

Emory Area | 8 Unit Apartment Building

For Sale | Atlanta, Georgia



Table of Contents

100% Leased Multifamily Property
Atlanta, Georgia



For more information, please contact:

Andy Lundsberg
Partner

(404) 876-1640 x 107

ALundsberg@BullRealty.com

Bull Realty, Inc.
50 Glenlake Parkway
Suite 600
Atlanta, GA 30328
www.BullRealty.com

Executive Summary	3
Photos	4
Floor Plans	5
Sold Comparables	8
Location Map	10
Aerial Map	11
Demographics & Traffic Count	12
About the Area	13
Broker Profile	14
Confidentiality Agreement	15

Executive Summary

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Emory Area Apartment Building For Sale

Excellent location within walking distance to Emory University's main campus with convenient access to Marta and nearby retail. Minutes from downtown Decatur and Virginia Highland neighborhoods.

- Central Heat/Window AC
- Roof - Pitched
- .7 Acres
- 100% occupancy
- Huge lot with large private backyard

Offered for SALE at \$765,000



Property Address	451 Durand Drive NE Atlanta, GA 30307
County	DeKalb
Property Size	+/- 5,041 SF
2015 Tax Assessment	\$6,587
Year Built	1940
Number of Units	8
Unit Breakdown	2 - Large Studios 4 - 1 Bedroom/1 Bathroom 2 - 2 Bedroom/1 Bathroom
Utilities	6 electric meters & 8 gas meters; water is common Landlord pays all utilities with flat fee reimbursements from the tenants
Occupancy	100%
Gross Rent Amount	\$7,395

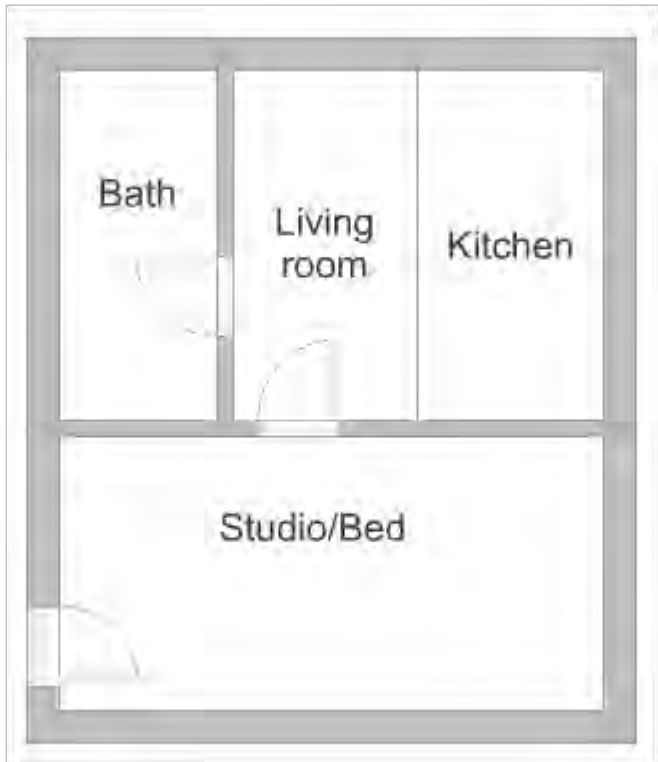
Photos

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Floor Plans (1 of 3)

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Willow
Studio/1 Bathroom



Alder
1 Bedroom/1 Bathroom



Magnolia
1 Bedroom/1 Bathroom

Floor Plans (2 of 3)

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Redbud
1 Bedroom/1 Bathroom



Sycamore
1 Bedroom/1 Bathroom

Floor Plans (3 of 3)

