



OFFERING MEMORANDUM

RECENTLY RENOVATED QUADRAPLEX

FULLY-FURNISHED SHORT-TERM RENTALS | ± 3,510 SF

ACWORTH, GEORGIA

DISCLAIMER & LIMITING CONDITIONS

Bull Realty has been retained as the exclusive brokers 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 Listing Brokers. 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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EXECUTIVE SUMMARY

THE OFFERING

This fully-furnished quadraplex is currently used for short-term rentals and lies within the city limits of Acworth. The ± 3,510 SF two-story building lies across from McCall Primary School. Originally built in 1963, the complex underwent substantial renovation in 2020.

This property is located 0.3 miles south of Lake Acworth, 0.2 miles southeast of N. Main Street & Downtown Acworth, 0.5 miles east of Hwy 92 and 2.5 miles southwest of Interstate 75. Downtown Atlanta lies 32.7 miles southeast of the property.

PROPERTY HIGHLIGHTS

- Multifamily quadraplex available for sale at a price of \$1,300,000
- Roof replaced in 2021
- HVAC: 1 unit replaced in 2024 and 3 replaced in 2021
- Off-street, surface parking available
- Owner will consider seller-financing



PROPERTY INFORMATION

SITE:

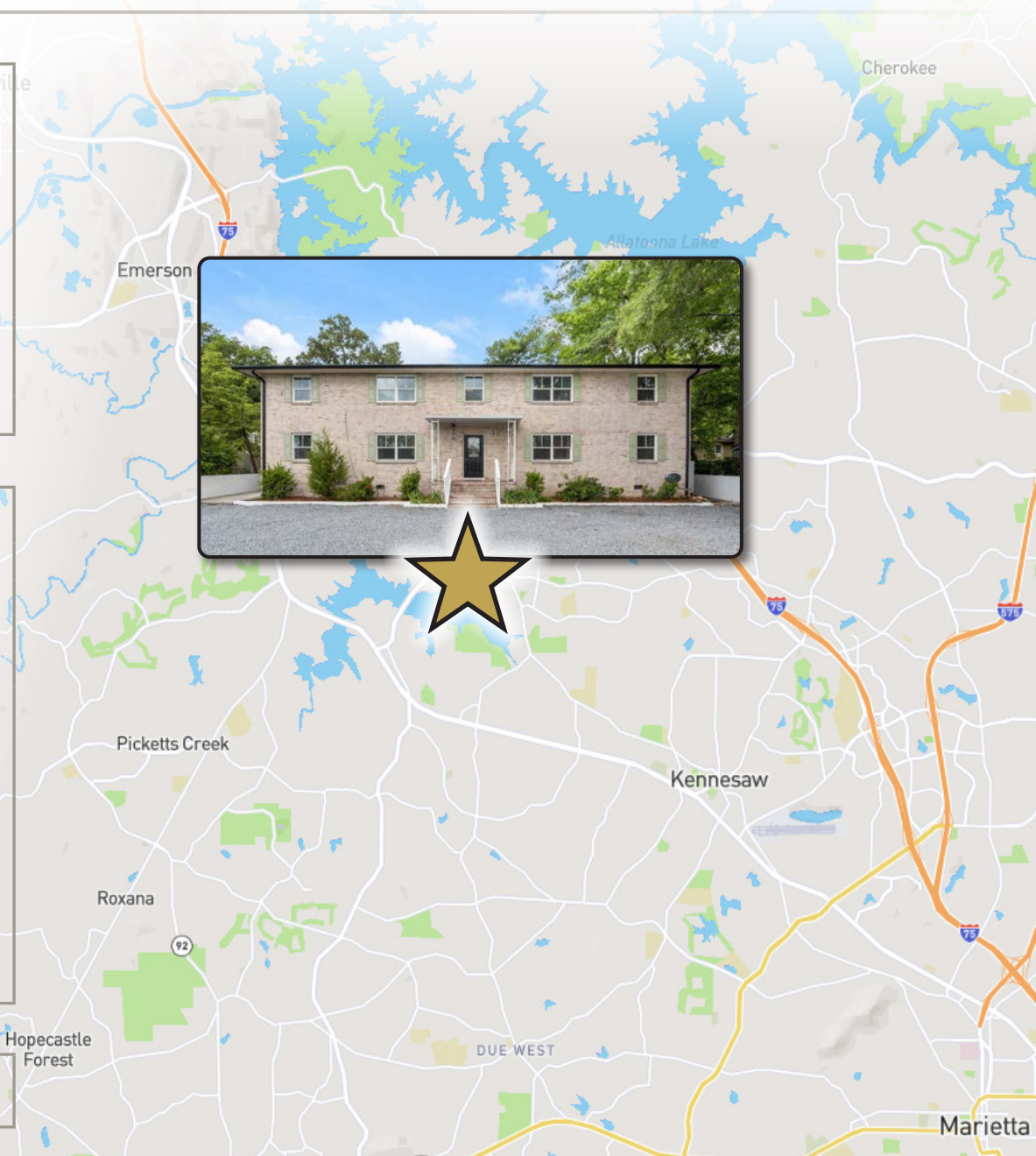
PROPERTY ADDRESS:	4529 Academy Street Acworth, GA 30101
COUNTY:	Cobb
ZONING:	C3
PARCEL ID:	20003201470
SITE SIZE:	± 0.15 Acres
PARKING TYPE:	Surface, off-street
INGRESS/EGRESS POINTS:	1
FRONTAGE:	75' on Academy Street
CROSS STREET:	W. Lakeshore Drive & Dixie Avenue

