

# Perimeter Office Park

**Value & Location for Less Than \$28/SF**

7094 Peachtree Industrial Blvd | Norcross, GA | 30071



 **BULL REALTY.COM**  
COMMERCIAL REAL ESTATE

**Peachtree Executive Office Park Portfolio**  
**7094 Peachtree Industrial Blvd | Norcross, GA | 30071**

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*Any included income, expenses, cap rates, costs, return estimates, renovations, measurements, square footage, acreage, projections, interest rates, loan terms, property condition, possible uses, zoning and other information herein may have been provided by the seller, landlord or other outside sources and while deemed to be reliable, may be estimated, projected, is subject to change, and/or may be limited in scope, and therefore shall not be relied upon as accurate. Any such information important to the purchaser, lessee or other parties should be independently confirmed within an applicable due diligence period. Please do not disturb the management, business, tenants or sellers. This offer is subject to prior change or sale without notice.*



*Motivated seller!* This attractive and convenient 6+ acre campus includes four multi-tenant, C-2 zoned buildings which are part of Peachtree Executive Office Park. The offering includes 3 of the 4 buildings (Buildings 1, 2 & 3), all 2 story and approximately 22K SF each, in addition to a buildable pad.

The campus offers easy access to major highways and outstanding visibility on US 141 (Peachtree Industrial Blvd) with traffic counts of nearly 100,000 vehicles per day. Population within 3 miles is over 92,000 with an average household income that exceeds \$85,000. You will also like the attractive grounds, parking, convenience and expansion capability.

Close to the Central Perimeter, this cost effective option has LOCATION & VALUE! Owner/users can offset overhead with tenant rents. Current occupancy is 44%. Modest projections bring occupancy to 82% +/- by 2015!

Located in Gwinnett County, GA, the offering includes a 1 acre buildable pad (Tract E). Buildings and pad can be sold separately or as a portfolio. All buildings and Tract E are separately deeded with the owners sharing common area expenses (landscaping, water, security, and trash removal). Tract E can accommodate another single or two story structure of up to 20,000 + SF. (*Inquire about pricing of individual buildings.*)

This offering is located at 7094 Peachtree Industrial Blvd, Norcross, GA 30071, just off the Winter's Chapel exit of GA 141. It is close to Perimeter Mall, Northside Hospital, and just outside of I-285.

**OFFERED for sale at \$1,975,000.00, this includes buildings (priced at less than \$28/SF) and the additional tract (valued at \$150K).**

<b>Location/County:</b>	Norcross, GA/ Gwinnett County 7094 Peachtree Industrial Blvd, Norcross, GA 30071
<b>Property Type:</b>	Multi-tenant campus of three 2-story office buildings, and a buildable tract of land, Tract E. The buildings and Tract E are separately deeded as part of the "Peachtree Executive Office Park Owners' Association".
<b>Included in Sale:</b>	Building 1, Building 2 Building 3, and Tract E with access to Common areas
<b>Not Included in Sale:</b>	Building 4 , separately owned
<b>Improvement Size:</b>	66,000 +/- square feet for the three buildings
<b>Parcel Size:</b>	5+/- acres including common areas.
<b>Floor Plans:</b>	Included, though they are not warranted to be current
<b>Occupancy:</b>	44% +/- estimated
<b>Topography:</b>	Level
<b>Traffic Count:</b>	90,000 +/- vehicles per day on GA 141
<b>Year Built:</b>	1975
<b>Construction Type:</b>	Insulated double pane 1" glass curtain walls with stucco fascia panels over metal lath.
<b>Elevators:</b>	None/ 2 story with external stairs in each building
<b>Parking Spaces:</b>	370 for entire campus though each building has dedicated parking
<b>Zoning:</b>	C-2 (Gwinnett County, GA)
<b>Price:</b>	<b>\$1,975,000.00 including land or \$27.65/SF</b>

## Rent Roll Summary

	<u>Size/SF</u>	<u>% Occupancy</u>	<u>Annual Gross Rents</u>
<b>Building 1</b>	22,149	52.75%	\$124,154
<b>Building 2</b>	21,978	60.75%	\$156,284
<b>Building 3</b>	<u>21,873</u>	<u>19.02%</u>	<u>\$53,673</u>
<b>Total</b>	66,000	44.24%	\$334,112
<b>Total Occupied SF</b>	29,198		
<b>Average Rent/SF</b>			\$11.44
<b>Estimated Current Expenses</b>			\$257,904
<b>Estimated Expenses/SF</b>			\$3.91
<b>Price:</b>			\$1,975,000
	<i>Buildings</i>		\$1,825,000
	<i>Land (Tract E)</i>		\$150,000
<b>Price/SF of Buildings</b>			<b>\$27.65</b>

### Proforma Projections:

Based upon lease up of 25% of vacant space per year at \$10/SF, with rents and expenses escalating at 3% per year, the potential proforma in year 2015 at 82% occupancy with average rents of \$11.79/SF, full service, translates to a **20+% cap rate**.

