



Lake Lanier
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OFFERING MEMORANDUM
LAKESIDE AUTO REPAIR OPPORTUNITY FOR SALE

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, suitability 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 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 on 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 Owner/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 Broker. 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. 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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PROPERTY INFORMATION



EXECUTIVE SUMMARY

LAKESIDE AUTO REPAIR OPPORTUNITY | ± 1.69 ACRES



PROPERTY DESCRIPTION

Bull Realty is pleased to present this well-established tire and auto center located on bustling McEver Road in Gainesville, GA. Due to illness, the owner has been leasing the property and equipment on a month to month basis. The tenants will vacate prior to closing. This facility is located in a dense retail corridor and is across the street from a Publix-anchored shopping center. The Home Depot, Best Buy and Kohl's are also in close proximity. The property is being sold with all improvements and FF&E in place but no business value is included. A 2024 appraisal ordered by the current lender appraised the property at \$3,000,000.00.

Please note that the car wash tunnel is somewhat operational but not a significant part of the property's income as it needs to be updated and many components replaced. The asking price reflects the value of the property with this consideration.

PROPERTY HIGHLIGHTS

- ± 4,295 SF car wash/auto center
- FF&E included for owner/user
- 3 drive-thru service bays
- 1 car wash tunnel with upgraded equipment
- Freestanding detail building
- Covered vacuum station
- Located across from Publix-anchored shopping center
- Furnished lobby/waiting area for guests
- 22,297 VPD on McEver Road
- Recent Phase 1: No contamination
- 2024 appraised value = \$3,000,000
- New survey



Price | \$1,600,000
For Lease | \$15,000/Month NNN



4,295 SF

PROPERTY INFORMATION

LAKESIDE AUTO REPAIR OPPORTUNITY | ± 1.69 ACRES

BUILDING

| | |
|-----------------------|--|
| Property Address: | 950 McEver Road, Gainesville, GA 30504 |
| County: | HB |
| Year Built/Renovated: | 2006/2018 |
| Building Size: | ± 4,295 SF |
| Signage: | Monument |

SITE

| | |
|----------------|----------------------|
| Site Size: | ± 1.69 Acres |
| Zoning: | HB |
| Proposed Use: | Automotive |
| Number of Bays | 3 drive-thru service |
| Parcel ID: | 01-00116-02-081 |

FINANCIAL

| | |
|-------------|--------------------|
| Sale Price: | \$1,600,000 |
| | \$15,000/Month NNN |

AREA

| | |
|------------------------|------------|
| Traffic Count: | 22,297 VPD |
| Ingress/Egress Points: | 1 |
| Dedicated Turn Lane: | Yes |