BUILDING:

TOTAL BUILDING SIZE:	± 3,510 SF
NO. OF BUILDINGS:	1
NO. OF FLOORS:	2
BUILDING CLASS:	C
YEAR BUILT:	1963
YEAR RENOVATED:	2020
NO. OF UNITS:	4
UNIT MIX:	4 - 2 BR/1BA
AVG. SF PER UNIT:	± 875 SF/Unit
AVG. RENT PER UNIT:	\$1,778/Unit
EXTERIOR:	Brick
ROOF:	Asphalt shingle - Replaced in 2021
HVAC:	(1) Unit - Replaced in 2024 (3) Units - Replaced in 2021

FINANCIALS:

\$ SALE PRICE:	\$1,300,000
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PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS



ABOUT THE AREA

ACWORTH, GEORGIA

Acworth, Georgia is located about 35 miles northwest of Atlanta minutes off of Interstate 75 in Cobb County. Acworth is bordered by the city of Kennesaw to the southeast and by Bartow and Cherokee counties to the north. The historic downtown and small-town feel of Acworth provides many leisure opportunities for families, foodies, and outdoor enthusiasts alike. Acworth is located in the foothills of the North Georgia mountains and is nestled along the banks of Lake Acworth and Lake Allatoona, hence its nickname “The Lake City.” The city boasts a rich history, a charming downtown, abundant outdoor recreational activities, and a vibrant restaurant scene.

Today, Acworth is designated as a Georgia Main Street city and is part of the Main Street America program. As a result, the city is committed to preserving the historical significance of its downtown district buildings. Shoppers enjoy Acworth’s historical downtown, which offers a variety of cuisines, from classic Italian to spicy Cajun. In addition, there are twelve parks that surround Acworth for picnicking, as well as the 42-acre LakePoint Sports Complex.



