



# Offering Memorandum

13 Multifamily Units (2 properties) in Grove Park (NW Atlanta)

359 & 371 Lanier St NW, Atlanta, GA 30318

# 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

## 359 & 371 LANIER

- 7-unit & 6-unit apartment buildings (13 units total)
- Popular up and coming Grove Park neighborhood (NW Atlanta)
- Easy access to MARTA and downtown Atlanta
- Recently gut renovated to include all new electric, plumbing, HVAC, roofs, interiors, etc.
- All units are 2 bed/1 bath with in-unit laundry connections
- Spacious kitchens and modern finishes
- All units have electronic submeters for water
- Off-street parking in rear
- Close proximity to downtown Atlanta and the new Westside Beltline Trail
- For more information including financials, please visit [www.BullRealty.com](http://www.BullRealty.com), go to “Access Secure Documents” and complete the online confidentiality agreement.



**SALE PRICE: \$1,300,000**

## 359

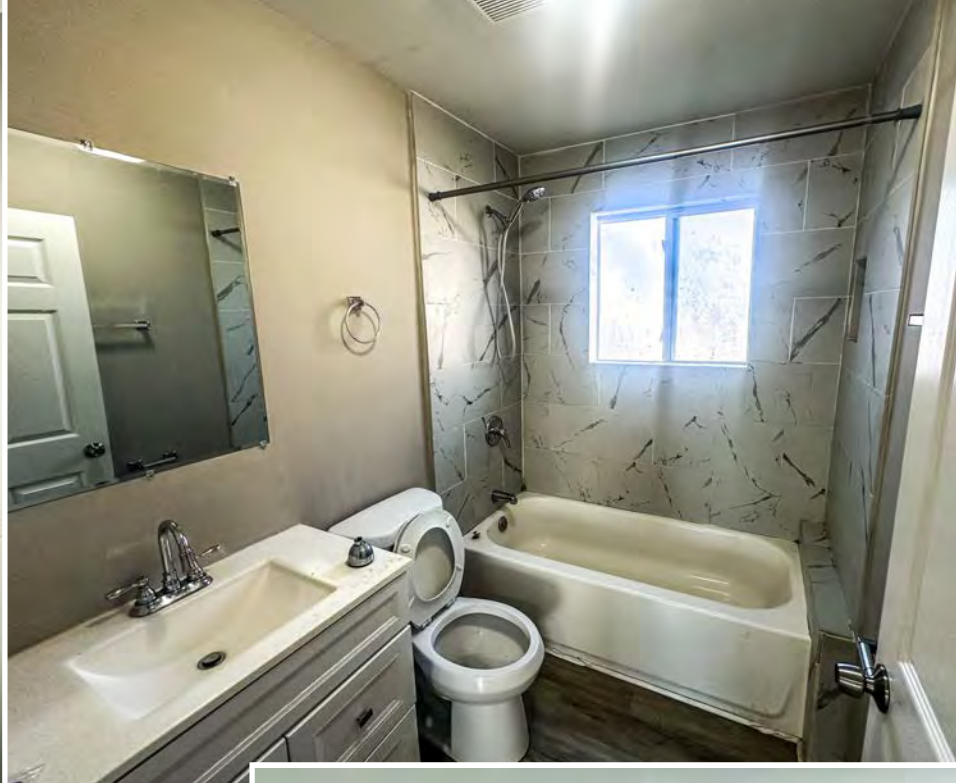
ADDRESS:	359 Lanier St NW Atlanta, GA 30318
COUNTY:	Fulton
FLOORS:	2
NUMBER OF UNITS:	7
UNIT TYPE:	2 Bed / 1 Bath
YEAR BUILT/RENOVATED:	1969 / 2023
ZONING:	RG-3
HVAC:	Central Air
UTILITIES:	All Electric
WASHER/DRYER:	In-Unit

## 371

ADDRESS:	371 Lanier St NW Atlanta, GA 30318
COUNTY:	Fulton
FLOORS:	2
NUMBER OF UNITS:	6
UNIT TYPE:	2 Bed / 1 Bath
YEAR BUILT/RENOVATED:	1969 / 2023
ZONING:	RG-3
HVAC:	Central Air
UTILITIES:	All Electric
WASHER/DRYER:	In-Unit





