



OFFERING MEMORANDUM
C-STORE/SERVICE STATION

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





PROPERTY SUMMARY

Address:	2690 Sandy Plains Road Marietta, GA 30066
Site Size:	0.67 Acres
Building Size:	3,540 SF
Number Of Buildings:	2 (2,250/1,290 SF)
Number Of Units:	3
Year Built:	1980
Zoning:	GC
Parking Spaces:	18
Sale Price:	\$995,000

PROPERTY OVERVIEW

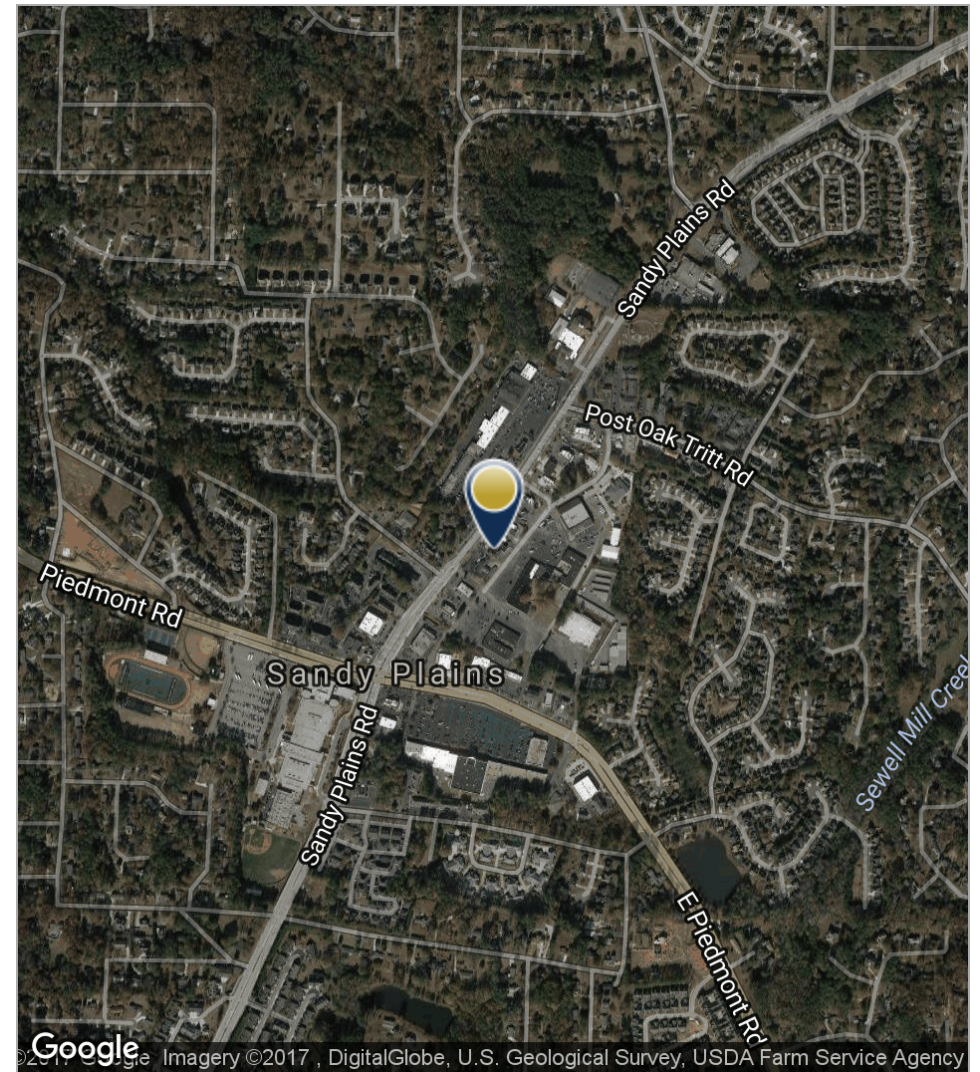
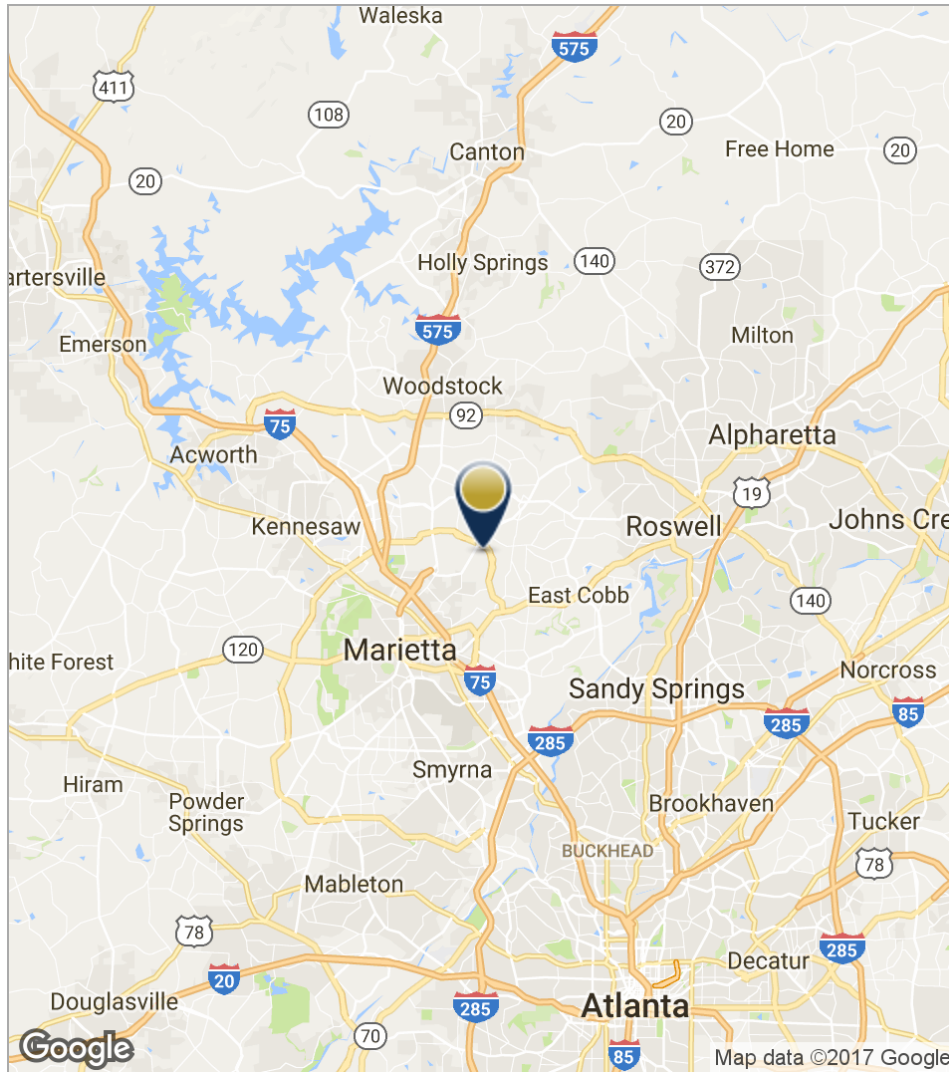
C-Store/service station available for sale. C-Store, tire shop, and emissions center spaces totaling 3,540 SF. 1,770 SF C-Store space has alcohol (but no liquor) license.

