



# 100% Leased | 9.4 cap rate

## Midtown Atlanta Two-Tenant Retail Investment



**H&R Block and American Haircuts**

The Confidential 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 Confidential 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 Confidential 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 Confidential 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.

This Confidential Memorandum may be used only by parties approved by the Owner. The Property is privately offered, and by accepting this Confidential Memorandum, the party in possession hereof agrees (i) to return it if requested and (ii) that this Confidential Memorandum and its contents are of a confidential nature and will be held and treated in the strictest confidence. No portion of this Confidential 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 Confidential Memorandum in its entirety and all documents, disks and other information provided in connection therewith.

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*For more information, please contact:*

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**Partner**

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## Executive Summary

### **100% Leased Midtown Atlanta Retail Investment | 9.4 Cap Rate**

Aqua Midtown Tower  
20 Tenth Street  
Atlanta, GA 30309

There has never been a better opportunity to acquire one of Atlanta's best located retail locations. This high-exposure retail condo sits prominently on the street level of the Aqua tower on the corner of 10th Street and West Peachtree, one of the most prestigious residential condominium towers in the Southeast [www.aquamidtown.com](http://www.aquamidtown.com)

This approximately 3,461 square foot space consists of two high-exposure units fronting two prominent streets West Peachtree & Tenth Street. The 1,548 square foot space has a brand new lease with H&R Block through 4/30/18, and is adjacent to the front door of the Aqua tower. The 1,913 square foot space is leased to American Haircuts, a successful high-end barber shop concept voted "Best Barbershop" in Atlanta by Creative Loafing for two years straight, who recently renewed their lease for another 5-year term. With a current NOI of \$103,419, this property is priced to sell at a 9.4% cap rate. Solid yield AND location ... it doesn't get much better than this. Return the Confidentiality Agreement today for full financial details.

**Offered at \$1,100,000**



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# Investment Overview



<b>Tenant:</b>	Metro Mens Grooming Midtown, LLC d/b/a American Haircuts
<b>Lease commencement:</b>	January 1, 2009
<b>Term End:</b>	March 31, 2014 *
<b>Renewal Option:</b>	One 5-year renewal term with 3% escalations has been exercised*
<b>Size:</b>	+/- 1,913 sq ft
<b>Lease Type:</b>	NNN

<b>Tenant:</b>	H&R Block Eastern Enterprises, Inc. A Missouri Corporation, d/b/a H&R Block
<b>Lease commencement:</b>	November 27, 2013
<b>Term End:</b>	April 30, 2018
<b>Renewal Option:</b>	One 3-year renewal term option with 3% escalations
<b>Size:</b>	+/- 1,548 sq ft
<b>Lease Type:</b>	NNN with fixed expense stop

<b>HOA Condo Expense:</b>	\$18,624.12 annually
<b>Insurance expense:</b>	\$4,969 annual premium
<b>Estimated Tax Expense:</b>	\$11,996.37
<b>NOI:</b>	\$103,419
<b>Price:</b>	\$1,100,000
<b>Cap Rate:</b>	9.4%

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# Location Overview

With its location at the corner of West Peachtree Street, NW and 10th Avenue, Aqua is located along a busy thoroughfare connecting Georgia Tech and the Midtown area of Atlanta.

Situated across from MARTA's Midtown station, the stop for Piedmont Park, Midtown shopping and Crescent Street restaurants, night life and just blocks from The Midtown Mile and Centergy, Georgia Tech's new technology development center.

Demographics	1 Miles	2 Miles	5Miles
<b>Population</b>	33,495	154,646	328,866
<b>Households</b>	14,885	73,835	150,600
<b>Median HH Income</b>	\$47,968	\$41,529	\$40,709



## 100% Leased Midtown Atlanta Retail Investment

## Aqua - Building Details

According to Atlanta Skyrise.com, “When **Aqua** opened its doors in September 2007, **Atlanta** saw its first glimmer of coolness for a condo building in Midtown. Originally billed as bringing a little bit of South Beach to Atlanta, **Aqua** was the first building to offer its residents private elevator access directly into their unit. This is a feature most Miami buildings offer their residents as a standard feature. **Aqua** has a sleek glass exterior fronting 10th street and residences have superb views of the surrounding skyline from most units. This is a boutique building with convenient access to restaurants, shopping, nightlife, Marta and even a grocery store right next door.