*For more detailed information regarding rent rolls and financial projections, please submit a Confidentiality Agreement.*

Peachtree Executive Office Park  
Property Configuration

	<u>Building 1</u>	<u>Building 2</u>	<u>Building 3</u>	<u>Tract E</u>	<u>Building 4</u>
<b>Estimated SF</b>	22,149	21,978	21,873	n/a	10,460
<b>Estimated Occupancy</b>	52.75%	60.75%	19.02%	n/a	100%
<b>Association Allocation*</b>	28.18%	27.96%	27.83%	2.00%	14.04%

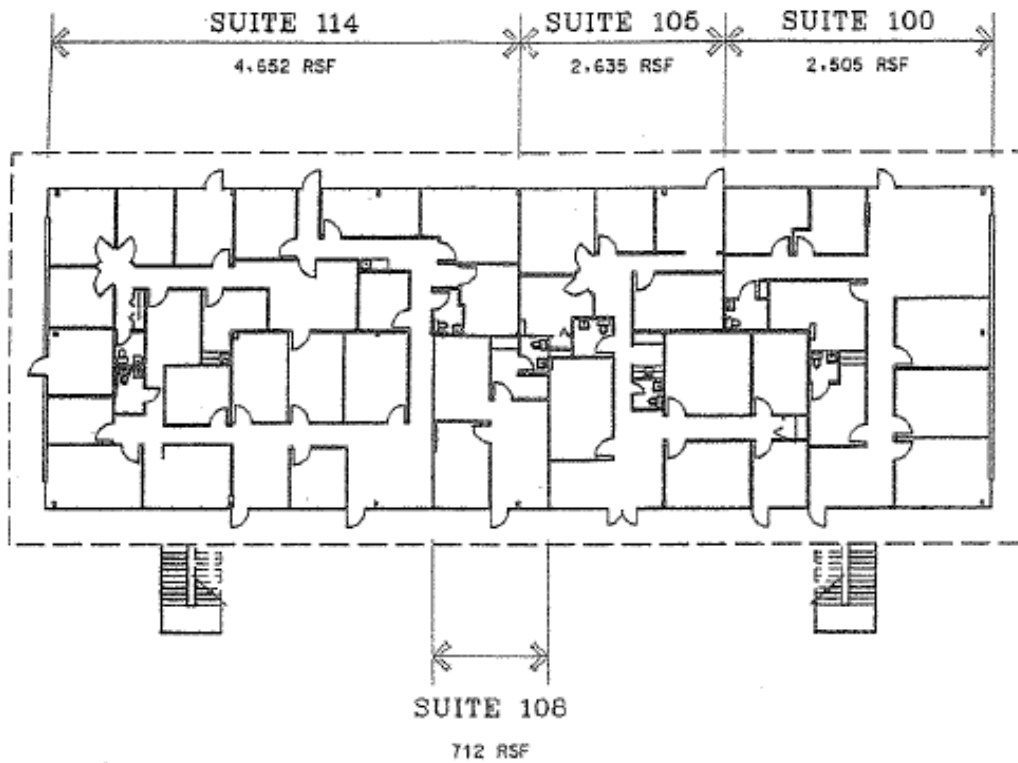
\*The *Peachtree Executive Owner' Association* has an operating agreement filed with Gwinnett County which provides for the collection of fees from each building owner for a prorate portion of common area expenses which currently include water/sewer, common area lighting, landscaping, security, and trash removal. At present, the current owner of Buildings 1—3 and Tract E is paying for all common area expenses which is included in the financial summary.



