



Recently Renovated Multifamily Opportunity

16 Units | 100% Occupied

1164 Alta Avenue, Atlanta, GA 30307



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

The Flats - Inman Park Apartments

Bull Realty is pleased to present The Flats, a stabilized 16-unit multifamily investment opportunity offered at an attractive 6.0% cap rate. This well-maintained asset features a highly desirable unit mix of fourteen spacious two-bedroom one-bathroom units and two one-bedroom/one-bathroom units, all of which have been recently updated. With 100% occupancy and strong in-place income, the property offers true turnkey ownership with minimal near-term capital requirements.

Strategically located in the heart of Inman Park, one of Atlanta's most sought after and walkable neighborhoods, the property offers convenient access to both Inman Park Village and Little Five Points. Tenants enjoy immediate proximity to an eclectic mix of award-winning restaurants, vibrant nightlife, boutique retail, and cultural attractions. The neighborhood's tree-lined streets, historic charm, and connectivity to the Atlanta BeltLine further enhance its appeal, driving consistent rental demand and long-term value appreciation.

The Flats represents a rare opportunity to acquire a stabilized, income-producing asset in a premier intown Atlanta location with strong fundamentals, limited supply, and continued growth potential.



Property Highlights

- 6% cap rate with 100% occupancy providing immediate stable cash flow
- Highly sought-after intown location convenient to both Inman Park and Little 5 neighborhoods
- Recently updated offering true turnkey ownership with minimal capital needs
- On-site laundry facilities and off-street parking for tenant convenience

Property Information

ADDRESS	1164 Alta Avenue Atlanta, GA 30307
COUNTY	Fulton
SITE SIZE	±0.52 AC
ZONING	RG3 Beltline Overlay, Inman Park Core
YEAR BUILT	1965
NO. OF UNITS	16
CURRENT OCCUPANCY	100%
UNIT MIX	2 BR/1BA (14) 1BR/1BA (2)



\$ Sale Price | **\$3,400,000**



Financial Summary

	Total	Notes
INCOME		
Gross Rent	\$351,324	<i>Current RR annualized</i>
Other Income	\$2,174	T-12
Utility Income	\$7,210	T-12
Concessions	(\$1,225)	T-12
Gross Potential Income (GPI)	\$359,483	
POTENTIAL ECONOMIC LOSS		
Vacancy Factor	(\$17,974)	5%
Effective Gross Income (EGI)	\$341,509	
EXPENSES		
Property Taxes	\$60,359	<i>Actual</i>
Solid Waste	\$397	<i>Actual</i>
Insurance	\$12,678	T-12
Utilities	\$12,989	T-12
Repairs & Maintenance (includes trash)	\$19,032	T-12
Management Fee	\$20,491	<i>Estimated (current owner self manages)</i>
Total Operating Expenses	\$125,946	
Net Operating Income	\$215,563	
Purchase Price	\$3,400,000	
Cap Rate	6.34%	