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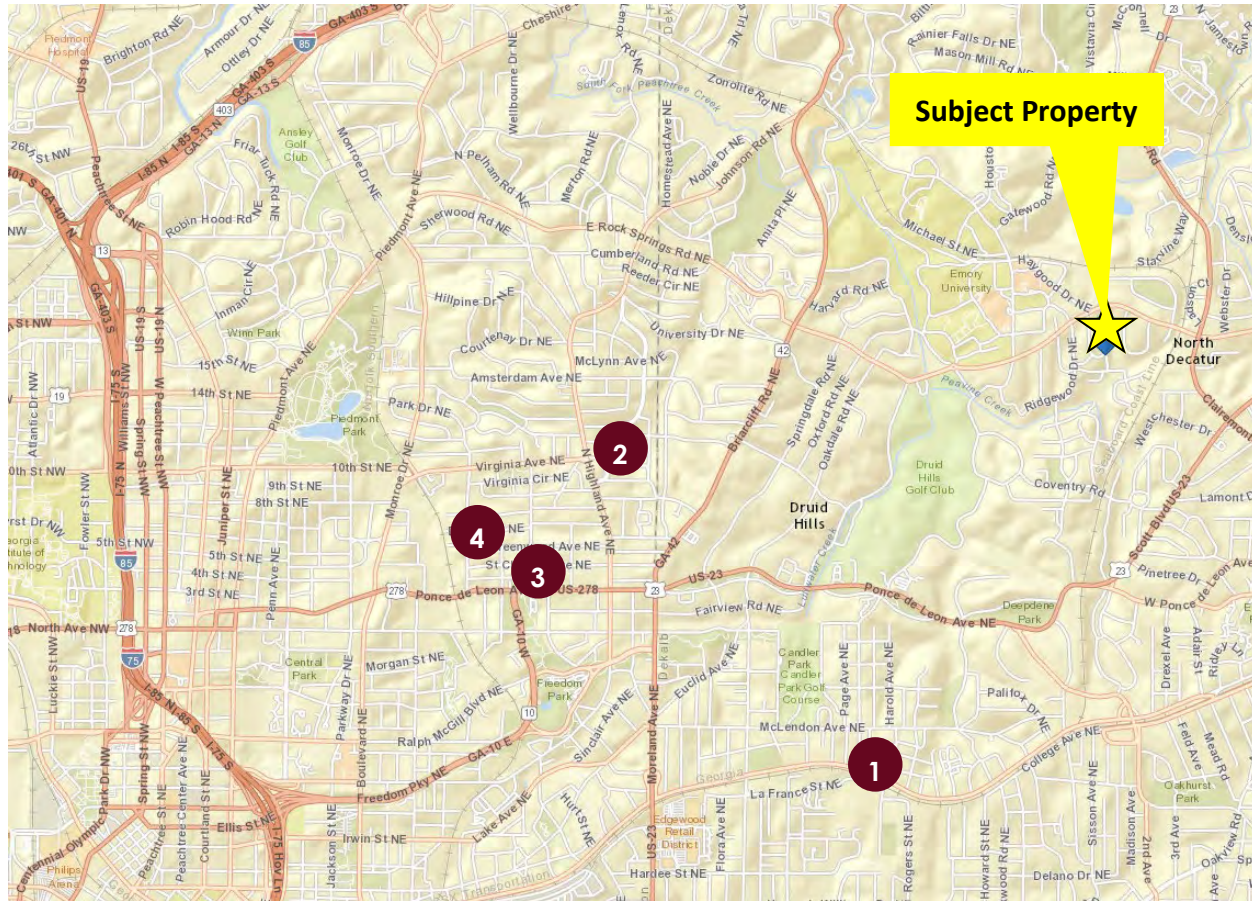


Willow
2 Bedroom/1 Bathroom



Elm
2 Bedroom/1 Bathroom

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Property Address	City	# of Units	Sale Date	Sale Price
451 Durand Drive NE	Atlanta	8	TBD	OFFERED AT \$765,000
1. 1706 McLendon Avenue NE	Atlanta	5	1/2013	\$698,000
2. 1173 Virginia Avenue	Atlanta	4	9/2013	\$647,500
3. 740 Barnett Street	Atlanta	7	7/2014	\$115,000
4. 772 Saint Charles Avenue NE	Atlanta	4	7/2015	\$672,000

Sold Comparables (2 of 2)

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Address	1706 Mclendon Avenue Atlanta, GA 30307
# of Units	5
Sold Date	1/2013
Sold Price	\$698,000
Price/Unit	\$139,600



Address	740 Barnett Street Atlanta, GA 30306
# of Units	7
Sold Date	7/2014
Sold Price	\$810,000
Price/Unit	\$115,000



