



Recently Renovated Multifamily Opportunity

40 Units | 8% Cap Rate



BULL REALTY
ASSET & OCCUPANCY SOLUTIONS



TCN
WORLDWIDE
REAL ESTATE SERVICES

1931 Joseph E. Boone Boulevard, Atlanta, GA 30314

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.

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Property Overview

Rare opportunity to acquire a recently renovated 40-unit multifamily community in Atlanta's rapidly transforming Westside submarket. Situated on approximately 1.02 acres, the property consists of 2 two-story buildings totaling ±14,352 SF, featuring 40-1BR/1BA units. Originally constructed in 1965 and extensively renovated in 2023, the asset offers investors a stabilized value-add opportunity in a corridor benefiting from continued redevelopment and strong rental demand.

The property is all electric (no gas) with central air conditioning, on-site laundry facility, and separately metered electric service, providing operational efficiencies and minimizing landlord utility expenses. Located along Joseph E. Boone Boulevard, one of Atlanta's major Westside corridors, the property offers convenient access to I-20 and I-285 with convenient access to located near Downtown Atlanta, the Atlanta University Center, MARTA, Mercedes-Benz Stadium, and numerous employment centers and neighborhood amenities.



Highlights

- 40-unit multifamily community
- 1BR/1BA apartments
- Built in 1965 | Renovated in 2023
- RG-3 zoning
- Central air conditioning throughout
- On-site laundry room
- Separately metered electric service
- Located in Atlanta's growing Westside submarket
- Convenient to Downtown Atlanta

Property Information

ADDRESS	1931 Joseph E. Boone Boulevard Atlanta, GA 30314
COUNTY	Fulton
SITE SIZE	±1.02 AC
BUILDINGS SIZE	±14,352 SF
ZONING	RG-3
YEAR BUILT	1965 / Renovated 2023
NO. OF UNITS	40
UNIT SIZE	±475 SF
NO. OF FLOORS	2
UNIT MIX	1 BR/1BA
LAUNDRY	Onsite laundry room
UTILITIES	All electric (no gas)
CAP RATE	8%