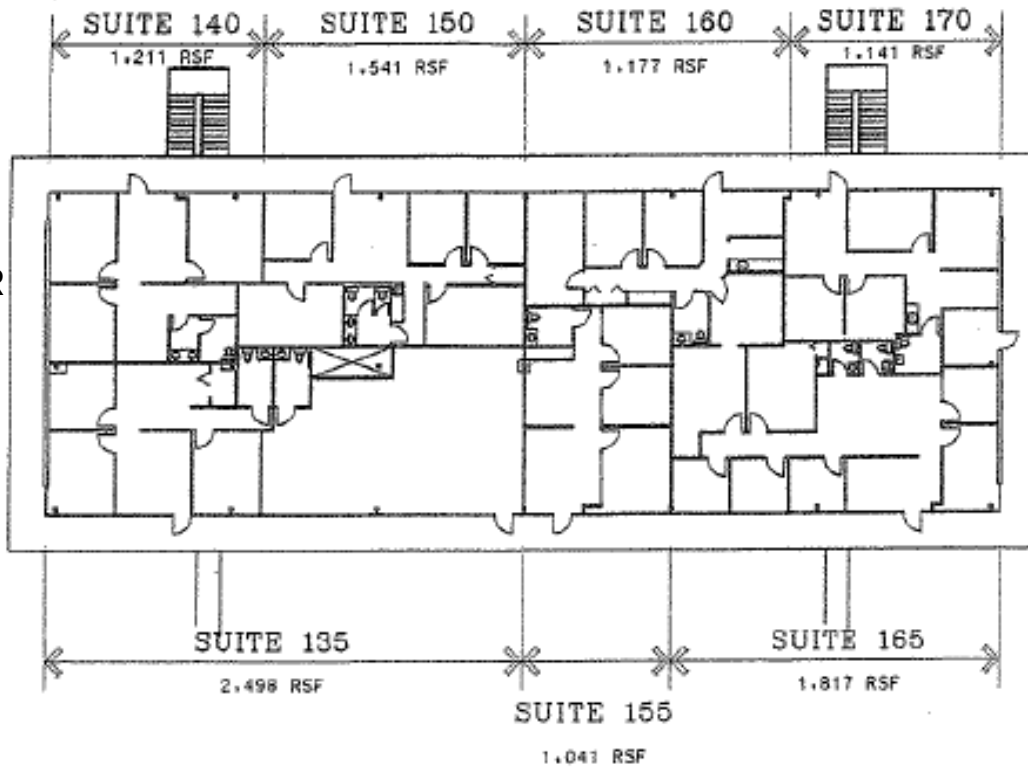


Note: Photos are not warranted to be current.

FIRST FLOOR



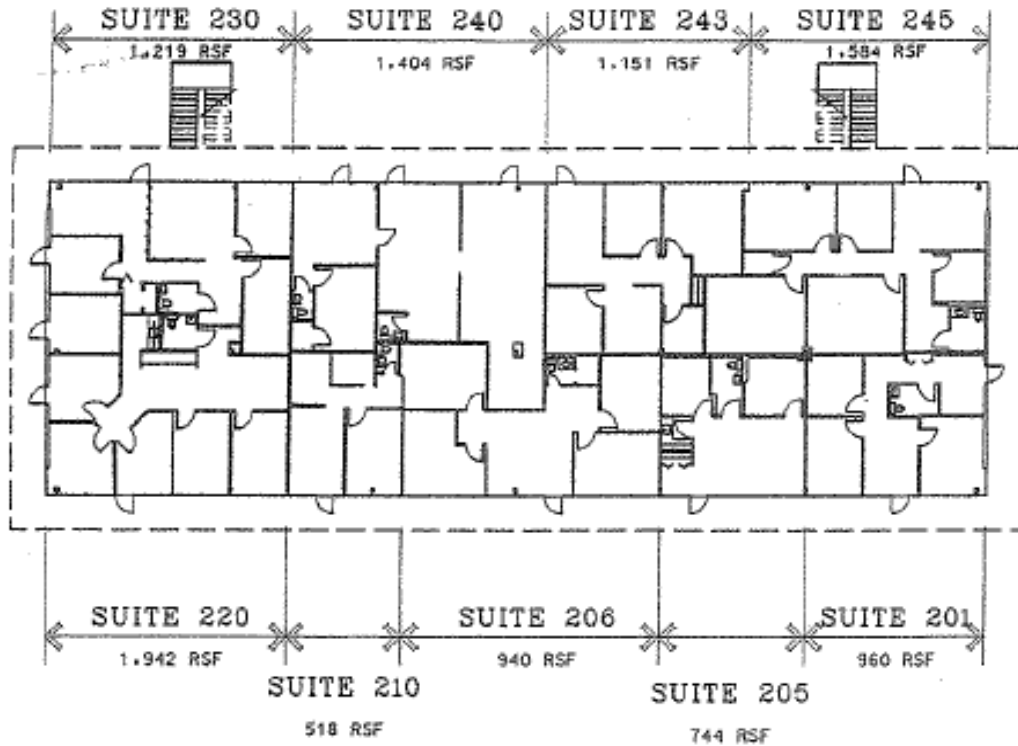
SECOND FLOOR



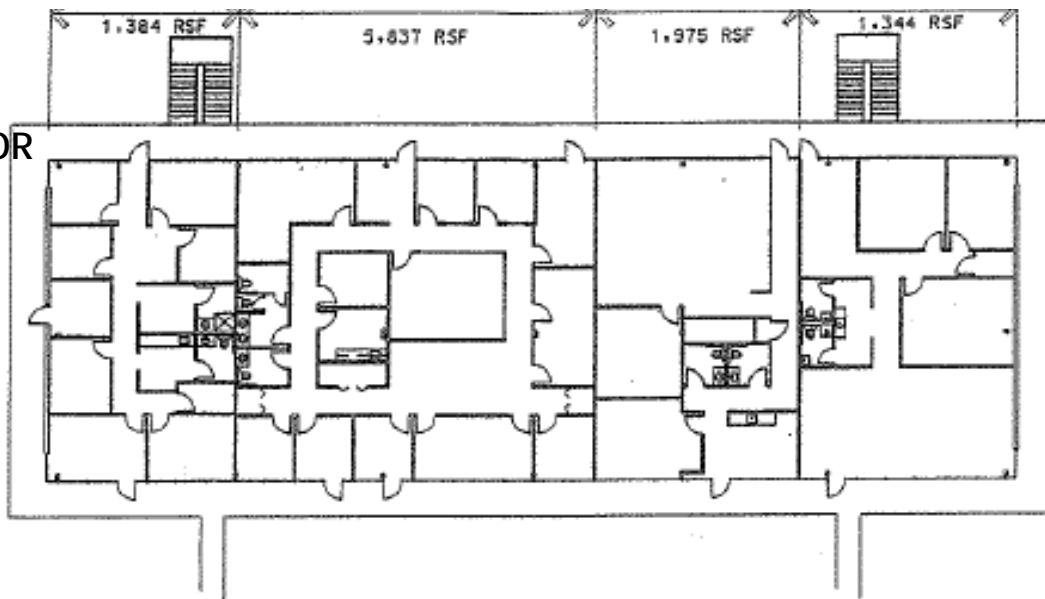
Floor plans are for illustration purposes only. Exact measurements and current configuration should be independently confirmed within applicable due diligence period.



