



FOR SALE OR LEASE

Two-Building Industrial Flex Property

14,400 SF to 27,590 SF - 2.27 Acres
Metro Atlanta - Marietta



DISCLAIMER & LIMITING CONDITIONS

Bull Realty has been retained as the exclusive broker for 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 Listing Brokers. The terms and conditions set forth above apply to this Offering Memorandum in its entirety and all documents, and other information provided in connection therewith.

CONTACT INFORMATION

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Executive Summary

TWO-BUILDING INDUSTRIAL FLEX PROPERTY | COBB COUNTY

Opportunity to lease or own a two-building flex industrial property well-located in the city of Marietta. Building 121 of approximately 14,400 SF is available for lease, or to purchase and enjoy the income from building 131. Building 131, which is approximately 13,190 SF, is leased bringing in approximately \$13,739.58 per month. The buildings total $\pm 27,590$ SF on one ± 2.27 -acre tax parcel.

The sales price is \$3,950,000 and the rents are \$10.50 SF NNN

The property is convenient to I-75, I-575, Cobb Parkway and Barrett Parkway.

AVAILABLE



121 BELLS FERRY LANE

BUILDING SIZE	$\pm 14,400$ SF
OFFICE SPACE	$\pm 2,250$ SF
ZONING	LI (light industrial)
YEAR BUILT	Built 1991
POWER	220 V
SRINKLERS	Yes
CLEAR HEIGHT	18'
DRIVE IN DOORS	1 (11'10" x 15' 6")
DOCK HIGH DOORS	4 (10' x 10')
CONSTRUCTION	Brick & Block
OCCUPANCY	Available to occupy
LEASE RATE	\$10.50/SF/NNN & \$2.20/SF/CAM

LEASED



131 BELLS FERRY LANE

BUILDING SIZE	$\pm 13,190$ SF
OFFICE SPACE	$\pm 2,250$ SF
ZONING	LI (light industrial)
YEAR BUILT	Built 2001
POWER	440V, 3 phase
SRINKLERS	Yes
CLEAR HEIGHT	22'
DRIVE IN DOORS	2 (18' x 14' & 12' x 14')
DOCK HIGH DOORS	2 (9'6" x 10')
CONSTRUCTION	Brick & Metal
OCCUPANCY	Leased, paying \$13,739.58/Month
LEASE RATE	\$10.50/SF/NNN & \$2.00/SF/CAM

Property Information

GENERAL:

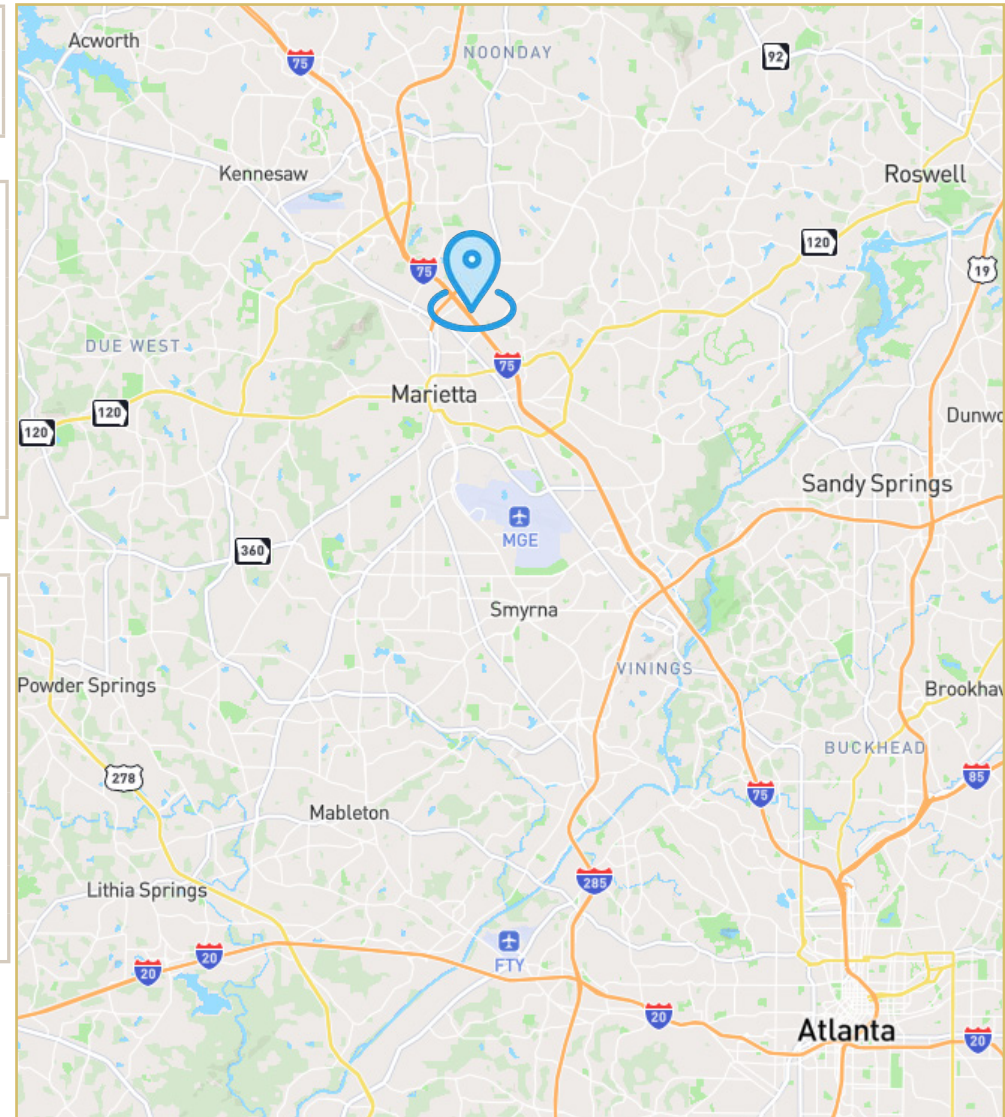
ADDRESS: 121 & 131 Bells Ferry Lane, Marietta, GA 30066
COUNTY: Cobb