PHOTOS

LAKESIDE AUTO REPAIR OPPORTUNITY | ± 1.69 ACRES



Lobby/Indoor Waiting Area



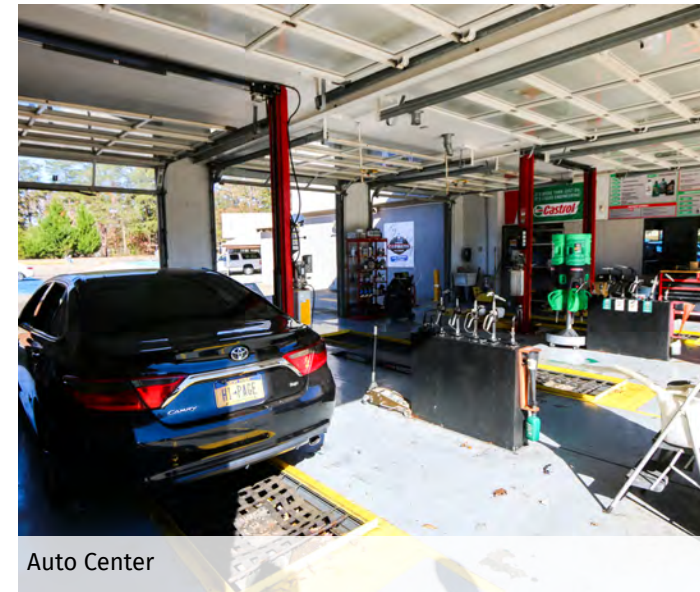
Lobby/Indoor Waiting Area



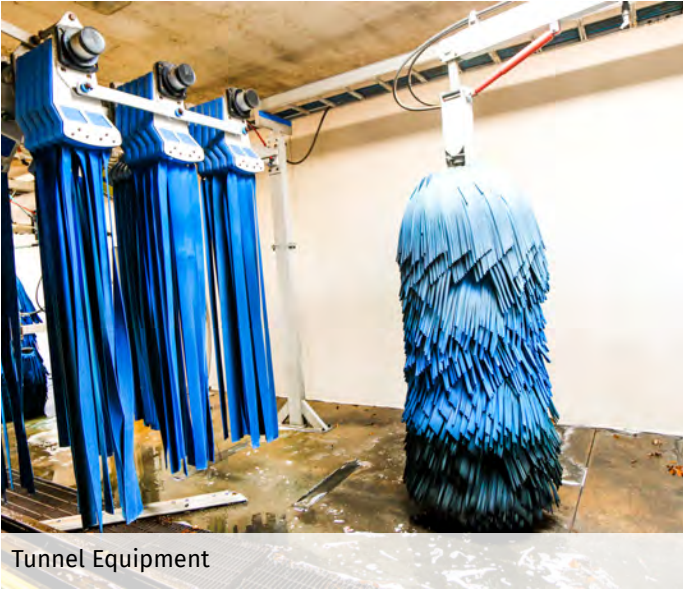
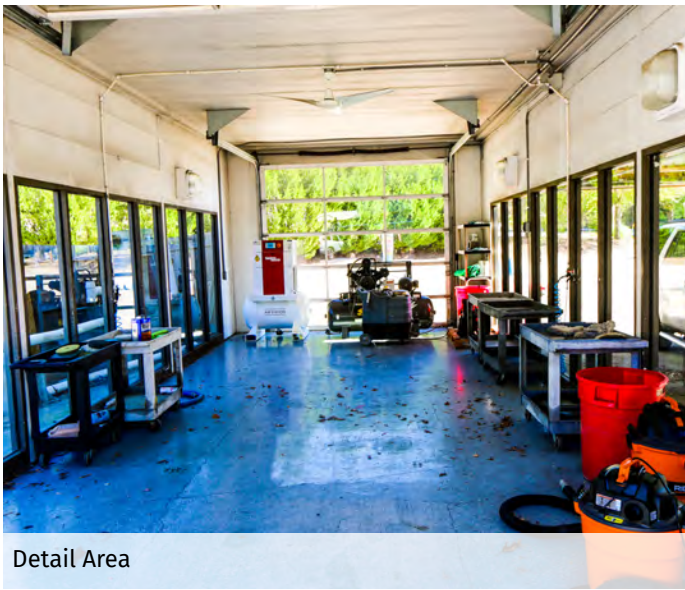
Outdoor Waiting Area