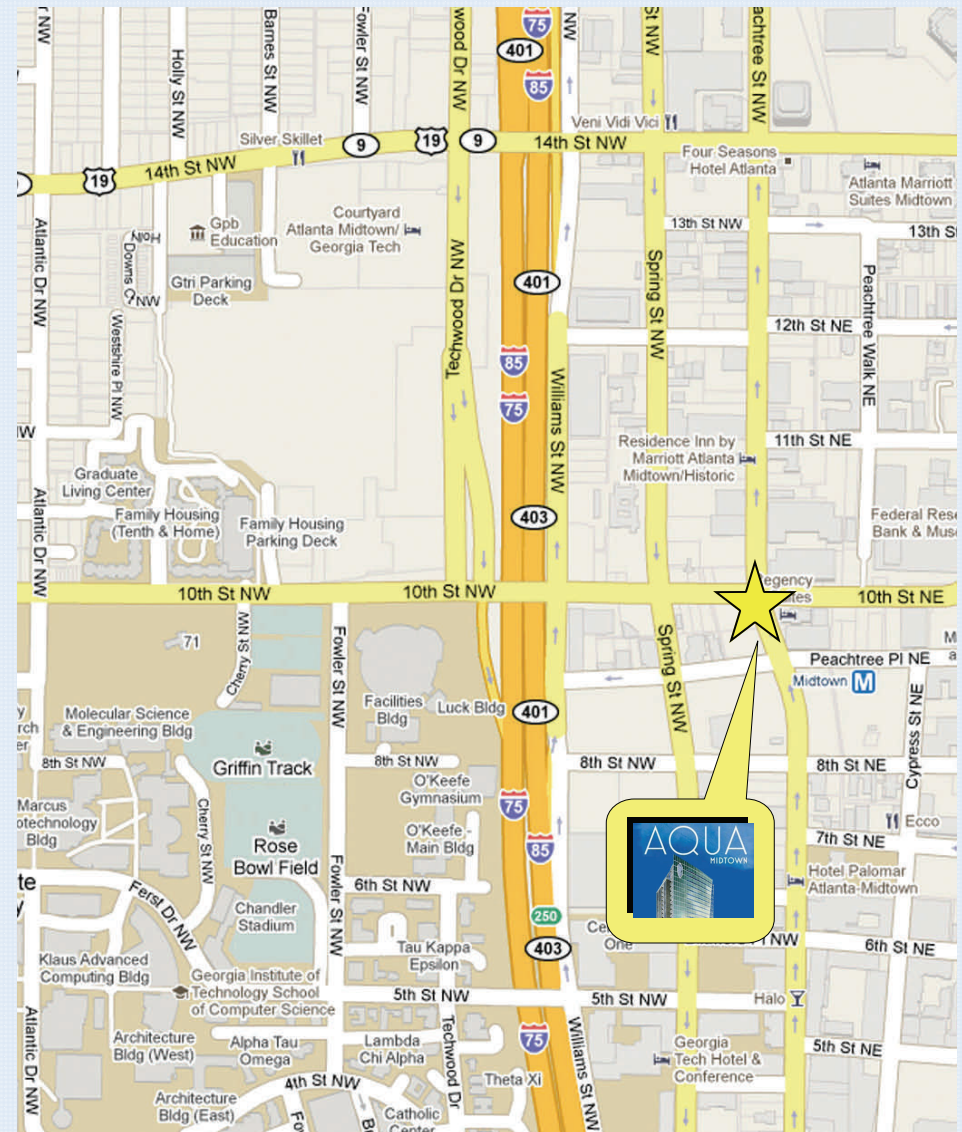
Residences are designed for comfort, style and convenience with floor-to-ceiling windows surrounded by curved ceiling soffits, high-efficient insulated windows with low E coating, spacious balconies, exotic hardwood flooring, and 7' interior doors. Gourmet kitchens are equipped with Viking appliances, European-style cabinetry, granite countertops, and recessed and under-counter lighting. The master bathroom features oversized jetted tub, walk-in shower with frameless shower doors double Kohler WaterTile body sprayer, European-style cabinetry, marble countertops with dual under-counter porcelain sinks, and designer porcelain tile floors.