SITE/BUILDING:

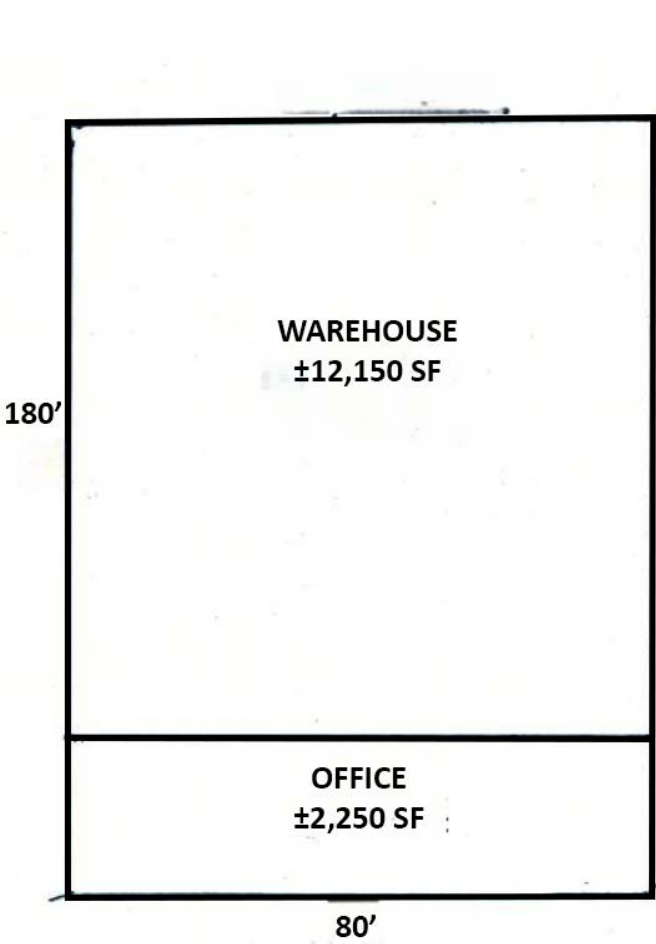
BUILDING SIZE: $\pm 14,400 + \pm 13,190 = \pm 27,590$ SF
YEAR BUILT: Built 1991/2001
NUMBER OF FLOORS: 1
ZONING: LI (Light Industrial)
SITE SIZE: ± 2.27 Acres
PARCEL ID: 16-0858-0-039-0
PARKING SPACES: Approximately 22 spaces

FINANCIAL:

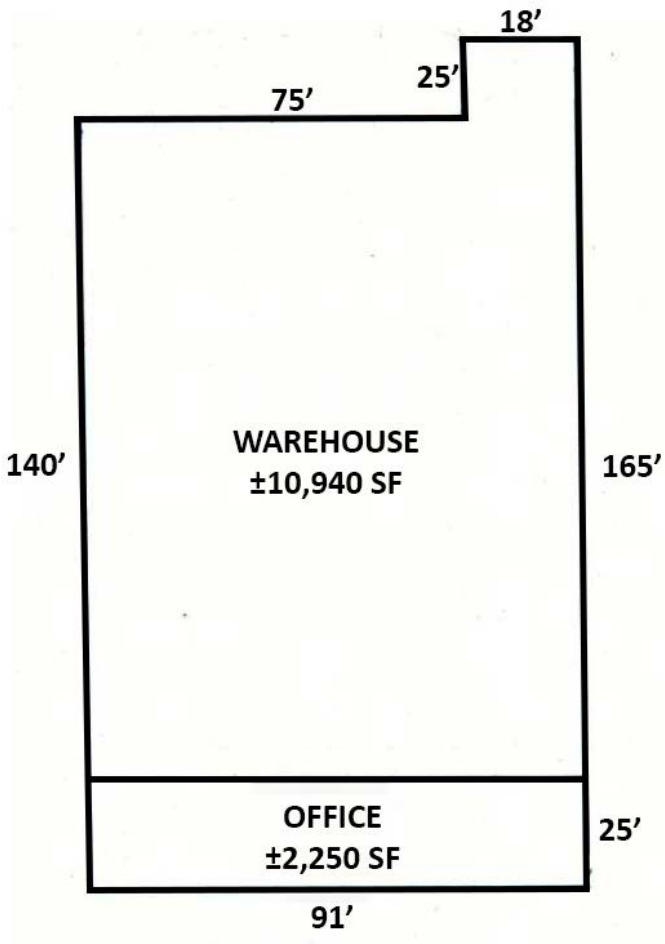
PRICE: \$3,950,000
PRICE/SF: \$143.16
2025 TAXES: \$23,776.92
INCOME: Building 121 vacant, available to occupy
Building 131 leased
MARKET RENTS: \$10.50/SF/NNN & \$2.20/SF/CAM(121)
& \$2.00/SF/CAM(131)
EXISTING INCOME (131): \$13,739.58 includes monthly base rent + 47.81% of CAM
CAP RATE: 7.3% once 121 Bells Ferry Lane is leased