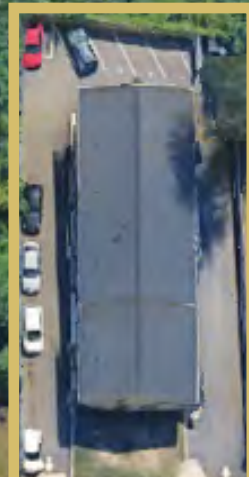


# Aerial

371 Lanier



359 Lanier



Lanier St NW

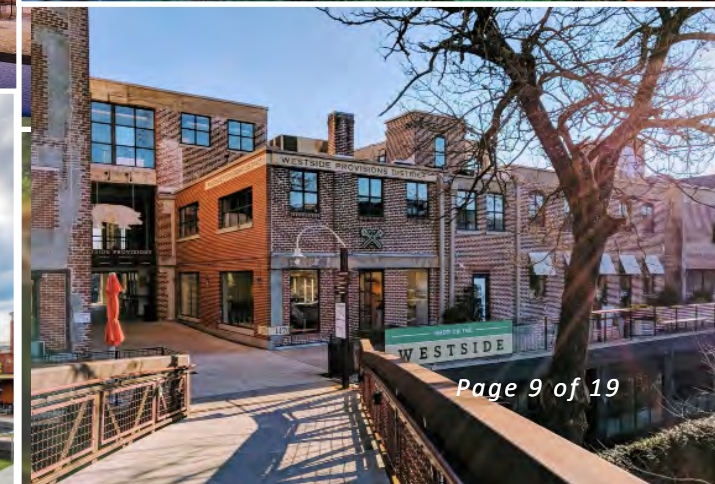
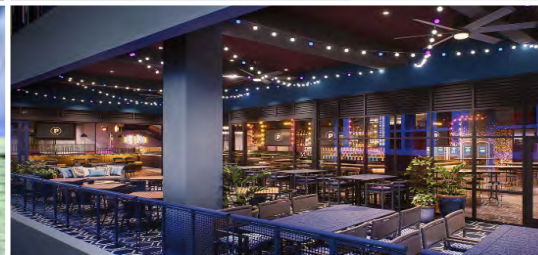