Auto Center



Auto Center



EXECUTIVE SUMMARY
LAKESIDE CAR WASH



EXECUTIVE SUMMARY

| Property Name | | Lakeside Car Wash | |
|-------------------------------------|---|-------------------|--|
| Address | 950 McEver Rd | | |
| City/State/Zip Code | Gainesville, GA 30504 | | |
| County | Hall | | |
| Metropolitan Statistical Area | Gainesville | | |
| Census Tract | 501.06 | | |
| Property Tax Parcel No. | 01116-002081 | | |
| Appraisal Data | | | |
| Interest Appraised | Fee Simple | | |
| Property Premise-1 | As-Is | | |
| Effective Valuation Date - As Is | January 1, 2024 | | |
| Report Date | January 11, 2024 | | |
| Report Format | Appraisal Report | | |
| Physical Data | | | |
| Property (Investment) Class & Type: | Class B - Auto Service & Car Wash | | |
| Year Built: | 2005 | | |
| Occupancy: | Owner | | |
| Number of Buildings: | 3 | | |
| No. of Stories: | 1 | | |
| Gross Building Area: | 5,537 SF | | |
| Auto Service Center: | 2,673 SF | | |
| Tire Repair Center: | 576 SF | | |
| Car Wash Tunnel: | 2,288 SF | | |
| Car Wash Style: | Tunnel System | | |
| Car Wash Equipment: | 100' PECO Conveyor | | |
| No. of Vacuum Stations: | 20 | | |
| No. of Parking Spaces: | 20 | | |
| Construction Quality: | Good | | |
| Property Condition: | Average | | |
| Gross Site Area | 1.72 Acres | | |
| Zoning Code: | PUD - Planned Unit Development District | | |
| Net Land-to-Building Ratio: | 13.5 :1 | | |
| VALUATION SUMMARY | | | |
| Valuation Data | \$ Nominal | \$/Unit | |
| Cost Approach | \$2,800,000 | \$505.69 Per SF | |
| Sales Comparison Approach | \$3,200,000 | \$577.93 Per SF | |
| Income Capitalization Approach | \$3,100,000 | \$559.87 Per SF | |
| Reconciled Market Values | \$ Nominal | \$/Unit | |
| Market Value | \$3,100,000 | \$559.87 Per SF | |
| Est. Market/Exposure Time | 6-12 Months | | |

EXECUTIVE SUMMARY
LAKESIDE CAR WASH



| VALUATION SUMMARY | | |
|---------------------------------------|-------------------|-------------------------------|
| Cost Approach | | |
| | | Adj. Range |
| No. of Land Sales | 5 | |
| Concluded Land Value per SF | \$20.00 per SF | \$20.69 PSF to \$22.11 PSF |
| Concluded Land Value | \$1,500,000 | |
| Replacement Cost New | \$1,250,000 | |
| Depreciated Replacement Cost New | \$790,000 | |
| Cost of FF&E | \$480,000 | |
| Concluded Value (Rd) | \$2,800,000 | \$505.69 per SF |
| Sales Comparison Approach | | |
| | Indication | Adjusted Range |
| No. of Improved Comparable Sales | 5 | \$560.21 PSF to \$1036.04 PSF |
| Concluded Per Unit Price | \$570.00 | |
| Concluded Value (Rd) | \$3,200,000 | \$1,197.16 per SF |
| Income Capitalization Approach | | |
| | Indication | Per SF |
| Net Income Multiplier Method | | |
| Net Operating Income | \$367,846 | |
| Net Income Multiplier | 8.50 | |
| Concluded Value (Rd) | \$3,100,000 | \$559.87 per SF |

