



OFFERING MEMORANDUM

MULTIFAMILY DEVELOPMENT OPPORTUNITY

DISCLAIMER

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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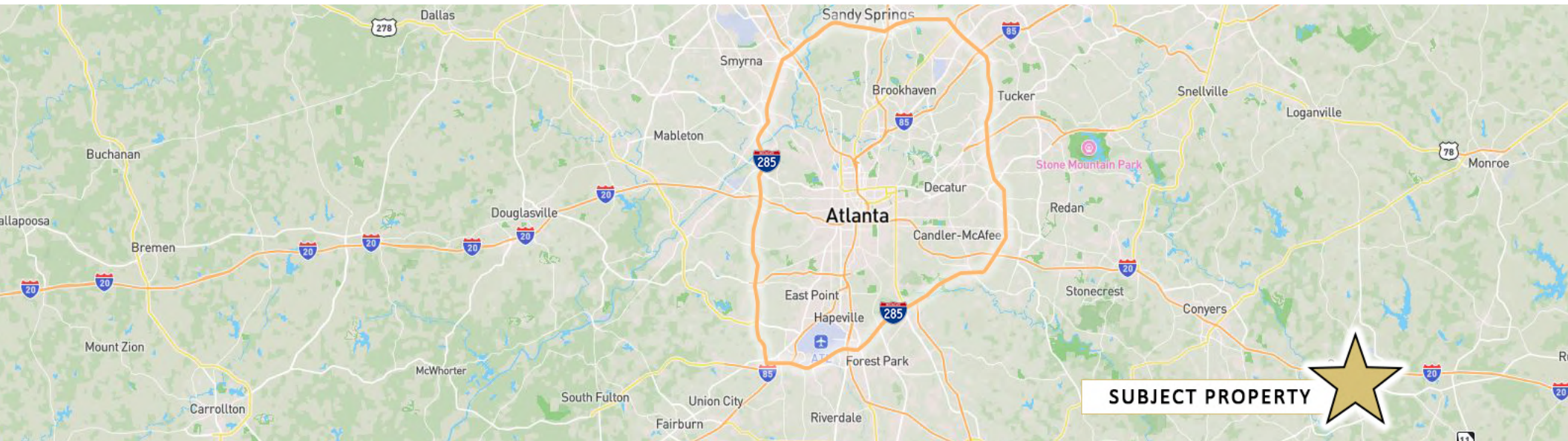
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Exclusively listed by Bull Realty, Inc.

EXECUTIVE SUMMARY



PROPERTY OVERVIEW

The subject property in Covington, GA, situated on Washington Street SW, presents a remarkable investment opportunity. This property is located within a Qualified Opportunity Zone, zoned in a neighborhood mixed use (NM) location, and is less than half a mile from Covington's historic town square.

This prime real estate offers investors the potential to drive significant investments, job growth, and new business development. Covington's thriving environment is further enhanced by its proximity to the Covington Town Square, bustling with shops, restaurants, and retail options. Renowned as the "Hollywood of the South," Covington boasts over 200 movies and TV productions filmed in its picturesque setting. The property's strategic location, coupled with the tremendous opportunities in Covington's designated zones and its status as a growing hub for entertainment and innovative industries, make it an appealing prospect for forward-thinking investors seeking to shape the town's future. Don't miss out on this extraordinary chance to be part of Covington's dynamic growth story.

PROPERTY HIGHLIGHTS

- 30 minutes from Atlanta City limits
- 56 minutes to Hartsfield-Jackson International
- Located in an Opportunity Zone - huge tax advantages
- Zoned in neighborhood mixed use (NM) location



Sale Price: \$3,500,000



Site Size: ± 8.64 Acres

PROPERTY INFORMATION

GENERAL

Property Address: ± 8.64 AC on Washington St SW
Covington, GA 30014

County: Newton

SITE

Site Size: ± 8.64 Acres

Number of Parcels: C035 0005 020 B00
C035 0005 018 000
C035 0005 023 000
C035 0005 022 000

