

WEST MIDTOWN ACQUISITION OPPORTUNITY BELTLINE FRONTAGE COMMERCIAL CONDOMINIUMS

7 Condominiums Currently Demised as 2 Suites



BULL REALTY
A-B-C & OCCUPANCY SOLUTIONS

DISCLAIMER AND 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.

CONTACT INFORMATION

AUSTIN BULL
V.P. The Office Group
Austin@BullRealty.com
404-876-1640 x 175

MICHAEL BULL, CCIM
President, The Office Group
Michael@BullRealty.com
404-876-1640 x 101

BULL REALTY, INC.
50 Glenlake Parkway, Suite 600
Atlanta, GA 30328
BullRealty.com



TABLE OF CONTENTS

Executive Summary	04
Property Information	05
Tenant Profiles	06
Photos	07
Upcoming Beltline Trail	08
Aerials	09
Rental Comps	11
West Midtown	12
Demographics	13
Atlanta at a Glance	14
Broker Profiles	17
About Bull Realty	18
Confidentiality Agreement	19

WEST MIDTOWN BELTLINE FRONTAGE COMMERCIAL CONDOMINIUMS

Opportunity to acquire Atlanta Beltline frontage commercial space. These 7 condominiums are currently demised for two businesses. A $\pm 2,400$ SF suite is built out for food service with an 8x8 walk in freezer, 16-foot hood system, floor drains, and grease trap leased to Instead of Flowers through 11/28/2026. Plus a $\pm 1,250$ SF suite is leased to Awesome Ink Studios through 2/28/27.

West Midtown has transformed into one of the city's most dynamic submarkets, driven by adaptive reuse projects, creative office demand, and strong residential growth. The area benefits from proximity to Georgia Tech and the Atlanta Beltline, fueling innovation, population inflows, and long-term tenant demand. Investors are attracted to the submarket's rising rental rates, mixed-use momentum, and potential for outsized appreciation compared to more mature intown districts.

PROPERTY HIGHLIGHTS

- 7 condominiums currently demised as 2 suites
- Beltline frontage
- Marietta Blvd visibility
- 2024 Traffic count 15,300 VPD on Marietta Blvd NW
- 27 surface parking spaces at front door
- Monument signage
- Cap Rate: 7.0%
- Price: \$1,265,000
- Size: $\pm 3,650$ SF



PRICE:
\$1,265,000



NOI:
\$88,807.06



CAP RATE:
7.0%



SF:
 $\pm 3,650$

Property Information

PROPERTY DETAILS & FINANCIALS

ADDRESS:	1331 Marietta Blvd, Suite E, F, G, H, I, J & K, Atlanta, GA 30318
COUNTY:	Fulton
SUBJECT SIZE:	±3,650 SF
YEAR BUILT:	2005
2024 PROPERTY TAXES:	\$13,702.77
CONDO FEE:	\$734 Monthly <i>(Covers structure insurance, water & grounds)</i>
ANNUAL GROSS INCOME:	\$118,432
ZONING:	C3 - Commercial
PARKING SPOTS:	27
TENANT RESPONSIBILITIES:	Interior insurance, maintenance & utilities

	MONTHLY	ANNUAL
RENTS:	\$9,868.60	\$118,210.00
TAXES:	\$1,141.90	\$13,702.77
CONDO FEE:	\$734.00	\$8,808.00
MAINTENANCE:	\$296	\$3,552.70
MANAGEMENT:	\$296	\$3,552.70
APPROXIMATE NOI:	\$7,400.58	\$88,807.06

Tenant Profiles

AWESOME INK STUDIOS, LLC

- ±1,250 SF
- \$26.40/PSF
- \$33,000 Annual Gross Income
- 5% Annual Escalations
- Tenant pays interior insurance, maintenance and utilities

Awesome Ink Studios is a high-quality tattoo and piercing studio, custom ink, various styles, and high standards of hygiene and safety. Located in a desirable area of Atlanta they have a loyal client base and visible presence.



[Click here to view website](#)



INSTEAD OF FLOWERS

- ±2,400 SF
- \$32.17/SF + \$684.38/Month
- \$85,432 Annual Gross Income
- 4% Annual Escalations
- Tenant maintains grease trap, hood filters, exhaust grease collection system, HVAC, plumbing, interior
- Includes 8x8 trenton cooler, 8x8 heat craft walk-in freezer, 16ft HOOD system, and an infloor grease trap & drain system

Instead of Flowers has carved out a differentiated niche in the gifting market: rather than typical florals, they offer chef-prepared, gourmet meals delivered as thoughtful gifts. They have a strong local presence, positive reviews, and lots of visibility.