AREA OVERVIEW



PETSMART

JO-ANN
fabric and craft stores

OfficeMax

TEXAS
ROADHOUSE

Chick-fil-A

Orangetheory
FITNESS

Marshalls

ROSS
DRESS FOR LESS

REGAL
CINEMAS

OLD NAVY

ULTA
BEAUTY

Party City

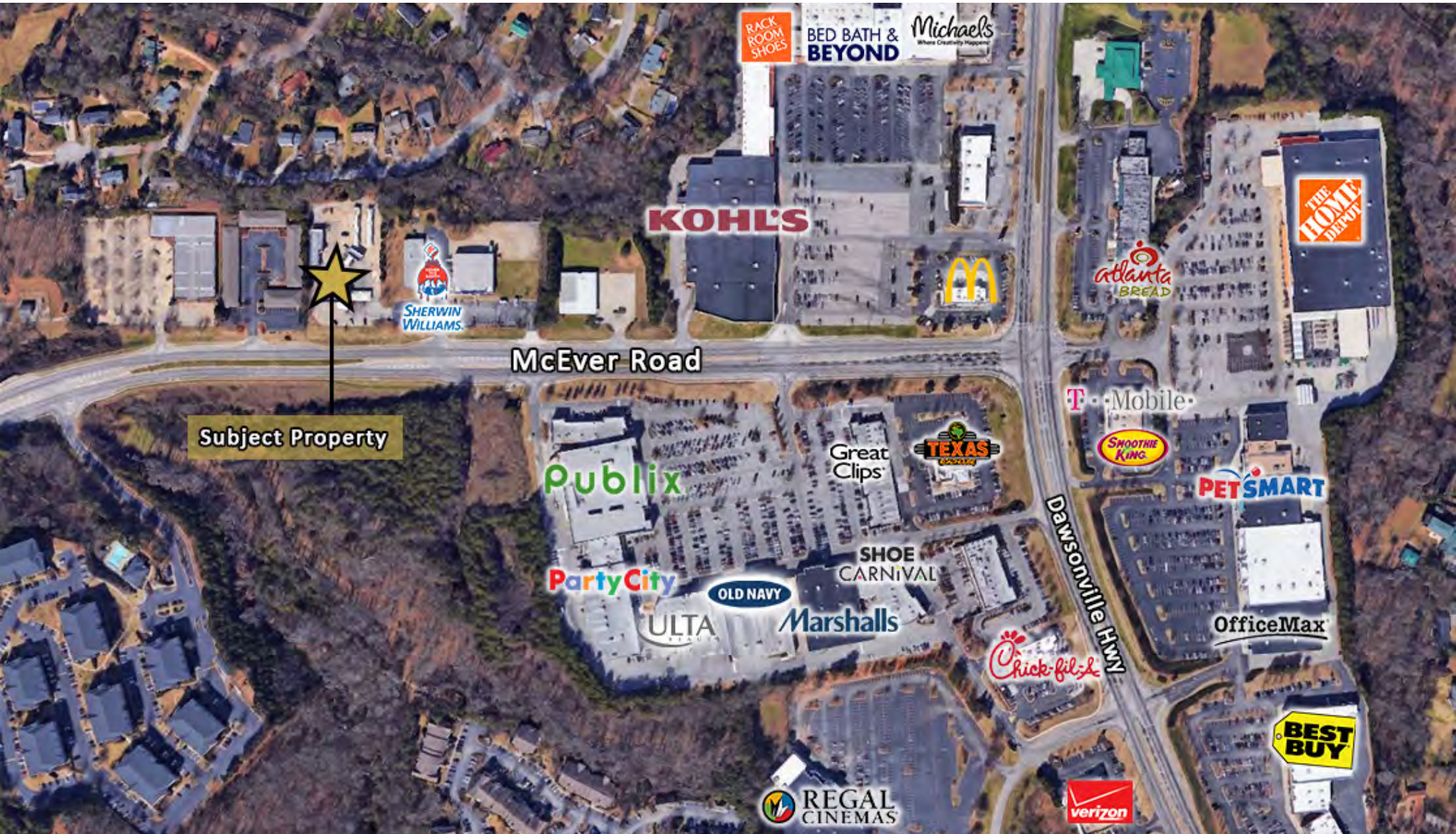
Publix

AT&T

RETAILER MAP

LAKESIDE AUTO REPAIR OPPORTUNITY | ± 1.69 ACRES







GAINESVILLE, GA

This property lies within the city limits of Gainesville, GA, approximately 50 miles north of Atlanta. When it comes to location, Gainesville is second to none. Located at the foothills of the Blue Ridge Mountains, the 19th largest City in the state is surrounded on three sides by Lake Sidney Lanier. Also known as a City of Excellence, Gainesville is home to over 42,000 people.

The population in Gainesville and Hall county has grown over 30% in the last 10 years and is one of the top 20 fastest growing counties in the state of Georgia. Gainesville also brings in tens of thousands of tourists to Lake Lanier for fishing tournaments, rowing and kayaking championships, and various festivals. Downtown Gainesville offers abundant choices for entertainment, dining, and shopping.