Sale Price | \$4,000,000

Average Monthly Rent: \$1,180/Unit



Exterior Photos



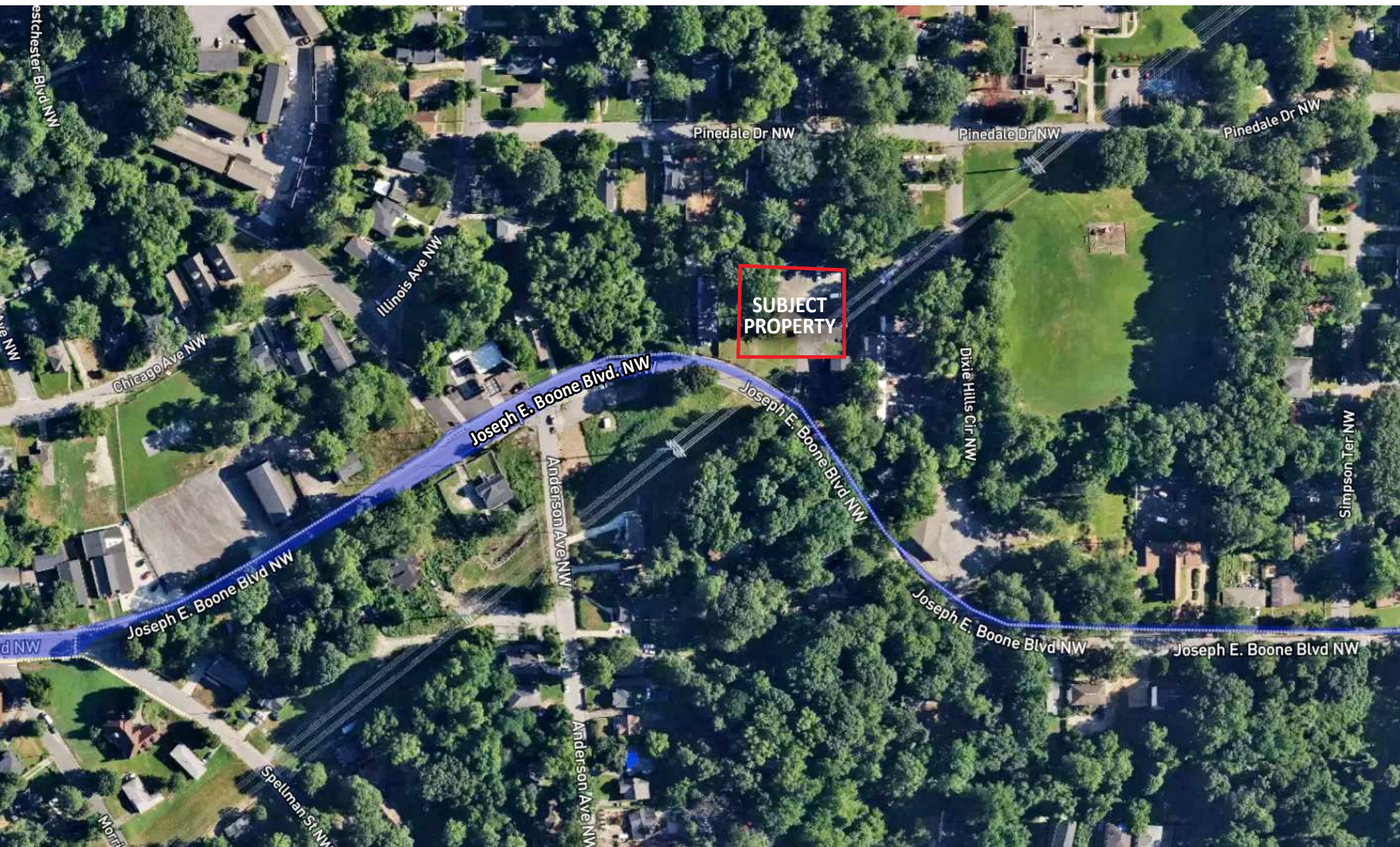