# About the Area

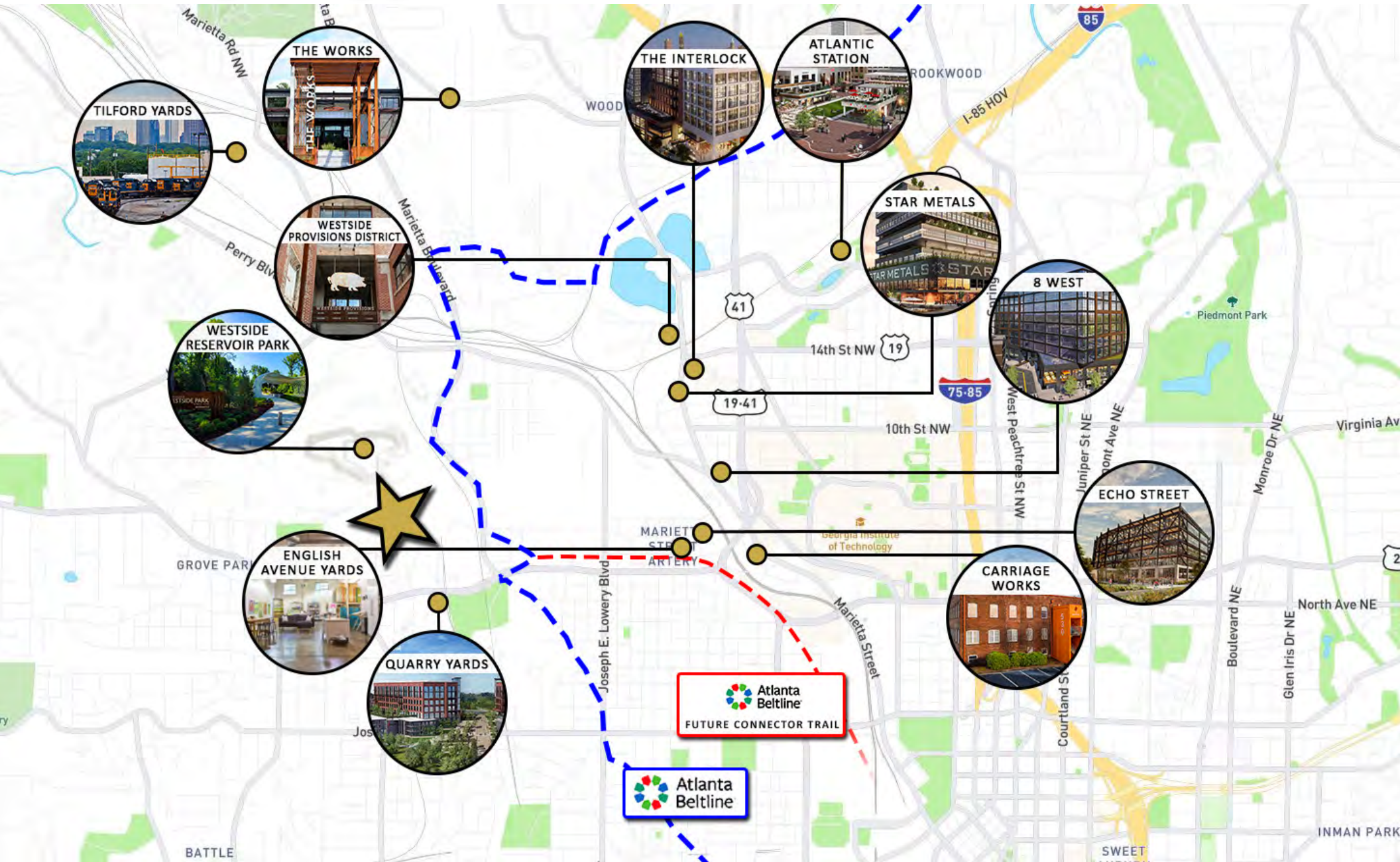
# Westside Atlanta

Situated immediately west of Downtown and Midtown, Westside Atlanta encompasses a broad and historically significant portion of the city that includes both long-established residential neighborhoods and rapidly evolving commercial corridors. Historically a hub of Black culture and the Civil Rights Movement, the area has experienced decades of disinvestment but is now the focus of coordinated revitalization efforts, including the federally designated Westside Promise Zone, major public-private investment in affordable housing, streetscape improvements, and catalytic projects like Rodney Cook Sr. Park — one of the largest park investments on the historic Westside in over 50 years.

From a real estate perspective, the Westside presents a diverse market with a mix of historic single-family homes, emerging mixed-use districts, and adaptive reuse developments. Distinct subareas such as the Westside Provisions District have transformed former industrial buildings into a thriving retail, dining, and office destination, while continued expansion of trails like the Atlanta Beltline Westside Trail enhances mobility and connectivity for future development.



# In The Area



# Recent Developments

## THE WESTSIDE BELTLINE TRAIL

The Westside Beltline Trail is a major section of the Atlanta Beltline's multi-use trail network being built along a former rail corridor on Atlanta's west side, designed for walking, biking, and outdoor recreation through historic neighborhoods like Washington Park and Grove Park. A recently completed segment now provides nearly 7 miles of continuous paved trail connecting from Pittsburgh Yards to Huff Road, and future phases will further close gaps and link the trail into the broader Beltline loop and downtown, boosting connectivity and neighborhood access across the city.



## CENTENNIAL YARDS

Centennial Yards is a transformative \$5 billion, 50-acre mixed-use redevelopment in Downtown Atlanta that's turning a long-unused rail yard area known as The Gulch into a vibrant new district with housing, hotels, entertainment, retail, offices, and public spaces. It's anchored near major venues like Mercedes-Benz Stadium and State Farm Arena and aims to bring millions of square feet of new development — including apartments, a large entertainment district, and restaurants — to the city's core, reshaping downtown into a walkable urban destination over the next several years.



## CIVIC CENTER

The Atlanta Civic Center redevelopment refers to plans to transform the long-vacant Boisfeuillet Jones Atlanta Civic Center site into a vibrant, mixed-use community with housing, commercial space, and other uses, while ensuring historic preservation of key elements of the property. The city, in partnership with developers and the Georgia State Historic Preservation Office, is advancing a long-term plan that includes residential, office, and retail components aimed at reinvigorating that part of Atlanta's urban core.



## MARTA WESTSIDE

MARTA's Westside Atlanta redevelopment focuses on creating mixed-use hubs around stations like Bankhead, adding housing, retail, offices, and green space directly connected to transit. The project aims to improve mobility and integrate transit with neighborhood growth.



## AMC - OLD FOURTH WARD

The former Atlanta Medical Center campus is being cleared for a new 22-acre mixed-use development combining market-rate & affordable housing, green spaces, retail, offices and health/wellness spaces. It's expected to unfold over the next decade, dramatically remaking a historic city parcel.



## THE WORKS – UPPER WESTSIDE

The Works is an 80-acre adaptive reuse mixed-use development on Atlanta's Upper Westside that transforms historic industrial warehouses into a vibrant community hub with retail, dining, office space, entertainment, and greenspace. The multi-phase project by Selig Development blends preserved industrial character with new residential units, shops, restaurants, office space, and public gathering areas, aiming to create a walkable live-work-play destination in the city.