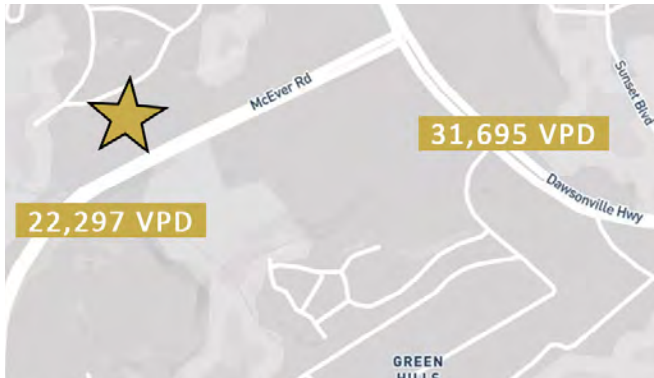
LAKE SIDNEY LANIER

Over 7.5 million people a year choose to visit Lake Lanier. With over 692 miles of shoreline, the lake is well known for its aqua-blue colored water, spectacular scenery and variety of recreational activities. The U.S. Army Corps operates 46 park areas around the lake providing, picnicking, campgrounds, boat launching ramps, swimming areas, group picnic shelters and hiking trails.

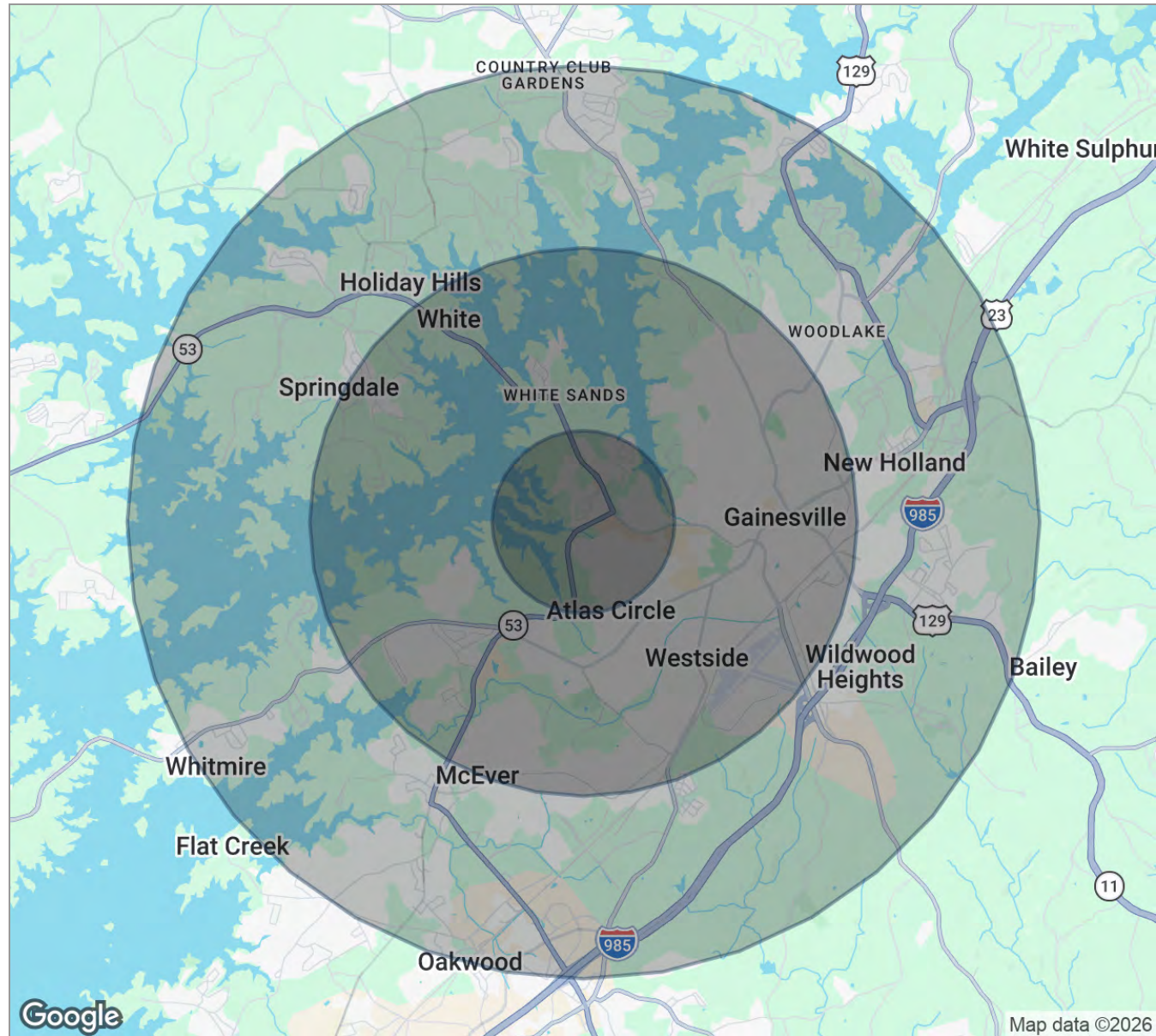
* Source: <https://www.gainesville.org/>