Zoning: NM

Proposed Use: Multifamily

AREA

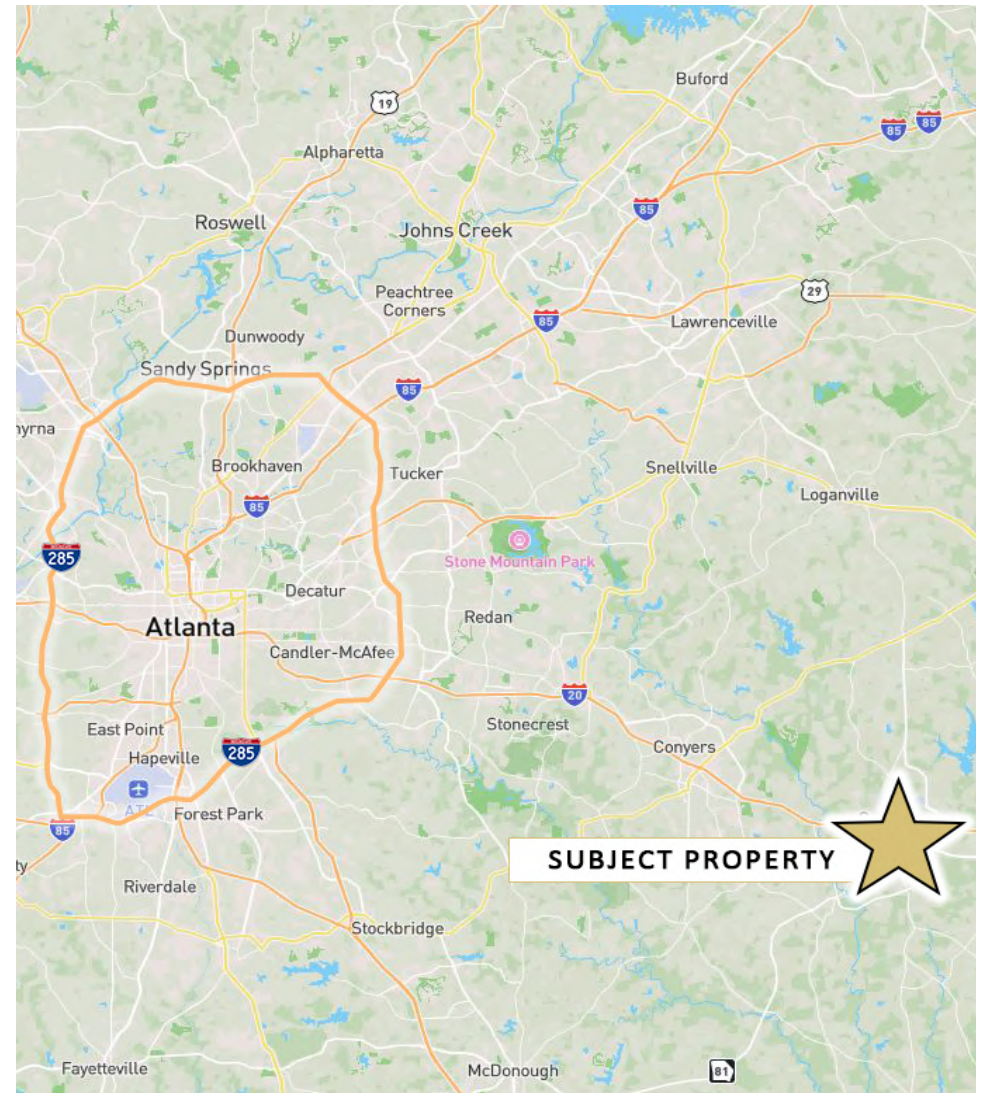
Frontage: 354' on Washington St SW
217.61' on Walnut street

