

LENDER OWNED FORECLOSURE



Multi-Family Land Tract
on Lake Lanier

+/- 10.34 Acres

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For more information, please contact:

Darrell Chapman
V.P. - National Retail Group
(404) 876-1640 x 114
DChapman@BullRealty.com

Daniel Latshaw, CCIM, MBA
Partner
(404) 876-1640 x127
DLatshaw@BullRealty.com

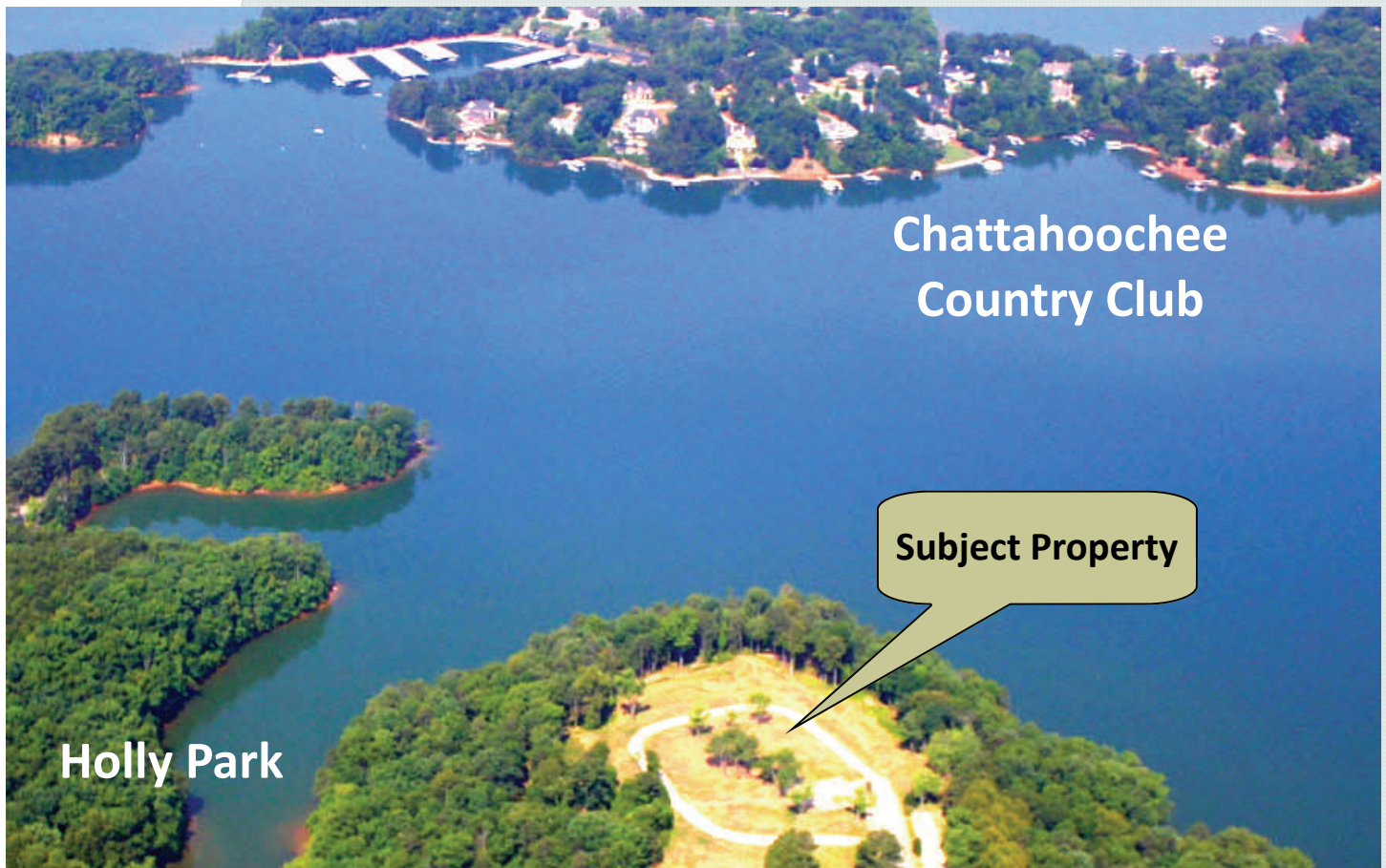
Bull Realty, Inc.
50 Glenlake Parkway
Suite 650
Atlanta, GA 30328