DEMOGRAPHIC OVERVIEW

LAKESIDE AUTO REPAIR OPPORTUNITY | ± 1.69 ACRES



| | |
|-------------------|----------------|
| | 1 MILE |
| Total Population | 4,430 |
| Total Households | 1,597 |
| Average HH Income | \$51,867 |
| | 3 MILES |
| Total Population | 36,084 |
| Total Households | 12,143 |
| Average HH Income | \$55,644 |
| | 5 MILES |
| Total Population | 68,646 |
| Total Households | 23,470 |
| Average HH Income | \$61,310 |



CONTACT INFORMATION



DARRELL CHAPMAN

Partner, Bull Realty



PROFESSIONAL BACKGROUND

While Darrell is experienced in all types of commercial properties throughout the Southeast, his primary focus has been investment properties and mixed use developments in the North Atlanta market. Darrell also specializes in car wash properties in the Atlanta Market and consistently sells several annually. As a long time resident of the suburbs of North Atlanta, he has extensive knowledge of the area and the business trends in these markets. Marketing more than \$300 million in commercial property since 2007, Darrell has become a recognized go-to broker in North Georgia.

Darrell helped establish Bull Realty's first satellite office on GA 400 north of Atlanta. He is a member of the Atlanta Commercial Board of Realtors, Atlanta Commercial Board of Realtors Million Dollar Club, the National Association of REALTORS, the Dawson County Chamber of Commerce and the Hall County Chamber of Commerce. Darrell lives in Dawsonville with his wife of 24 years, his young daughter and a menagerie of pets. Favorite hobbies include boating, water skiing and off-roading.

Some notable closings include a 9-acre site in Gwinnett County for the Georgia Regional Transportation Authority for \$3.2 million, a retail park with 20 tenants next to the North Georgia Premium Outlet Mall which sold for \$4.5 million, a commercial development park in north Georgia on GA Hwy 400 for \$4.9 MM, a medical office park for \$2.4 million, a \$1.4 million-dollar land sale to RaceTrac Petroleum, and several retail sales including C Stores, Car Washes, and Shopping Centers. Prior to commercial real estate sales, Darrell enjoyed a successful career in the boating industry, and worked as a manager, consultant, and trainer for many of the leading dealerships in the Southeast. Darrell eventually operated his own successful marine dealership in Forsyth County and honed his reputation for honesty and integrity selling boats to customers all over the world.

Darrell attended the University of Tennessee studying electrical engineering.



CONFIDENTIALITY AGREEMENT

LAKESIDE AUTO REPAIR OPPORTUNITY | ± 1.69 ACRES

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 **950 McEver Road, 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 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 Bull Realty, Incorporated 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 ___ / ___ / ___

Receiving Party

Signature

Printed Name

Title

Company Name

Address

Email

Phone

Bull Realty, Inc.
50 Glenlake Parkway, Suite 600
Atlanta, GA 30328

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**SIGN CONFIDENTIALITY
AGREEMENT ONLINE**





Bull Realty, Inc.
50 Glenlake Parkway, Suite 600
Atlanta, GA 30328

DARRELL CHAPMAN

Partner, Bull Realty
Darrell@BullRealty.com
404-876-1640 x114

**Please do not visit site without an appointment.
Please do not disturb management or tenants.**