FIRST FLOOR

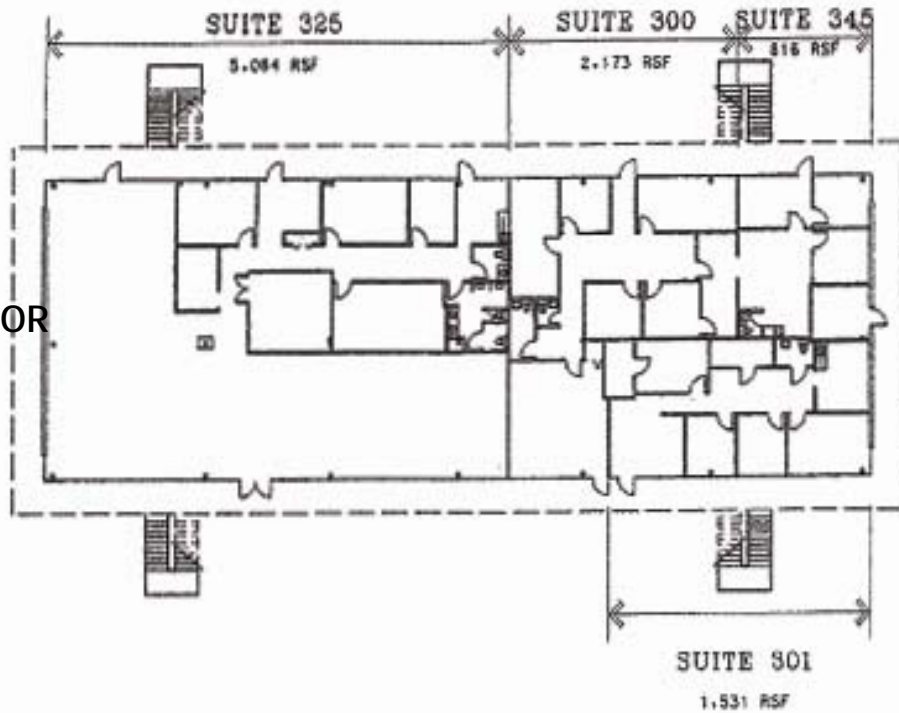


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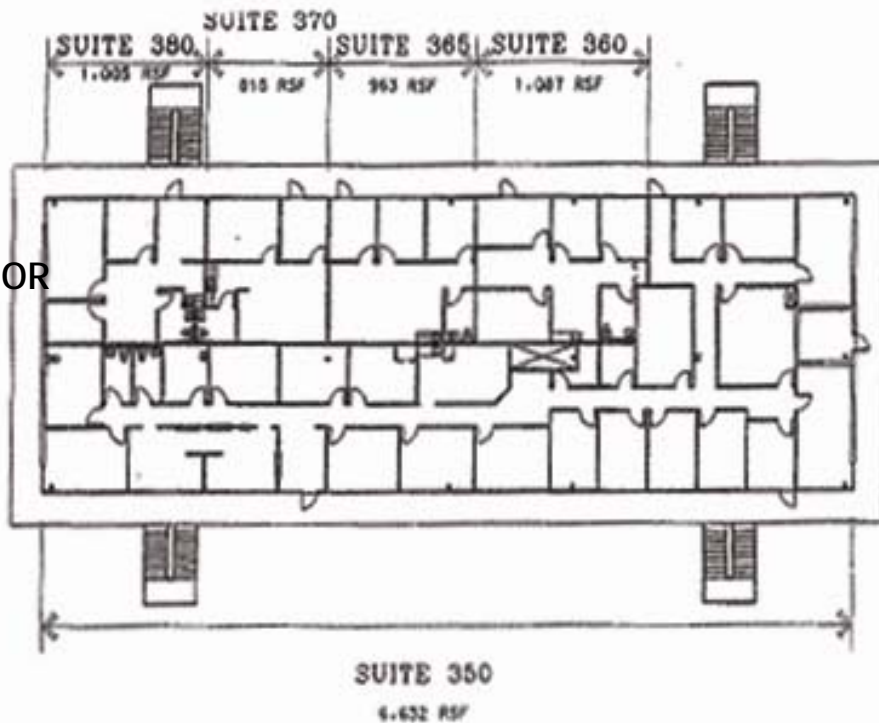