Lake Lanier Multifamily Condo Development Opportunity

Bull Realty is pleased to offer a unique opportunity to acquire an approximately 10.34 acre peninsula tract on Lake Lanier with stunning hilltop lake views and a dock permit for up to 14 individual boat slips. Up to 90 condominium units are allowed under the current "Planned Residential Development" (PRD) zoning in place from the City of Gainesville. Formerly the site of an apartment complex, this rare development site has all utilities available including water and sewer.

Lake Lanier is the Army Corps of Engineers' busiest lake and one of the most popular lakes in the country, bringing in an estimated \$5 billion each year to the area's economy. Gainesville has been recognized as a city of excellence, Georgia trendsetter city, city of ethics, and many other accolades: "top 10 best boating towns" by Boat US magazine, one of top 50 places to retire, named in the top 20 for employment growth rate in the nation in 2012, named one of the top 5 affordable places to retire by the AARP, and "America's best place to practice medicine" by medical economics (to name a few).

Appraised in December 2012 for \$5,250,000

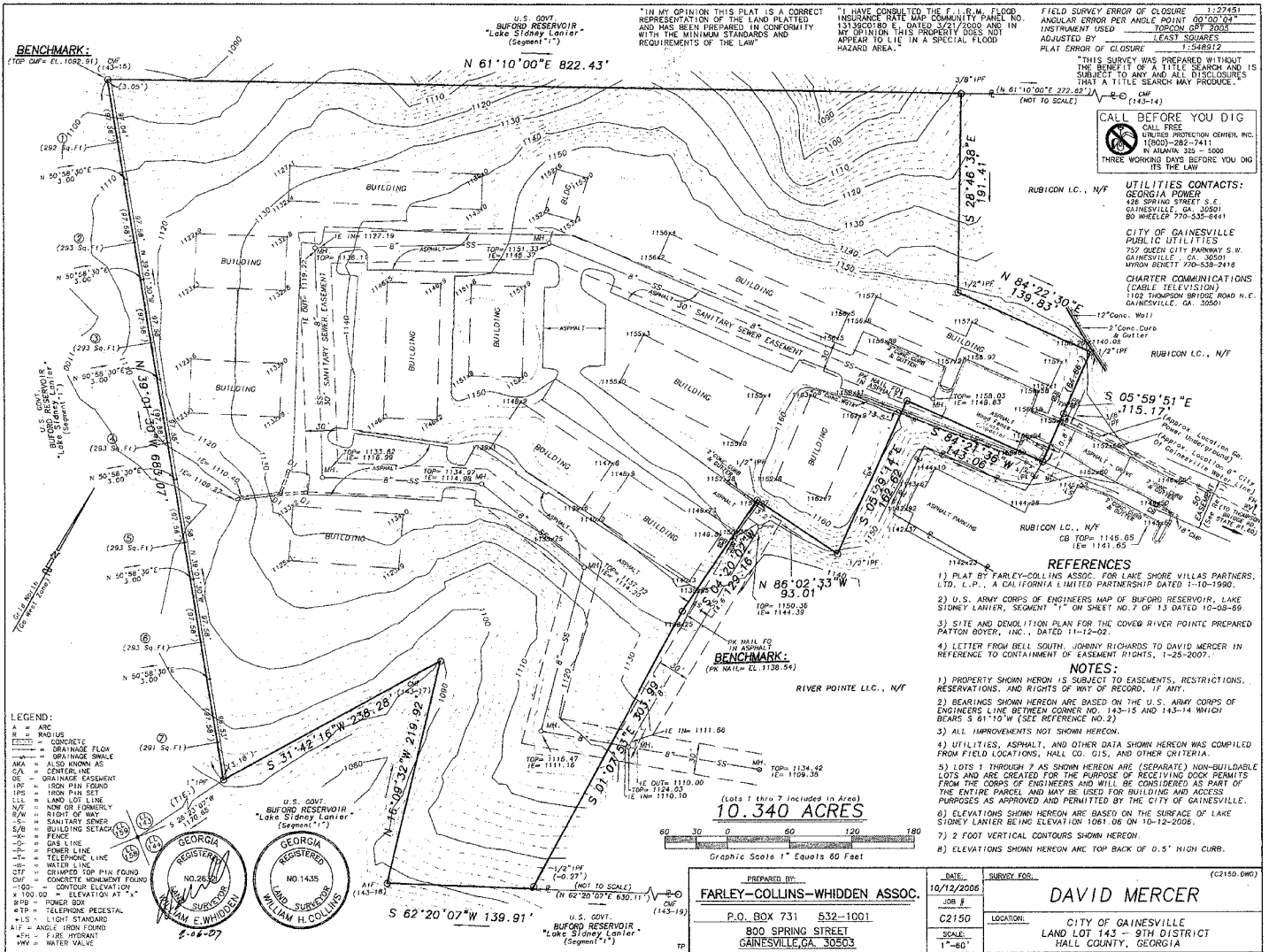


Address	Harbor Station 2601 Thompson Bridge Road Gainesville, GA 30501
County	Hall
Lot Size	+/- 10.34 acres
Features	Hilltop lake views and a dock permit for up to 14 individual boat slips
Zoning	PRD (City of Gainesville)
2013 Taxes	\$2,399.08
Price	\$2,900,000



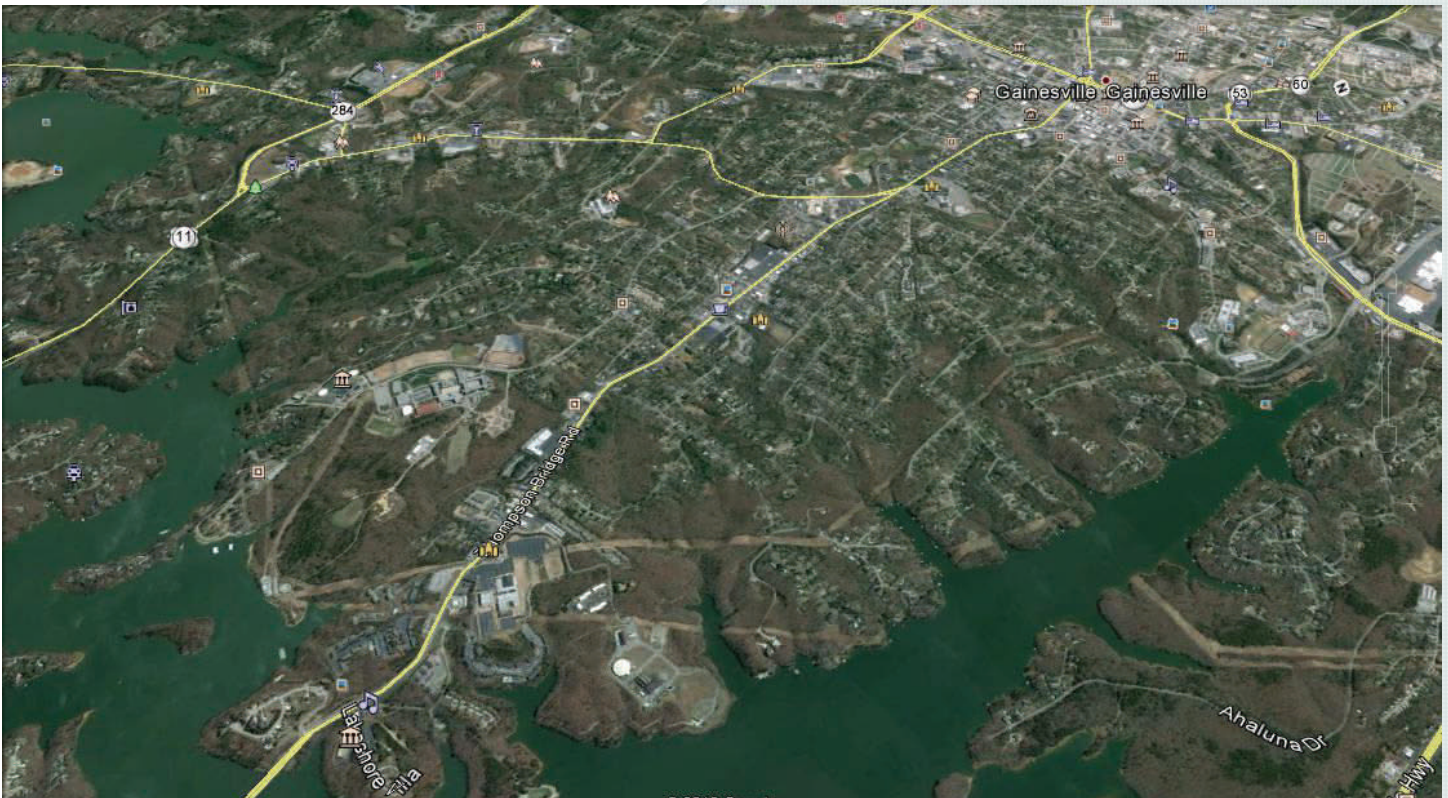
LENDER OWNED/FORECLOSURE Multi-Family Land Tract