Floor Plan



121 BELLS FERRY LANE
AVAILABLE



131 BELLS FERRY LANE
LEASED



Street View of Both Buildings



121 Bells Ferry Lane



131 Bells Ferry Lane



131 Bells Ferry Lane



121 Bells Ferry Side View



131 Bells Ferry Lane Side View



131 Bells Ferry Lane Loading Doors



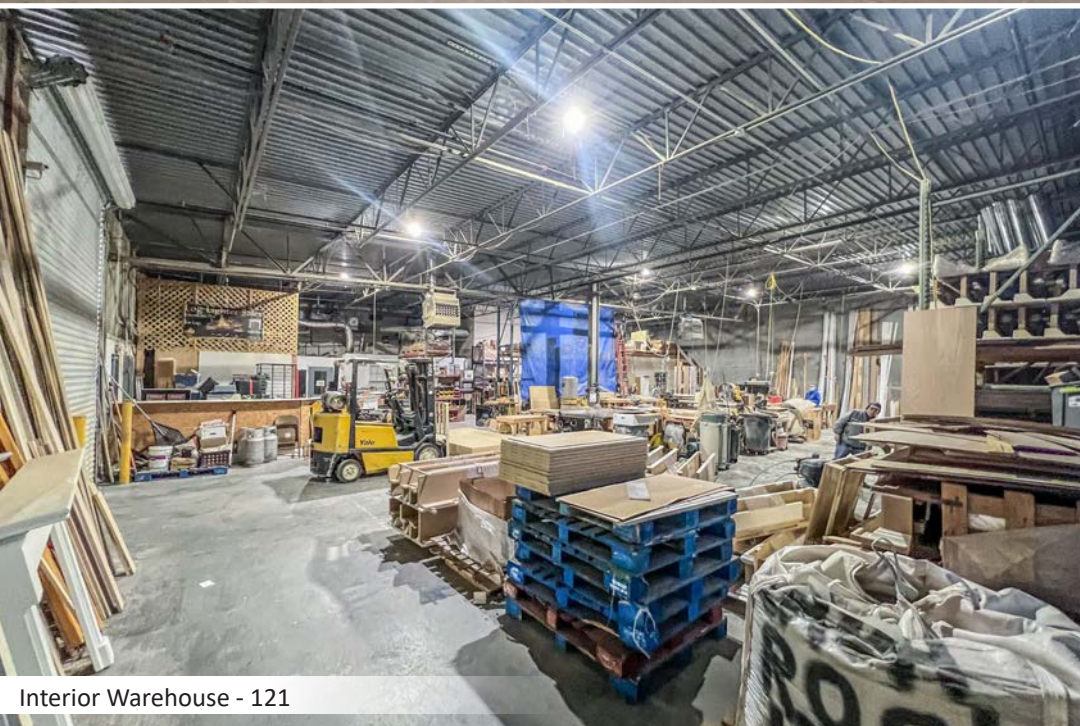
Outside Employee Deck - 131



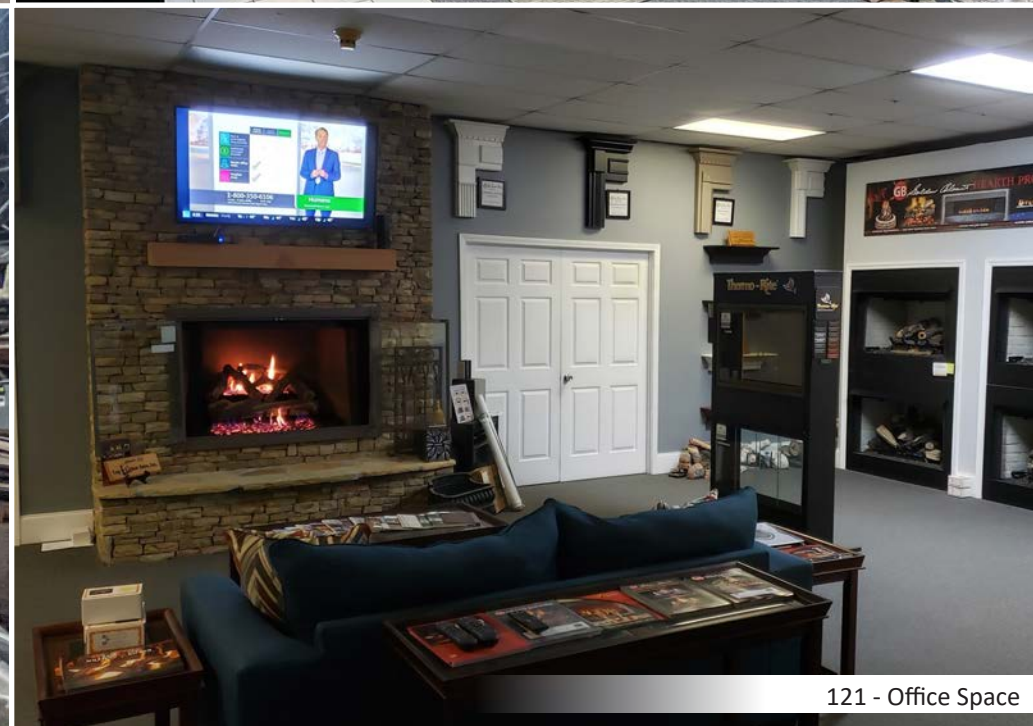
Interior Warehouse - 121



121 - Interior Office/Showroom



Interior Warehouse - 121



121 - Office Space



Interior Warehouse - 131



Interior Warehouse - 131



Dock High Door Interior Loading Area - 131



Interior Warehouse - 131



Front Porch / Entryway - 131



131 - Interior Office



Office Space - 131



131 - Office Space

BULL REALTY
ASSET & OCCUPANCY SOLUTIONS

Page 12 of 23

Y	NOT	APPEAR ON THIS PLAT.
N	N/F	NOW OR FORMERLY
NAIL	FOUND	
OTP	OPEN TOP PIPE	
P	PLAT (BOOK/PAGE)	
POB	POINT OF BEGINNING	
POC	POINT OF COMMENCEMENT	
PP	POWER POLE	
R	RADIUS LENGTH	
R/W	RIGHT-OF-WAY	
REB	REINFORCING BAR FOUNDING	
RFBS	REINFORCING BAR FOUNDING (1/2" UNO)	
R/S	1/2" REINFORCING BAR	
SE	SEWER	
SESE	SEWER EASEMENT	
SSCO	SANITARY SEWER CLEANOUT	
SSSM	SANITARY SEWER MANHOLE	
SSSMH	SANITARY SEWER MANHOLE	
TEPT	TELEPHONE PEDestal	
WM	WATER METER	
WV	WATER VALVE	
WY	WATER LINE	
X	FENCE LINE	

ALL MATTERS OF TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHTS-OF-WAY PUBLIC OR PRIVATE. NO DETERMINATION OF FLOOD HAZARD HAS BEEN MADE FOR THIS PROPERTY BY THIS SURVEYOR.

