

Value-Add Shopping Center

94.5% Occupied | \$51.27 PSF | $\pm 58,514$ SF | ± 7.9 AC
Atlanta MSA





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DISCLAIMER & LIMITING CONDITIONS

Bull Realty has been retained as the exclusive listing broker to arrange the sale of the Subject Property.

This Offering 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 Offering 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 Offering 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 Offering 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. The Seller reserves the right to move forward with an acceptable offer prior to the call for offers deadline.

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



PROPERTY OVERVIEW



BULL REALTY
ASSET & OCCUPANCY SOLUTIONS

TCN
WORLDWIDE
REAL ESTATE SERVICES

EXECUTIVE SUMMARY

OFFERING

Bouldercrest Plaza, a neighborhood shopping center anchored by Food Town Market is available at less than \$52 per SF. The $\pm 58,514$ SF center is well positioned on a 7.9-acre corner site zoned NS, (neighborhood shopping center). The offering provides investors immediate in-place income with tremendous value-add upside in a revitalizing area in southeast Atlanta.



PROPERTY HIGHLIGHTS

- Value add opportunity offered AS IS
- Grocery anchored
- Corner ± 7.9 -Acre site zoned NS
- Price per SF only \$51.27
- Current occupancy 94.5%



PRICE
\$3,000,000



PRICE PER SF
\$51.27



BUILDING SIZE
 $\pm 58,514$ SF

PROPERTY INFORMATION

BUILDING

ADDRESS	2520 Bouldercrest Road Atlanta, GA 30316
COUNTY	Dekalb
CENTER NAME	Bouldercrest Shopping Center
YEAR BUILT	1974
TOTAL BUILDING SIZE	±58,514 SF
PARCEL ID	15 076 01 011
NO. OF TENANTS	13
NO. OF SUITES	15

SITE

SITE SIZE	±7.9 Acres
ZONING	NS (Neighborhood Shopping) with Bouldercrest Overlay Tier 1
PARKING TYPE	340 Spaces (Surface) Ratio: 6.01
SIGNAGE	Monument & Storefront/Facade

FINANCIAL

OCCUPANCY	94.5%
CURRENT NOI EST.	\$113,571.30
PRICE PER SF	\$51.27
SALE PRICE	\$3,000,000



FINANCIAL OVERVIEW



BULL REALTY
ASSET & OCCUPANCY SOLUTIONS

TCN
WORLDWIDE
REAL ESTATE SERVICES

FINANCIAL INFORMATION

TENANT	SUITE SIZE	RATE	ANNUAL
Family Dollar - BCS	7,400	\$7.04 / SF	\$52,062.72
Angie's Beauty Supply	14,000	\$5.57 / SF	\$78,000.00
Food Town Market	24,000	\$3.22 / SF	\$77,287.68
Domino's Pizza	1,470	\$18.11 / SF	\$26,621.52
Kimberly Paris Hair Salon	1,242	\$12.27 / SF	\$15,245.28
Family Barber	795	\$18.11 / SF	\$14,400.00
Nails Today	1,400	\$16.71 / SF	\$23,400.00
Great Wall of China Restaurant	1,400	\$16.61 / SF	\$23,249.28
Miracle Home Coin Laundry	1,400	\$17.30 / SF	\$24,223.08
Bouldercrest Cleaners - THDA LLC	1,400	\$15.43 / SF	\$21,600.00
King of Wings	795	\$24.19 / SF	\$19,231.44
ATM			\$5,430.72
Existing Annual Income			\$380,751.72

