



# INMAN PARK

## 4-Unit Apartment Building



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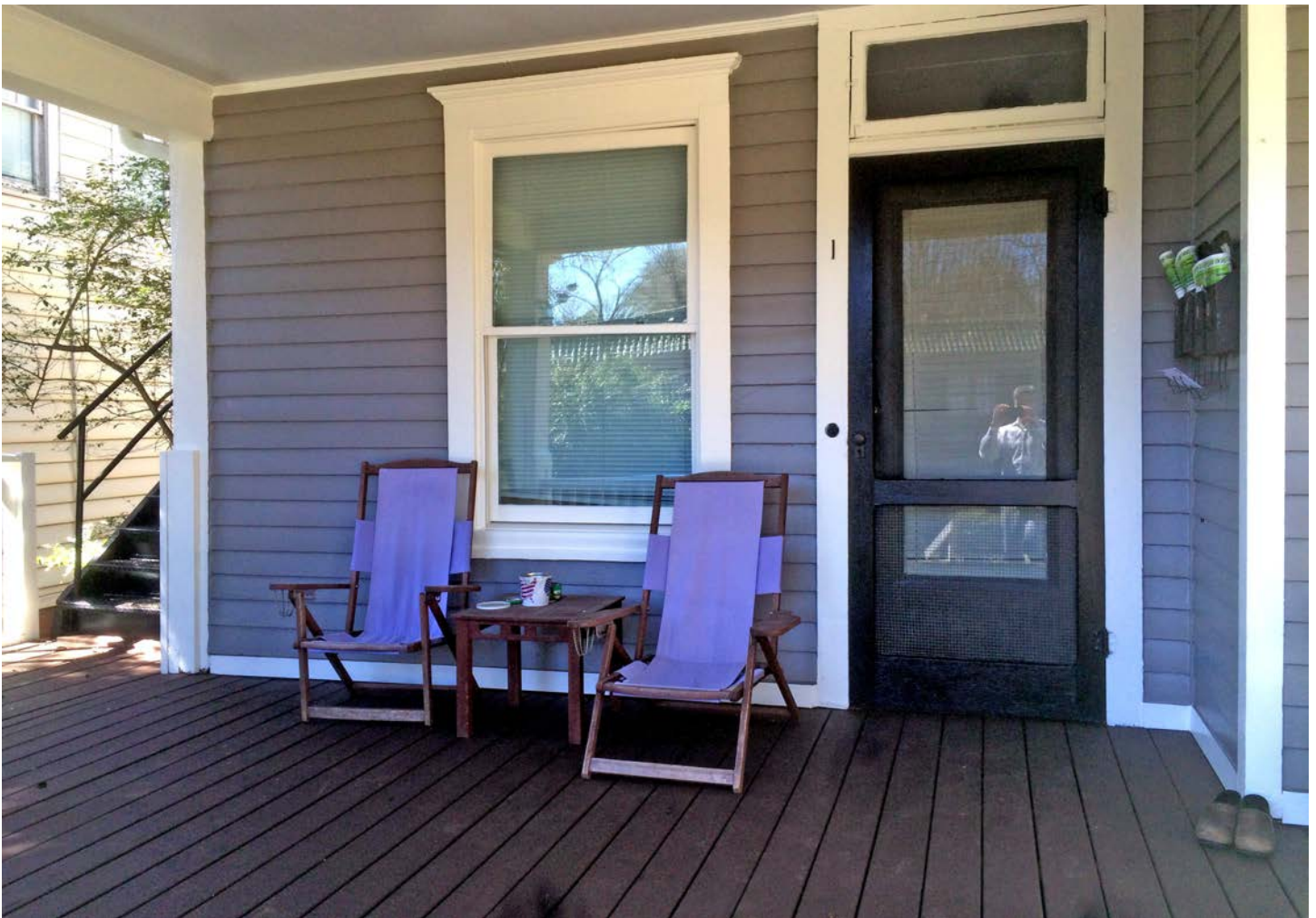


## Inman Park 4-unit Apartment Building

- Excellent location on North Highland Avenue in Inman Park
- 4 units: All large 1 bedroom/1 bath units with exterior decks
- Laundry facility on site
- Recent improvements include a new roof, central HVAC and exterior decks
- Excellent investment or owner-occupant opportunity
- Separately metered for electric; gas & water are common
- Walking distance to Inman Park shops, Freedom Parkway and the Atlanta Beltline path

**Offered for SALE at \$525,000**

*For financials and rent roll, please sign and fax/email back a Confidentiality Agreement on last page of this brochure.*