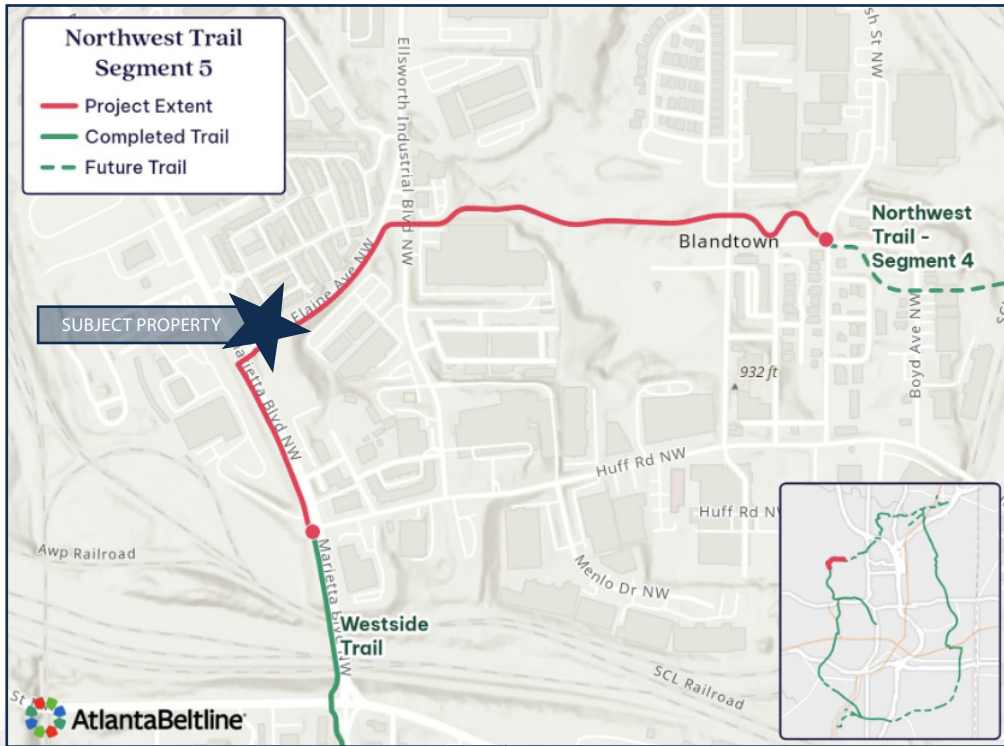


[Click here to view website](#)





Upcoming Beltline Trail



The Atlanta Beltline is an extraordinary attraction for visitors and residents alike. This 22-mile loop of trails, parks, and future transit is connecting 45 neighborhoods and creating a vibrant public space for recreation, commerce, and cultural expression. Along the path, you can find new restaurants, breweries, art galleries, local businesses, and experience moving arts and cultural exhibits and programs.

This trail section begins at the intersection of Marietta Boulevard and Huff Road and travels 0.7 miles to Ellsworth Industrial and English Street. The project will involve building Beltline trail outside of the railroad corridor. The trail corridor follows the east side of Elaine Avenue, NW and crosses over Ellsworth Industrial Avenue, where a greenway trail starts from Ellsworth Industrial to English Street. The intersection of Ellsworth Industrial and Elaine Avenue, NW is proposed to become a three-way stop for vehicular traffic.

[Source](#)