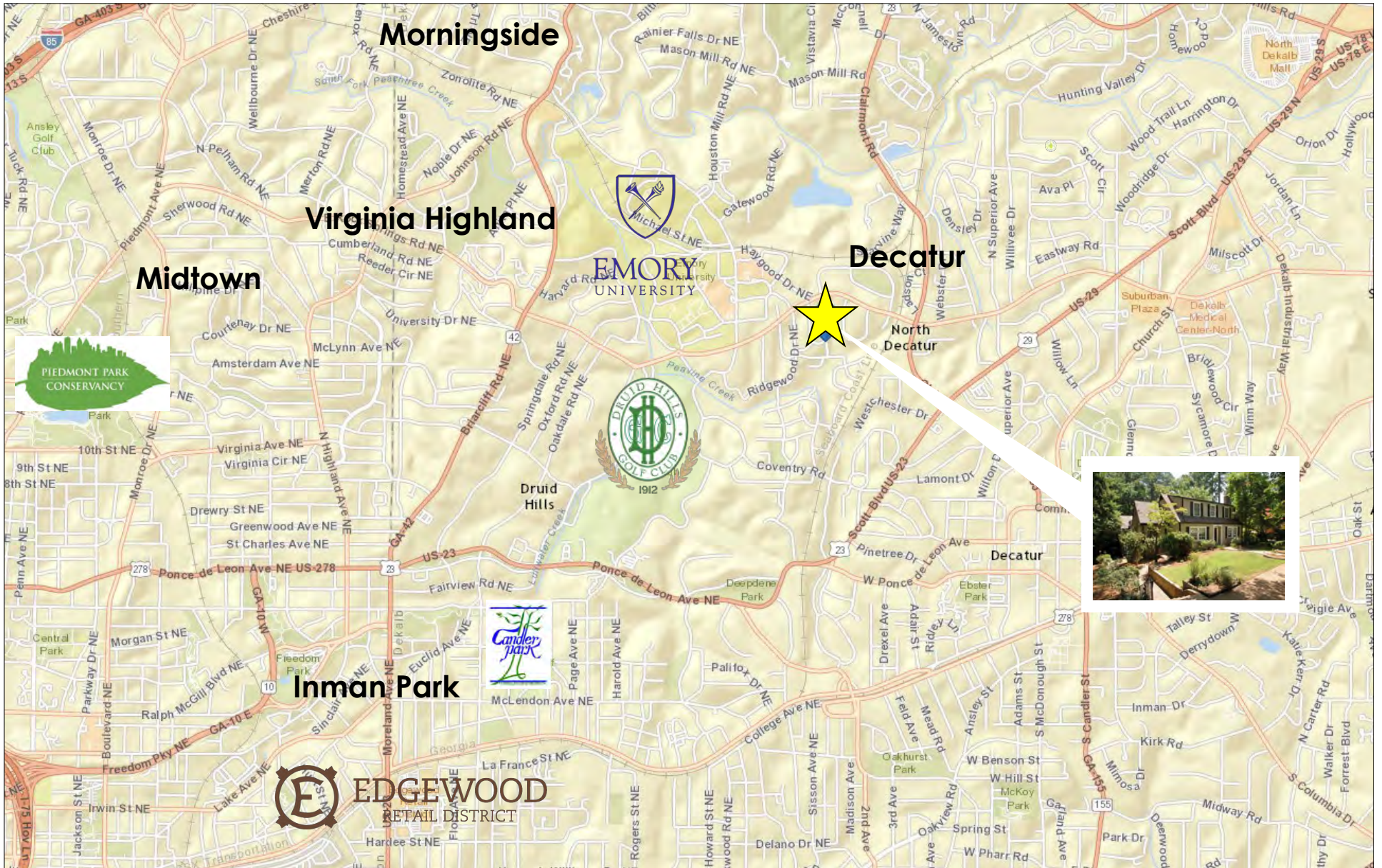
Address	1173 Virginia Avenue Atlanta, GA 30306
# of Units	4
Sold Date	9/2013
Sold Price	\$647,500
Price/Unit	\$162,000



Address	772 Saint Charles Avenue Atlanta, GA 30306
# of Units	4
Sold Date	7/2015
Sold Price	\$672,000
Price/Unit	\$168,000