<b>Property Address</b>	454 North Highland Avenue Atlanta, GA 30307
<b>County</b>	Fulton
<b>Lot Size</b>	+/- .15 acre
<b>Year Built</b>	1920
<b>Zoning</b>	RG2
<b>Occupancy</b>	100%
<b>Number of Units</b>	4
<b>Stories</b>	2
<b>2014 Taxes</b>	\$8,736
<b>Gross Rents</b>	\$45,300 (\$3,775/Month)
<b>Sale Price</b>	\$525,000







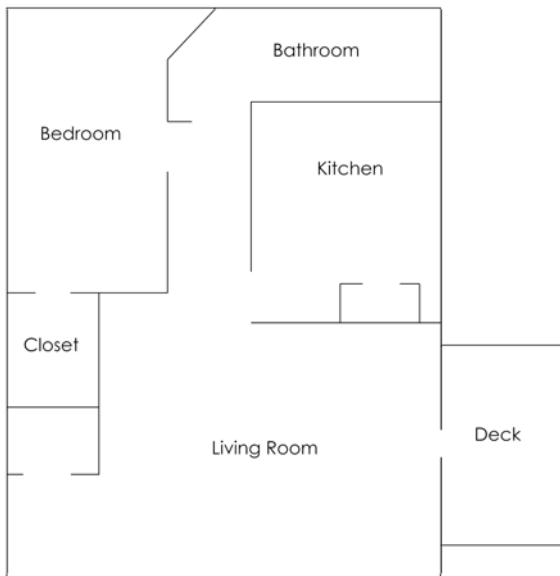
Front Left #1



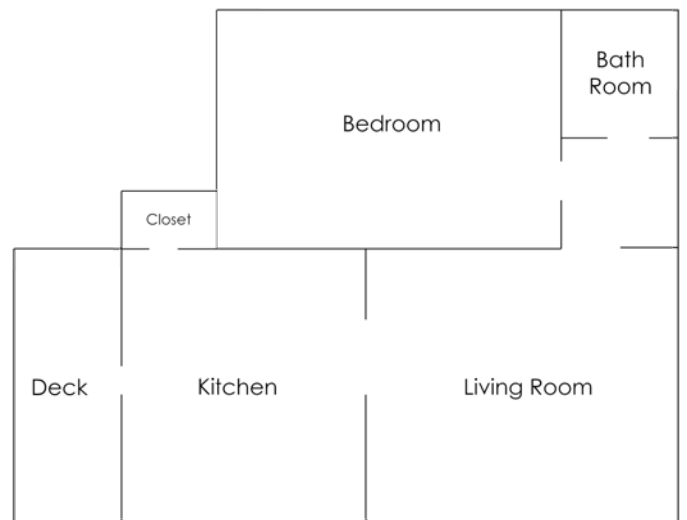
Front Right #2



Top Front #4

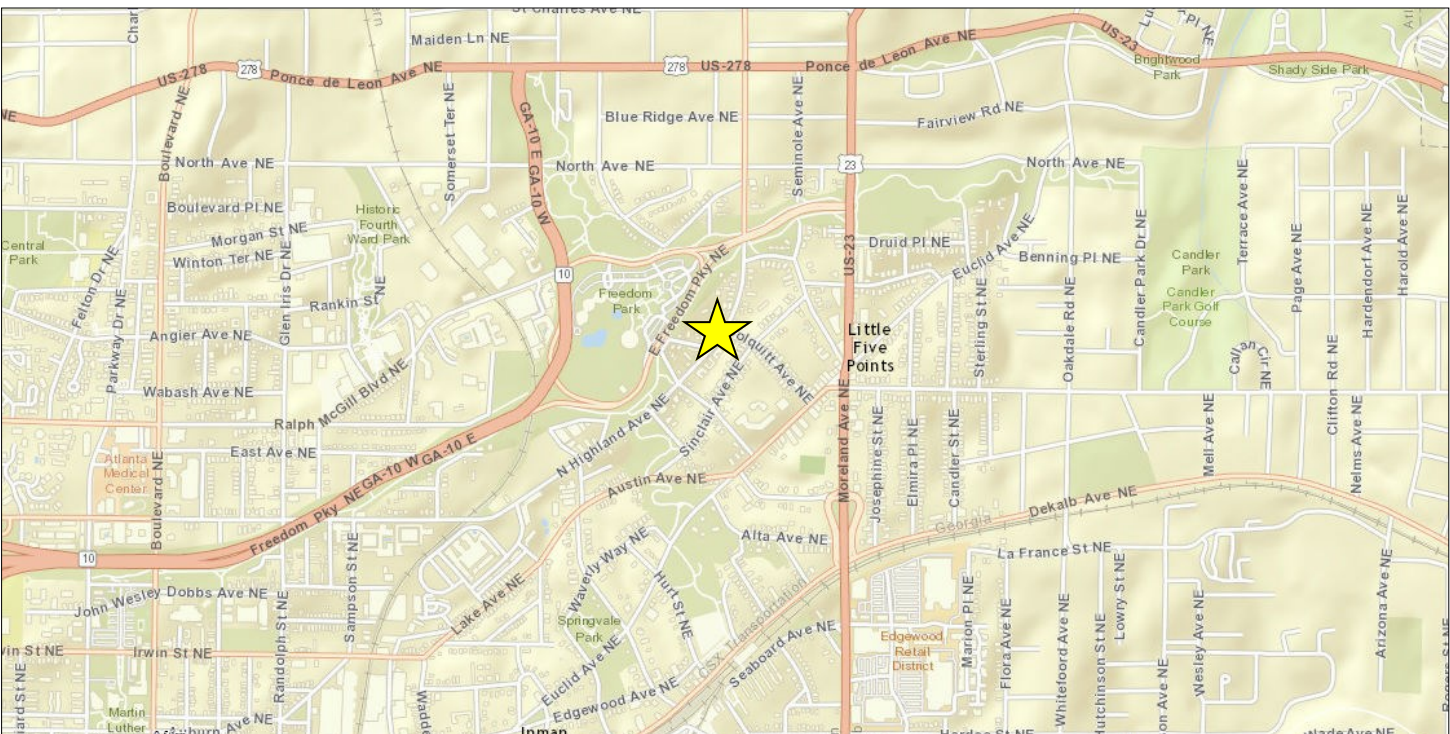


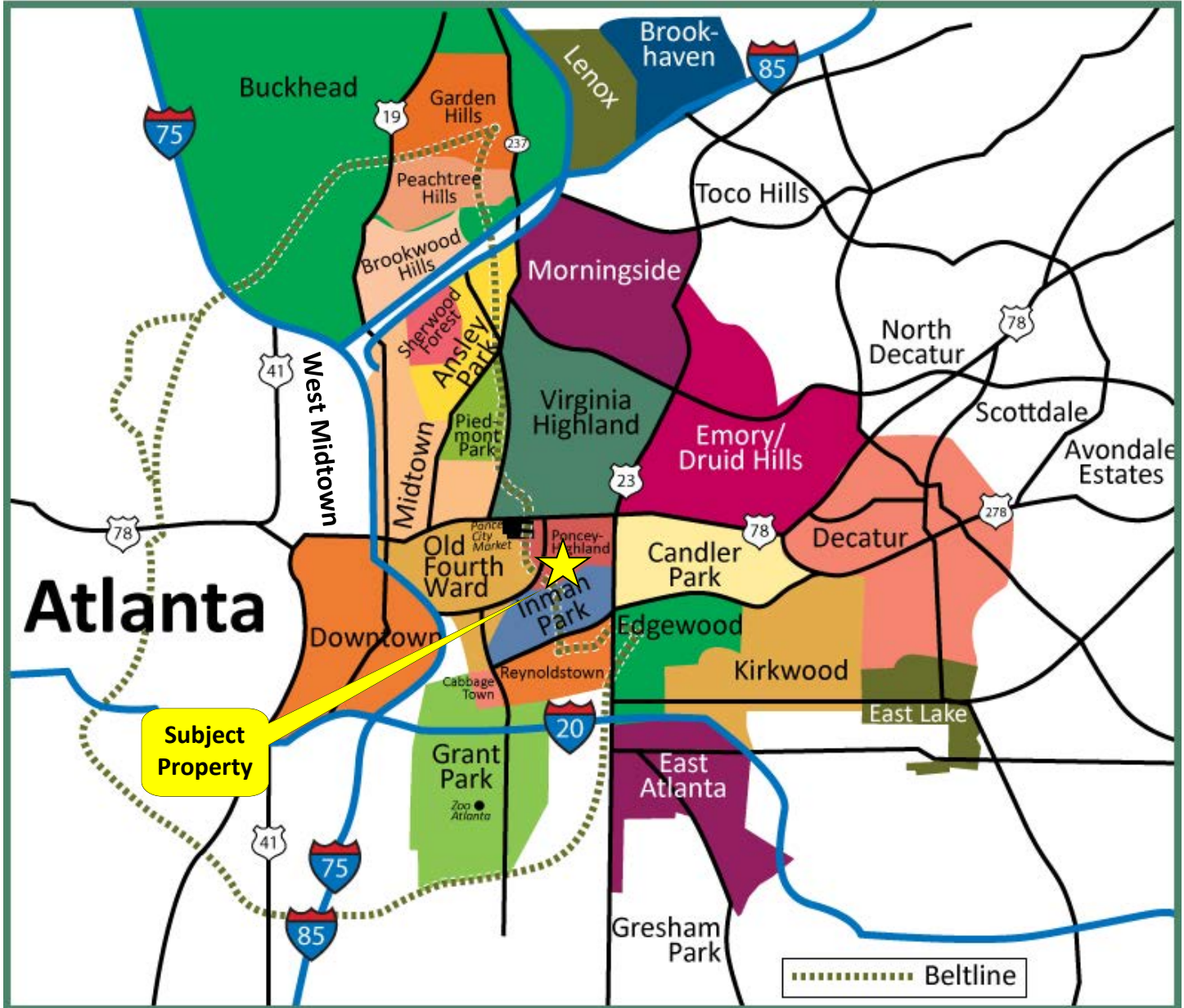
Top Rear #3



**Floor plans are not drawn to scale. For illustration purposes only.**







**Midtown consists of:** The Peachtree Street (aka “Midtown Mile”), Historic Midtown, Atlantic Station, Eastern Home Park, Georgia Tech and Technology Square, Home Park, Loring Heights, and Sherwood Forest.

Midtown also includes the **West Side**, including the neighborhoods of: Berkeley Park, Blandtown, Western Home Park, Knight Park/Howell Station, and Marietta Street Artery.

**Eastside neighborhoods include:** Ansley Park, Atkins Park, Cabbagetown, Candler Park, Druid Hills, East Atlanta, East Lake, Edgewood, Grant Park, Inman Park, Kirkwood, Lake Claire, Lindridge@Martin Manor, Morningside@Lenox Park, Oakland, Old Fourth Ward, Ormewood Park, Piedmont Heights, Poncey-Highland, Reynoldstown, Summerhill, Sweet Auburn, Virginia-Highland.

## Inman Park, Atlanta

Located two miles east of downtown, Historic Inman Park is Atlanta's first planned community and one of the nation's first garden suburbs. It is listed on the National Register of Historic Places.

Inman Park lies is a small neighborhood with a peculiar shape a little like a triangle. It is bordered by DeKalb Avenue to the south and the Beltline trail to the east, which curves along until it joins Freedom Parkway and form the northern border. On the west Moreland Avenue provides a clearly defined border. It is in close proximity to other popular neighborhoods including Little Five Points and Old Fourth Ward.