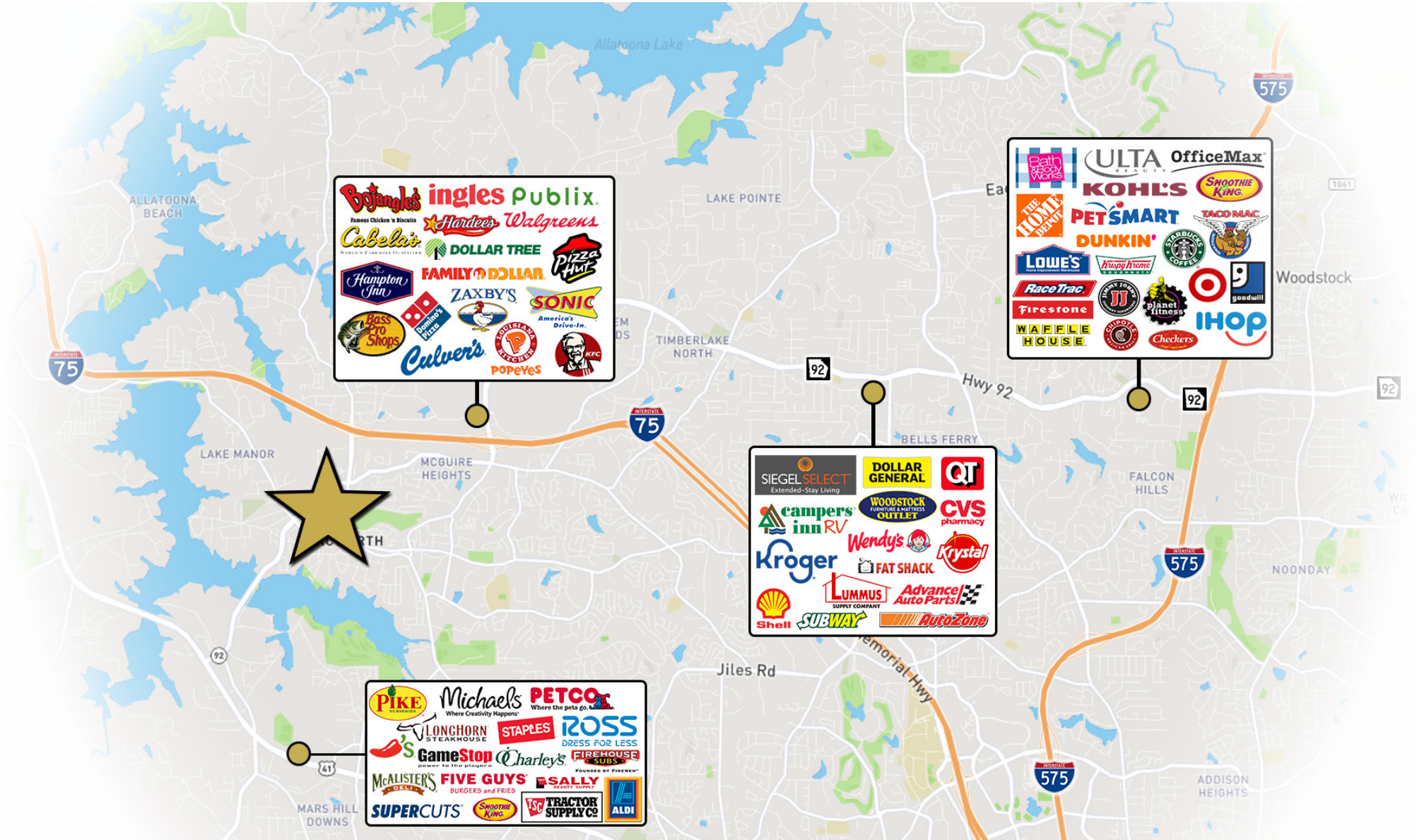
LakePoint Sports Complex

Downtown Acworth



IN THE AREA

RETAIL IN ACWORTH, GEORGIA



IN THE AREA

ACWORTH, GEORGIA



LAKE ALLATOONA

Every year millions of people take advantage of the recreational opportunities Lake Allatoona provides. One reason for all the visitors is the fact there is a lot of lake to enjoy. When it is full Lake Allatoona covers more than 12,000 acres and has 270 miles of shoreline. The lake and much of the land that surrounds it are managed by the U.S. Army Corp of Engineers.



KENNESAW STATE UNIVERSITY

Kennesaw State University offers more than 150 undergraduate, graduate & doctoral degrees to its more than 35,000 students. With 13 colleges in two metro - Atlanta campuses, KSU is a member of the University System of Georgia & the third largest university in the state.