At the base of the building is street level retail, including a barbershop. The building also has great services and amenities for its prime Midtown location.

The one- two- and three-bedroom units in **Aqua** have floor-to-ceiling glass windows and sliding glass doors leading to mostly private, covered terraces. The building is 25 stories tall and has only 84 homes.”

It is situated across from MARTA’s Midtown station, the stop for Piedmont Park, Midtown shopping and Crescent Street restaurants/night lift and just blocks from The Midtown Mile and Centergy, Georgia Tech’s new technology development center.

*Established attention grabbing intersection of 10<sup>th</sup> & West Peachtree, Aqua is the perfect place to be your Midtown business location in Atlanta.*

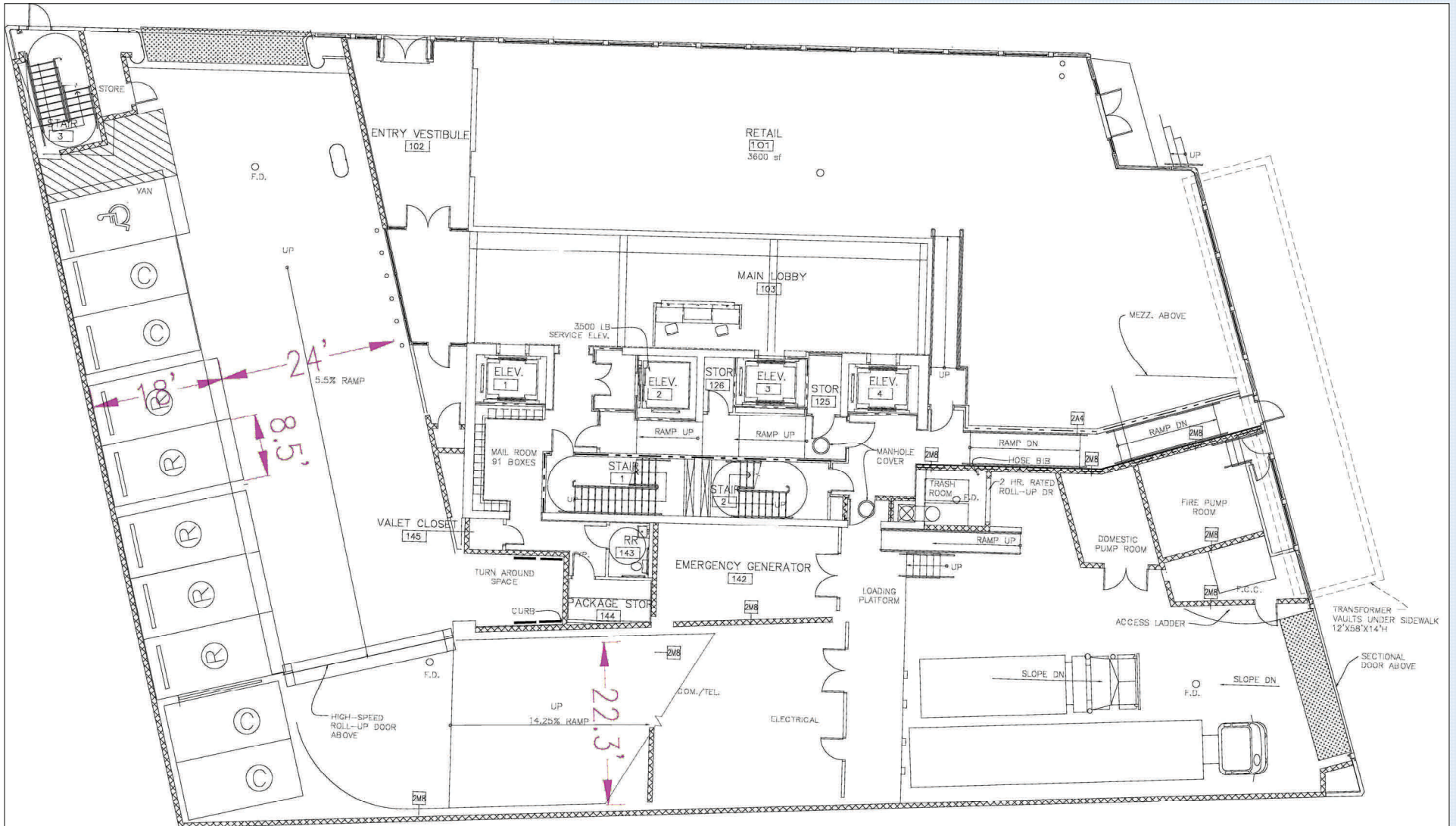






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**Aqua - Floor Plan**



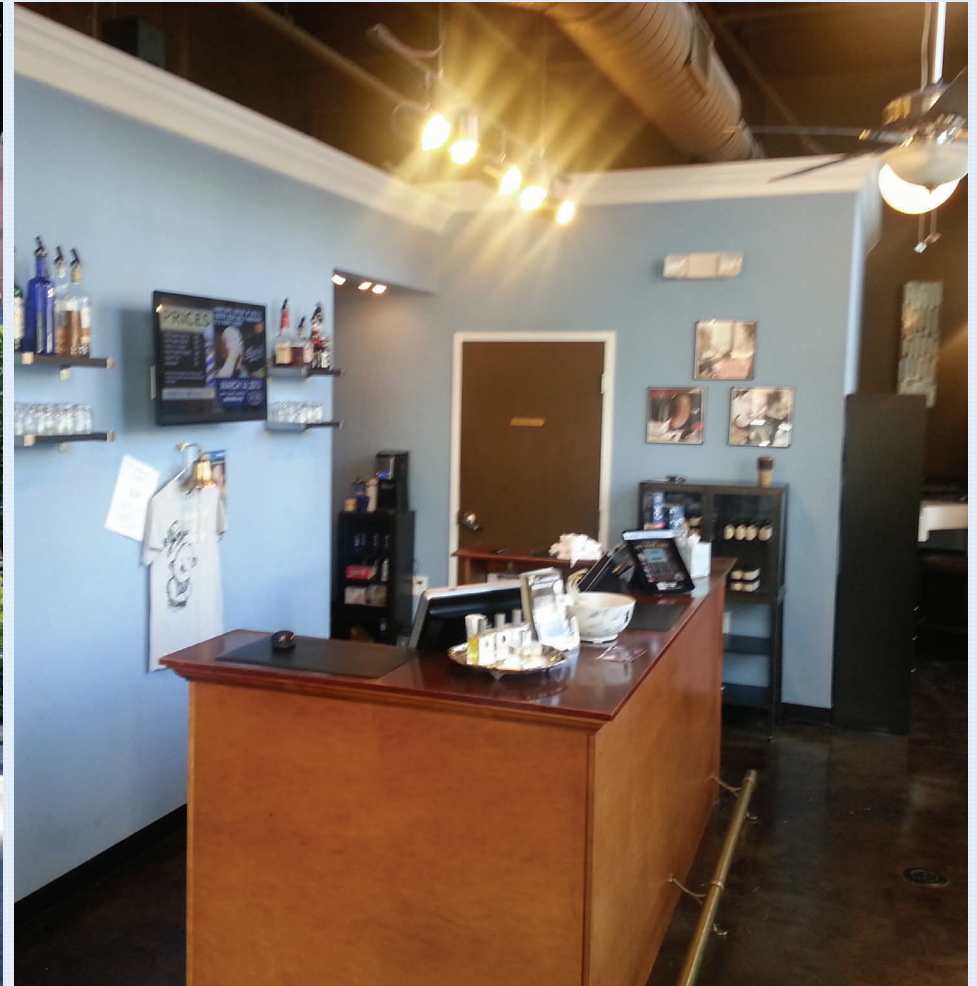
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Property Photos



