



Offering Memorandum

4 Units in the heart of Midtown

858 Charles Allen Dr NE, Atlanta, GA 30308



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.

Table of Contents

- 04 PROPERTY OVERVIEW
- 05 FLOOR PLANS
- 06 PHOTOS
- 10 AERIALS
- 13 ABOUT THE AREA
- 14 MIDTOWN
- 15 ATLANTA BELTLINE
- 16 IN THE AREA
- 17 DEMOGRAPHICS
- 20 ATLANTA AT A GLANCE
- 21 ABOUT BULL REALTY
- 22 TEAM PROFILE
- 23 CONFIDENTIALITY AGREEMENT

CONTACT INFORMATION

ANDY LUNDSBERG

Partner, Bull Realty
Andy@BullRealty.com
404-876-1640 x 107

MICHAEL WESS, CCIM

Partner, Bull Realty
MWess@BullRealty.com
404-876-1640 x 150

BULL REALTY, INC.

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



BULL REALTY

ASSET & OCCUPANCY SOLUTIONS

Property Overview

PROPERTY HIGHLIGHTS

- Originally built as a quadraplex with 4 large one bedroom/one bath units
- Recently renovated in 2019 with updated electric, plumbing, mechanicals and interiors
- Top units share a large balcony in the front. Lower units share a large patio
- All units have in-unit laundry and separate central HVAC systems
- Private off-street parking for 4 cars in rear
- Separately metered for electric and gas
- Hardwoods throughout with tiled kitchens and baths
- Eat-in kitchens with granite countertops and stainless appliances
- A+ location: Walkable to Piedmont Park, the Eastside BeltLine Trail, Midtown business district and more