Location Map

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Aerial Map

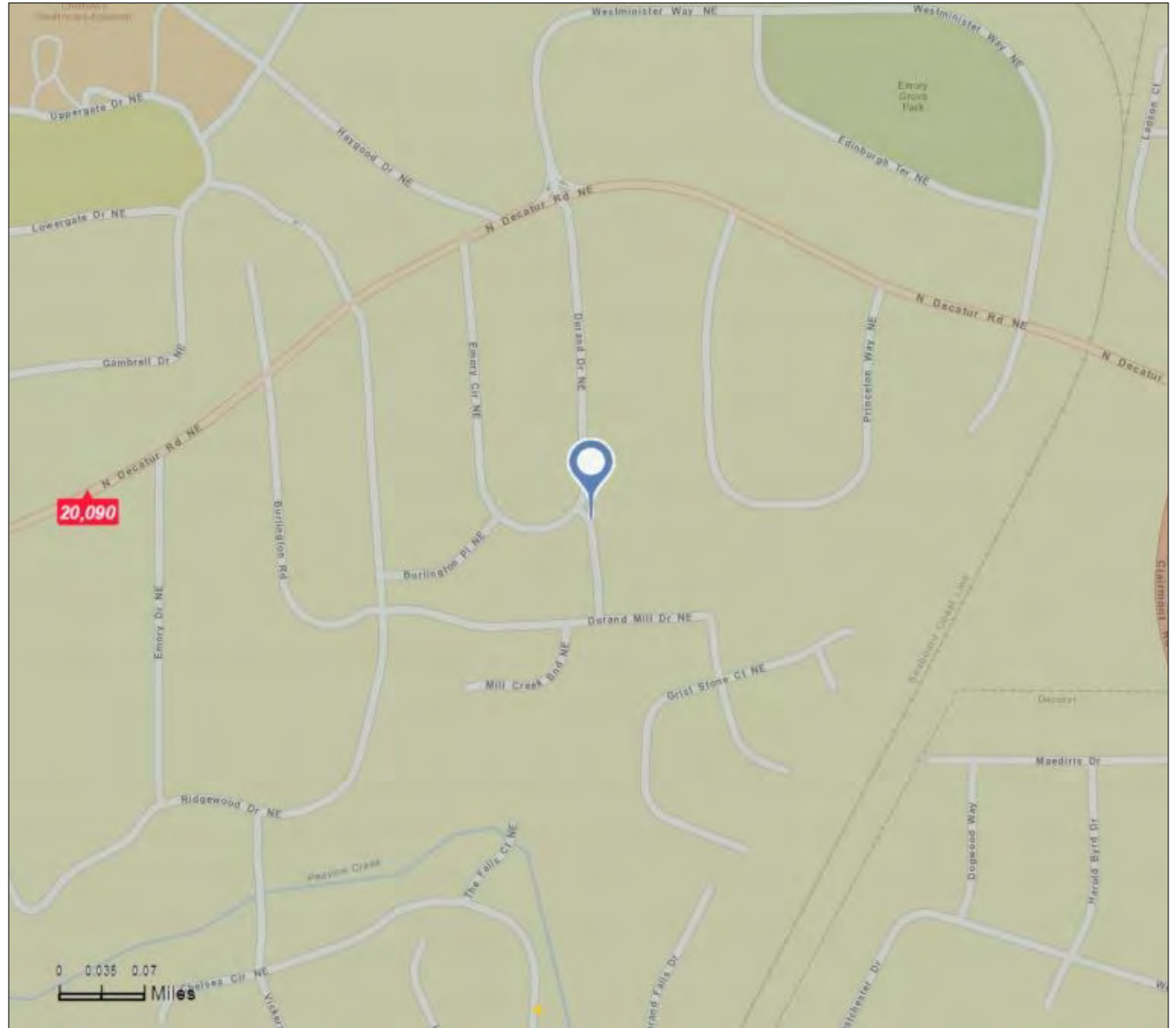
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Demographics & Traffic Count

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2015 Demographics (Esri)	
	1 mile
Population	13,752
Households	4,771
Average Household Income	\$93,775
	3 mile
Population	113,809
Households	52,899
Average Household Income	\$88,695
	5 mile
Population	359,761
Households	165,776
Average Household Income	\$78,757



About The Area

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Atlanta, Georgia

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. These locations are in the neighborhoods of Midtown, Virginia-Highland, Little Five Points and Inman Park - a short cab ride away.

Home to the busiest and most efficient airport in the world, Hartsfield-Jackson Atlanta International Airport, and the Maynard H. Jackson International Terminal, getting to Atlanta is easy. With a variety of transportation options throughout the city, our guides, maps, shuttles, tours and Atlanta Ambassadors make getting around Atlanta easy too.

Encompassing \$304 billion, the Atlanta metropolitan area is the eighth-largest economy in the country and 17th-largest in the world. Corporate operations comprise a large portion of the Atlanta's economy, with the city serving as the regional, national, or global headquarters for many corporations. Atlanta contains the country's third largest concentration of Fortune 500 companies, and 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. Over 75 percent of Fortune 1000 companies conduct business operations in the Atlanta metropolitan area, and the region hosts offices of about 1,250 multinational corporations. Many corporations are drawn to Atlanta on account of the city's educated workforce; as of 2010, nearly 43% of adults in the city of Atlanta have college degrees, compared to 27% in the nation as a whole and 41% in Boston.



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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 a top producer 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-Life Member

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 and automotive.
- 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](#).
- Bull Realty is licensed in nine southeast states and works with affiliates from all over the country.



Confidentiality Agreement

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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 451 Durand Drive, Atlanta, GA 30307 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, or 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 Bull Realty, Incorporated 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.

Accepted and agreed to this _____ day of _____, 2015.

Receiving Party

Signature _____

Printed Name _____

Title _____

Company Name _____

Address _____

Email _____

Phone _____

Fax _____

Broker

Signature _____

Printed Name _____

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

Bull Realty, Inc. | 50 Glenlake Parkway, Suite 600 | Atlanta, GA 30328

Bull Realty GA license #20209