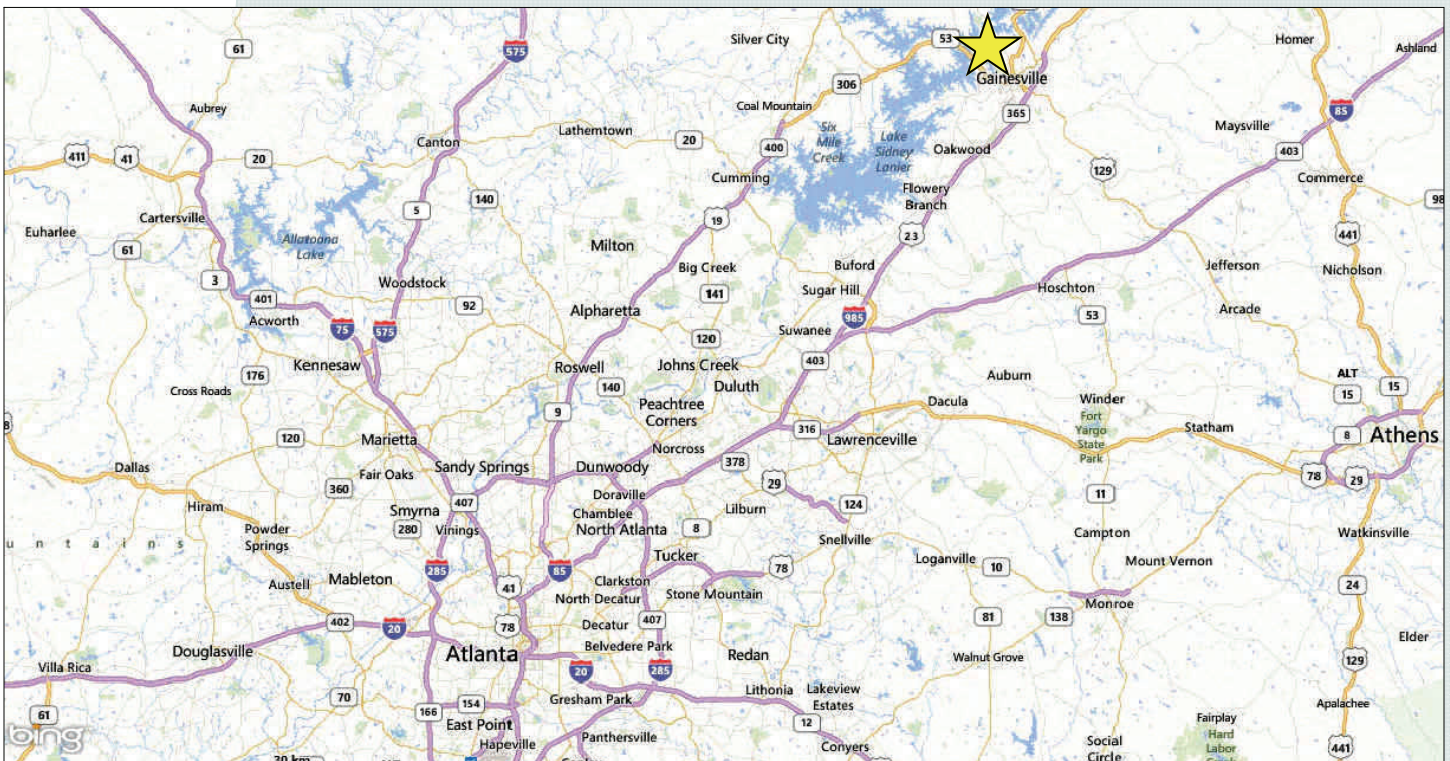