NOTE: PROPERTY LINES SHOWN ON THIS MAP/PLAT REPRESENT PHYSICAL FIELD CONDITIONS BY EVIDENCE OF APPARENT POSSESSION (IRON PINS FOUND, OLD & ESTABLISHED FENCE LINES, OLD WALL FOUND, SHRUB & HEDGE LINE, HOUSE LOCATIONS, ETC.) THEY MAY DIFFER AND BE IN CONTESTATION FROM EVIDENCE FOUND AT THE APPLICABLE COUNTY SURVEYOR'S OFFICE AND/OR NEIGHBOR'S SURVEYOR'S OFFICE. A FULL LAND TITLE REPORT OPINION ON ALL PROPERTIES, INCLUDING ADJACENT AND CONTIGUOUS PROPERTIES MAY BE NEEDED TO RESOLVE ALL POSSIBLE PROPERTY LINE DISPUTES OR DISCREPANCIES.

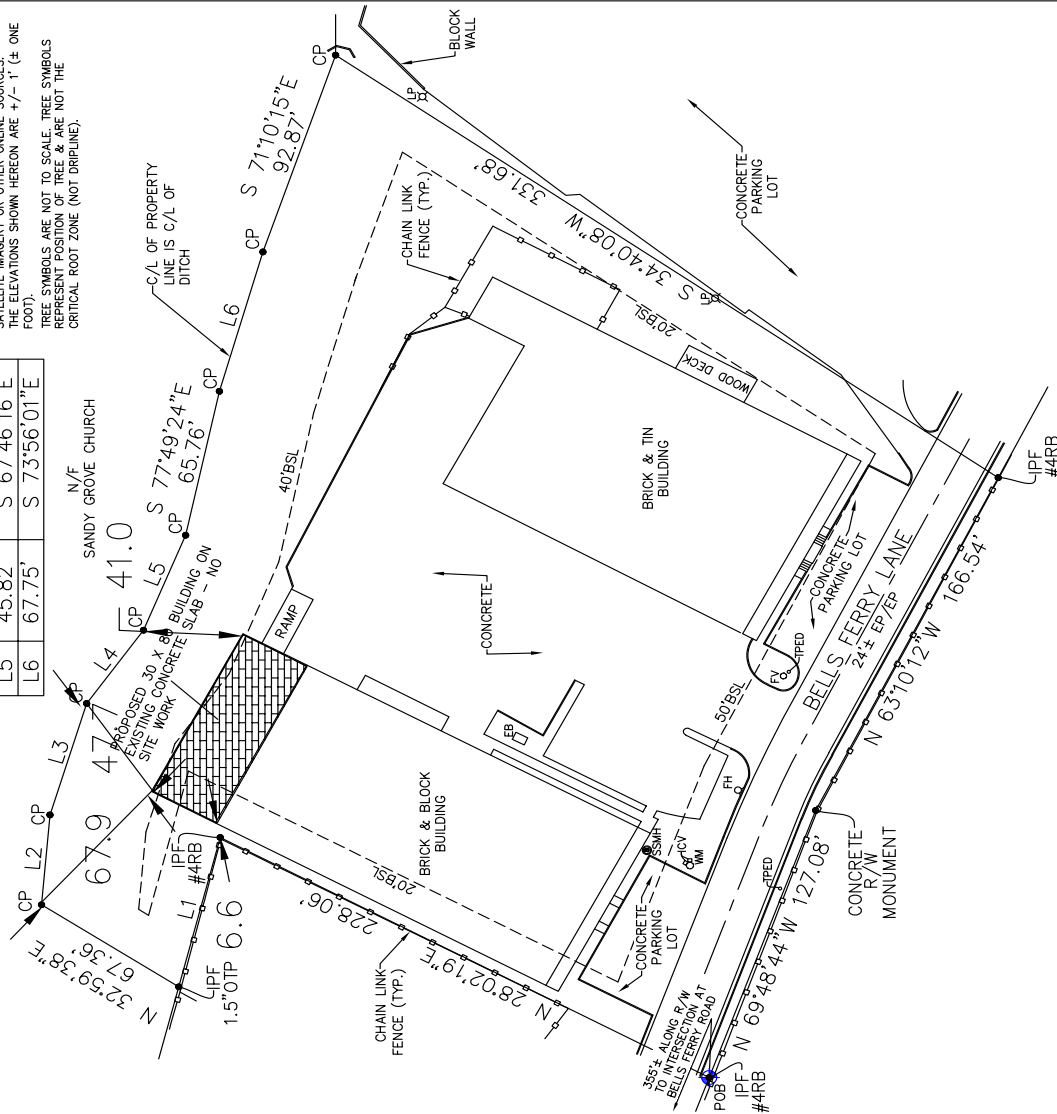
THIS MAP/PLAT WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT; EASEMENTS AND BURDEN THIS PROPERTY MAP/PLAT IS SUBJECT TO REVISIONS AND UPDATE UPON RECEIPT OF SAID TITLE COMMITMENT.

BUILDING LINES SHOWN HEREON DERIVED FROM VARIOUS ONLINE SOURCES. THEY MAY BE IN CONVENTION WITH OR DIFFER FROM INTERPRETATIONS OF GOVERNING AUTHORITIES.

~ THIS MAP/PLAT HAS BEEN FIELD RUN WITH ASSUMED ELEVATIONS, THEN ADJUSTED TO NAVD 88 BASED ON MULTIPLE OBSERVATIONS FROM GOOGLE EARTH SATELLITE IMAGERY OR OTHER ONLINE SOURCES. THE ELEVATIONS SHOWN HEREON ARE $\pm 1'$ (± 1 FOOT).

TREE SYMBOLS ARE NOT TO SCALE. TREE SYMBOLS REPRESENT POSITION OF TREE & ARE NOT THE CRITICAL ROOT ZONE (NOT DRIPLINE).