Ingress/Egress Points: Potential points on Washington Street
and Walnut Street

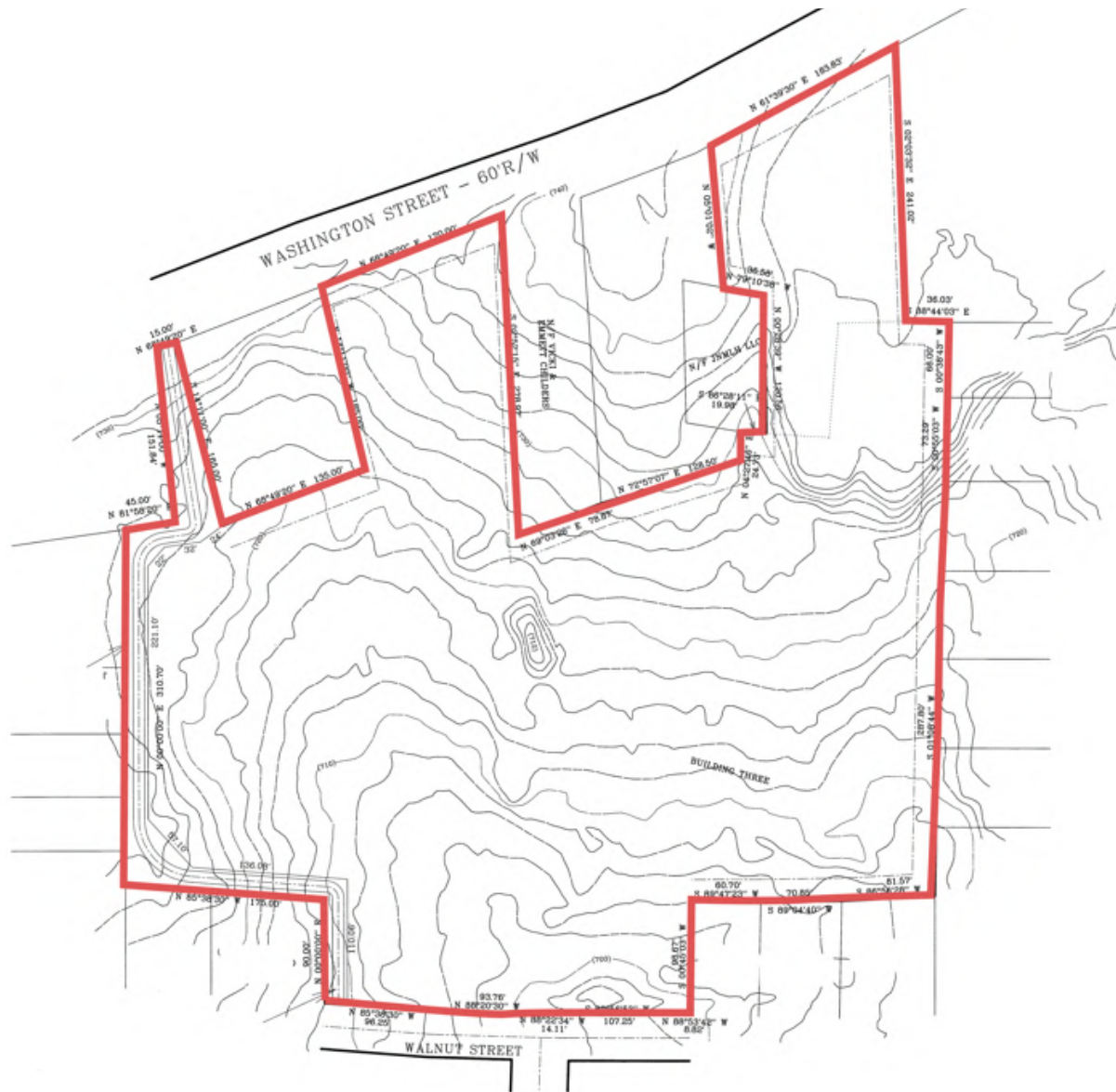
FINANCIAL

Sale Price: \$3,500,000

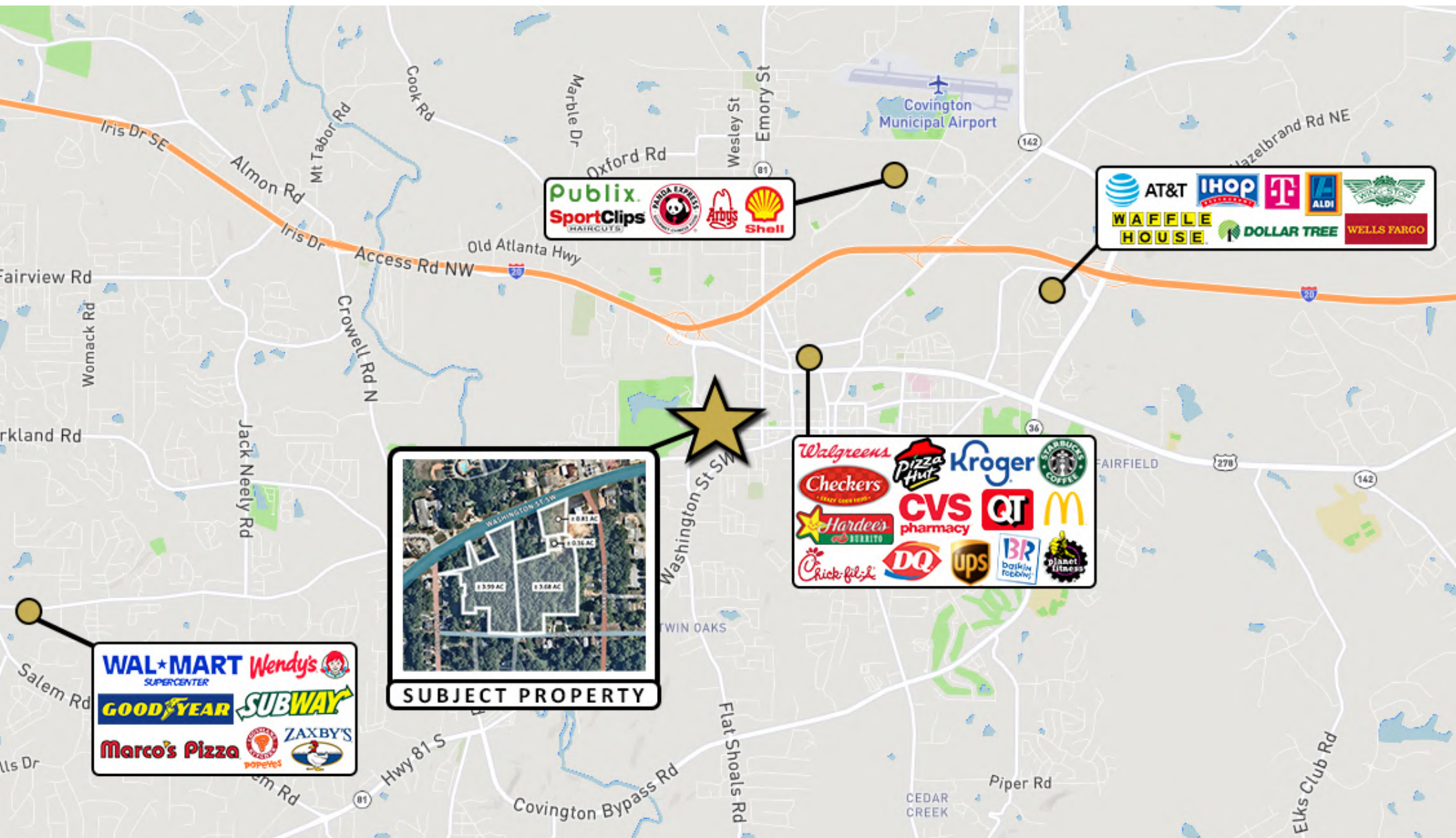
Price/Acre: \$409,836



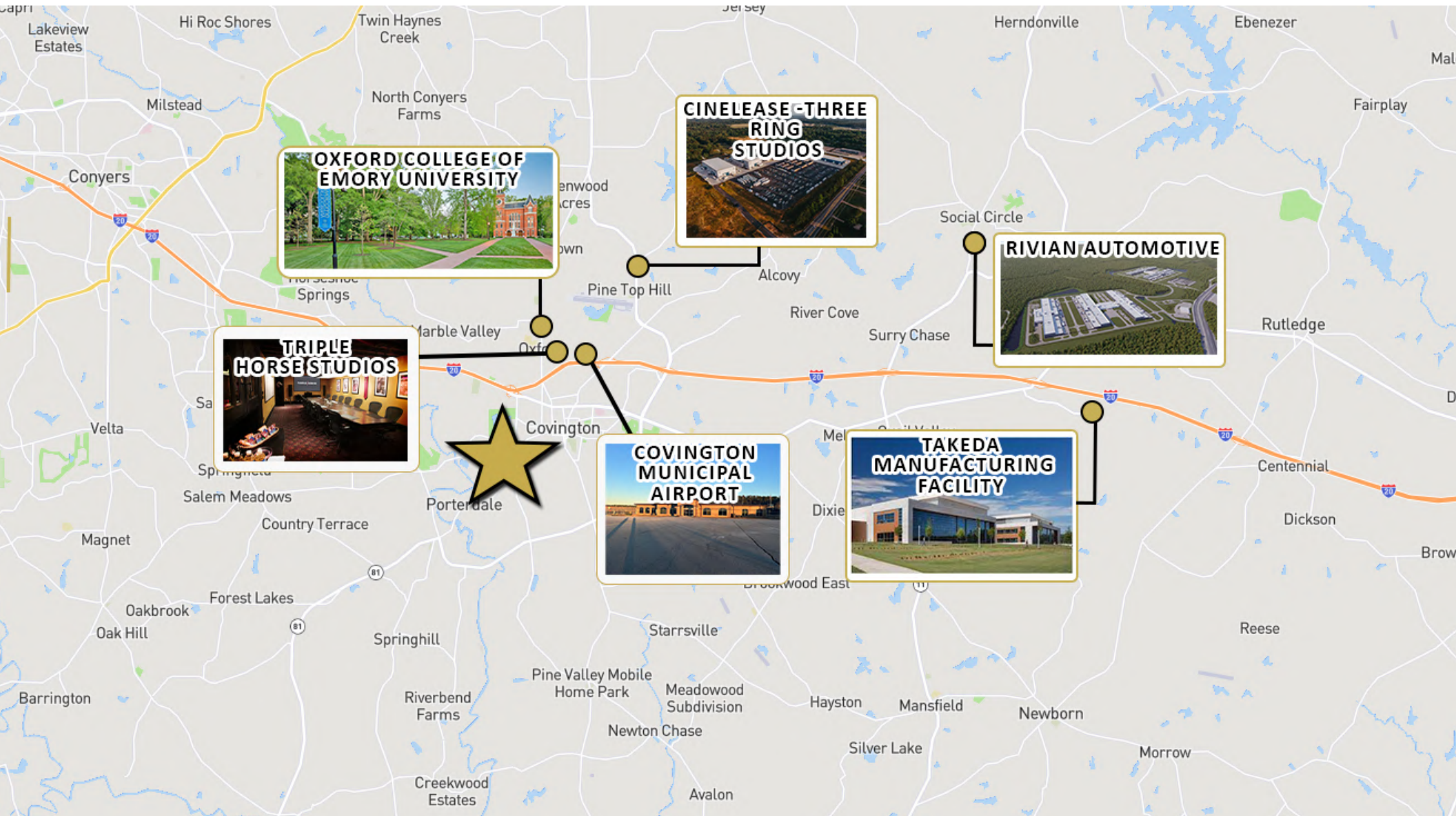
TOPOGRAPHY MAP



RETAILER MAP



IN THE AREA MAP



IN THE AREA



CINELEASE-THREE RING STUDIO

Three Ring Studio is a dynamic film production company that has made a significant impact on the local economy by creating numerous job opportunities. Through its visionary projects and dedicated team, the studio has contributed to the growth of the entertainment industry in the region. It has generated employment for over 3,000 aspiring filmmakers and professionals alike. The studio continues to be a driving force in bolstering job creation and economic prosperity in Covington.



OXFORD COLLEGE

As the birthplace of Emory University, Oxford College holds rich historical significance while continuing to offer a powerful opportunity for students to pursue an associate degree. The assurance of full credit transfer to the Atlanta Campus further solidifies Oxford's role as a key stepping stone towards a comprehensive and world-class Emory education. For Covington, it remains a nurturing campus that empowers the community through its commitment to exceptional learning experiences.



TAKEDA MANUFACTURING FACILITY

Takeda Manufacturing Facility is one of the world's largest biotech sites and plays a crucial role in producing plasma-derived therapies for patients with rare chronic diseases. With over 1.1 million SF of cutting-edge facilities, the campus employs more than 900 people and expecting to increase the work force to 1,500 with the latest expansion. The company's enormous in-house training facilities offer employees a unique chance for professional growth, all while enjoying solid benefits, including exceptional healthcare.