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FIRST FLOOR

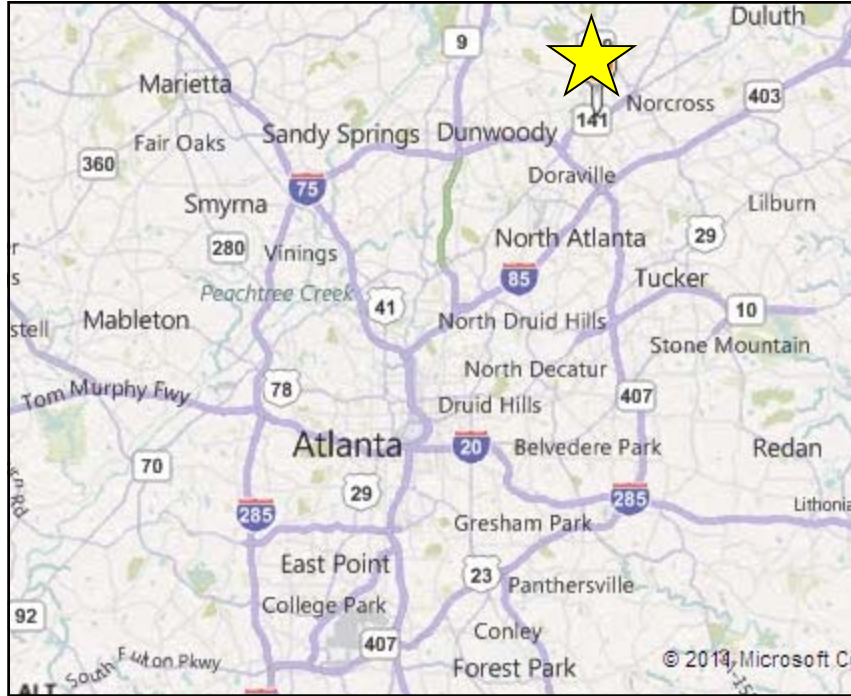


SECOND FLOOR



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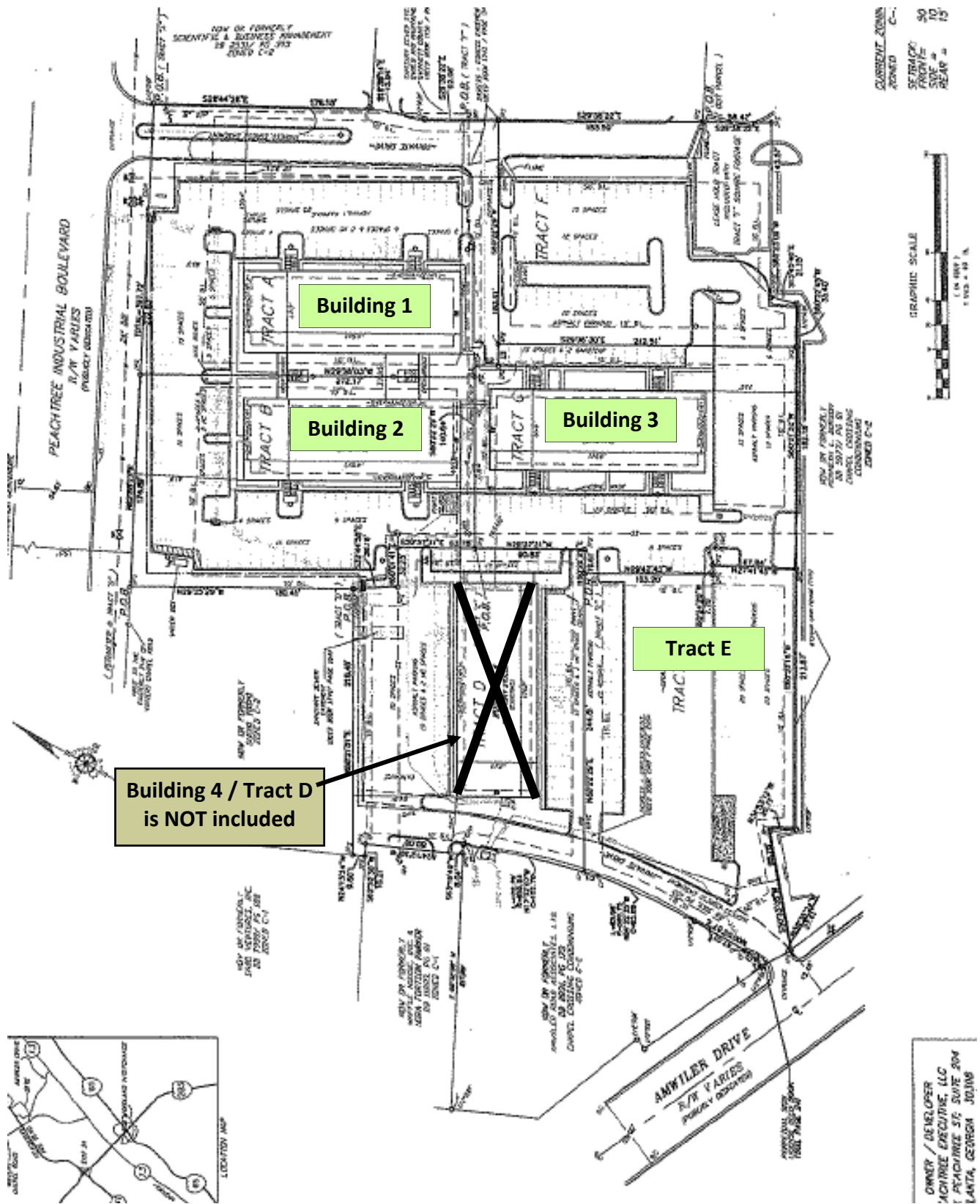