Inman Park has really experienced a restaurant boom in the past five years, with multiple hot spots opening alongside old favorites. There is also an excellent market for picking up grocery items and they stock a large selection of beer and wine. The Beltline Trail, X3 gym, and Snap Fitness provide opportunities to stay active.

- Total Population: The estimated population of the Inman Park area is 3,700 individuals.
- Median Income: The median household income in Inman Park is approximately \$58,225/year.
- The median age in Inman Park is 34, and 17% of the households have children.





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## ANDY LUNDSBERG

Andy Lundsberg joined Bull Realty with over 10 years of sales, marketing and real estate experience. Within Bull Realty, he specializes in the acquisition and disposition of multifamily and boutique retail/office type properties in-town Atlanta. Andy is recognized as one of the top producers at Bull Realty, and has consistently achieved the Atlanta Commercial Board of Realtors Million Dollar Club designation year after year.

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.

Andy graduated with honors from The Kelley School of Business at Indiana University where he received degrees in Marketing, Management and International Studies. He also studied and lived in Seville, Spain and is conversational in Spanish.

### Organizations:

- National Association of Realtors-Georgia
- Atlanta Commercial Board of Realtors
- Young Council of Realtors (YCR)
- Million Dollar Club

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Bull Realty is a U.S. commercial real estate sales, leasing and advisory firm headquartered in Atlanta. The firm was founded in 1998 with two primary missions: grow a company of brokers known for integrity, and provide the best disposition marketing in the nation.

- Commercial real estate services include acquisition, disposition, project leasing, tenant representation and advisory services.
- Areas of expertise include office, retail, industrial, multifamily, land, healthcare, single tenant net lease, special asset, self-storage, automotive and daycare properties.
- Disposition services for appropriate properties can include exposure on up to 415 websites, 17 marketing systems and 4 to 6 e-marketing systems.
- Additional disposition and lease marketing services may include video, social media, auctions and national radio exposure.
- The firm hosts the Commercial Real Estate Show, a nationally syndicated talk show about commercial real estate. The weekly show has been on the air for over 4 years. The show is nationally syndicated on 40 radio stations and is available on [iTunes](#) and the show website [CREshow.com](http://CREshow.com).
- Bull Realty is licensed in nine southeast states and works with affiliates from all over the country.

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 **454 North Highland Avenue** 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 \_\_\_\_\_, 20\_\_.

### Prospect

Signature \_\_\_\_\_

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

Title \_\_\_\_\_

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

Address \_\_\_\_\_  
\_\_\_\_\_

Email \_\_\_\_\_

Phone \_\_\_\_\_

You may return the executed agreement by fax (404-876-7073) or email [ALundsberg@BullRealty.com](mailto:ALundsberg@BullRealty.com).

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