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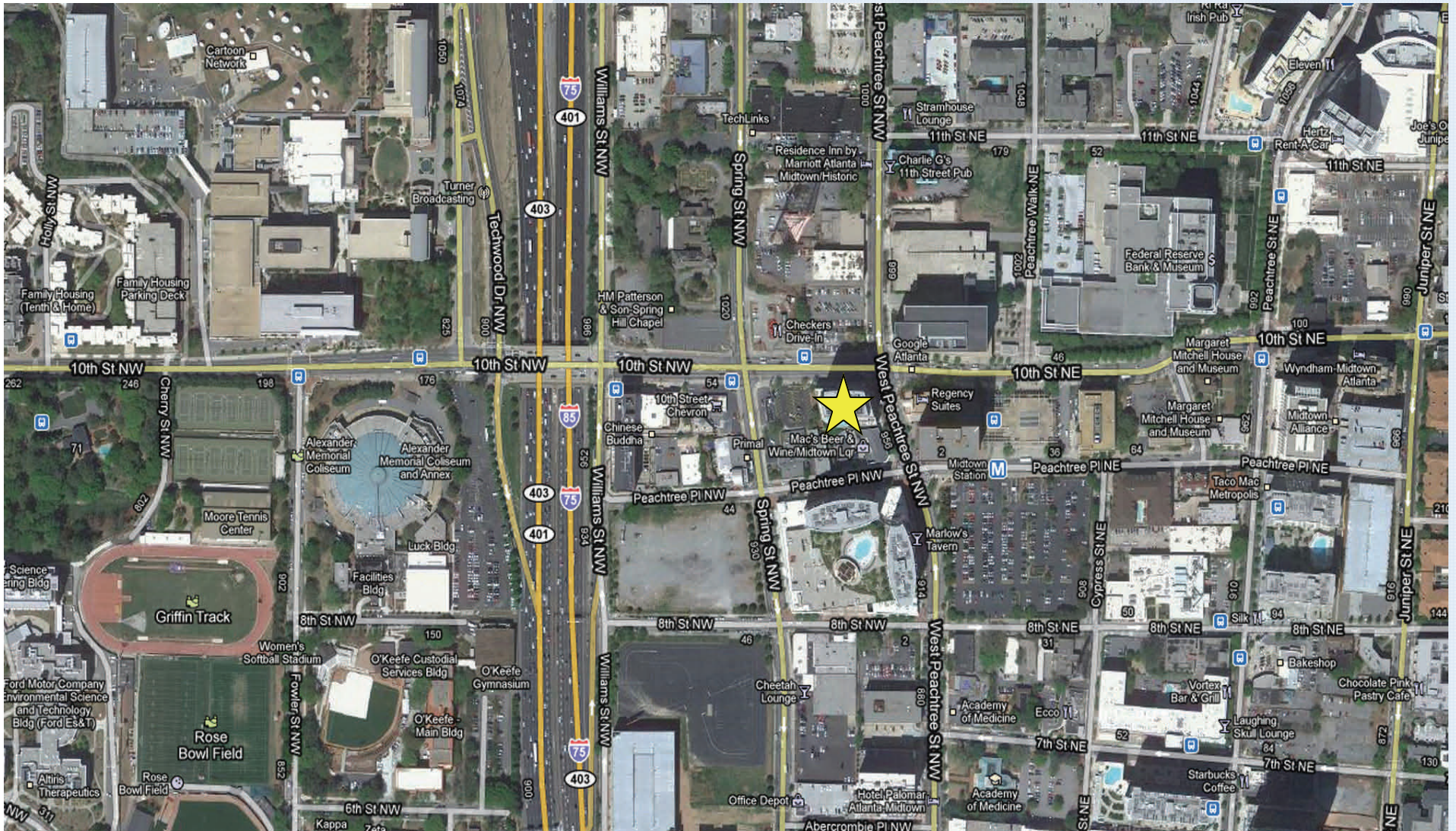
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Location Map