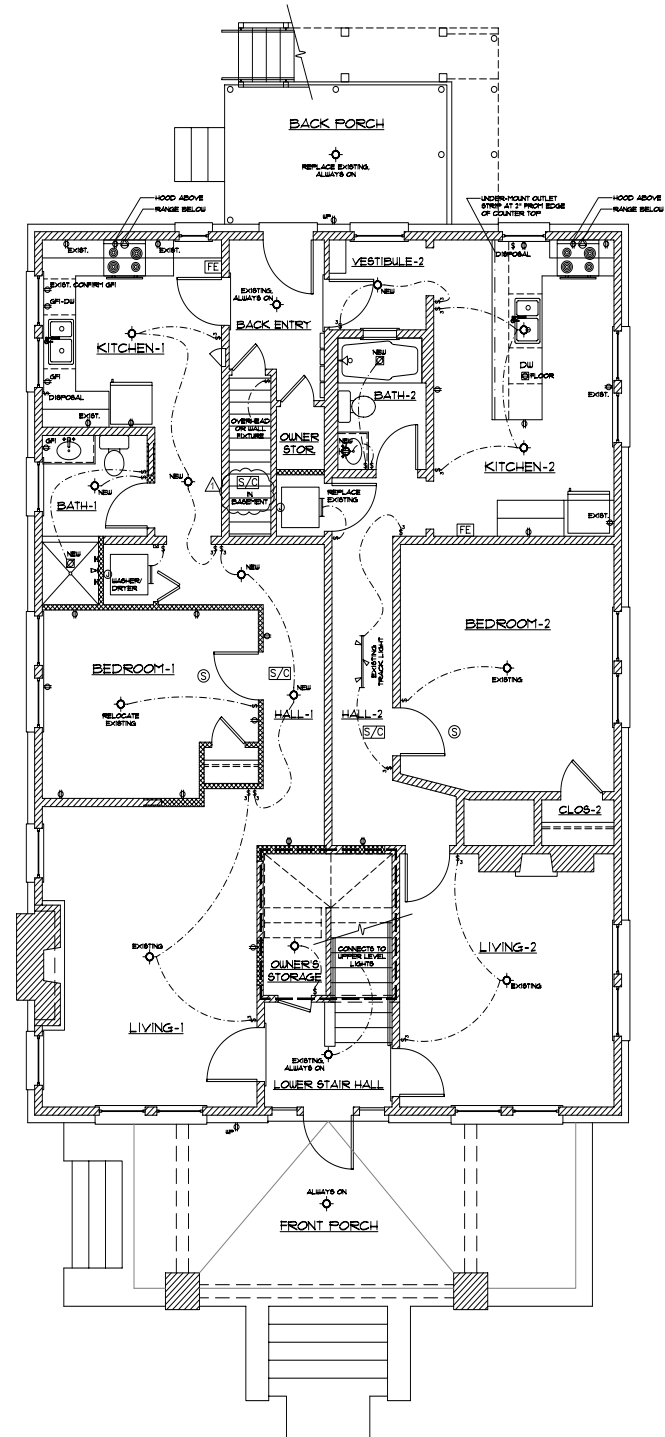
FINANCIAL

SALE PRICE:	\$1,250,000
2024 GROSS INCOME:	\$95,475

BUILDING

ADDRESS:	858 Charles Allen Dr NE Atlanta, GA 30308
COUNTY:	Fulton
FLOORS:	2
BUILDING SIZE:	± 3,600 SF
NUMBER OF UNITS:	4
UNIT TYPE:	1 Bed/1 Bath
YEAR BUILT/RENOVATED:	1925/2019
SITE SIZE:	± 0.17 AC
ZONING:	R5, Beltline Overlay
PARKING SPACES:	4
HVAC:	Central Air
UTILITIES:	Separately-metered for electric & gas
WASHER/DRYER:	In-Unit

BULL REALTY
ASSET & OCCUPANCY SOLUTIONS





Unit 1



Unit 3



[Click Here for Walkthrough Video Tour](#)



Unit 3



[Click Here for Walkthrough Video Tour](#)



Aerial



SUBJECT PROPERTY

CHARLES ALLEN DR NE

9TH ST NE

PIEDMONT PARK



Aerial



Aerial



VIRGINIA-HIGHLAND

PIEDMONT PARK



SUBJECT PROPERTY

About the Area



BULL REALTY

ASSET & OCCUPANCY SOLUTIONS

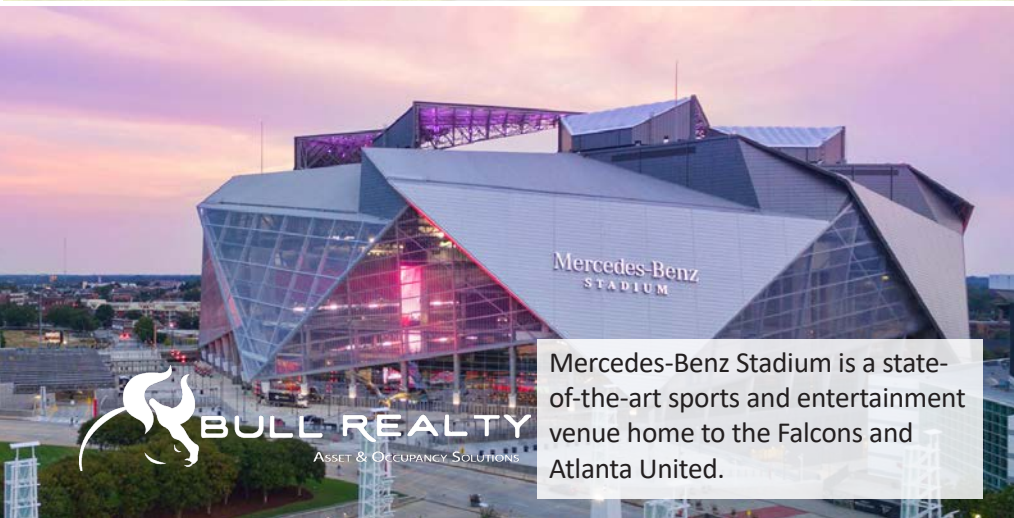
MIDTOWN

Midtown, Atlanta is a premier urban submarket that serves as a central hub for business, education, culture, and innovation. Strategically located between Downtown and Buckhead, Midtown offers unmatched connectivity via major thoroughfares and multiple MARTA rail stations, making it one of the most accessible and walkable areas in the city. It is home to a high concentration of Fortune 500 companies, leading law firms, tech startups, and major institutions such as Georgia Tech, Emory University Hospital Midtown, and the Federal Reserve Bank of Atlanta.

The district features a strong live-work-play environment supported by high-end residential options, renowned cultural attractions like the Fox Theatre and High Museum of Art, and expansive green space at Piedmont Park. Continued investment and mixed-use development have fueled growth and strengthened Midtown's appeal among both residents and businesses. With a highly educated workforce, growing population, and strong economic fundamentals, Midtown remains one of Atlanta's most desirable submarkets for long-term investment and development opportunities.



Georgia Tech is a top-ranked public research university in Atlanta, known for its strong engineering, technology, and business programs.



Mercedes-Benz Stadium is a state-of-the-art sports and entertainment venue home to the Falcons and Atlanta United.



The Fox Theatre offers unmatched historical ambiance, architectural grandeur, and a premier performing arts experience—making it a standout cultural asset.



Midtown, Atlanta features a vibrant retail scene with a mix of national brands, local boutiques, and dining options.



Bank of America Plaza is the tallest building in Atlanta and the Southeast, standing 1,023 feet tall. Located in Midtown, it features Class A office space, iconic architecture, and direct access to MARTA and major highways.