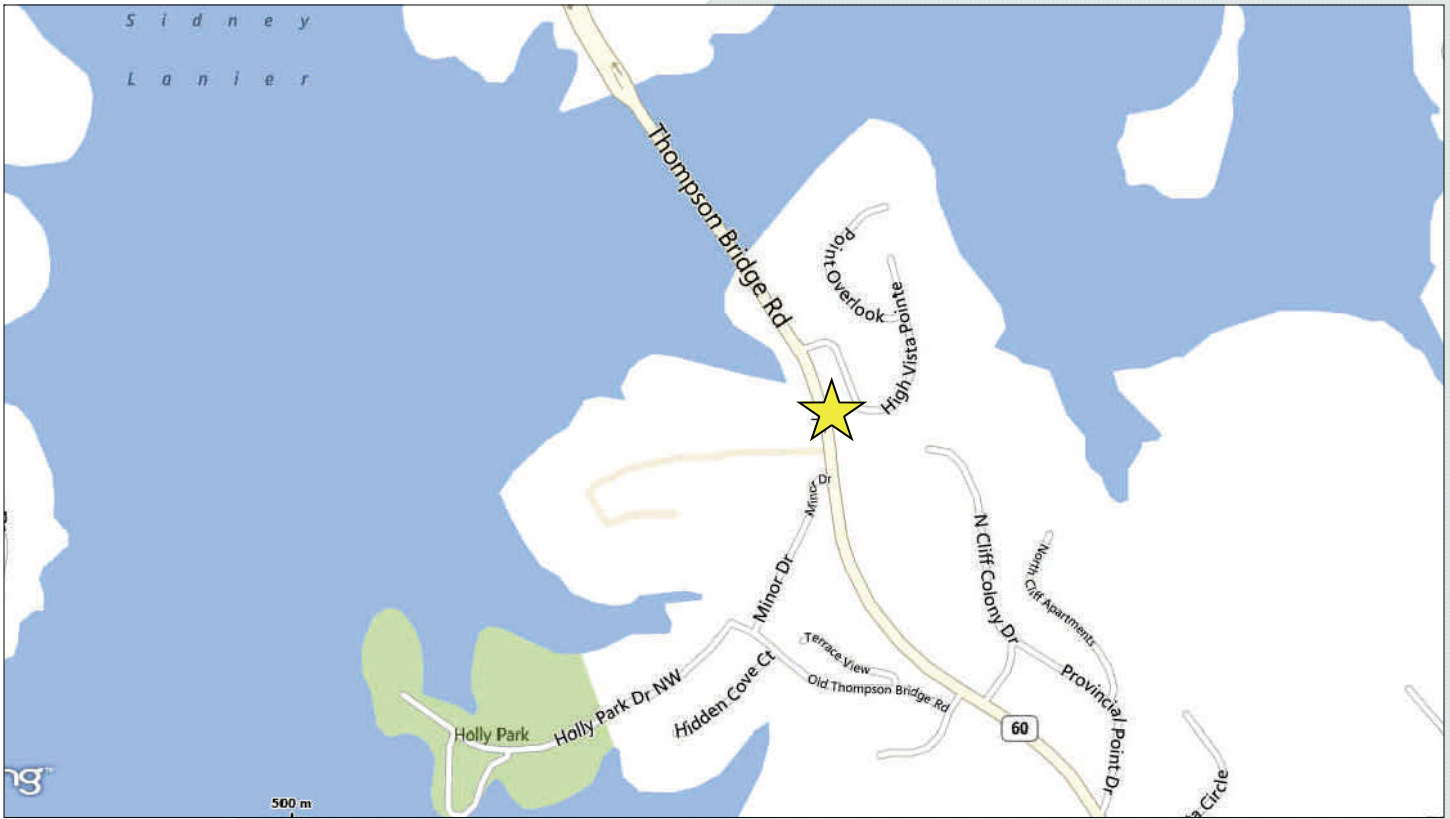
Survey