Exterior Photos



Interior Photos



Aerial View

BUCKHEAD

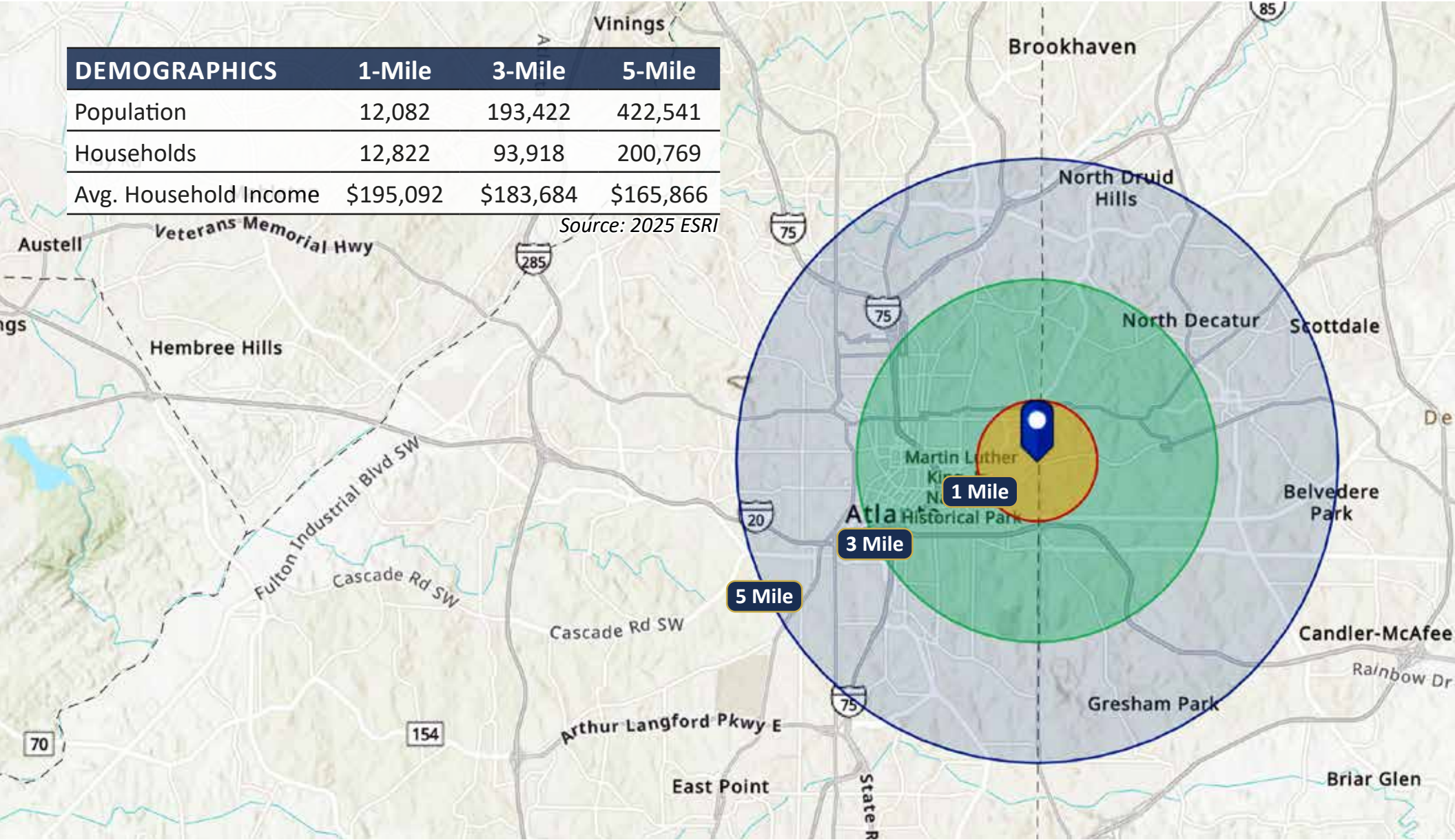


Moreland Ave

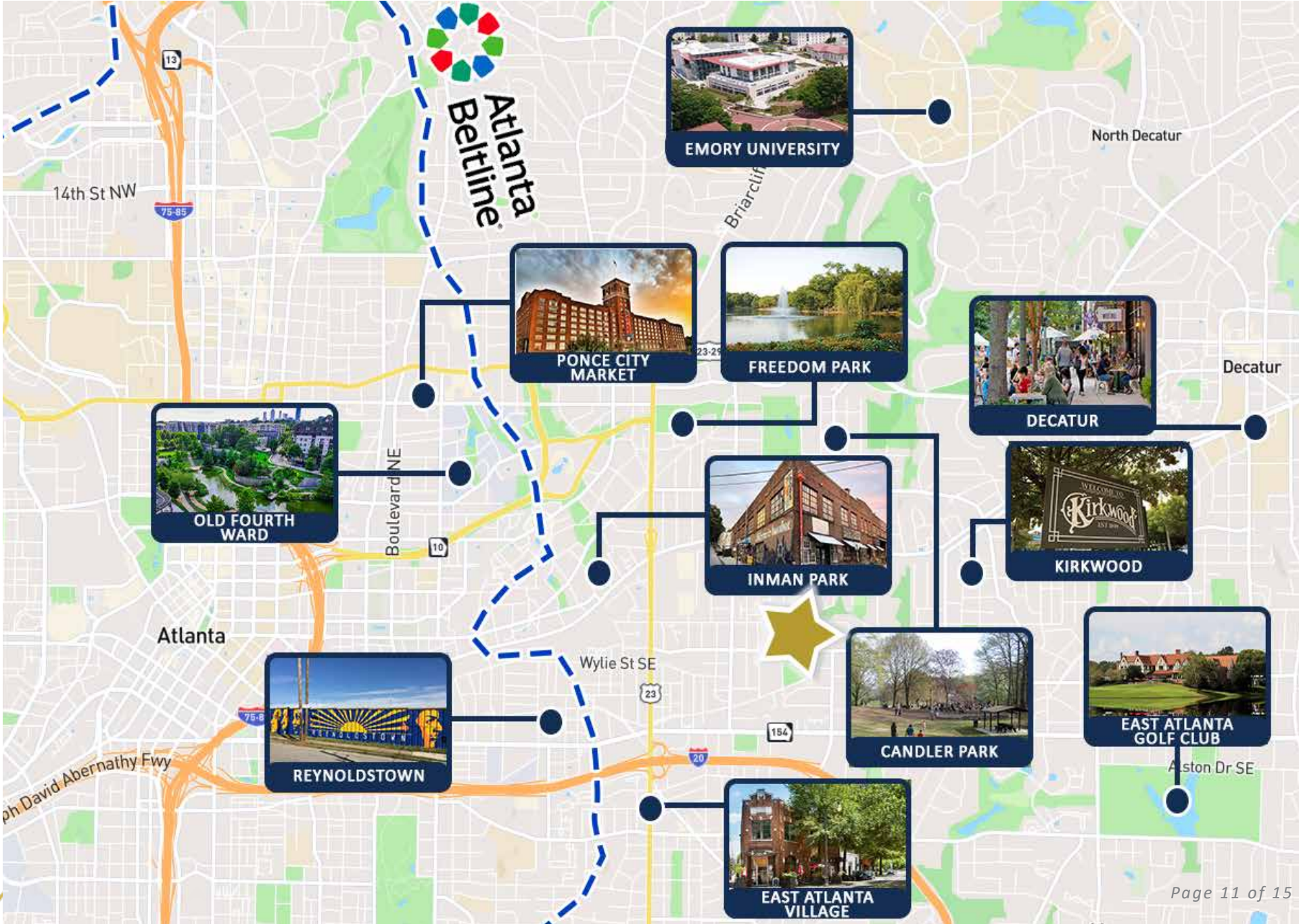
Demographic Overview

DEMOGRAPHICS	1-Mile	3-Mile	5-Mile
Population	12,082	193,422	422,541
Households	12,822	93,918	200,769
Avg. Household Income	\$195,092	\$183,684	\$165,866

Source: 2025 ESRI



In The Area



In the Area

CANDLER PARK



Candler Park is a neighborhood on the east side of Atlanta, Georgia. It is known for its historic homes, green spaces, and the large park it is named after. The area also hosts the annual Candler Park Music and Food Festival and has a relaxed, community-focused atmosphere.

THE ATLANTA BELTLINE



The Atlanta Beltline is a sustainable redevelopment project that provides a network of public parks, multi-use trails and transit along a historic 22-mile railroad corridor circling downtown and connecting many neighborhoods directly to each other.