LINE	LENGTH	BEARING
L1	68.85'	N 75°38'25"W
L2	40.26'	S 85°04'53"E
L3	52.01'	S 73°06'26"E
L4	40.21'	S 54°21'24"E
L5	45.82'	S 67°46'16"E
L6	67.75'	S 73°56'01"E



SITE PLAN PREPARED FOR:

121 BELLS FERRY LANE

LOT 39	BLOCK	UNIT	SUBDIVISION	BY:
LAND LOT #58	16th DISTRICT	2nd SECTION		
COBB COUNTY, GEORGIA		FIELD: DATE	06-23-2018	MRH
LOCATED IN CITY OF MARIETTA		DRWN: DATE	06-25-2017	MRH
PLAT BOOK	PAGE			
DEED BOOK	PAGE			
				NOT FOR RECORDING

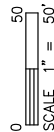
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 30,000+ FEET, AN ANGULAR ERROR OF 05 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN _____ FEET. AN ELECTRONIC TOTAL STATION WAS USED IN THE PREPARATION OF THIS PLAT. NO STATE PLANE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT ²⁰⁰⁸ § 67.

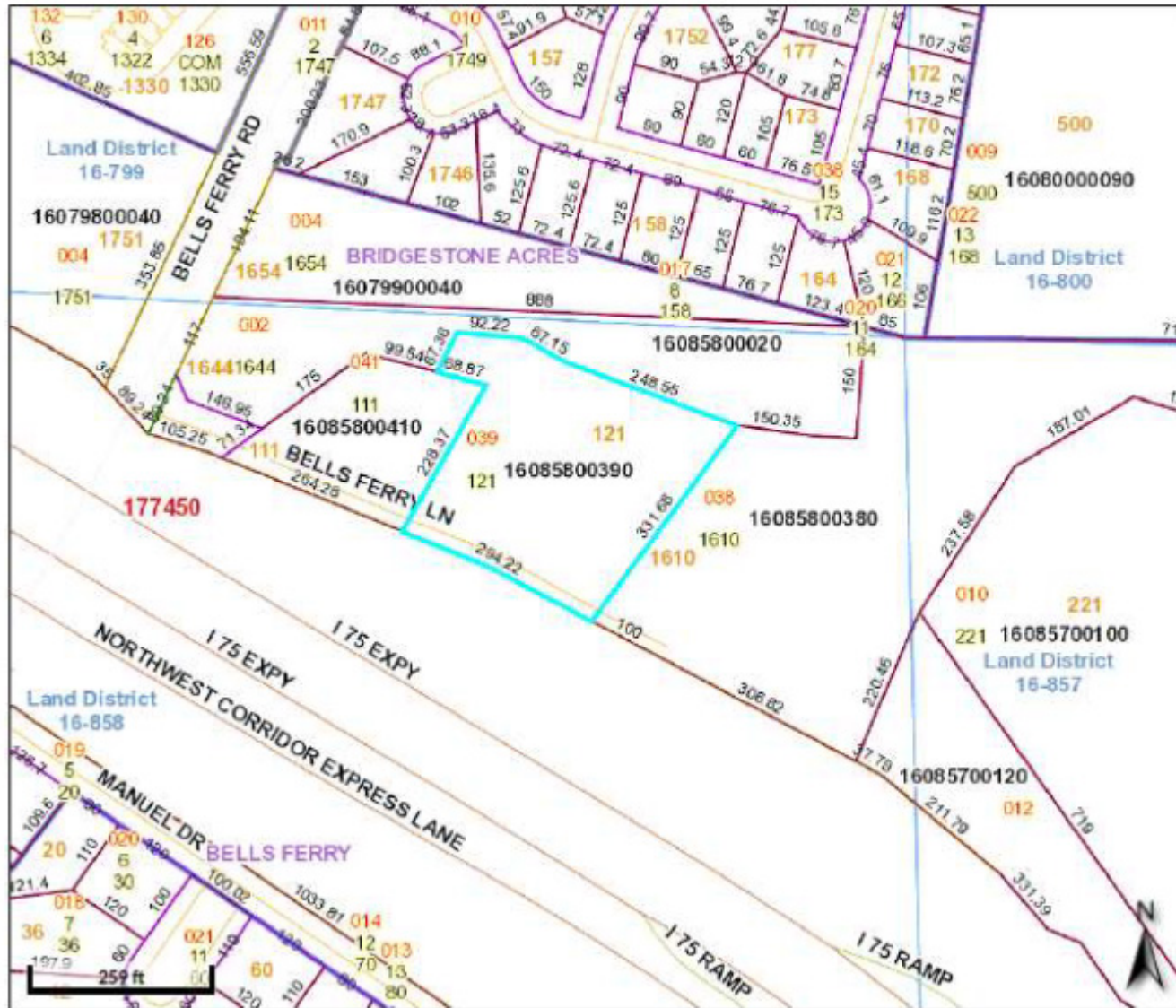


SURVEY SYSTEMS & ASSOC., INC.
657 Lake Drive, Snellville, GA 30039 ~ COA #
_SF000867 ~ INFO@SURVEYSYSTEMSATLANTA.COM
CELL 770-558-7895 ~ OFFICE 404-760-0010

