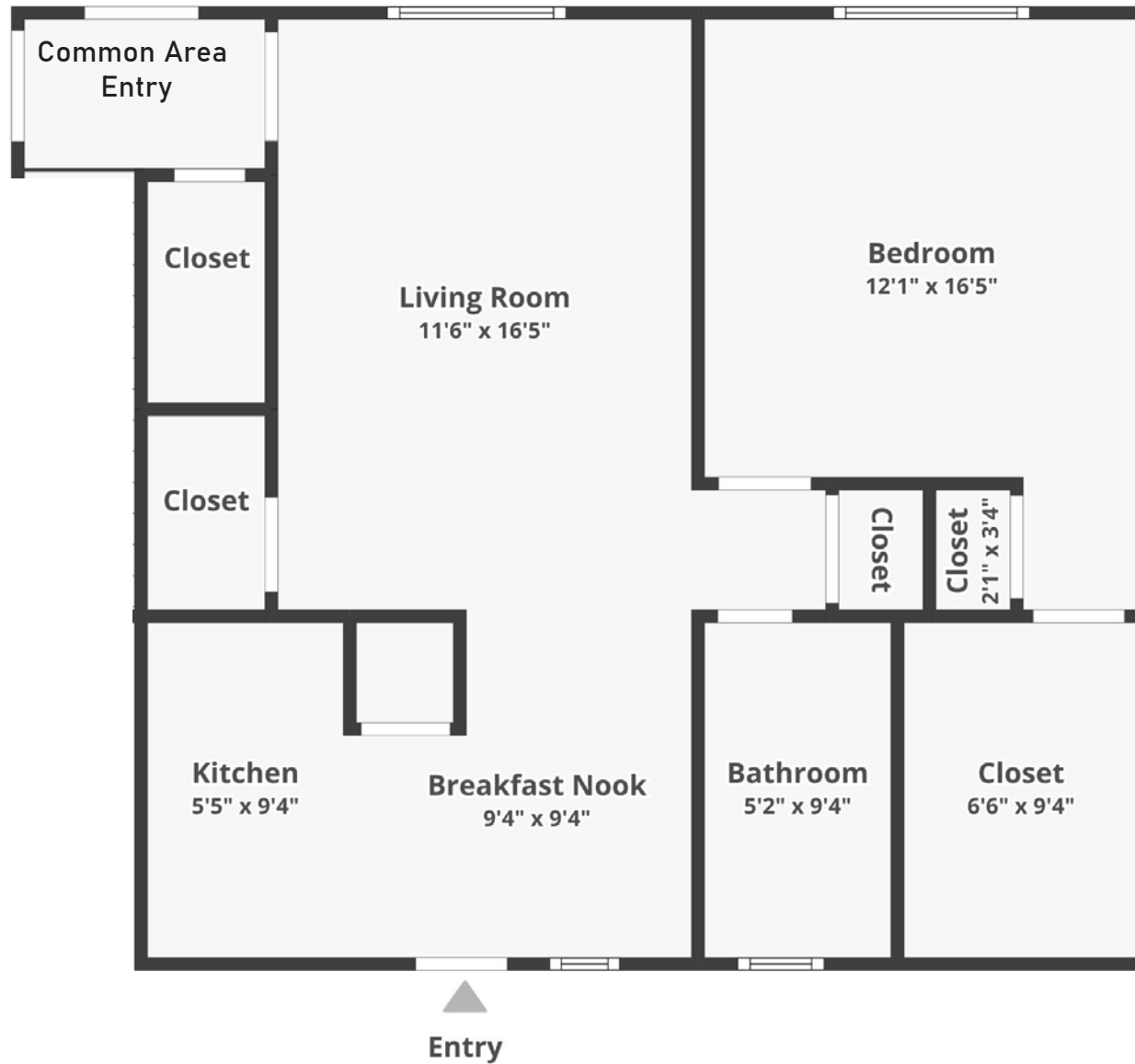


Unit Mix

UNITS	TYPE	AVG. SIZE	CURRENT AVG. RENT
8	2 bed / 2 bath	±1,015 SF	\$1,325 + water
8	2 bed / 1.5 bath	±900 SF	\$1,350 + water
4	1 bed / 1 bath	±757 SF	\$1,095 + water