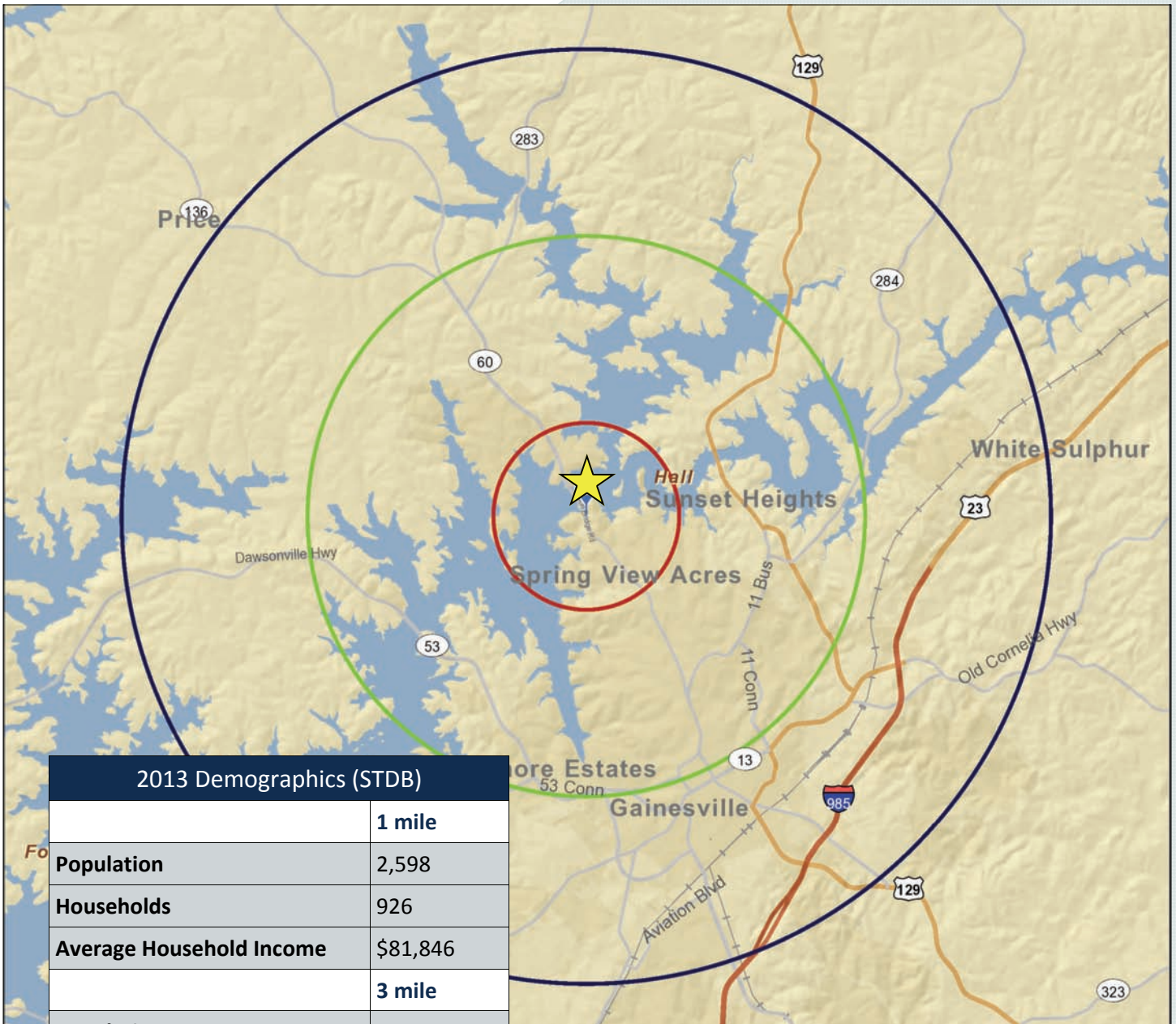




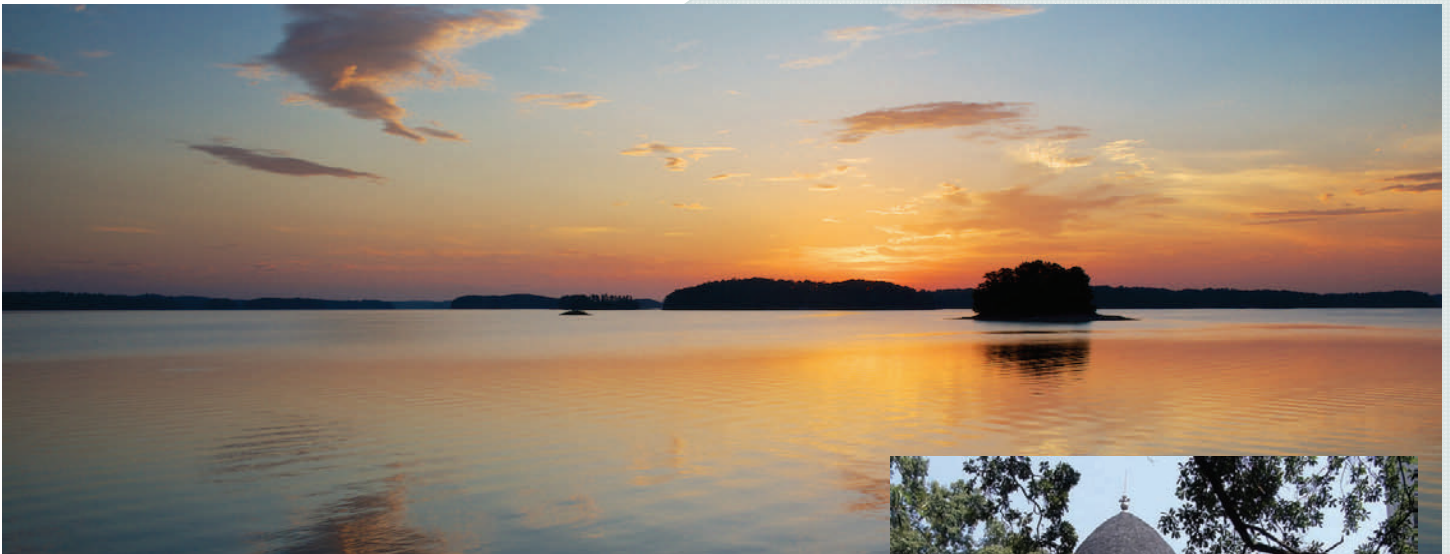








2013 Demographics (STDB)	
	1 mile
Population	2,598
Households	926
Average Household Income	\$81,846
	3 mile
Population	24,239
Households	9,337
Average Household Income	\$70,981
	5 mile
Population	63,288
Households	21,669
Average Household Income	\$62,559