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

Page 15 of 23

In The Area

PIEDMONT PARK

Piedmont Park is a 189-acre urban park located in Atlanta, GA, offering a peaceful retreat from the city. Designed by Joseph Forsyth Johnson in the late 19th century, it features meadows, a lake, and plenty of greenery. The park hosts events, festivals, and recreational activities throughout the year, including jogging trails, sports fields, and the Atlanta Botanical Garden. Its central location in Midtown Atlanta provides skyline views, making it a popular spot for picnics and gatherings.



MIDTOWN

Midtown Atlanta is a vibrant and rapidly growing urban district that serves as a key center for business, education, and culture. It hosts a concentration of major corporations, tech firms, and prestigious institutions like Georgia Tech. Known for its walkability and strong public transit access, Midtown offers a dynamic mix of residential neighborhoods, retail, dining, and entertainment options, including theaters, galleries, and parks—making it one of Atlanta's most sought-after live-work-play communities.



EMORY UNIVERSITY HOSPITAL

Emory University Hospital in Atlanta is a top academic medical center known for advanced care in cardiology, oncology, neurology, and transplants. It's home to Georgia's largest transplant center and a specialized infectious disease unit in partnership with the CDC. The hospital is nationally recognized for excellence in patient care and medical research.



HISTORIC OLD FOURTH WARD

Historic Old Fourth Ward (O4W) in Atlanta is a vibrant neighborhood that seamlessly blends rich history with modern urban living. Situated just east of downtown, it is renowned as the birthplace of Dr. Martin Luther King Jr. and is home to significant landmarks such as the Martin Luther King Jr. National Historical Park, Ebenezer Baptist Church, and the Sweet Auburn Historic District.



PONCE CITY MARKET

Ponce City Market, is a vibrant mixed-use development in the restored Sears, Roebuck & Co. building. It features a diverse array of retailers, an expansive Central Food Hall with gourmet and casual dining options, and unique artisanal products. The rooftop, Skyline Park, offers panoramic city views, mini-golf, carnival games, and a beer garden. Connected to the Atlanta BeltLine, it encourages exploration of the surrounding area. With its blend of historic charm and modern amenities, Ponce City Market is a beloved destination for locals and tourists alike.



ATLANTA BOTANICAL GARDEN

The Atlanta Botanical Garden, spans 30 acres within Piedmont Park. Established to showcase an array of plants from around the world, it offers visitors a tranquil escape in the heart of the city. The garden features themed areas like the Japanese Garden and the Desert House, as well as seasonal displays and sculptures. With its central location and lush greenery, the Atlanta Botanical Garden provides a serene retreat in Midtown neighborhood.



Demographics



POPULATION

1 MILE	3 MILES	5 MILES
42,329	212,480	427,692



HOUSEHOLDS

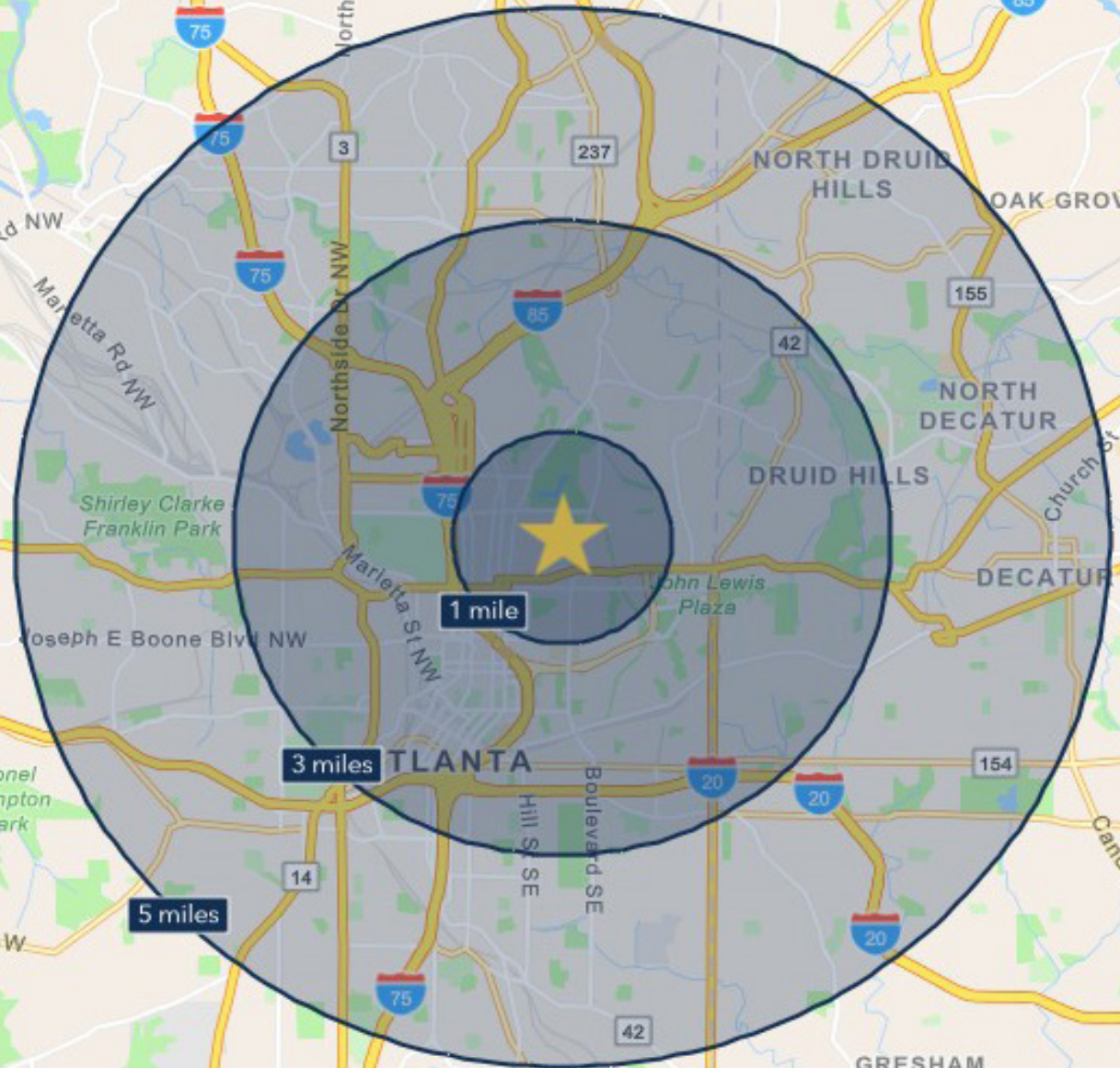
1 MILE	3 MILES	5 MILES
33,493	124,818	237,224



AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILES	5 MILES
\$157,306	\$158,415	\$157,947

Source: 2025 ESRI



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"

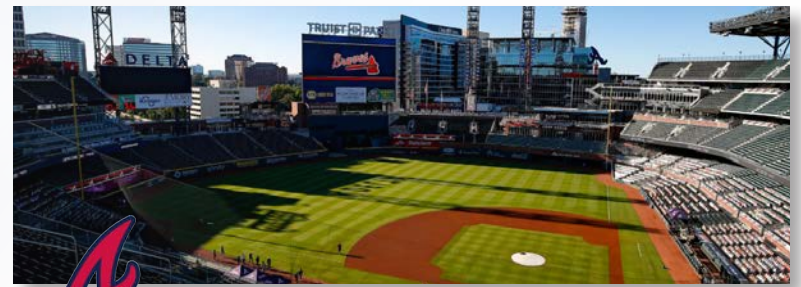
#2 MOVING DESTINATION IN THE NATION

-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.



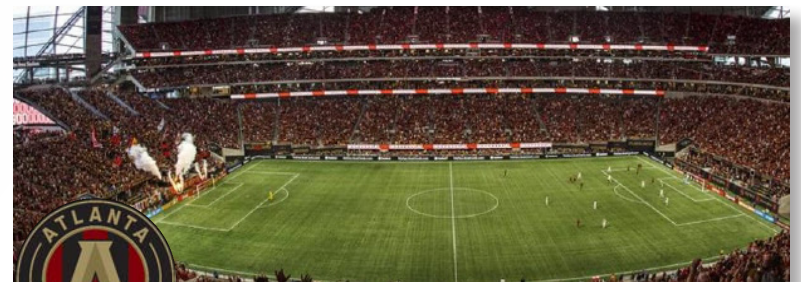
ATLANTA BRAVES | TRUIST PARK



ATLANTA FALCONS | MERCEDES-BENZ STADIUM



ATLANTA HAWKS | STATE FARM ARENA



ATLANTA UNITED FC | MERCEDES-BENZ STADIUM

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**



Team Profile



ANDY LUNDSBERG

Partner
Andy@BullRealty.com
404-876-1640 x 107



MICHAEL WESS, CCIM

Partner
MWess@BullRealty.com
404-876-1640 x 150



AUBRI FRANKLIN
MARKETING



TORI ROBB
MARKETING



CARLEIGH PALUMBO
MARKETING



MEGAN MURPHY
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 858 Charles Allen Dr NE, 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 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 _____

ANDY LUNDSBERG

Partner, Bull Realty

Andy@BullRealty.com

404-876-1640 x 107

MICHAEL WESS

Partner, Bull Realty

MWess@BullRealty.com

404-876-1640 x 150

BULL REALTY, INC.

50 Glenlake Parkway, Suite 600

Atlanta, GA 30328

BullRealty.com