RED TOP MOUNTAIN STATE PARK

Known as one of Georgia's most popular state parks, Red Top Mountain attracts an impressive number of annual visitors. Located on Lake Allatoona, the park is ideal for swimming, fishing and water sports as well as picnics, hiking and camping.

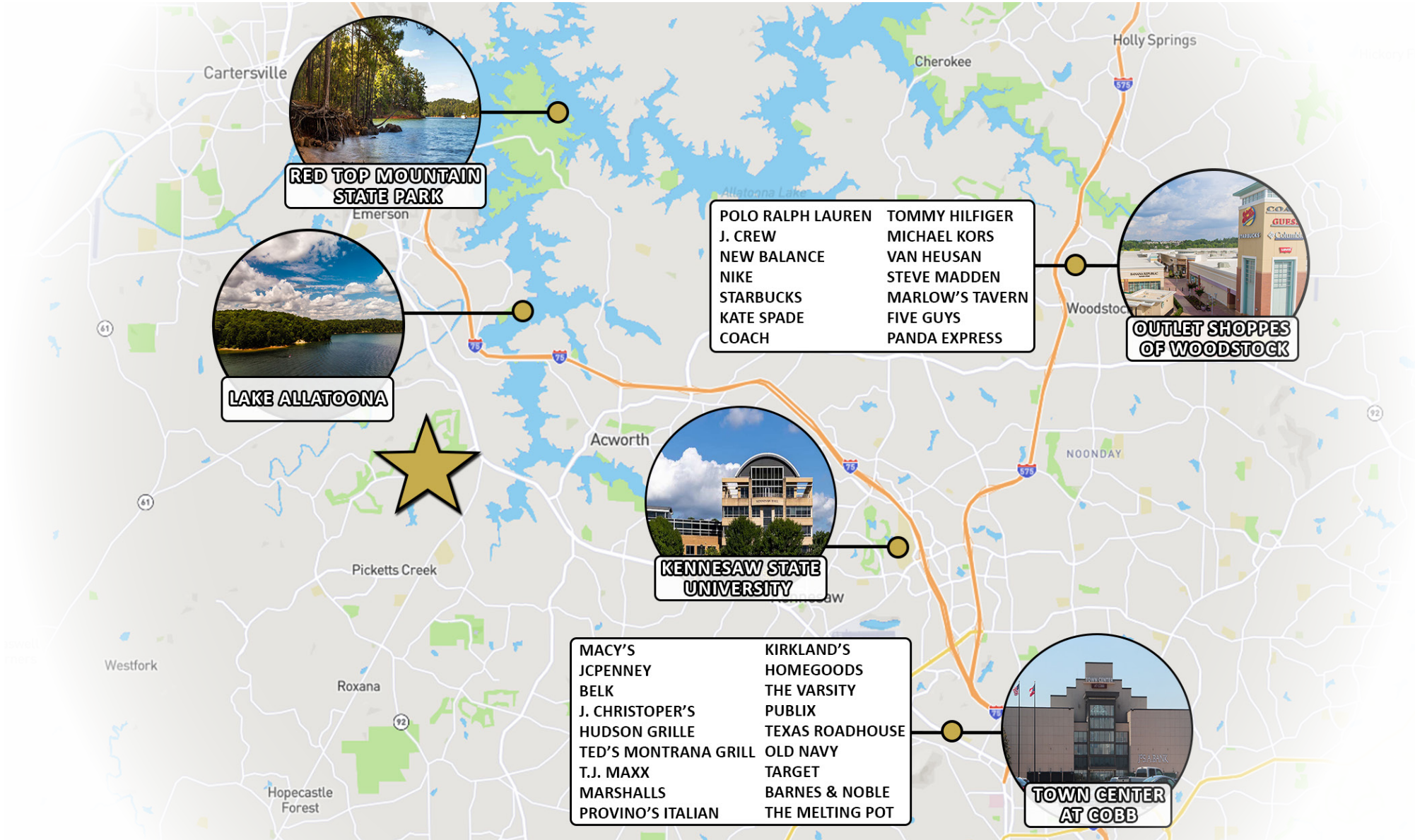


OUTLET SHOPPES OF WOODSTOCK

Located just off I-575, The Outlet Shoppes is a premier lifestyle center, providing visitors a beautiful outdoor shopping experience, access to over 100 nationally known storefronts and an abundance of dining/drink opportunities.