Lake Lanier

Lake Lanier, or more correctly Lake Sidney Lanier, is a large reservoir fed by the Chattahoochee and Chestatee rivers in Northern Georgia. The lake lies upstream of the Buford Dam, which was built by the US Army Corps of Engineers and completed in 1956. The lake was originally built to provide flood control on the two rivers and to provide hydroelectric power. Over the years, the lake has become a major recreational destination, with opportunities for boating, fishing, camping and hiking.



City of Gainesville, Georgia

This property lies within the city limits of Gainesville, GA , Hall County, on the shores of Lake Sidney Lanier, approximately 50 miles north of Atlanta. Gainesville is recognized as the “Poultry Capital of the World” due the large number of poultry farms in the area. The Poultry Industry is the top employer in the area and accounts for the higher concentration of Latinos in the population as the Latino Community is the primary labor source for the poultry farms.



The population in Gainesville and Hall county has grown over 30% in the last 10 years and is one of the top 20 fastest growing counties in the state of Georgia. Gainesville has been recognized as a city of excellence, Georgia trendsetter city, city of ethics, and many other accolades: “top 10 best boating towns” by Boat US magazine, one of top 50 places to retire, named in the top 20 for employment growth rate in the nation in 2012, named one of the top 5 affordable places to retire by the AARP, and “America’s best place to practice medicine” by medical economics (to name a few). Gainesville is also growing commercially. Gainesville’s mall is undergoing massive renovations and several large shopping centers are being built in Gainesville. Gainesville also delivers in tens of thousands of tourists to Lake Lanier for fishing tournaments, rowing and kayaking championships, and other various festivals .



DARRELL CHAPMAN

While Darrell is experienced in all types of commercial properties throughout the Southeast, his primary focus has been investment properties and mixed use developments in the North Atlanta market. As a long time resident of the suburbs of North Atlanta, he has extensive knowledge of the area and the business trends in these markets. Marketing more than \$300 million in commercial property since 2007, Darrell has become a recognized go-to broker in North Georgia.

Darrell helped establish Bull Realty's first satellite office on GA 400 north of Atlanta. He is a member of the Atlanta Commercial Board of Realtors, Atlanta Commercial Board of Realtors Million Dollar Club, the National Association of REALTORS, the Dawson County Chamber of Commerce and the Hall County Chamber of Commerce. Darrell lives in Dawsonville with his wife of 18 years, his young daughter and a menagerie of pets. Favorite hobbies include boating, water skiing and off-road motorcycling.

Some notable closings include a 9 acre site in Gwinnett County for the Georgia Regional Transportation Authority for \$3.2 million, a retail park with 20 tenants next to the North Georgia Premium Outlet Mall which sold for \$4.5 million, a medical office park for \$2.4 million, a \$1.4 million dollar land sale to RaceTrac Petroleum, and several retail sales including C Stores, Car Washes, and Shopping Centers. Darrell also manages and leases select Class A shopping centers for banks and investors. Prior to commercial real estate sales, Darrell enjoyed a successful career in the boating industry, and worked as a manager, consultant, and trainer for many of the leading dealerships in the Southeast. Darrell eventually operated his own successful dealership in Forsyth County and honed his reputation for honesty and integrity selling boats to customers all over the world.

Darrell attended the University of Tennessee studying electrical engineering.

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.

Darrell Chapman
Vice President,
Retail and Investment Services
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DChapman@BullRealty.com

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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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