EAST LAKE GOLF CLUB



East Lake Golf Club is one of Atlanta's most historic and prestigious golf courses, founded in 1904 and known as the home course of legendary golfer Bobby Jones. Located just east of downtown, it hosts the PGA Tour's annual Tour Championship and is recognized for its strong community and philanthropic impact in the surrounding neighborhood.

PONCE CITY MARKET



Formerly a Sears, Roebuck & Co. distribution center and the largest brick building in the Southeastern United States, Ponce City Market is a historic ten story, 2.1 million square foot structure. The property has been restored as a mixed-use development housing best-in-class office, retail and residential spaces.

FREEDOM PARK



Freedom Park is the largest linear passive park in the City of Atlanta at just over 200 acres of pastoral rolling greenspace. With the advent of the Atlanta Beltline, Freedom Park is a critical connection to movement throughout the city by bike or by foot. The trails connect to Downtown Atlanta and other intown neighborhoods.

EMORY UNIVERSITY



Emory University is a private research university in Atlanta, Georgia, founded in 1836. It is known for strong programs in medicine, public health, business, and research, and it operates a large healthcare system through Emory Healthcare.

In the Area

INMAN PARK

Inman Park is one of Atlanta's oldest and most sought-after neighborhoods, originally developed in the late 1800s as the city's first planned suburb just east of downtown. Known for its historic Victorian homes, tree-lined streets, and proximity to the BeltLine, it blends historic charm with a vibrant dining and cultural scene. Today, it remains a highly walkable community with parks, festivals, and easy access to intown attractions.



EAST ATLANTA VILLAGE

East Atlanta Village (EAV) is a lively, eclectic neighborhood in southeast Atlanta known for its artistic vibe, local music scene, and diverse food and nightlife options. The area features a mix of historic homes and newer developments, with walkable streets and frequent community events like festivals and markets. EAV is popular with young professionals and creatives seeking a vibrant, close-knit neighborhood with a strong sense of local culture.



KIRKWOOD

Kirkwood is a historic intown neighborhood in Atlanta, located just east of downtown, known for its charming bungalows, tree-lined streets, and strong community spirit. It has a growing arts and dining scene, with local shops, restaurants, and events that foster a neighborhood-centered atmosphere. Kirkwood combines small-town charm with convenient access to the city, making it popular among families and young professionals alike.



OLD FOURTH WARD

Old Fourth Ward (O4W) is a historic and rapidly evolving neighborhood in Atlanta, famous as the birthplace of Martin Luther King Jr. It blends historic charm with modern development, featuring renovated lofts, trendy restaurants, and the popular Beltline and Ponce City Market nearby. The area is highly walkable and vibrant, attracting young professionals and families who enjoy a mix of culture, history, and urban living.



DECATUR

Decatur is a city just east of Atlanta, Georgia. It's known for its walkable downtown, restaurants, and historic neighborhoods, and it is home to Agnes Scott College. It is also known for its community events and small-town feel while still being close to a major city.



REYNOLDSTOWN

Reynoldstown is a historic intown neighborhood in Atlanta, located just east of downtown and adjacent to the BeltLine. Known for its early 20th-century bungalows and strong sense of community, it has a mix of longtime residents and newcomers drawn to its walkability and proximity to shops, restaurants, and parks. Reynoldstown offers a blend of historic charm and modern conveniences, making it a popular choice for young professionals and families.



Team Profiles



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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 28 years in business and, through its TCN Worldwide alliance, actively works with clients and brokers across the country.



28
YEARS IN
BUSINESS



ATL
HEADQUARTERED IN
ATLANTA, GA

LICENSED IN
8
SOUTHEAST
STATES



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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 1164 Alta Avenue, Atlanta GA 30307. 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.

**CLICK HERE TO SIGN CA
AND ACCESS SECURE DOCUMENTS**

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