Aerials

MIDTOWN
Atlanta

 ATLANTA
DOWNTOWN



 Atlanta
BeltLine
PROJECT EXTENT

SUBJECT PROPERTY

MARIETTA BLVD NW

Aerials



Rental Survey



SUBJECT PROPERTY

1331 Marietta Blvd, Atlanta, GA 30318

\$32.17/SF Project Poppy
\$26.40/SF Awesome Ink



1385 Collier Rd NW, Atlanta, GA 30318

\$40.00/SF/NNN



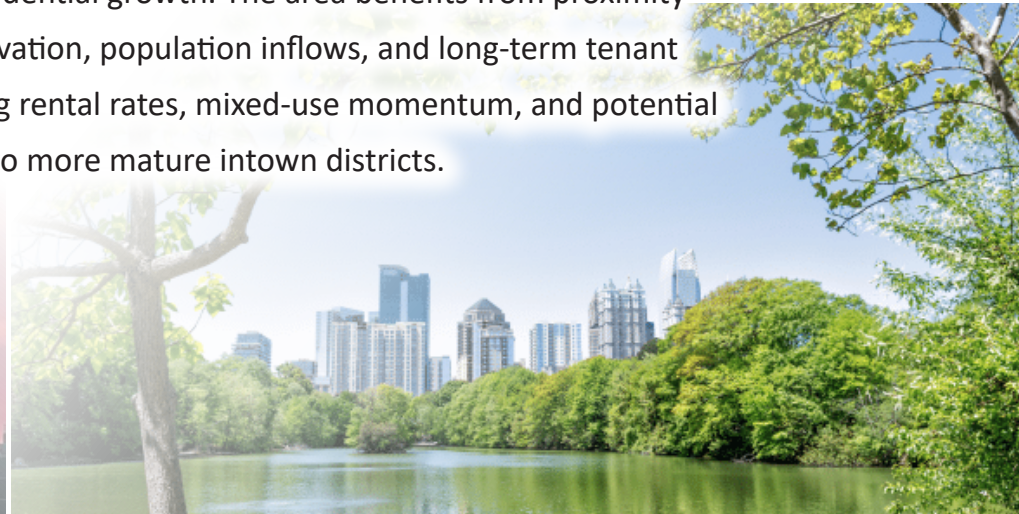
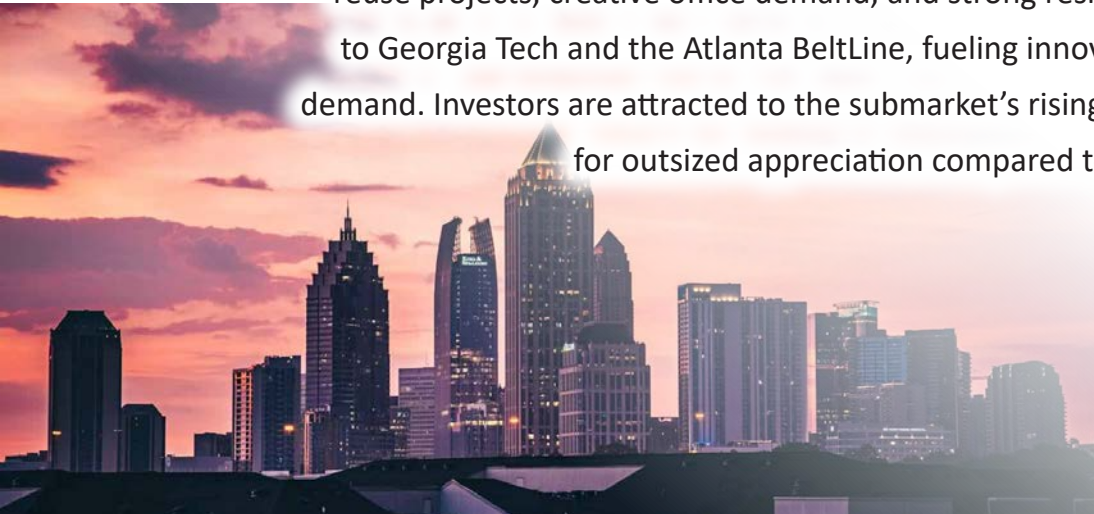
1024 Donald Lee Hollowell Pkwy NW,
Atlanta, GA 30318