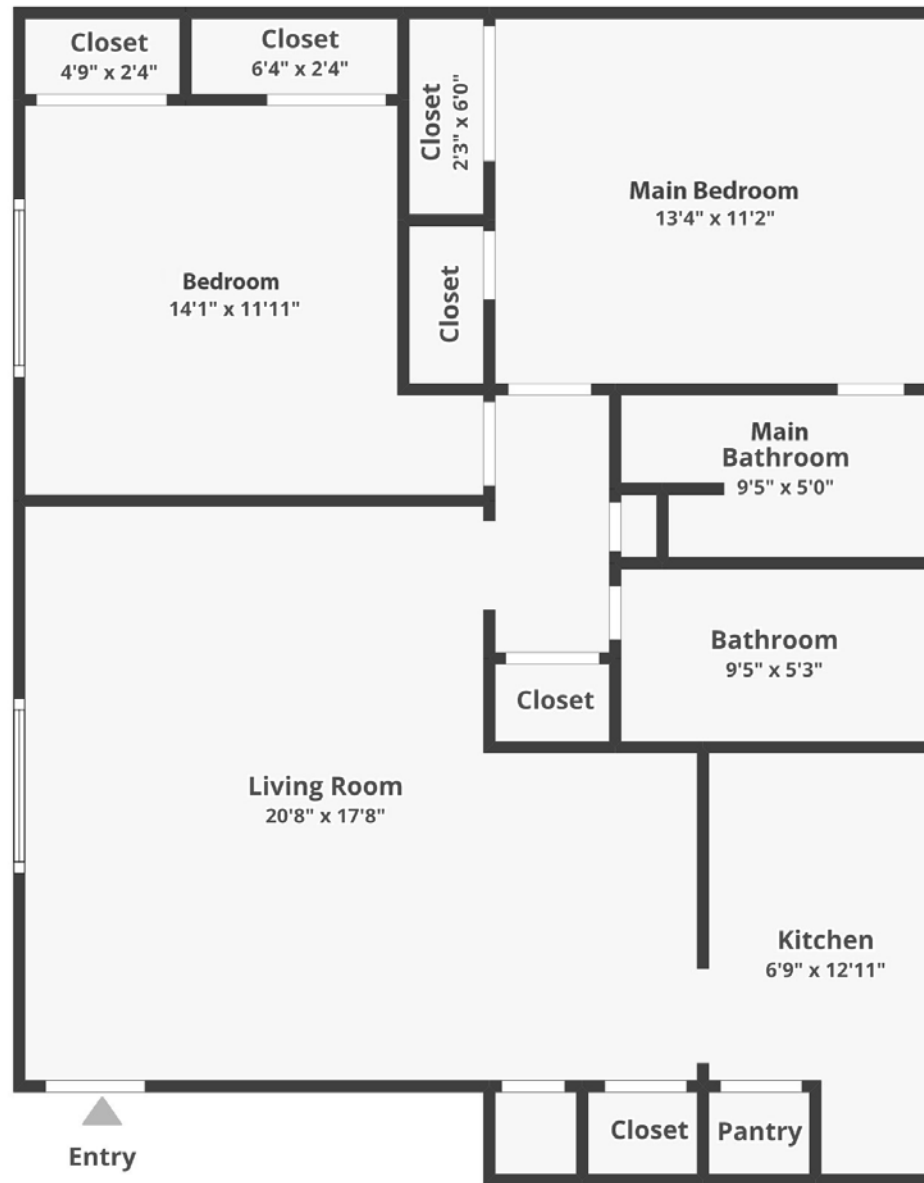


Floor Plan - 1 Bed \ 1 Bath



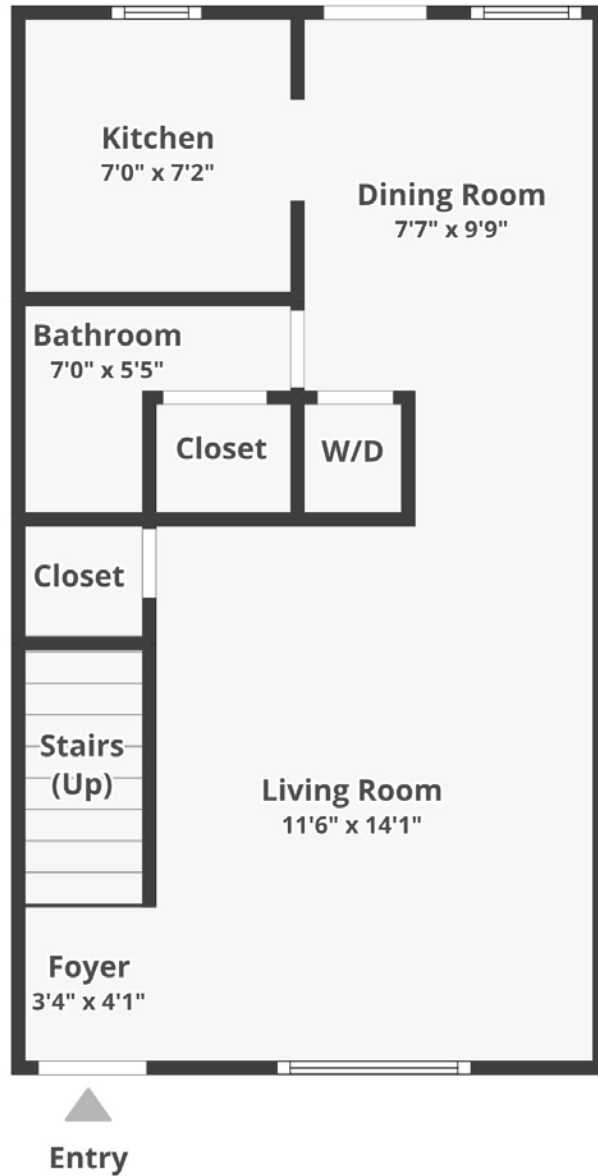
*Floor plans are not drawn to scale**

Floor Plan - 2 Bed \ 2 Bath

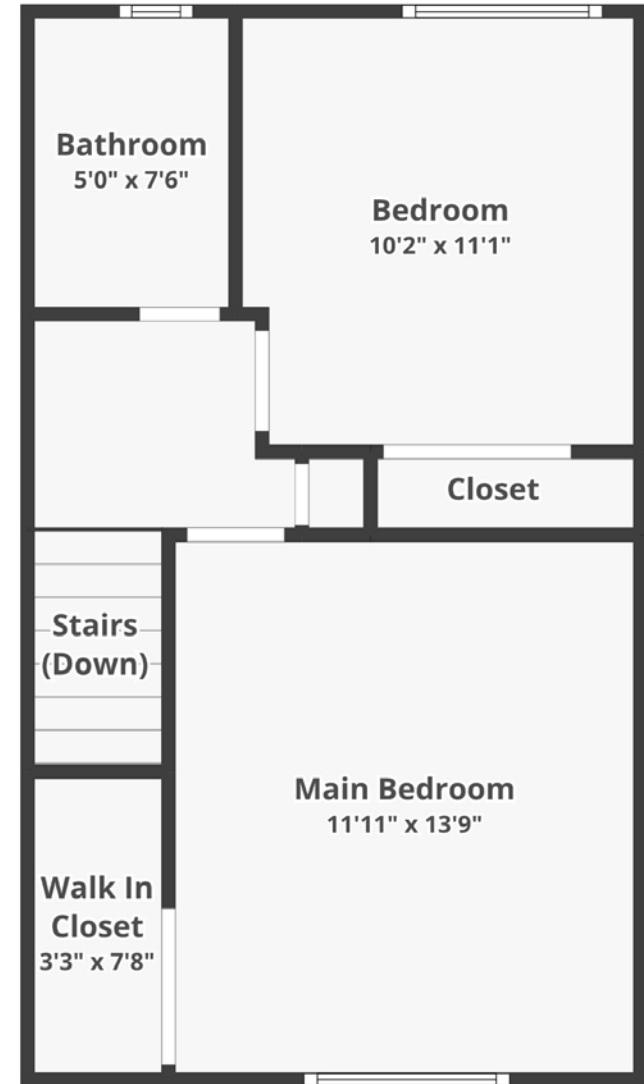


*Floor plans are not drawn to scale**

Floor Plan - 2 Bed \ 1.5 Bath



1st Floor



2nd Floor

*Floor plans are not drawn to scale**



Subject Property is just 1 block away from the well-development, **Richard D. Supp Park**