Building 4  
Not included



TRAFFIC COUNT:  
98,600





## Subject Property



Location:	7094 Peachtree Industrial Blvd, Norcross, 30071
Year Built:	1975
Sq. Ft.:	66,000
<b>Price per SF</b>	<b>\$27.65</b>
<b>Total Price:</b>	<b>\$1,975,000 (\$150,000 of this is for land value)</b>



Location:	1536 Dunwoody Village Pkwy., Dunwoody, 30338
Sq. Ft.:	22,844
Year Built:	1974
Sale Date	6/30/2010
<b>Price per SF</b>	<b>\$43.78</b>



Location:	6789 Peachtree Industrial Blvd., Atlanta, 30360
Sq. Ft.:	33,471
Year Built:	1980
Date Sold:	12/3/2010
<b>Price per SF</b>	<b>\$40.40</b>



Location:	6062 Buford Hwy., Norcross, 30071
Sq. Ft.:	18,300
Year Built:	1985
Date Sold:	8/20/2010
<b>Price per SF</b>	<b>\$38.25</b>



Location:	500 Pinnacle Ct., Bldg 500, Norcross, 30071
Sq. Ft.:	43,433
Year Built:	1989
Date Sold:	11/17/2010
<b>Price per SF</b>	<b>\$27.51</b>

## Subject Property



Location:	7094 Peachtree Industrial Blvd, Norcross, 30071
Year Built:	1975
Sq. Ft.:	66,000
<b>Price per SF:</b>	<b>\$27.65</b>
<b>Total Price:</b>	<b>\$1,975,000 (\$150,000 of this is for land value)</b>



Location:	3110 Crossing Park Rd, Norcross, 30071
Sq. Ft.:	24,694
Year Built:	1983
<b>Price per SF:</b>	<b>\$80.18</b>
Total Price:	\$1,980,000



Location:	5815 Live Oak Pkwy, Norcross, 30071
Sq. Ft.:	20,214
Year Built:	1986
<b>Price per SF:</b>	<b>\$75.00</b>
Total Price:	\$1,516,050



Location:	7001 Peachtree Industrial Blvd, Norcross, 30071
Sq. Ft.:	60,159
Year Built:	1972
<b>Price per SF:</b>	<b>\$36.57</b>
Total Price:	\$2,200,000



Location:	5455 Buford Hwy & Stewart Rd, Doraville, 30340
Sq. Ft.:	54,932
Year Built:	1972/1984
<b>Price per SF:</b>	<b>34.59</b>
Total Price:	\$1,900,000

# Demographic Summary

Peachtree Executive Office P...  
7094 Peachtree Industrial Blvd, Norcross, GA 30071-1024  
Ring: 1, 3, 5 Miles

Latitude: 33.930607  
Longitude: -84.262482

	1 mile radius	3 miles radius	5 miles radius
<b>2010 Population</b>			
Total Population	12,997	91,933	259,660
Male Population	55.3%	52.2%	52.2%
Female Population	44.7%	47.8%	47.8%
Median Age	30.4	32.5	33.7
<b>2010 Income</b>			
Median HH Income	\$59,234	\$65,355	\$72,773
Per Capita Income	\$26,009	\$32,990	\$36,629
Average HH Income	\$68,334	\$85,413	\$98,908
<b>2010 Households</b>			
Total Households	4,844	35,332	95,884
Average Household Size	2.68	2.56	2.68
<b>2010 Housing</b>			
Owner Occupied Housing Units	20.8%	35.9%	44.0%
Renter Occupied Housing Units	70.4%	55.0%	46.8%
Vacant Housing Units	8.8%	9.1%	9.2%
<b>Population</b>			
1990 Population	7,498	60,379	169,320
2000 Population	9,994	78,228	221,351
2010 Population	12,997	91,933	259,660
2015 Population	14,233	97,159	273,556
1990-2000 Annual Rate	2.92%	2.62%	2.72%
2000-2010 Annual Rate	2.6%	1.59%	1.57%
2010-2015 Annual Rate	1.83%	1.11%	1.05%

In the identified market area, the current year population is 259,660. In 2000, the Census count in the market area was 221,351. The rate of change since 2000 was 1.57 percent annually. The five-year projection for the population in the market area is 273,556, representing a change of 1.05 percent annually from 2010 to 2015. Currently, the population is 52.2 percent male and 47.8 percent female.

<b>Households</b>			
1990 Households	3,492	26,026	69,053
2000 Households	3,937	30,935	83,777
2010 Households	4,844	35,332	95,884
2015 Households	5,237	37,217	100,992
1990-2000 Annual Rate	1.21%	1.74%	1.95%
2000-2010 Annual Rate	2.04%	1.31%	1.33%
2010-2015 Annual Rate	1.57%	1.04%	1.04%

The household count in this market area has changed from 83,777 in 2000 to 95,884 in the current year, a change of 1.33 percent annually. The five-year projection of households is 100,992, a change of 1.04 percent annually from the current year total. Average household size is currently 2.68, compared to 2.62 in the year 2000. The number of families in the current year is 56,961 in the market area.