\$38.00/SF/NNN

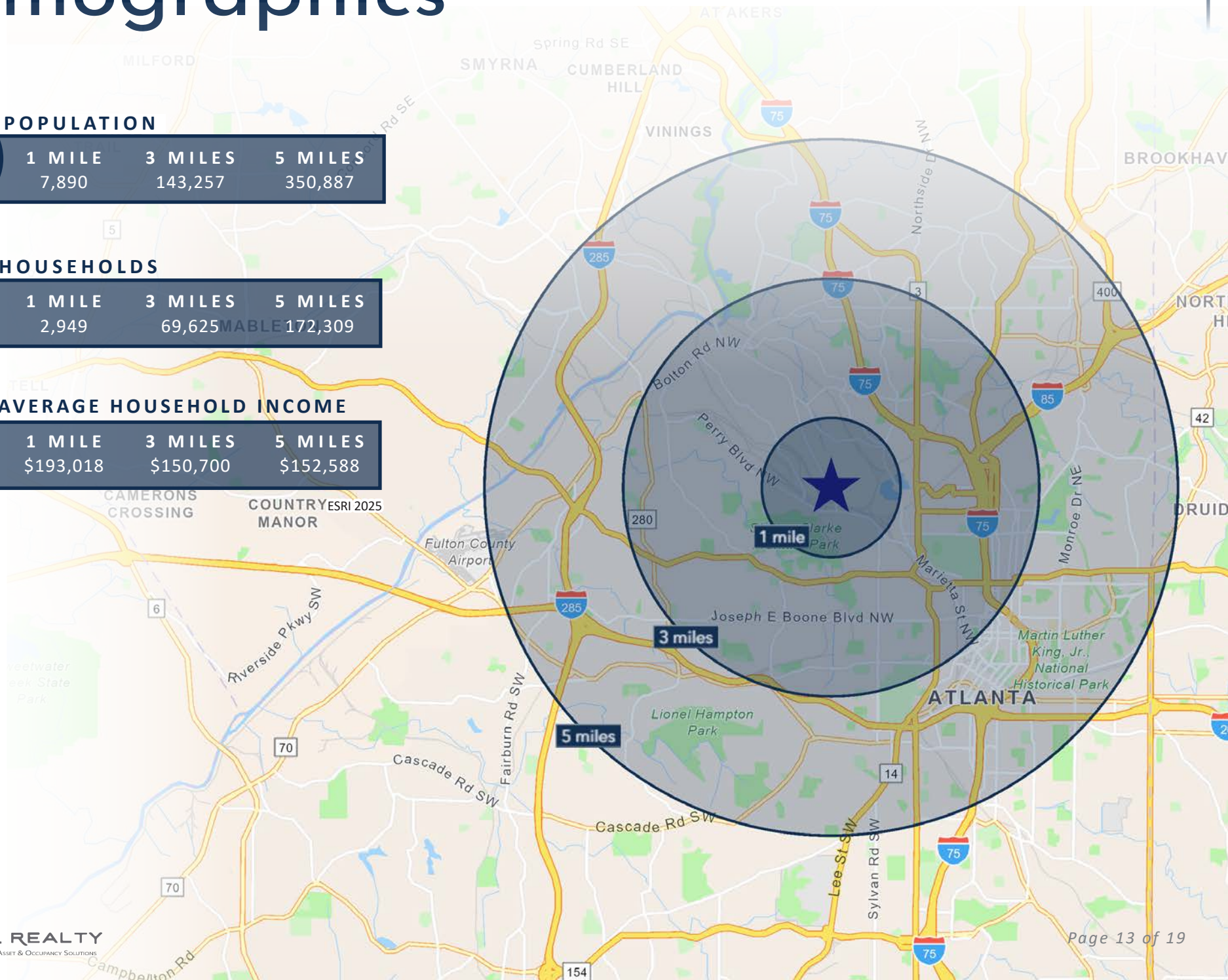


WEST MIDTOWN

West Midtown Atlanta has transformed into one of the city's most dynamic submarkets, driven by adaptive reuse projects, creative office demand, and strong residential growth. The area benefits from proximity to Georgia Tech and the Atlanta BeltLine, fueling innovation, population inflows, and long-term tenant demand. Investors are attracted to the submarket's rising rental rates, mixed-use momentum, and potential for outsized appreciation compared to more mature intown districts.



Demographics



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



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

- U.S. CENSUS BUREAU
POPULATION DIVISION

HOME TO 13 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.

8TH
LARGEST U.S. METRO

#6
BEST CITIES FOR JOBS IN U.S.
WALLETHUB 2024

1.18%
PROJECTED 5-YEAR
POPULATION GROWTH (2023-2028)
ESRI 2023

#4
FASTEST GROWING
U.S. METRO (2010-2019)
FREDDIE MAC 2021

46%
Gen Z
Population

34%
Millennial
Population

3.9%
Unemployment
Rate

(Data based on 1 mile radius)

MAJOR EMPLOYERS



#8 BEST CITY IN THE SOUTH

-Southern Living, "The South's Best Cities, 2020"

#1 TOP TRENDING DESTINATIONS FOR 2022

-Booking.com, "8 of the top trending destinations for travelers to explore in 2022"

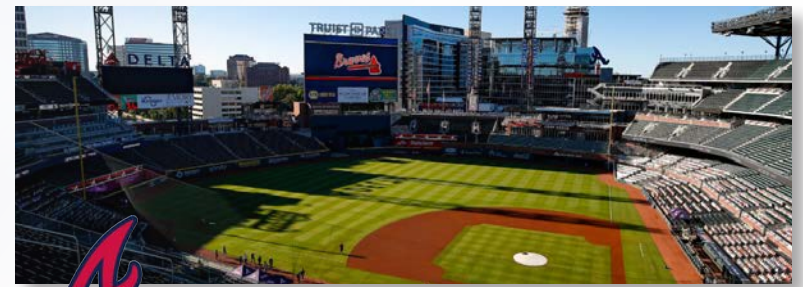
#2 MOVING DESTINATION IN THE NATION

-Penske, "Annual Top Moving Destinations List, 2020"

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.