Subject Property is just 1 block away from the well-development, **Richard D. Supp Park**



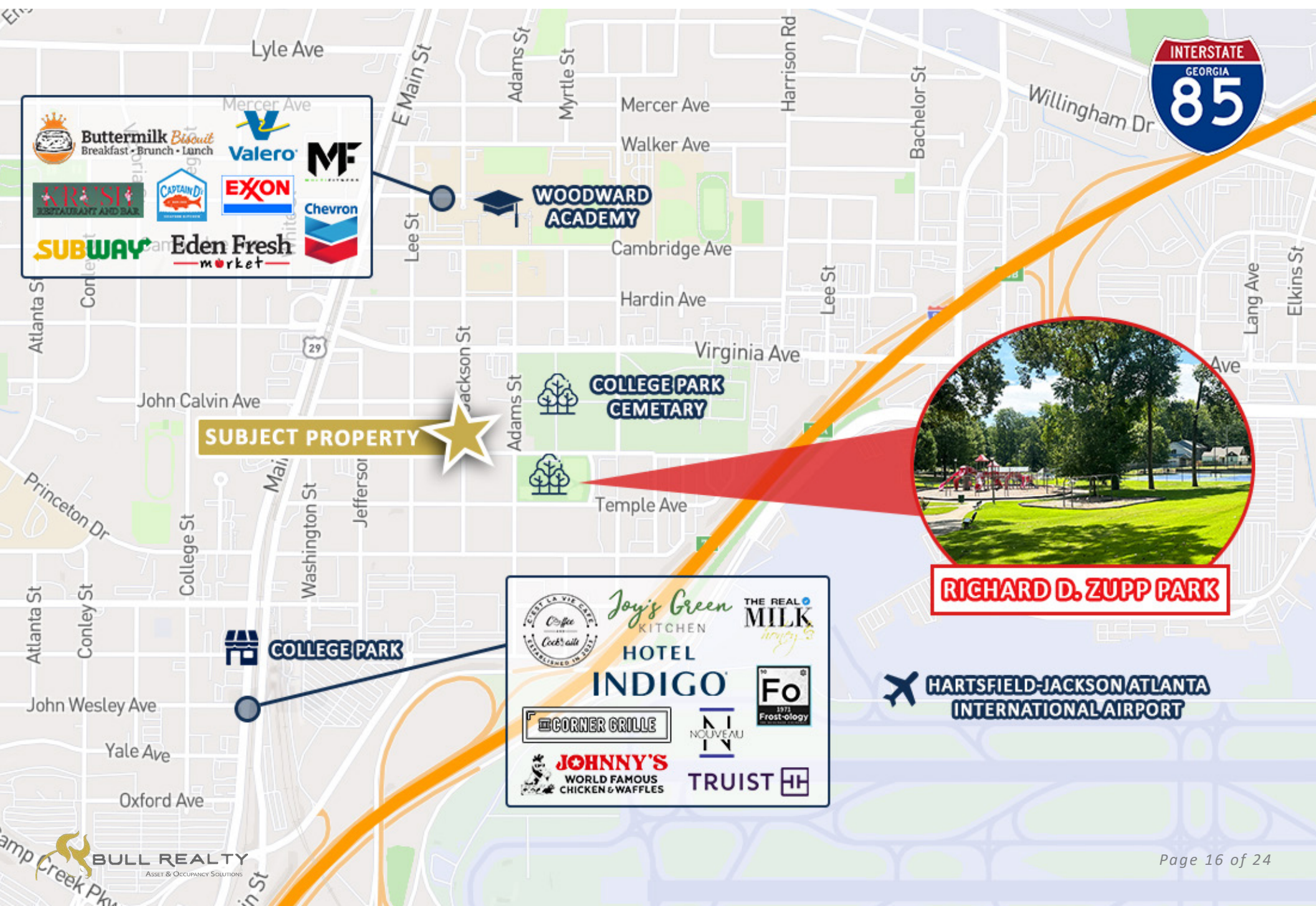
Interiors



Interiors



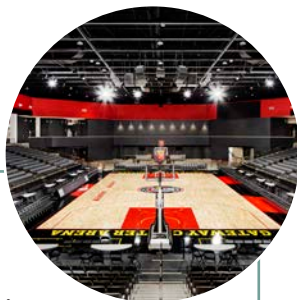
Retail Map



New Area Developments

GATEWAY CENTER ARENA

Located adjacent to the Georgia International Convention Center, the Gateway Center Arena is a modern, multi-purpose venue opened in November 2019. It seats around 3,500 for basketball and up to 5,000 for concerts and major events. It's home to the G League's College Park Skyhawks and the WNBA's Atlanta Dream, adding cultural and entertainment value to the community.



SIX WEST MIXED-USE DEVELOPMENT

The Six West development in College Park is a multi-phase, public-private project spanning 311 acres near Hartsfield–Jackson Atlanta International Airport. With \$1.5 billion in private investment, the development will include 260 multi-family units, 100 single-family homes, 120 townhomes, senior living, up to 3 million square feet of Class-A office space, six hotels, and roughly 550,000 square feet of retail and entertainment. Streetscape improvements, green spaces, a 5K walking trail, and a proposed pedestrian bridge will foster walkability and connectivity. Phase one, including a hotel and select residential units, is expected to open in late 2025 or early 2026, with full build-out through 2035–2040. Six West represents a major revitalization effort, transforming College Park into a vibrant, inclusive regional hub.