# Atlanta Beltline®

The Atlanta Beltline is one of the largest, most wide-ranging urban redevelopment programs in the United States. This network of public parks, multi-use trails, transit, and affordable housing along a historic 22-

mile railroad corridor is enhancing mobility, connecting intown neighborhoods, and improving economic opportunity and sustainability. Meet the organizations moving the Atlanta BeltLine forward. Formed in 2005, Atlanta Beltline Partnership is the nonprofit organization that helps keep the Atlanta Beltline vision on track by enabling the construction of more parks and trails; engaging the public through tours, health and fitness programs, and special events; and empowering Atlanta BeltLine residents to connect with affordable housing, economic development and a healthy lifestyle.



**33**  
miles of multi-use,  
urban trails

**5,600**  
units of affordable  
workforce housing

**1,100**  
acres of  
environmental  
clean-up

**50,000**  
permanent jobs

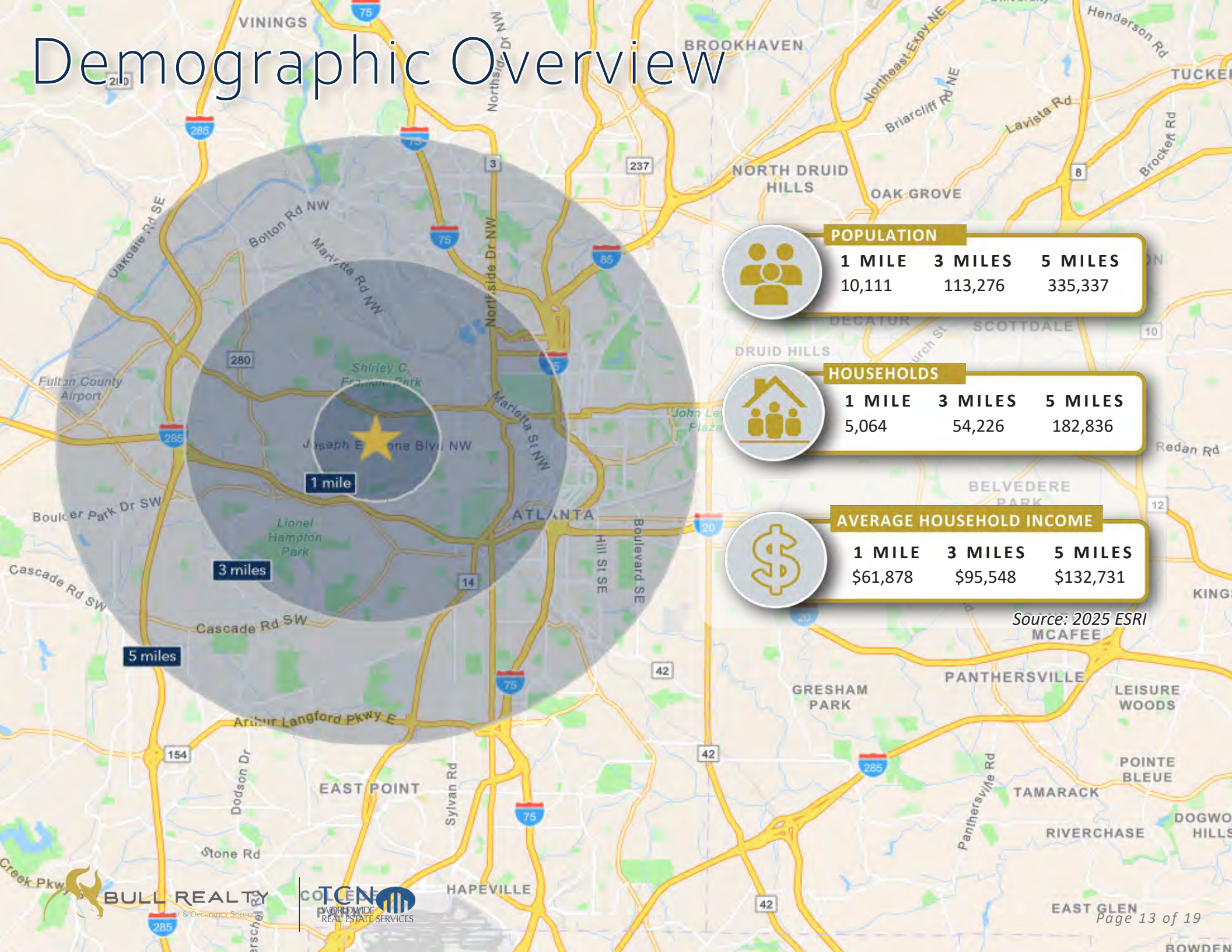
**46**  
miles of improved  
streetscapes