ZONING: LI



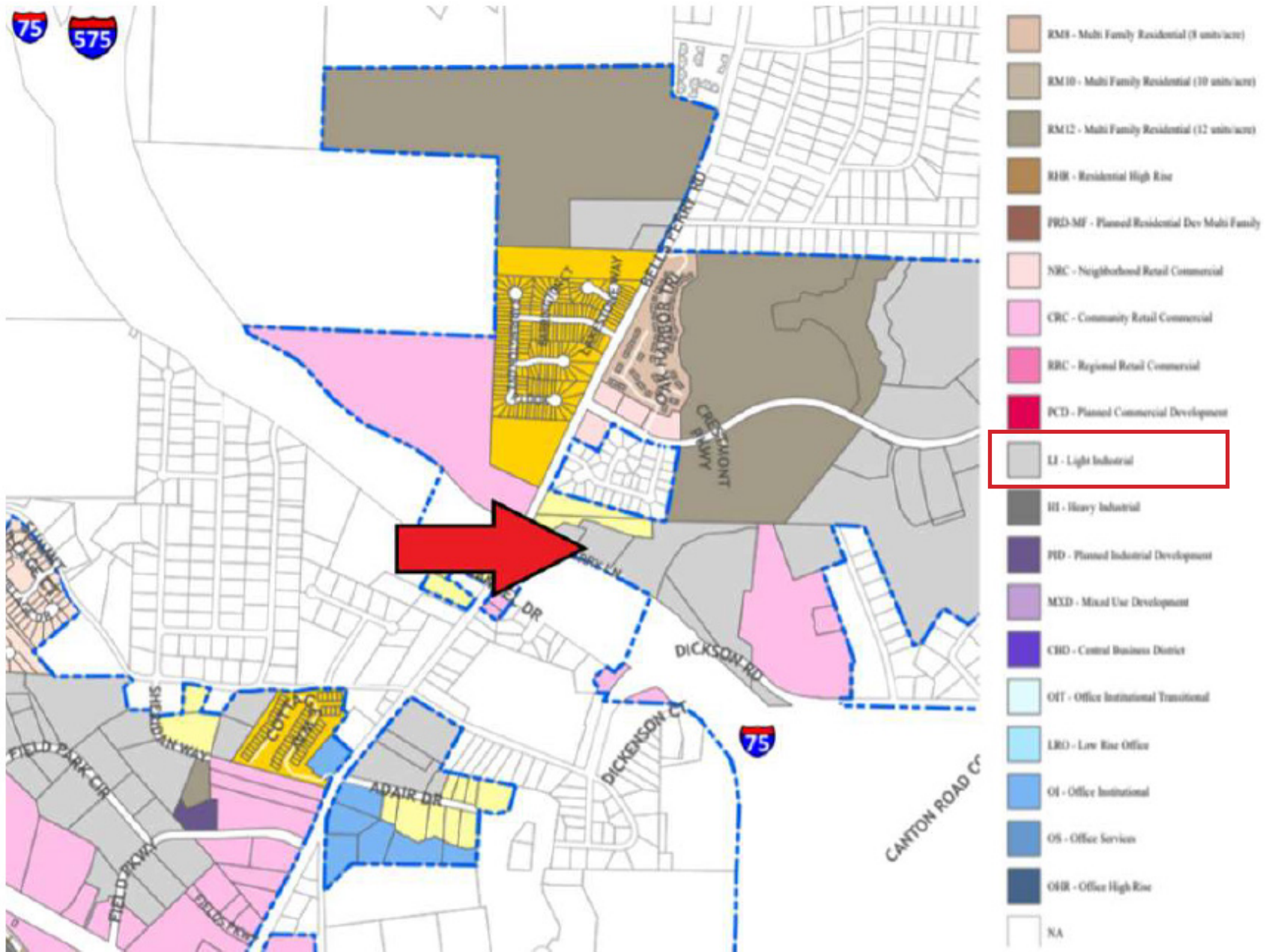
Tax Map



Overview



Zoning



Sold Comparables



SUBJECT PROPERTY

121 & 131 Bells Ferry Lane, Marietta, GA 30066

SALE PRICE	BUILDING SIZE	PRICE/SF
\$3,950,000	±27,590 SF	\$143.16



**800 Progressive Way
Marietta, GA 30066**

SOLD PRICE	\$3,750,000
BUILDING SIZE	±16,160 SF
PRICE/SF	\$232.05
SOLD DATE	8/29/2023



**1000 Loudermilk Dr,
Bldg 200
Marietta, GA 30060**

SOLD PRICE	\$6,893,774
BUILDING SIZE	±38,250 SF
PRICE/SF	\$180.23
SOLD DATE	9/14/2023



**2106 Moon Station Dr
Kennesaw, GA 30144**

SOLD PRICE	\$893,500
BUILDING SIZE	±5,000 SF
PRICE/SF	\$178.70
SOLD DATE	8/28/2023



**3625 Kennesaw N Ind Pky
Kennesaw, GA 30144**

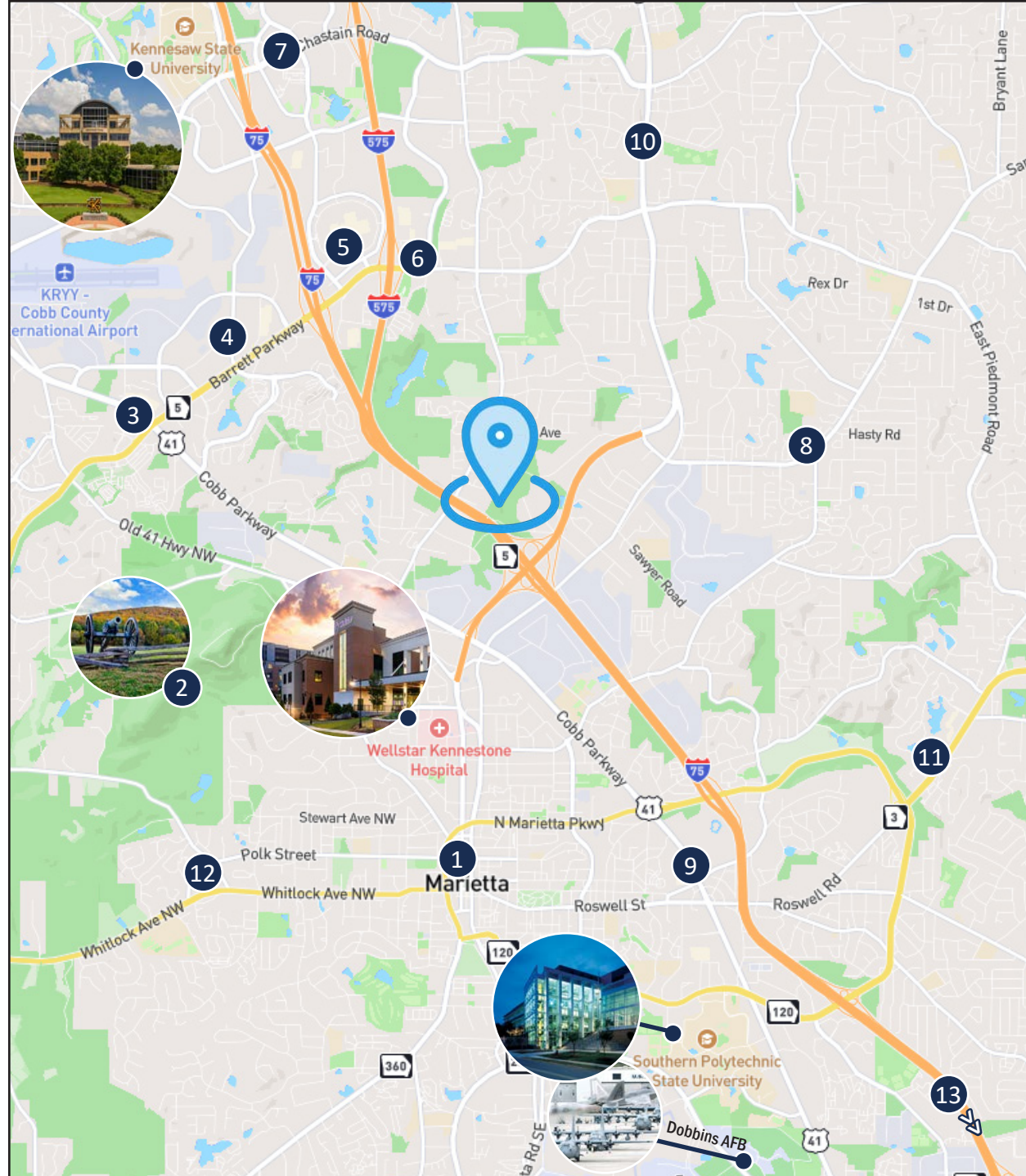
SOLD PRICE	\$1,250,000
BUILDING SIZE	±8,074 SF
PRICE/SF	\$154.82
SOLD DATE	5/26/2023