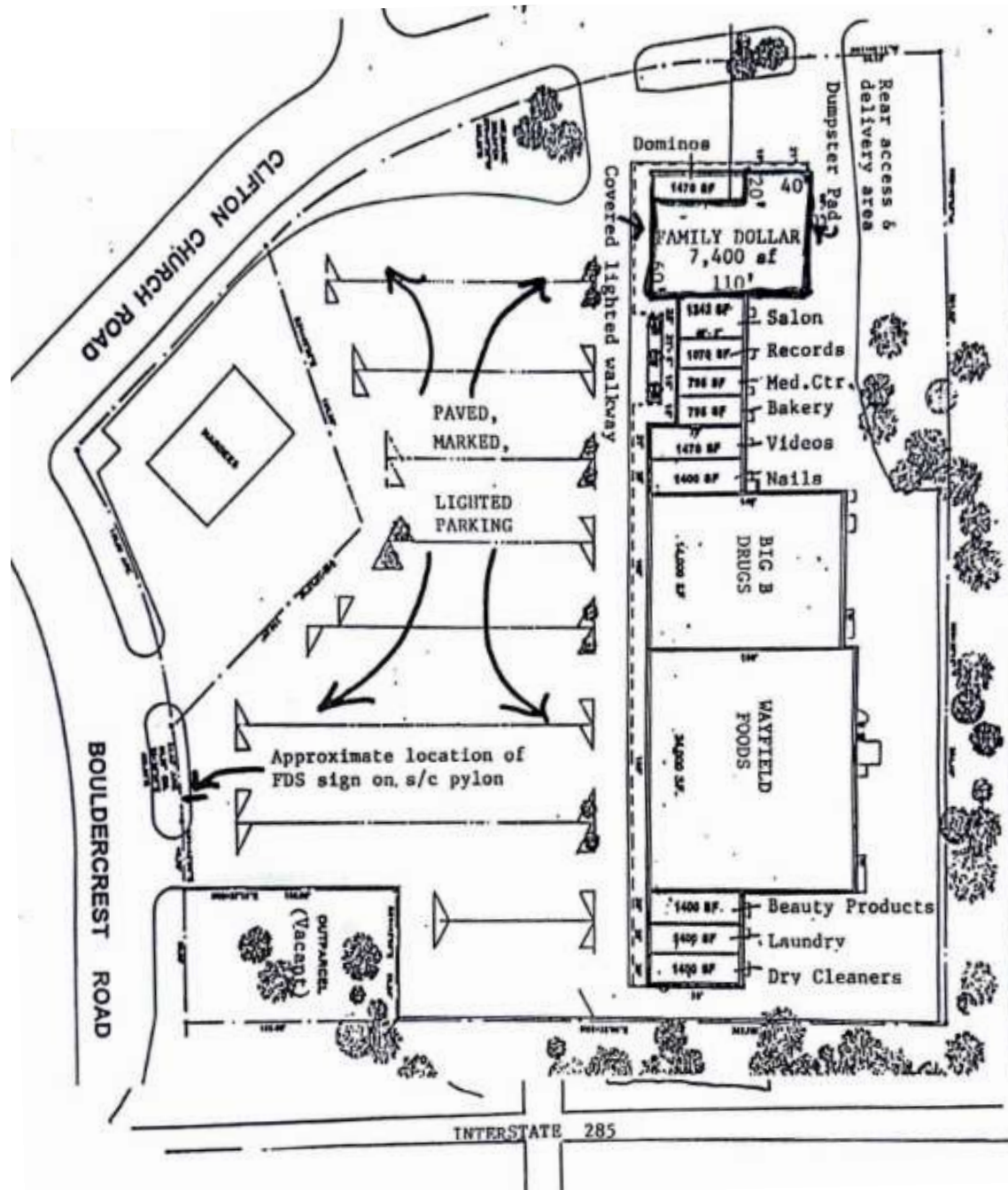
Current Occupancy:	94.5%
Current Average Rent:	\$14.05 per SF
Existing Tenants:	13
Current # of Suites:	15
Pricing Guidance:	\$3,000,000
Rentable Square Footage:	58,514
Price per Square Foot:	\$51.27
Price per Acre:	\$379,747

EXISTING P&L (USING CURRENT INCOME)

Income at 94.5% Occupancy	\$380,751.72
Expense Estimate	\$267,180.42
NOI Estimate	\$113,571.30