IN THE AREA

ACWORTH, GEORGIA

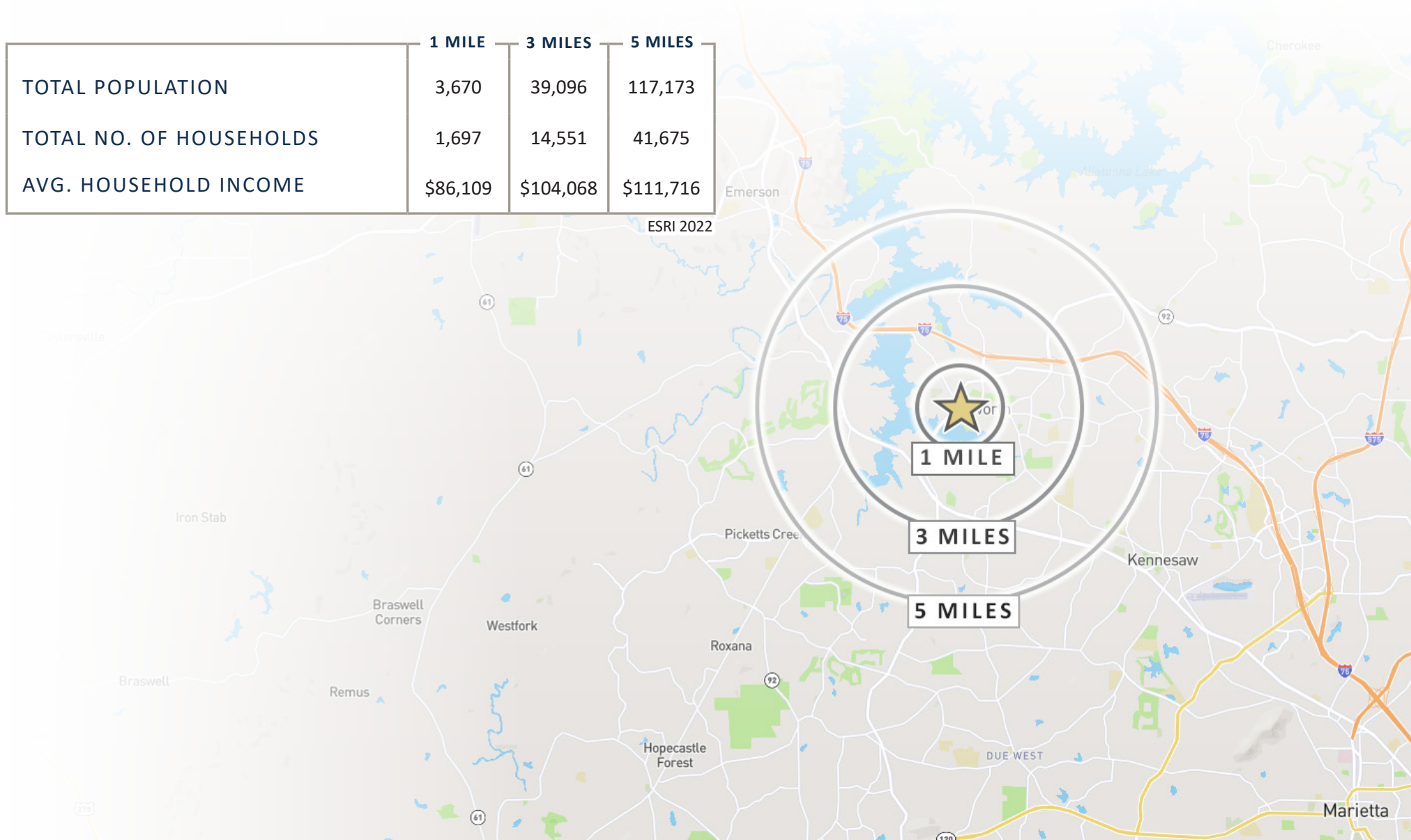


DEMOGRAPHIC OVERVIEW

DEMOGRAPHICS IN ACWORTH, GEORGIA

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	3,670	39,096	117,173
TOTAL NO. OF HOUSEHOLDS	1,697	14,551	41,675
AVG. HOUSEHOLD INCOME	\$86,109	\$104,068	\$111,716

ESRI 2022



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 25 years in business and \$1.9 billion annual transaction volume.

CONNECT WITH US:

<https://www.bullrealty.com/>



25

YEARS IN
BUSINESS



ATL
HEADQUARTERED
IN
ATLANTA, GA



LICENSED IN
8
SOUTHEAST
STATES

\$1.9

BILLION DOLLAR
VOLUME FROM SALES
AND LEASING
TRANSACTIONS
IN 2021



BROKER PROFILES



JARED DALEY
Commercial Real Estate Advisor
Jared@BullRealty.com
404-876-1640 x 111

Jared utilizes Bull Realty's successful marketing platform to help clients with all types of properties. His experience in the automotive business and financial services industry helps Jared assess the real value of a property or a company's space needs and determine how to best deal with today's market.

Jared has experience in office, automotive properties and all types of commercial real estate, especially distressed assets. Jared has been instrumental in stabilizing commercial properties with more than two hundred signed leases completed since 2008. The leases consisted of office, warehouse and automotive facilities. Additionally, Jared sells as many as two dozen properties per year. His wide variety of listings throughout the metro Atlanta area keeps a steady stream of buyers calling.

In addition to his commercial real estate experience, Jared has eleven years experience as a financial advisor (NASD Series 7, 6, 63, 66; GA Life/Health/Variable licenses). Prior to that, he spent a decade in the automotive industry.

Jared is a member of the Atlanta Commercial Board of Realtors and is a CCIM candidate. He lives in Douglasville with his wife and daughter. His interests include mountain biking, skiing, golf, music and standard bred horses.



MEGAN DALEY
Commercial Real Estate Advisor
Megan@BullRealty.com
404-876-1640 x 153