**\$10**  
billion in economic  
development

BULL REALTY

TCN  
COMMERCIAL  
REAL ESTATE SERVICES

# Demographic Overview



**POPULATION**

1 MILE	3 MILES	5 MILES
10,111	113,276	335,337

**HOUSEHOLDS**

1 MILE	3 MILES	5 MILES
5,064	54,226	182,836

**AVERAGE HOUSEHOLD INCOME**

1 MILE	3 MILES	5 MILES
\$61,878	\$95,548	\$132,731

Source: 2025 ESRI

MCAFFEE

# 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



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

- U.S. CENSUS BUREAU  
POPULATION DIVISION

## HOME TO 16 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.

**9TH**  
LARGEST U.S. METRO  
*2024 U.S. Census*

**1.8%**  
PROJECTED 5-YEAR  
POPULATION GROWTH (2023-2028)  
*ESRI 2025*

**#6**  
BEST CITIES FOR JOBS IN U.S.  
*WalletHub 2024*

**#3**  
FASTEST GROWING  
U.S. METRO  
*Freddie Mac 2024*

46%  
Gen Z  
Population

34%  
Millennial  
Population

3.9%  
Unemployment  
Rate

*(Data based on 1 mile radius of Downtown- ESRI 2024)*

## MAJOR EMPLOYERS

KING & SPALDING



accenture

Honeywell



TRUIST



facebook

EMORY  
UNIVERSITY



Mercedes-Benz



# #1 TOP EMERGING TECH HUB

-Business Facilities magazine, GA Dept. of Economic Growth 2024

# #3 BEST CITY IN THE SOUTH

-Southern Living, "The South's Best Cities, 2024"

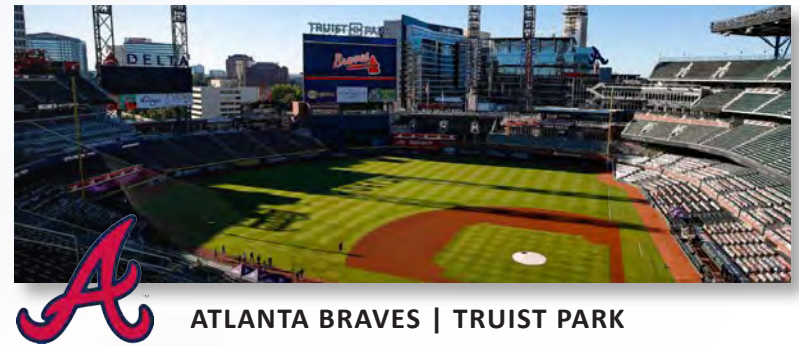
# #5 MOVING DESTINATION IN THE NATION

-Penske, "Annual Top Moving Destinations List, 2024"

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

# 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](http://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.

## CONNECT WITH US:

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



28  
YEARS IN  
BUSINESS



ATL  
HEADQUARTERED IN  
ATLANTA, GA



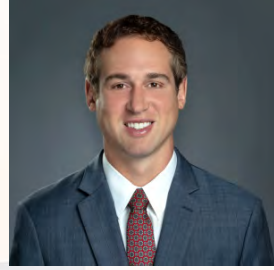
LICENSED IN  
8  
SOUTHEAST  
STATES



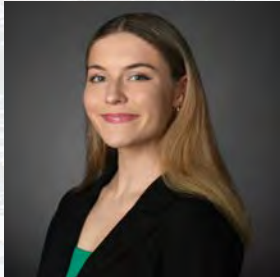
# Team Profile



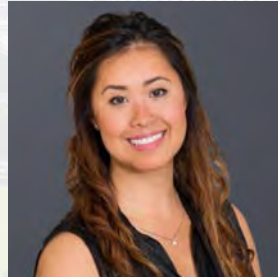
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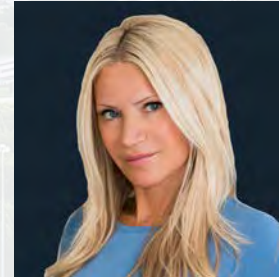
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**MEGAN MURPHY**  
MARKETING



**CARMEN LAM**  
MARKETING



**ILONA BERMAN**  
MARKETING

# 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 359 & 371 Lanier St NW, Atlanta, GA 30318. 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.

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