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## DANIEL LATSHAW

Since purchasing his first investment property in 1995, Daniel has had a passion for Atlanta real estate. During an MBA program at the Goizueta Business School at Emory University, he decided to make a career out of what started as a hobby. At Emory he was the founder and the first President of the Goizueta Real Estate Group. Upon graduating Daniel managed acquisitions for the UK's top institutional real estate investment house, ING Barings in London.

Upon arrival back in Atlanta, Daniel joined Bull Realty due to the firm's innovative marketing and reputation. Daniel has since earned Partner status and a CCIM designation while being a top producer for the past 11 years at Bull Realty. He has exceeded client's expectations in hundreds of projects. In his spare time Daniel enjoys time with his wife and four daughters. He is actively involved in church leadership, and is an avid surfer & wakeboarder.

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Bull Realty is a U. S. commercial real estate sales and advisory firm with two offices, headquartered in Atlanta, Georgia.

- Specific broker teams specialize in either retail, office, industrial, multi-family, land, medical, automotive, net lease, hospitality or special asset services.
- Bull Realty provides marketing and special asset services for over 100 lenders.
- Bull Realty marketing services includes video, social media and radio for appropriate properties.
- The firm sponsors and hosts the Commercial Real Estate Show, a national talk radio show about commercial real estate which airs on twelve radio stations throughout the nation, and is available on iTunes and the show website [www.CREshow.com](http://www.CREshow.com).

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# Confidentiality Agreement

This Confidentiality Agreement (“Agreement”) is made and agreed to for the benefit of the undersigned party (“Prospect”), the owner of the subject property (the “Seller”) and undersigned agent 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 property referred to as **20 Tenth Street, Atlanta GA 30309**. Prospect agrees to not disclose to any person that the Property or the note may be available for sale or lease, or that discussions or negotiations are taking place concerning a possible purchase of the Property or the note, nor any terms, conditions, or other facts with respect to the Property or the note, 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 Seller, 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 or agent, regarding this contemplated transaction. Prospect acknowledges and agrees that Bull Realty, Inc., will act in an agency capacity on behalf of the Seller, and will be used as the sole broker or agent in connection with the purchase of the property. Bull Realty, Inc. will be paid a commission by the Seller. Prospect 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 or control of the property, unless Bull Realty, Inc. is included as the selling agent and is compensated as described herein. Prospect reserves the right to involve any lender, underwriter, equity partners, attorney or other advisor in the transaction provided said party is paid by the Prospect, and said party has agreed in writing to this confidentiality agreement.

**III. Governing Law**

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

Accepted and agreed to this \_\_\_\_\_ day of \_\_\_\_\_, 2013.

Prospect:

Signature \_\_\_\_\_

Title \_\_\_\_\_

Fax \_\_\_\_\_

Email \_\_\_\_\_

Printed Name \_\_\_\_\_

Phone \_\_\_\_\_

Company Name \_\_\_\_\_

Address \_\_\_\_\_

**Daniel Latshaw, CCIM, MBA | Partner**

(404) 876-1640 x127

DLatshaw@BullRealty.com

You may return the executed agreement by fax (678) 892-4980 or email.

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