Megan Daley has joined a proven and seasoned investment sales & lease team here at Bull Realty. Megan and her team leverage upon Bull Realty's advanced technologies, digital resources, and marketing prowess to deliver their clients reliable service while supporting their individual financial goals and returns. Megan joins experienced agent Jared Daley to focus on the sale and lease of all asset sectors, including but not limited to office and distressed assets. This progressive team offer deal structures and strategic initiatives to maximize client returns and value.

An Atlanta native, Ms. Daley graduated from the University of Georgia with a B.B.A in Real Estate from the Terry College of Business. Megan is a member of the Young Council of Realtors and Atlanta Commercial Board of Realtors.



ANGIE SARRIS
Commercial Real Estate Advisor
Angie@BullRealty.com
404-876-1640 x 176

Angie takes pride in the service and value provided to clients through in-depth market knowledge. She leverages Bull Realty's marketing technology, buyer databases, and market research to aid in strategic acquisitions and dispositions. Her clients' best interests are always top-of-mind.

After graduating from the University of Georgia, Angie earned a master's degree in communication management & marketing from the University of Southern California. Angie spent 15 years in Los Angeles working in market research and marketing strategy for Fortune 500 and Global 500 companies. Upon returning to Atlanta, she applied her strategic marketing experience to the world of commercial real estate where she developed and lead a commercial real estate services division at a local real estate brokerage. Her experience in a range of verticals and different sides of the business has provided her with an invaluable macro level understanding of the commercial real estate industry.

When Angie is not working, she enjoys hiking, outdoor events, and spending time with her family.

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 4529 Academy Street, Acworth, GA 30101. 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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SIGN CONFIDENTIALITY
AGREEMENT ONLINE