## Housing

Currently, 44.0 percent of the 105,585 housing units in the market area are owner occupied; 46.8 percent, renter occupied; and 9.2 percent are vacant. In 2000, there were 87,362 housing units - 50.0 percent owner occupied, 45.8 percent renter occupied and 4.2 percent vacant. The rate of change in housing units since 2000 is 1.87 percent. Median home value in the market area is \$210,270, compared to a median home value of \$157,913 for the U.S. In five years, median home value is projected to change by 0.56 percent annually to \$216,262. From 2000 to the current year, median home value changed by 0.68 percent annually.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015. Esri converted 1990 Census data into 2000 geography.

Source: STDB.com



# Demographic Summary

Peachtree Executive Office P...

7094 Peachtree Industrial Blvd, Norcross, GA 30071-1024

Ring: 1, 3, 5 Miles

Latitude: 33.930607

Longitude: -84.262482

	1 mile radius	3 miles radius	5 miles radius
<b>Median Household Income</b>			
1990 Median HH Income	\$32,175	\$38,520	\$41,609
2000 Median HH Income	\$39,936	\$48,591	\$55,389
2010 Median HH Income	\$59,234	\$65,355	\$72,773
2015 Median HH Income	\$67,429	\$75,865	\$84,873
1990-2000 Annual Rate	2.18%	2.35%	2.9%
2000-2010 Annual Rate	3.92%	2.93%	2.7%
2010-2015 Annual Rate	2.63%	3.03%	3.12%
<b>Per Capita Income</b>			
1990 Per Capita Income	\$19,935	\$21,192	\$22,649
2000 Per Capita Income	\$19,649	\$26,210	\$29,205
2010 Per Capita Income	\$26,009	\$32,990	\$36,629
2015 Per Capita Income	\$29,473	\$38,281	\$42,162
1990-2000 Annual Rate	-0.14%	2.15%	2.57%
2000-2010 Annual Rate	2.77%	2.27%	2.23%
2010-2015 Annual Rate	2.53%	3.02%	2.85%
<b>Average Household Income</b>			
1990 Average Household Income	\$41,307	\$49,369	\$55,358
2000 Average Household Income	\$48,060	\$65,312	\$76,640
2010 Average HH Income	\$68,334	\$85,413	\$98,908
2015 Average HH Income	\$78,380	\$99,541	\$113,886
1990-2000 Annual Rate	1.53%	2.84%	3.31%
2000-2010 Annual Rate	3.49%	2.65%	2.52%
2010-2015 Annual Rate	2.78%	3.11%	2.86%

#### Households by Income

Current median household income is \$72,773 in the market area, compared to \$54,442 for all U.S. households. Median household income is projected to be \$84,873 in five years. In 2000, median household income was \$55,389, compared to \$41,609 in 1990.

Current average household income is \$98,908 in this market area, compared to \$70,173 for all U.S. households. Average household income is projected to be \$113,886 in five years. In 2000, average household income was \$76,640, compared to \$55,358 in 1990.

Current per capita income is \$36,629 in the market area, compared to the U.S. per capita income of \$26,739. The per capita income is projected to be \$42,162 in five years. In 2000, the per capita income was \$29,205, compared to \$22,649 in 1990.

#### Population by Employment

Total Businesses	798	5,830	14,772
Total Employees	9,790	63,088	162,575

Currently, 88.9 percent of the civilian labor force in the identified market area is employed and 11.1 percent are unemployed. In comparison, 89.2 percent of the U.S. civilian labor force is employed, and 10.8 percent are unemployed. In five years the rate of employment in the market area will be 91.2 percent of the civilian labor force, and unemployment will be 8.8 percent. The percentage of the U.S. civilian labor force that will be employed in five years is 91.2 percent, and 8.8 percent will be unemployed. In 2000, 72.8 percent of the population aged 16 years or older in the market area participated in the labor force, and 0.0 percent were in the Armed Forces.

In the current year, the occupational distribution of the employed population is:

- 68.8 percent in white collar jobs (compared to 61.6 percent of U.S. employment)
- 14.3 percent in service jobs (compared to 17.3 percent of U.S. employment)
- 16.9 percent in blue collar jobs (compared to 21.1 percent of U.S. employment)

In 2000, 70.2 percent of the market area population drove alone to work, and 4.0 percent worked at home. The average travel time to work in 2000 was 27.6 minutes in the market area, compared to the U.S. average of 25.5 minutes.

#### Population by Education

In 2010, the educational attainment of the population aged 25 years or older in the market area was distributed as follows:

- 15.1 percent had not earned a high school diploma (14.8 percent in the U.S.)
- 16.7 percent were high school graduates only (29.6 percent in the U.S.)
- 6.2 percent had completed an Associate degree (7.7 percent in the U.S.)
- 29.7 percent had a Bachelor's degree (17.7 percent in the U.S.)
- 16.4 percent had earned a Master's/Professional/Doctorate Degree (10.4 percent in the U.S.)