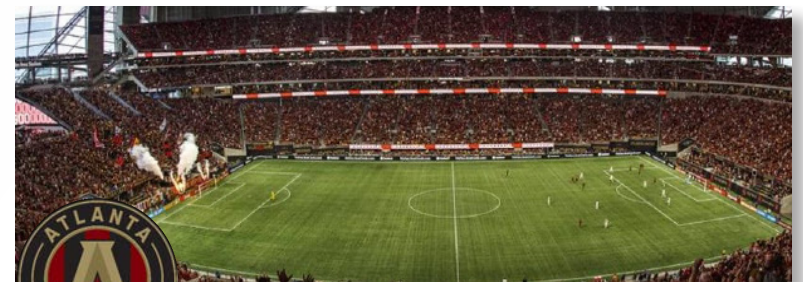
ATLANTA BRAVES | TRUIST PARK



ATLANTA FALCONS | MERCEDES-BENZ STADIUM



ATLANTA HAWKS | STATE FARM ARENA



ATLANTA UNITED FC | MERCEDES-BENZ STADIUM

Broker Profiles



AUSTIN BULL

V.P. The Office Group
404-876-1640 x175
Austin@BullRealty.com

Austin Bull specializes assisting clients in the acquisition and disposition of office properties in the Southeast U.S. He helps clients maximize value through strategic sales and targeted marketing, leveraging a deep understanding of market trends and buyer behavior. Austin utilizes Bull Realty's cutting-edge marketing platforms, extensive national buyer databases, and research-driven strategies to deliver exceptional results.

He works alongside Michael Bull, CCIM—an industry veteran with over \$8 billion in transactions and 35 years of experience—providing clients with unmatched insight, execution, and offering credibility.

Austin holds a degree in Business Administration from the University of North Georgia. Outside of work, he enjoys motorcycles and road course racing.



MICHAEL BULL, CCIM

President, The Office Group
404-876-1640 x101
Michael@BullRealty.com

Michael Bull, CCIM is the founder and CEO of Bull Realty. He is an active commercial real estate broker licensed in eight states and has assisted clients with over 8 billion dollars of transactions over his 35-year career. Mr. Bull founded Bull Realty in 1998 with two primary missions: to provide a company of brokers known for integrity and to provide the best disposition marketing in the nation. While still well known for effective disposition services, the firm also provides acquisition, project leasing, and site selection/tenant representation in all major property sectors.

Michael personally leads a team focused on office investment sales.

You may know Michael as host of America's Commercial Real Estate Show. The popular weekly show began broadcasting in 2010 and today is heard by millions of people around the country. Michael and other respected industry leaders, analysts, and economists share market intel, forecasts, and strategies. New shows are available every week on-demand wherever you get your podcasts, YouTube, and the show website, www.CREshow.com.

If you get a chance, see Michael speak at commercial real estate events in Atlanta or around the country. He speaks at national and state level events on topics related to commercial real estate.

Michael is the creator of Commercial Agent Success Strategies. An online cloud accessible video training series for commercial brokers. Experienced brokers rave about the quality of these 21 videos, forms, activities calculator, and slide deck action notes. Learn more at www.CommercialAgentSuccess.com.

Michael's involvement with professional organizations includes CCIM Institute, National Association of REALTORS, Atlanta Leaders Group, Real Estate Group Atlanta, and the Georgia Bankers Association.

Michael lives in Atlanta and has a home on Lake Lanier. He enjoys spending time with his two adult children, music, stand-up comedy, street motorcycles, off-road performance vehicles, and high-performance boating.

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 27 years in business.

CONNECT WITH US:

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



27

YEARS IN
BUSINESS



ATL

HEADQUARTERED IN
ATLANTA, GA



LICENSED IN
8
SOUTHEAST
STATES



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 1331 Marietta Blvd, Atlanta, 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 in 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 _____

CONTACT INFORMATION

AUSTIN BULL
V.P. The Office Group
Austin@BullRealty.com
404-876-1640 x175

MICHAEL BULL, CCIM
President, The Office Group
Michael@BullRealty.com
404-876-1640 x101

BULL REALTY, INC.
50 Glenlake Parkway, Suite 600
Atlanta, GA 30328
BullRealty.com