In The Area



Subject Property

- 1 **Historic Marietta Square** - Marietta Square Market & Food Hall, Glover Park Brewery, Two Birds Taphouse, Mac's Chop House, Cool Beans Coffee Roasters, Taqueria Tsunami, Stockyard Burgers
- 2 Kennesaw Mountain National Battlefield Park
- 3 **Kennesaw Marketplace** - Whole Foods, Academy Sports + Outdoors, Hobby Lobby, Newk's Eatery, CAVA, MOD Pizza, Del Taco, Starbucks, Nothing Bundt Cakes, Floor & Decor, Discount Tire
- 4 Target, Costco, Dick's Sporting Goods, World Market, DSW, Aldi, Best Buy, PetSmart, Michael's, Ted's Montana Grill, The Melting Pot, Hudson Grille, Iron Age, Chili's, Chick-Fil-A, Outback Steakhouse, Chuck E. Cheese, Toyota, Volkswagen, Ford, ALM, Subaru, GMC
- 5 **Town Center at Cobb Mall** - Macy's, Belk, JCPenney, Bath & Body Works, Champs, H&M, Lenscrafters, Abercrombie & Fitch, Plato's Closet, The Varsity, J. Christopher's; **Town Center Plaza** - HomeGoods, TJ Maxx, Adventure Air Sports, Olive Garden, Chicken Salad Chick, Men's Wearhouse
- 6 WalMart, Publix, Ross Dress For Less, Petco, Party City, Barnes & Noble, Buffalo Wild Wings, Texas Roadhouse, Cheeseburger Bobby's
- 7 Taco Mac, Tin Lizzy's, Chick-Fil-A, Whataburger, Marlow's Tavern, Cookout, Miller's Ale House, Chipotle, Taziki's, Panera
- 8 Publix, Laredos Mexican Bar & Grill, Papa John's Pizza, Truist
- 9 Six Flags White Water, Andretti, Sam's Club, WalMart, Marietta Diner, Krispy Kreme, Sonny's BBQ, Studio Movie Grill, Williamson Brother Bar-BQ, KFC (The Big Chicken)
- 10 Kroger, Marietta Fish Market, Big Lots, Planet Fitness, Frankie's Italian
- 11 Kroger, Mazzy's Sports Bar, The Wing Cafe & Tap House, Chick-Fil-A, Aldi, Harbor Freight Tools, Crunch Fitness, Burn Boot Camp
- 12 Kroger, Marietta Melt Yard, Dave Poe's BBQ, Lidl, Goodwill, Hoboken Cafe, RaceTrac, Gabriel's Restaurant & Bakery, MamiTaco
- 13 I-285, **Truist Park & The Battery**, **Cumberland Mall**, Cobb Galleria, Chattahoochee River



Cobb County

Cobb County is situated in the northwestern part of Georgia and is part of the Atlanta metropolitan area. It is bordered by Fulton County to the southeast, Cherokee County to the north, and Paulding County to the west. The county seat is Marietta, which is one of its largest cities.

The county has a diverse population that includes various ethnicities and demographics due to its award winning school systems, affordable cost of living, and various amenities. The county also provides ample opportunities for recreational activities, excellent healthcare, plentiful jobs and easy access to major interstates.

Georgia and non Georgia residents travel to the county for many popular attractions. Major League Baseball stadium Truist Park and The Battery, home to the Atlanta Braves; the Chattahoochee River; Kennesaw Mountain National Battlefield and hiking trails; the multiple higher education options - Kennesaw State University, Georgia's third largest university, Southern Polytechnic State University, and Life University; and more.

MARIETTA, GA

Rich in history and invested in its future, Marietta is a vibrant spot alive with specialty shopping, eclectic dining, museums, theater and events year round. Only 15 miles northwest of downtown Atlanta, Marietta offers visitors unique local attractions. At the epicenter of the city, visitors will enjoy the Historic Marietta Square full of fantastic restaurants and night spots, arts & entertainment, and plentiful shopping at Marietta's unique and local boutiques. The city was named in Money.com's Top 50 Best Places to Live in America in 2022, and has won similar awards over the years from CNN Money and has been recognized for its dedication to technological advances and security through its police departments by the FBI.