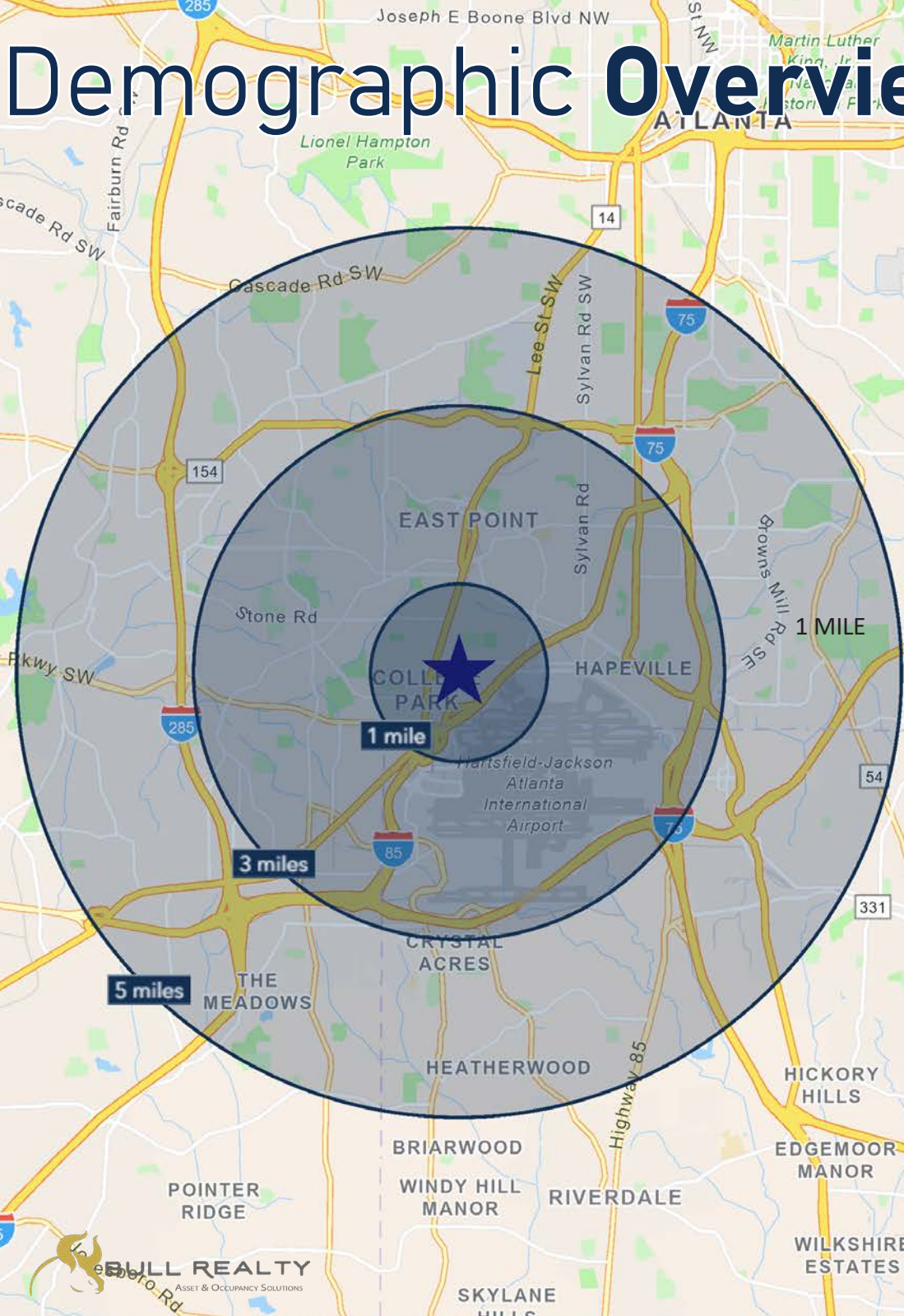


BLUE SKY APARTMENTS

The Blue Sky Apartments is a 180-unit affordable housing community rising along Godby Road in College Park, designed for families earning 40%–70% of the area median income. Offering a mix of one-, two-, and three-bedroom units with amenities like a clubhouse, pool, and playground, the project is set to open next summer. Backed by Low-Income Housing Tax Credits and strong city support, Blue Sky is a key step in revitalizing the Godby Road corridor, bringing smart growth, inclusive development, and renewed energy to the community.



Demographic Overview



POPULATION

1 MILE	3 MILES	5 MILES
5,806	53,730	180,169

HOUSEHOLDS

1 MILE	3 MILES	5 MILES
2,856	23,147	76,568

AVG. HOUSEHOLD INCOME

1 MILE	3 MILES	5 MILES
\$101,639	\$82,607	\$74,785

ESRI 2025

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).

ATTRACTIONS 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.



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