Interior Photos



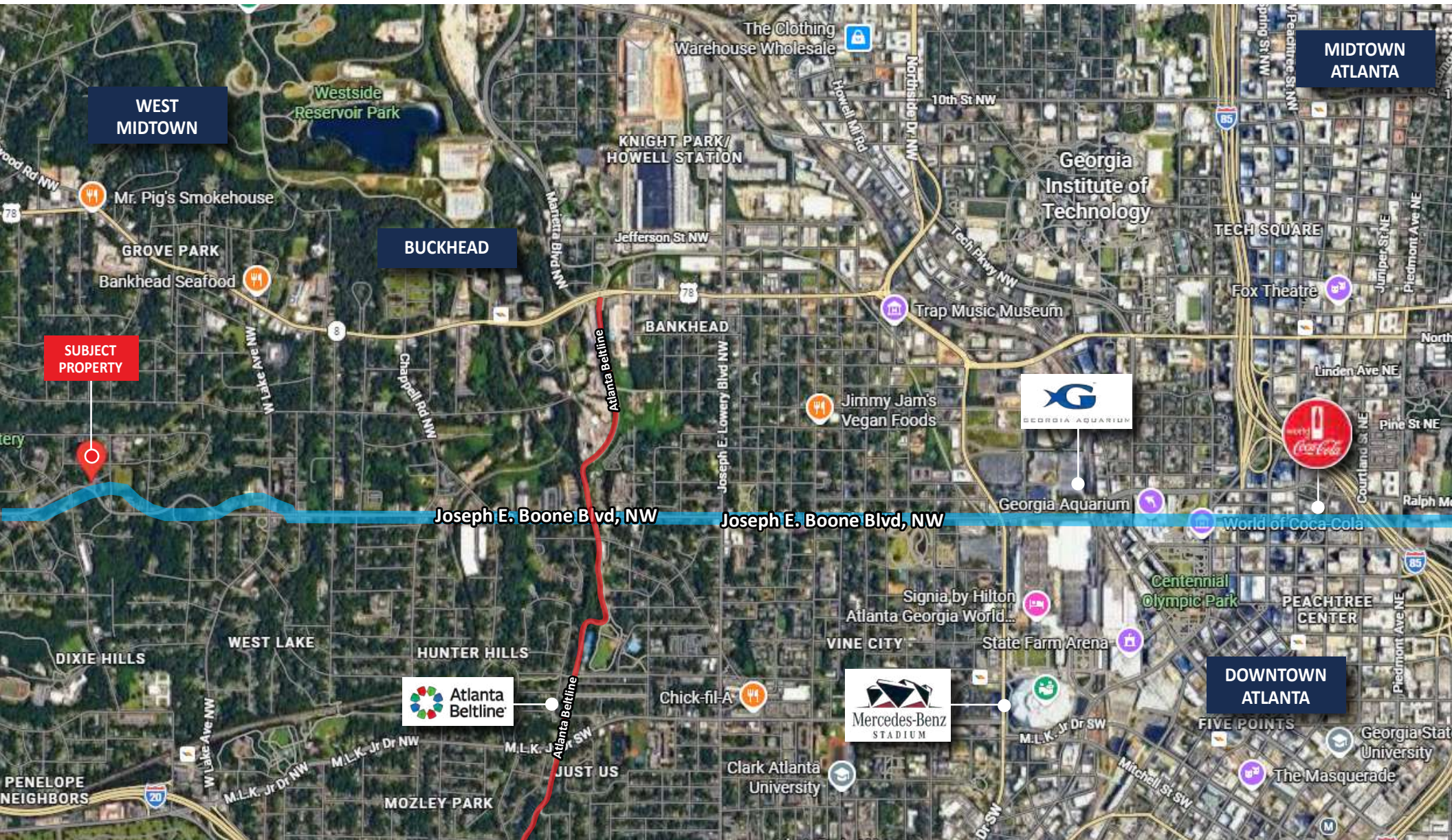
[Click Here to View Property Video](#)