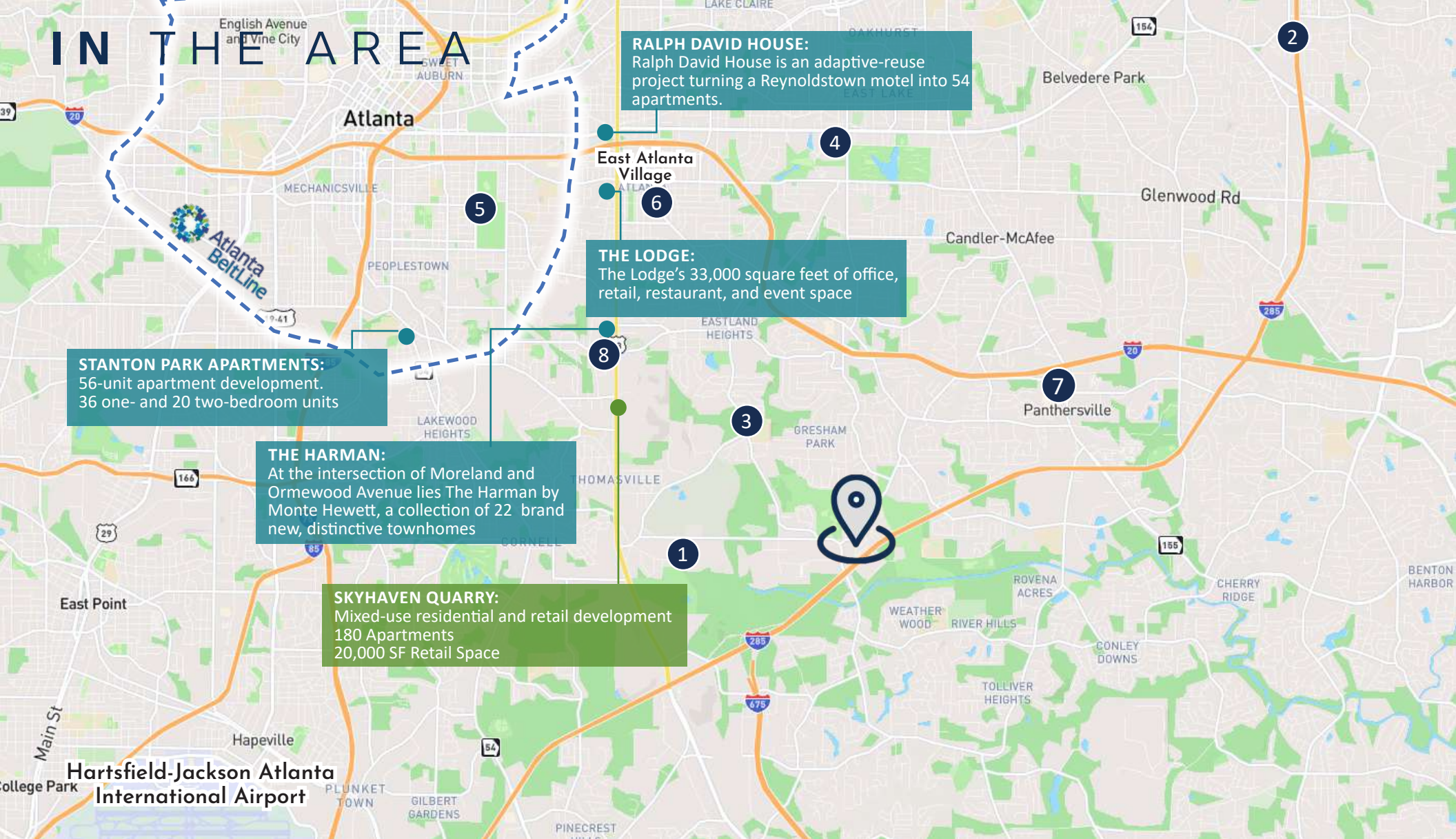


SITE PLAN









- 1 Shadowbox Studios
- 2 Electric Owl Studios
- 3 Walmart, Flats at East Atlanta

- 4 Publix, Trust at East Lake Townhomes, East Lake Family YMCA, East Lake Golf Club, Lidl,
- 5 Zoo Atlanta, Grant Park
- 6 East Atlanta Village: Argosy, The EARL, Emerald City Bagel, HOLY Taco, Flatiron Bar, Poke Burri, Blu Cantina, Hippin Hops Brewery

- 7 Gallery at South DeKalb
- 8 Little Azio, OK YAKI, Endulge Cupcake, Spoon Eastside, Pollo Primo, Morelli's Ice Cream, Roundhouse Kickboxing
- New Developments
- Proposed Developments



MARKET OVERVIEW



BULL REALTY
ASSET & OCCUPANCY SOLUTIONS

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WORLDWIDE
REAL ESTATE SERVICES

ATLANTA

AT A GLANCE

BUSINESS-FRIENDLY CITY

Atlanta, the capital and most populous city in Georgia, is the ninth-largest metro in the United States with over 5.9 million residents. It prides itself on its low business costs, tax-friendly environment, diverse economy and suburb quality of life. Encompassing a GDP over \$270 billion, the Atlanta metropolitan area is a true “world city.”

WORLD-CLASS EDUCATION

Atlanta colleges and universities are numerous, spanning from historically black colleges, technical colleges, top research institutions and schools of art, medicine and theology. The region ranks in the top 10 among U.S. metros in students enrolled, research spending and degrees earned. Colleges and universities in the Atlanta region create 130,000 jobs across all industries in Georgia. Colleges and Universities in the Atlanta region include Georgia Institute of Technology, Emory University, Georgia State University, Agnes Scott College, Oglethorpe University, Clark Atlanta University (HBCU), Morehouse College (HBCU) and Spelman College (HBCU).