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



**13 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



**#8 LARGEST METRO AREA IN
THE U.S. 2020**

- U.S. CENSUS BUREAU
POPULATION DIVISION

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



#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"

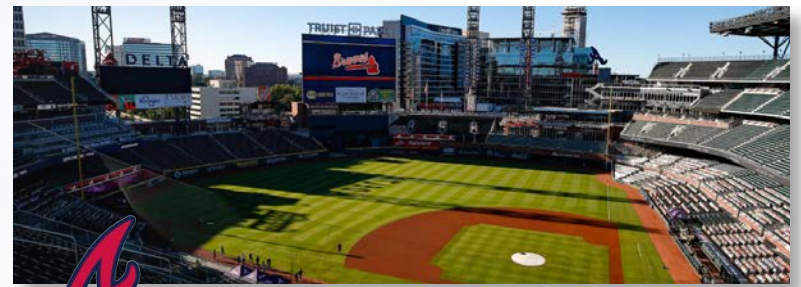
#2 MOVING DESTINATION IN THE NATION

-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

Team Profile



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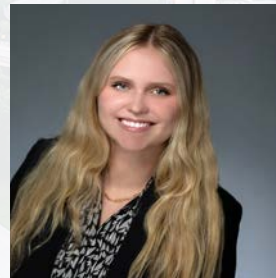
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MARKETING



MEGAN MURPHY
MARKETING

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 27 years in business.

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27

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 3568 Jackson Street, College Park, GA 30337. 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 _____

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