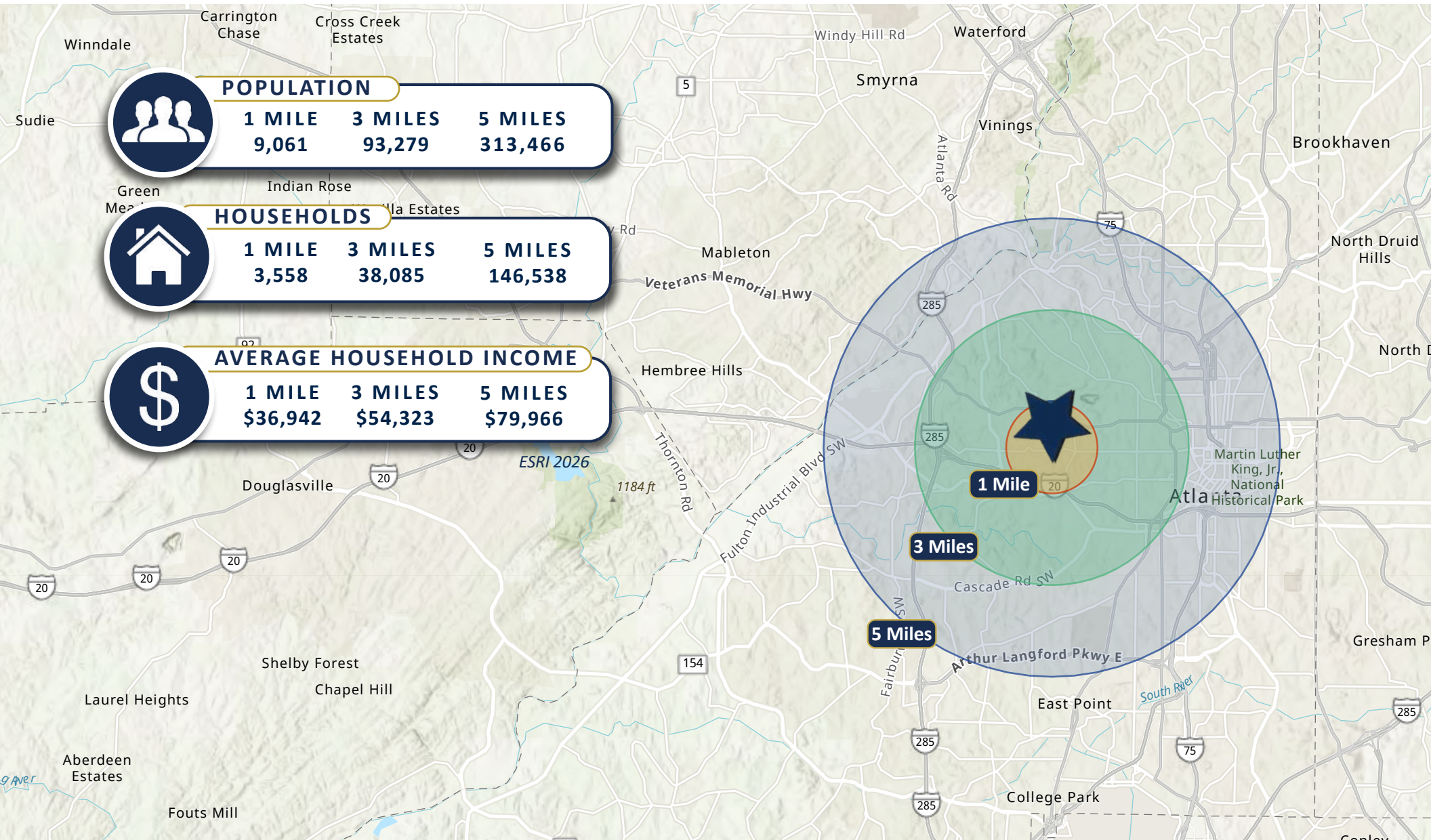
Aerial View



Aerial View



Demographic Overview



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 suburban 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 BUSIEST
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 2025

#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



#1 TOP EMERGING TECH HUB

-Business Facilities magazine, GA Dept. of Economic Growth 2024

#3 BEST CITY IN THE SOUTH

-Southern Living, "The South's Best Cities, 2024"

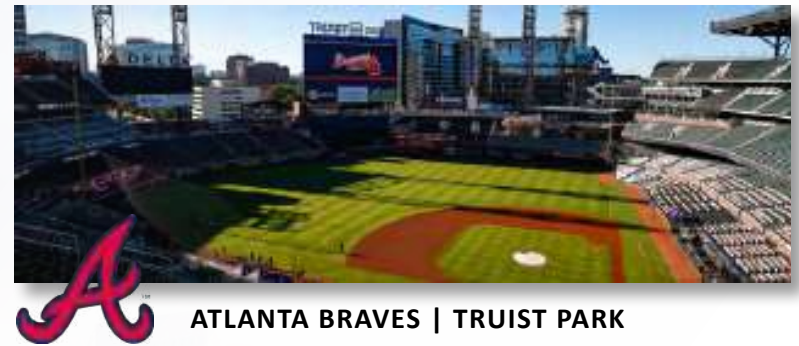
#5 MOVING DESTINATION IN THE NATION

-Penske, "Annual Top Moving Destinations List, 2024"

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.

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 and from Atlanta is easy.

The metro Atlanta area is home to 16 Fortune 500 and 24 Fortune 1000 headquarters. This includes the global headquarters of corporations such as The Coca-Cola Company, The Home Depot, Delta Air Lines, AT&T Mobility, UPS, Truist Bank, Mercedes-Benz USA, Newell Brands and is home to the world renowned Centers for Disease Control and Prevention (CDC).



In the Area

CANDLER PARK

Candler Park is a neighborhood on the east side of Atlanta, Georgia. It is known for its historic homes, green spaces, and the large park it is named after. The area also hosts the annual Candler Park Music and Food Festival and has a relaxed, community-focused atmosphere.



THE ATLANTA BELTLINE

The Atlanta Beltline is a sustainable redevelopment project that provides a network of public parks, multi-use trails and transit along a historic 22-mile railroad corridor circling downtown and connecting many neighborhoods directly to each other.



EAST LAKE GOLF CLUB

East Lake Golf Club is one of Atlanta's most historic and prestigious golf courses, founded in 1904 and known as the home course of legendary golfer Bobby Jones. Located just east of downtown, it hosts the PGA Tour's annual Tour Championship and is recognized for its strong community and philanthropic impact in the surrounding neighborhood.



PONCE CITY MARKET

Formerly a Sears, Roebuck & Co. distribution center and the largest brick building in the Southeastern United States, Ponce City Market is a historic ten story, 2.1 million square foot structure. The property has been restored as a mixed-use development housing best-in-class office, retail and residential spaces.



FREEDOM PARK

Freedom Park is the largest linear passive park in the City of Atlanta at just over 200 acres of pastoral rolling greenspace. With the advent of the Atlanta Beltline, Freedom Park is a critical connection to movement throughout the city by bike or by foot. The trails connect to Downtown Atlanta and other intown neighborhoods.



EMORY UNIVERSITY

Emory University is a private research university in Atlanta, Georgia, founded in 1836. It is known for strong programs in medicine, public health, business, and research, and it operates a large healthcare system through Emory Healthcare.