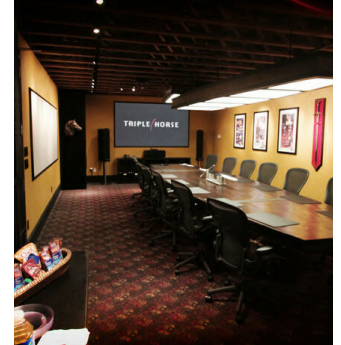
RIVIAN AUTOMOTIVE

Covering nearly 20 million SF across approximately 2,000 acres, the plant is expected to begin electric vehicle production in 2024. Rivian aims to employ more than 7,500 workers with the intention to manufacture up to 400,000 vehicles annually. Rivian's comprehensive approach includes considerations for logistics, environmental impact, and renewable energy production that all aligns with the company's culture.



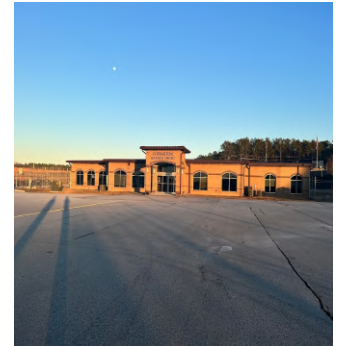
TRIPLE HORSE STUDIO

Triple Horse Studios, boasts a diverse portfolio of cutting-edge content that captivates audiences worldwide. The studio plays a vital role in driving economic growth in Covington, as it actively contributes to the city's employment opportunities by hiring local talent and collaborating with various businesses within the community. By fostering a thriving ecosystem of film production and related industries, the studio brings an influx of jobs and boosts the city's reputation as a hub for the entertainment sector, further enriching the lives of its residents.

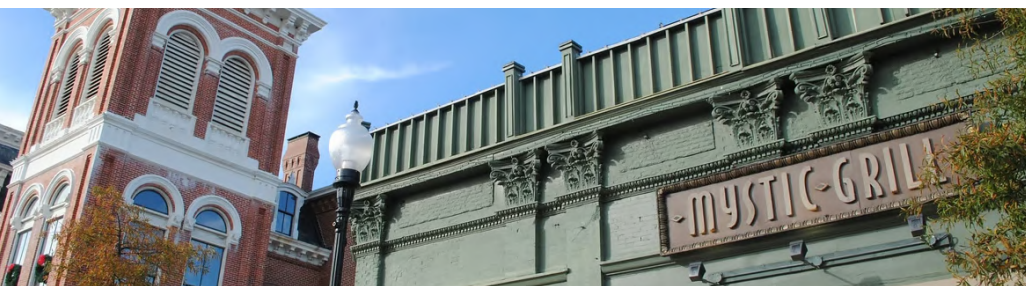


COVINGTON MUNICIPAL AIRPORT

Covington Municipal Airport serves as a bustling travel hub, connecting the city to various domestic and international destinations. Its strategic location and excellent facilities have attracted several airlines, leading to an increase in passenger traffic and cargo operations. As a result, the airport has become a significant driver of new employment opportunities in the region, from aviation-related positions to hospitality and service industries that cater to the growing number of travelers passing through the airport each year.



ABOUT THE AREA



COVINGTON TOWN SQUARE

A picturesque town square that is filled with family friendly activities for everyone. From thrilling ghost tours to delightful trolley rides that offer glimpses of famous movie sets, the town embraces is filled with rich history that will encapsulate you. Immerse yourself in the delightful shopping experience offered by a diverse array of boutiques, from quaint vintage shops to modern artisanal markets. Strolling along the cobblestone streets, the aroma of delectable cuisine wafts through the air, enticing you to explore the plethora of mouthwatering restaurants that line the square. Whether you crave savory delights, international flavors, or comforting classics, the culinary offerings are a treat for every palate. As the sun sets, its turns into a bustling square with live performances, street musicians, and cozy cafes offering the perfect ambiance for a whimsical evening. Covington's town square is truly a place where unforgettable memories are made and where the spirit of community thrives.

BROKER PROFILE

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PROFESSIONAL BACKGROUND

Perry Hayes has been selling and developing real estate in Atlanta area for over twenty years as owner of his own construction company. Perry joined Bull Realty to provide his clients a marketing platform proven to maximize asset value in this economic cycle. Perry uses his experience in land sales and acquisitions, site analysis and development skills to add value to his clients' real estate transactions.

Perry is a member of the National Association of Realtors and the Atlanta Commercial Board of Realtors.

Perry received a B.S. Degree from Auburn University.



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.