Kennesaw State University



WellStar Kennestone Hospital



Historic Marietta Square

Demographics

MARIETTA, GEORGIA



POPULATION

1 MILE	3 MILES	5 MILES
5,656	57,174	179,320



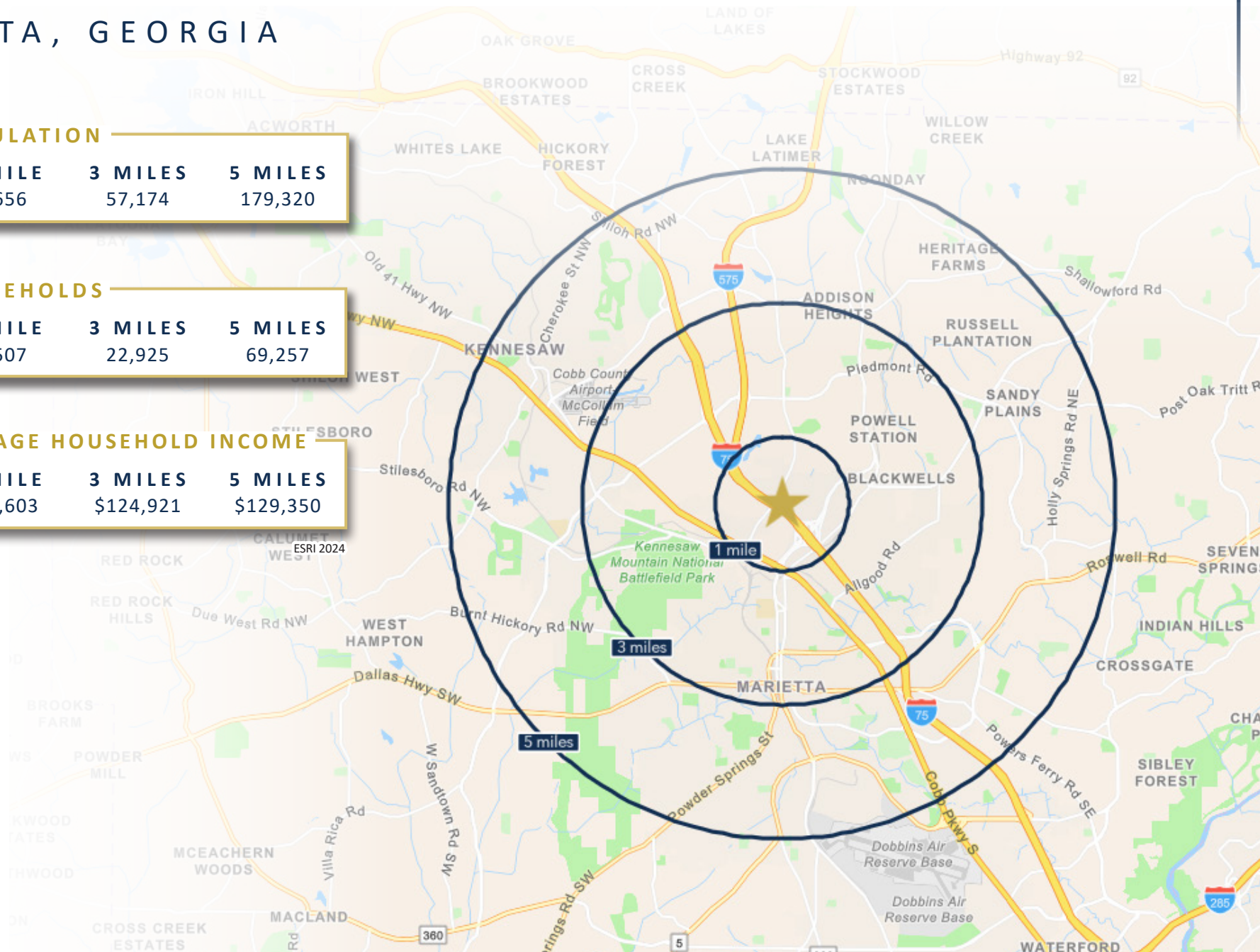
HOUSEHOLDS

1 MILE	3 MILES	5 MILES
2,507	22,925	69,257



AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILES	5 MILES
\$87,603	\$124,921	\$129,350



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



Broker Profiles



AUSTIN BULL

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

Austin Bull specializes in the acquisition and disposition of office properties 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.



MICHAEL BULL, CCIM

Commercial Real Estate Advisor
404-876-1640 x101
Michael@BullRealty.com

Michael Bull, CCIM is the founder and CEO of Bull Realty. He is an active commercial real estate broker licensed in eight states and has assisted clients with over 8 billion dollars of transactions over his 35-year career. Mr. Bull founded Bull Realty in 1998 with two primary missions: to provide a company of brokers known for integrity and to provide the best disposition marketing in the nation. While still well known for effective disposition services, the firm also provides acquisition, project leasing, and site selection/tenant representation in all major property sectors.

Michael personally leads a team focused on office investment sales.

You may know Michael as host of America's Commercial Real Estate Show. The popular weekly show began broadcasting in 2010 and today is heard by millions of people around the country. Michael and other respected industry leaders, analysts, and economists share market intel, forecasts, and strategies. New shows are available every week on-demand wherever you get your podcasts, YouTube, and the show website, www.CREshow.com.

If you get a chance, see Michael speak at commercial real estate events in Atlanta or around the country. He speaks at national and state level events on topics related to commercial real estate.

Michael is the creator of Commercial Agent Success Strategies. An online cloud accessible video training series for commercial brokers. Experienced brokers rave about the quality of these 21 videos, forms, activities calculator, and slide deck action notes. Learn more at www.CommercialAgentSuccess.com.

Michael's involvement with professional organizations includes CCIM Institute, National Association of REALTORS, Atlanta Leaders Group, Real Estate Group Atlanta, and the Georgia Bankers Association.

Michael lives in Atlanta and has a home on Lake Lanier. He enjoys spending time with his two adult children, music, stand-up comedy, street motorcycles, off-road performance vehicles, and high-performance boating.

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**



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 121 & 131 Bells Ferry Lane, Marietta, GA 30066. 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 _____

CONTACT INFORMATION

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