In the Area

INMAN PARK

Inman Park is one of Atlanta's oldest and most sought-after neighborhoods, originally developed in the late 1800s as the city's first planned suburb just east of downtown. Known for its historic Victorian homes, tree-lined streets, and proximity to the BeltLine, it blends historic charm with a vibrant dining and cultural scene. Today, it remains a highly walkable community with parks, festivals, and easy access to intown attractions.



EAST ATLANTA VILLAGE

East Atlanta Village (EAV) is a lively, eclectic neighborhood in southeast Atlanta known for its artistic vibe, local music scene, and diverse food and nightlife options. The area features a mix of historic homes and newer developments, with walkable streets and frequent community events like festivals and markets. EAV is popular with young professionals and creatives seeking a vibrant, close-knit neighborhood with a strong sense of local culture.



KIRKWOOD

Kirkwood is a historic intown neighborhood in Atlanta, located just east of downtown, known for its charming bungalows, tree-lined streets, and strong community spirit. It has a growing arts and dining scene, with local shops, restaurants, and events that foster a neighborhood-centered atmosphere. Kirkwood combines small-town charm with convenient access to the city, making it popular among families and young professionals alike.



OLD FOURTH WARD

Old Fourth Ward (O4W) is a historic and rapidly evolving neighborhood in Atlanta, famous as the birthplace of Martin Luther King Jr. It blends historic charm with modern development, featuring renovated lofts, trendy restaurants, and the popular Beltline and Ponce City Market nearby. The area is highly walkable and vibrant, attracting young professionals and families who enjoy a mix of culture, history, and urban living.



DECATUR

Decatur is a city just east of Atlanta, Georgia. It's known for its walkable downtown, restaurants, and historic neighborhoods, and it is home to Agnes Scott College. It is also known for its community events and small-town feel while still being close to a major city.



REYNOLDSTOWN

Reynoldstown is a historic intown neighborhood in Atlanta, located just east of downtown and adjacent to the BeltLine. Known for its early 20th-century bungalows and strong sense of community, it has a mix of longtime residents and newcomers drawn to its walkability and proximity to shops, restaurants, and parks. Reynoldstown offers a blend of historic charm and modern conveniences, making it a popular choice for young professionals and families.



Broker Profiles



ANDY LUNDSBERG

Partner

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404-509-8533 (C)

Andy Lundsberg has over 20 years of sales, marketing and commercial real estate experience. He specializes in the acquisition and disposition of multifamily and boutique retail/office type properties throughout metro-Atlanta. Andy Lundsberg is recognized as the top producer at Bull Realty for the last 8 years in a row with gross sales exceeding well over \$100 million year to date 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 experience 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.



MICHAEL WESS, CCIM

Partner

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770-598-6212 (C)

Michael Wess' passion for commercial real estate began during his undergraduate studies at the University of Georgia. He earned a 4.0 GPA at the Terry College of Business's #4 nationally ranked real estate program while receiving the school's single annual real estate scholarship. While there, Michael also received two additional degrees in finance and international business while also minoring in Spanish and playing on the University's rugby team.

Michael joined Bull Realty in 2016 and began building his business practice based on integrity, superior client service and exceptional results. 2018 served as Michael's breakout year, individually closing 23 transactions valued at over \$25,000,000, which landed him #3 of 32 brokers at the firm and the firm's 'Partner' title. Since 2018, Michael Wess and Andy Lundsberg teamed up and closed over half a billion in commercial real estate transactions over almost 250 transactions. These days, the partnership averages almost a closing a week and over \$100M in sales annually.

The team has earned prior pricing records in and around Atlanta, including highest price per acre, highest price per unit, and highest price per square foot for various product types and categories. The team also prides itself in its ability to close transactions that have proved complicated during previous selling attempts.



ABOUT BULL REALTY



28
YEARS IN
BUSINESS



LICENSED
IN
8
SOUTHEAST
STATES



ATL
HEADQUARTERED

SERVICES

Services include disposition, acquisition, project leasing, tenant representation, and consulting across a wide range of sectors, including 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>



OUR MISSION

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



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 1931 Joseph E Boone Boulevard Atlanta, GA 30314. 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 in 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 Broker 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 and Buyer's Broker Confidentiality & Commission Agreement.

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

Receiving Party _____

Signature _____

Printed Name _____

Title _____

Company Name _____

Address _____

Email _____

Phone _____

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