ATTRACTIONS AND TOURISM

Attractions in Atlanta include the largest aquarium in the western hemisphere, the CNN Center, the Fox Theatre, the King Center and the \$1.5 billion home of the Atlanta Falcons football franchise, Mercedes-Benz Stadium. Hartsfield-Jackson Atlanta International Airport is the world’s busiest airport, making the city a hub for business and tourism travelers alike.



**#1 TOP TRAVELED
AIRPORT IN THE WORLD**



**\$270 BILLION GDP
IN METRO-ATLANTA**



**16 FORTUNE 500
HQ IN ATLANTA**



**TOP U.S. METRO
WITH #1 LOWEST COST
OF DOING BUSINESS**

**TOP 10 AMONG U.S. METROS IN
STUDENTS ENROLLED, RESEARCH
SPENDING AND DEGREES EARNED.”**

- DISCOVER ATLANTA



**#9 LARGEST METRO AREA IN
THE U.S. 2024**

- U.S. CENSUS BUREAU
POPULATION DIVISION

HOME TO 16 FORTUNE 500 COMPANIES

Atlanta has the third-highest concentration of Fortune 500 headquarters in the U.S., and over 75% of the Fortune 1000 conduct business in the Atlanta Metropolitan Area. 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.

CONTINUOUS ECONOMIC DEVELOPMENT

The city's continuous growth is expected to continue with recently executed or announced corporate relocations such as UPS, Mercedes-Benz, NCR, Honeywell, and General Electric. Atlanta has also become a mega center for movie production due to tax credits implemented in 2008.

9TH
LARGEST U.S. METRO
2024 U.S. Census

1.8%
PROJECTED 5-YEAR
POPULATION GROWTH (2023-2028)
ESRI 2024

#6
BEST CITIES FOR JOBS IN U.S.
WalletHub 2024

#3
FASTEST GROWING
U.S. METRO
Freddie Mac 2024

46%
Gen Z
Population

34%
Millennial
Population

3.9%
Unemployment
Rate

(Data based on 1 mile radius of Downtown- ESRI 2024)

MAJOR EMPLOYERS

KING & SPALDING



Mercedes-Benz



DEMOGRAPHIC OVERVIEW



POPULATION

1 MILE	3 MILES	5 MILES
4,659	54,148	184,070



HOUSEHOLDS

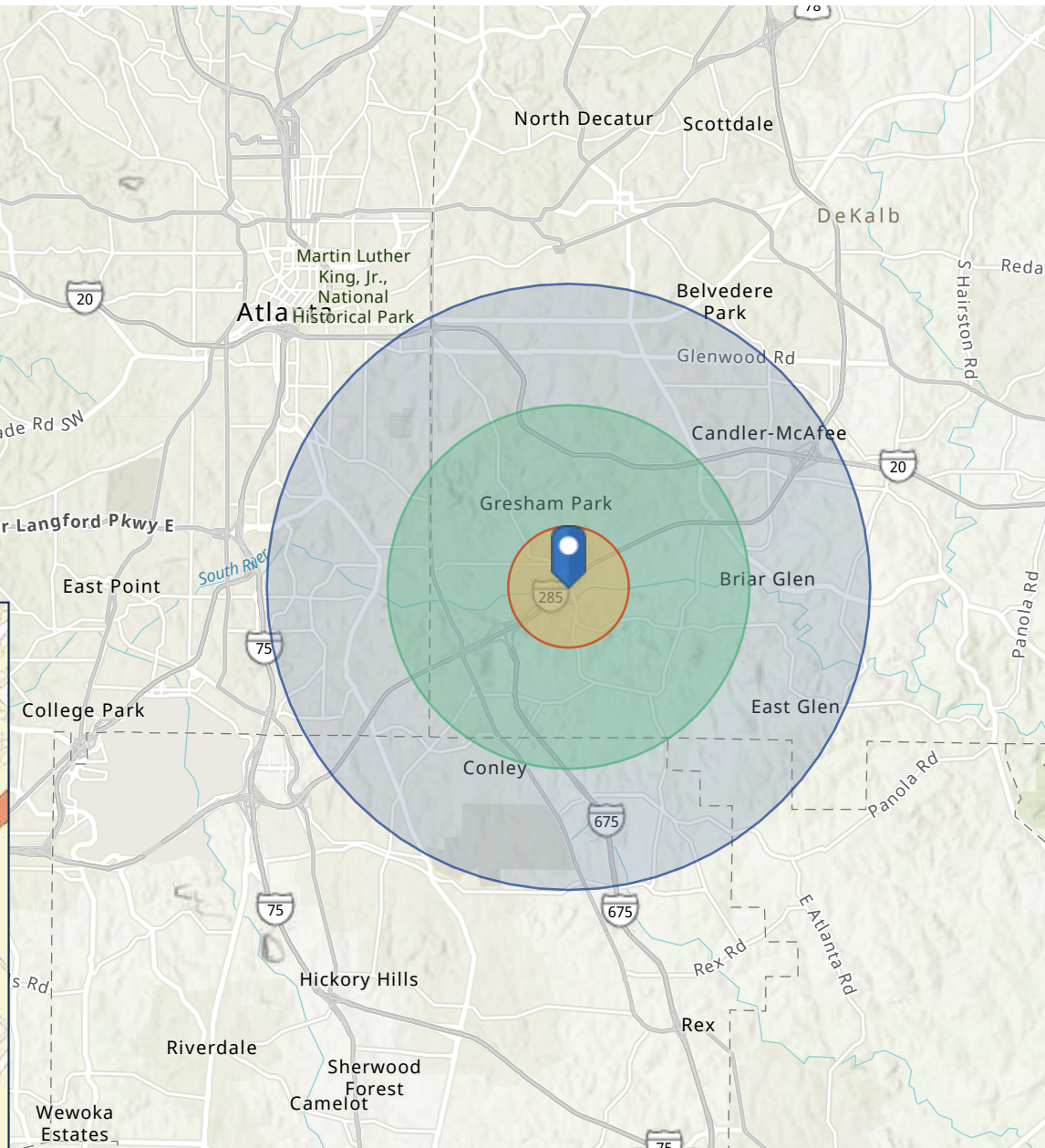
1 MILE	3 MILES	5 MILES
1,610	20,463	71,368



AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILES	5 MILES
\$117,347	\$83,651	\$93,762

Traffic Counts



ABOUT ***BULL REALTY***

MISSION

To provide a company of advisors known for integrity and the best disposition marketing in the nation.

SERVICES

Disposition, acquisition, project leasing, tenant representation and consulting services.

SECTORS OF FOCUS

Office, retail, industrial, multifamily, land, healthcare, senior housing, self-storage, hospitality and single tenant net lease properties.

GLOBAL ALLIANCE

Bull Realty is a member of TCN Worldwide, an alliance of 60+ offices and 1,500 commercial real estate professionals serving more than 200 markets globally. This partnership expands the firm's reach, client access and investor relationships across the U.S. and internationally.

AMERICA'S COMMERCIAL REAL ESTATE SHOW

The firm produces the nation's leading show on commercial real estate topics, America's Commercial Real Estate Show. Industry economists, analysts and leading market participants — including Bull Realty's founder Michael Bull, CCIM — share market intel, forecasts and strategies. The weekly show is available to stream wherever you get your podcasts or at www.CREshow.com.

JOIN OUR TEAM

Bull Realty continues to expand through merger, acquisition and by welcoming experienced agents. The firm recently celebrated 28 years in business and, through its TCN Worldwide alliance, actively works with clients and brokers across the country.

CONNECT WITH US:

<https://www.bullrealty.com/>



28

**YEARS IN
BUSINESS**



ATL

**HEADQUARTERED IN
ATLANTA, GA**



**LICENSED IN
8
SOUTHEAST
STATES**



CONTACT INFORMATION

BROKER PROFILE



AUSTIN BULL

Commercial Real Estate Advisor
404-876-1640 x175
Austin@BullRealty.com

Austin Bull specializes in the acquisition and disposition of retail/investment in the Southeast U.S. He helps clients maximize value through strategic sales and targeted marketing, leveraging a deep understanding of market trends and buyer behavior. Austin utilizes Bull Realty's cutting-edge marketing platforms, extensive national buyer databases, and research-driven strategies to deliver exceptional results.

He works alongside Michael Bull, CCIM - an industry veteran with over \$8 billion in transactions and 35 years of experience providing clients with unmatched insight, execution, and offering credibility.

Austin holds a degree in Business Administration from the University of North Georgia. Outside of work, he enjoys motorcycles and road course racing.

CONFIDENTIALITY AGREEMENT

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 **2520 Bouldercrest Blvd, Atlanta, GA 30316** 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, 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. 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. If you are a broker, or a principal desiring to include an outside broker, contact the listing agent directly for a Buyer

Accepted and agreed to this _____ day of _____, 20_____.

Receiving Party _____

Signature _____

Printed Name _____

Title _____

Company Name _____

Address _____

Email _____

Phone _____

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