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015. Esri converted 1990 Census data into 2000 geography.

Source: STDB.com

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Information contained herein may have been provided by outside sources and while deemed to be reliable, may be estimated, projected, subject to change, and/or limited in scope, and therefore should not be relied upon as accurate. Information should be independently confirmed within an applicable due diligence period.



**Andy Lundsberg**  
Vice President,  
Retail Investments  
Bull Realty, Inc.

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Andy@BullRealty.com

Andy Lundsberg joined Bull Realty with over 10 years of sales, marketing and real estate experience. Within Bull Realty, he specializes in office and investment properties doing both leasing and sales. In 2009, Andy was one of the top 5 agents at Bull Realty and achieved the 2009 Commercial Board of Realtors Million Dollar Club designation.

Prior to his career in commercial real estate, Andy worked for a national diagnostic imaging company as director of sales and marketing, Coca-Cola as a business development manager and was head of on-site sales and marketing for a condominium project with a large residential real estate firm in Atlanta.

With his expertise in the real estate industry and successful sales record, he can help you determine the right investment for you; whether you are looking to buy, lease or sell commercial real estate.



**Nancy Miller, CCIM, MBA**  
Vice President,  
Retail Investments  
Bull Realty, Inc.

404.876.1640 x 118  
Nancy@BullRealty.com

Nancy Miller joined Atlanta based Bull Realty in 2001. Nancy has held a Georgia real estate sales license for over 25 years and is licensed in several Southeastern states. She brings experience from both sides of the table as a real estate investor and broker. Nancy personally owns several investment properties, including a net leased Dollar General. Since joining Bull Realty, Nancy has brokered nearly one hundred million dollars in investment sales and leasing transactions.

Nancy's personalized approach includes identifying client goals, priorities and timeframes. She will develop a game plan designed to exceed expectations which translates into adding value and maximizing returns.

Nancy's practice focuses mainly on retail and office investment properties.

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Bull Realty is a commercial real estate brokerage firm based in Atlanta providing marketing, acquisition, leasing and management services for lenders, investors and users of commercial real estate across the country. The firm was founded in 1998 and currently has three offices, thirty brokers and ten staff members.

- Bull Realty provides services including marketing for 74 lenders.
- *Web Trends* reports that Bull Realty.com receives over 70,000 page hits per day.
- *Google* consistently chooses BullRealty.com as the number one site for the most often used search phrase for commercial real estate in Georgia, "commercial real estate Georgia".
- Specific broker teams specialize in office, retail, industrial, apartments, land, hospitality, special asset/ foreclosure services and single tenant net leased properties.
- The firm hosts the Commercial Real Estate Show, a talk radio show which airs at 10AM EST every Saturday on air at biz1190AM and on-line at [www.CommercialRealEstateShow.com](http://www.CommercialRealEstateShow.com).

**Confidentiality Agreement**

Fax completed form to:  
**ANDY LUNDSBERG**  
**404.876.7073**

This Confidentiality Agreement ("Agreement") is made and agreed to for the benefit of the undersigned party ("Prospect"), the owner of the subject property and undersigned agent for the owner Bull Realty Incorporated ("Broker").

Now therefore in consideration of the privileges granted to Prospect with respect to receiving certain confidential information, and other good and valuable consideration, the Prospect hereby agrees to the following:

**I. Confidential Information:**

Prospect will receive confidential information regarding a property referred to as **Peachtree Executive Office Park Portfolio, 7094 Peachtree Industrial Blvd, Norcross, GA 30071**. Prospect agrees to not disclose with any person that the property may be available for sale or that discussions or negotiations are taking place concerning a possible purchase of 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. Prospect 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:**

Prospect hereby warrants that it is acting as a principal only, and not as a broker, regarding this contemplated transaction. Prospect acknowledges and agrees that Bull Realty, Incorporated, the seller/landlord's agent will be used as the sole broker or agent in connection with the purchase of the property paid by Seller/Landlord. Prospect agrees to not be involved in any arrangement to purchase the property, in whole or part, as a lender, partner or in other manner, unless Bull Realty, Incorporated is included as the only Real Estate Broker paid in the transaction by the seller/landlord. Prospect reserves the right to involve any agent, broker, attorney or other advisor in the transaction provided said party is paid by the Purchaser and said party has agreed in writing to the confidentiality in paragraph one of this agreement.

This Agreement shall be governed and construed in accordance with the laws of the State of Georgia.

Accepted and agreed to this \_\_\_\_\_ day of \_\_\_\_\_, 201\_\_.

<b>Prospect</b>	<b>Listing Broker</b>
By: _____	By: _____
Title: _____	Name: Andy Lundsberg
Company: _____	Company: Bull Realty, Inc.
Address: _____	Address: 1801 Piedmont Ave.
	Atlanta, Georgia 30324
Phone: _____	Phone: 404.876.1640
Fax: _____	Fax: 404.876.7073
Email: _____ (required)	Email: Andy@BullRealty.com /Nancy@BullRealty.com

*\*Please use black ink and print clearly.*