PROPERTY HIGHLIGHTS

- C-Store/service station available for sale
- 36,260 average daily traffic and 151' of frontage
- C-Store (1,770 SF), tire shop (1,290 SF), and emissions center (480 SF) spaces totaling 3,540 SF
- Tire shop and emissions center operator willing to sign leases for \$30,000 annually
- 1,770 SF C-Store space has alcohol (but no liquor) license
- 8 pumps with 1 selection each
- Three 10,000 gallon double wall composite steel underground fuel storage tanks (UST's)
- Less than 1/2 mile down Sandy Plains Rd from Sprayberry High School
- Appraised for \$1,000,000 in 2013

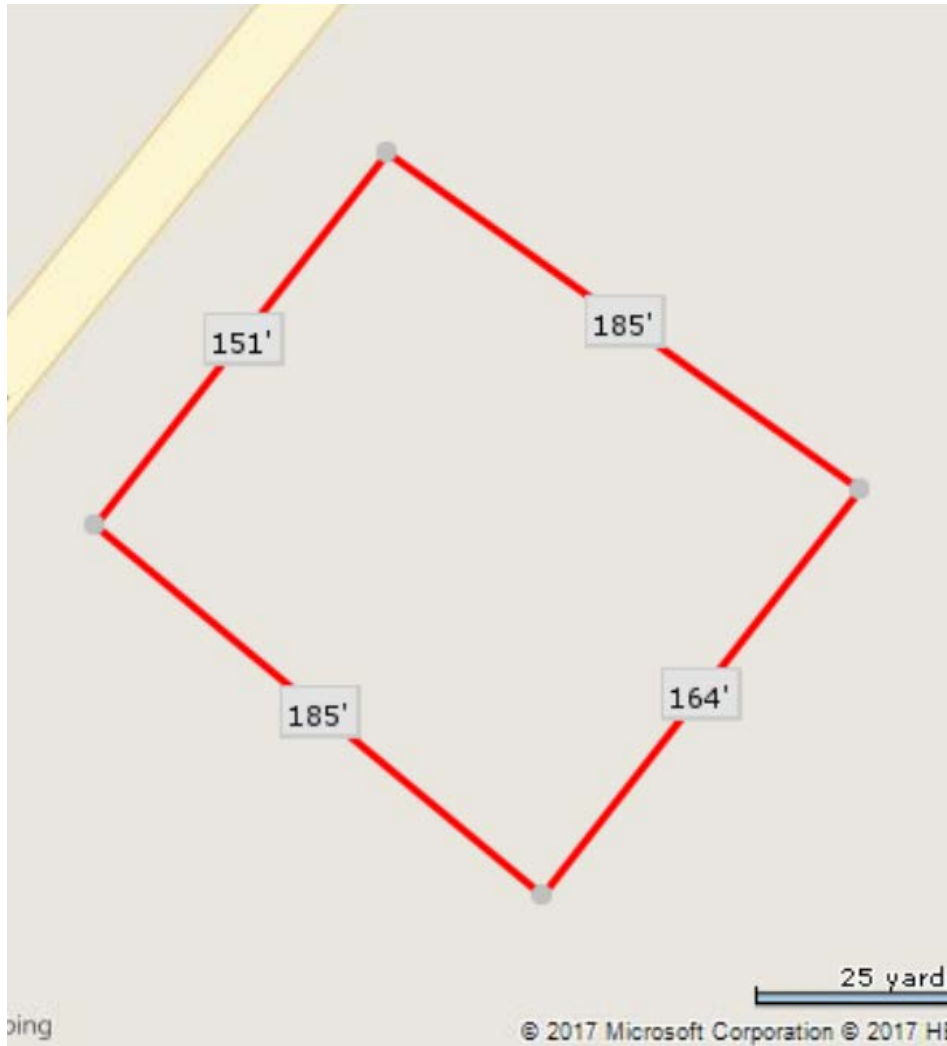
ADDITIONAL PHOTOS

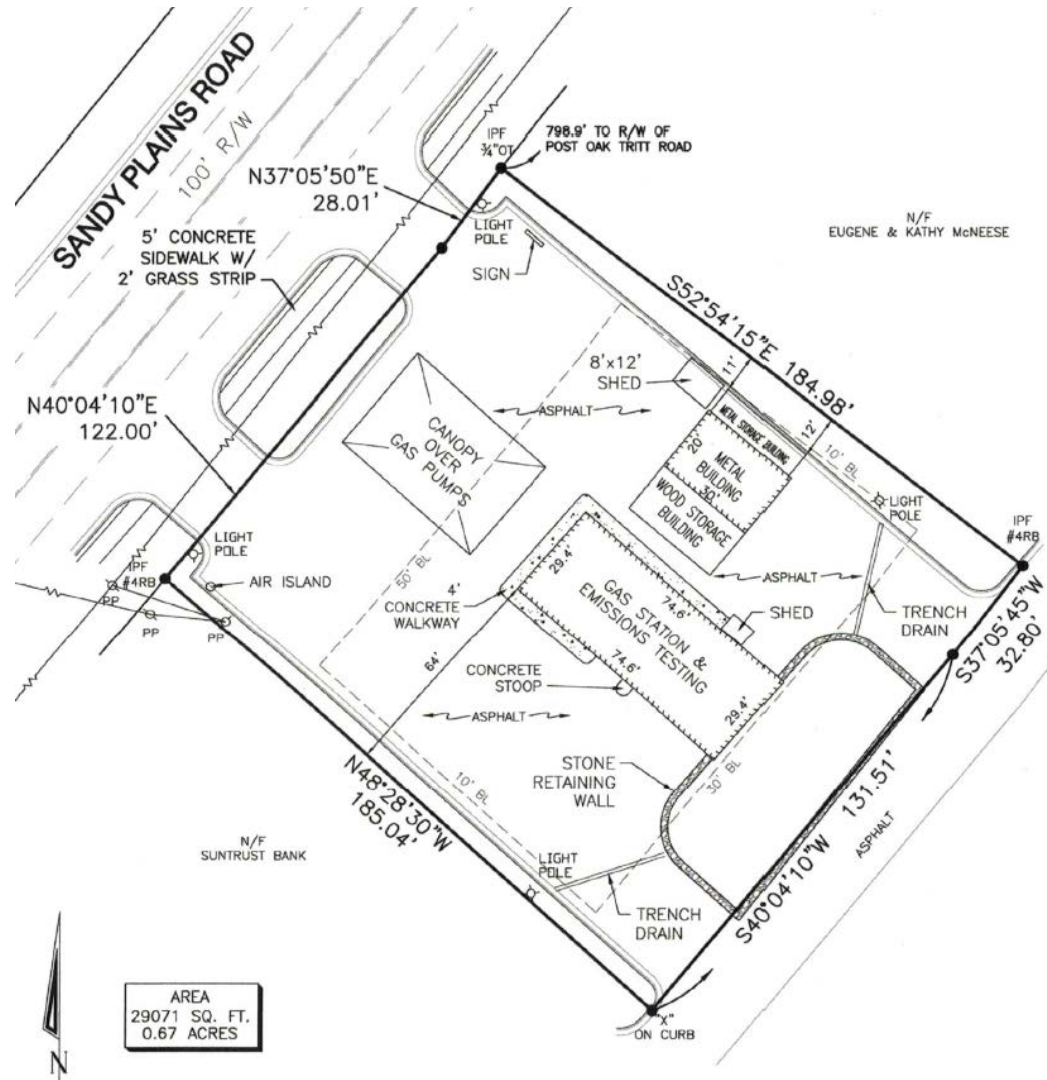


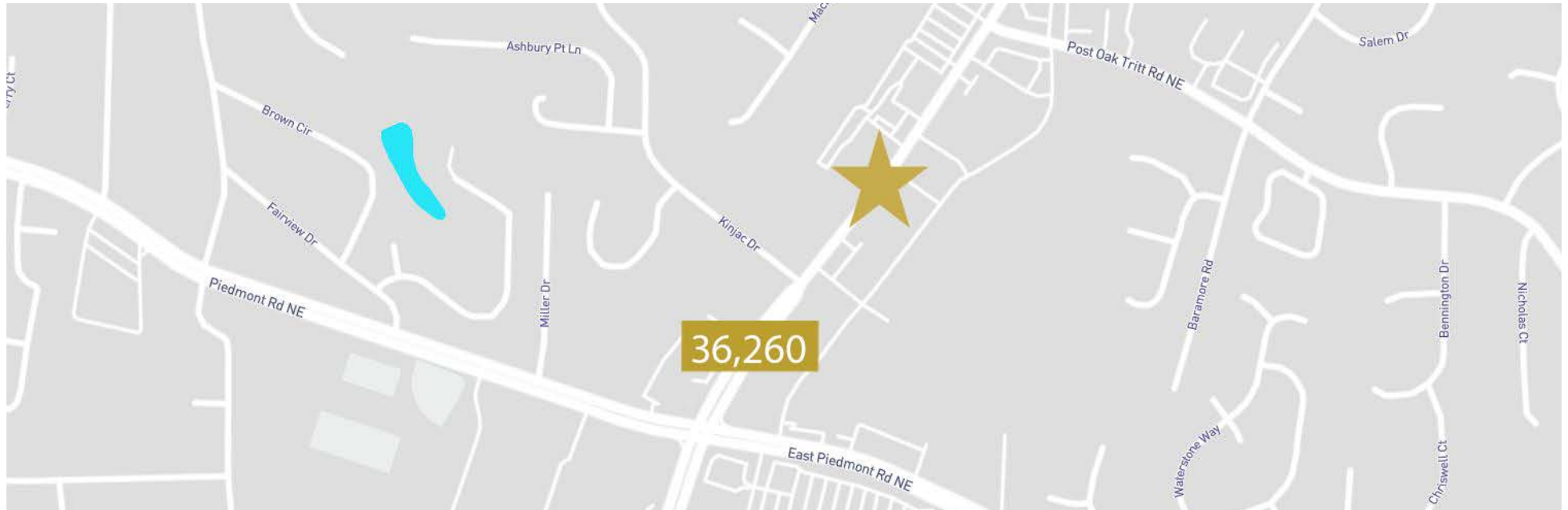


RETAILER MAP









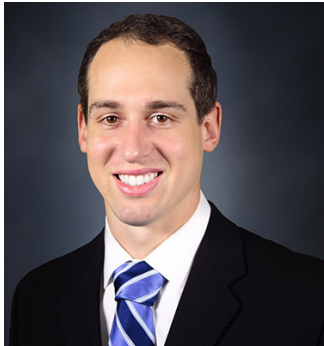
	1 Mile	3 Miles	5 Miles
Total Population	8,392	64,136	178,495
Population Density	2,671	2,268	2,273
Median Age	39.2	39.3	38.2
Median Age (Male)	37.0	38.1	37.4
Median Age (Female)	40.8	40.2	38.9
Total Households	3,106	23,234	67,077
# of Persons Per HH	2.7	2.7	2.7
Average HH Income	\$96,749	\$100,377	\$94,587
Average House Value	\$231,910	\$271,463	\$292,894

* Demographic data derived from 2010 US Census



MICHAEL WESS

Associate, National Retail Group



Professional Background

Mr. Michael Wess has joined the National Retail Group for the commercial real estate firm, Bull Realty. He has experience with the consulting and sales of various types of commercial real estate and specializes in the acquisition and disposition of retail properties. Michael understands the necessity of producing individualized plans of action for his clients, and he consistently works in collaboration with them in order to execute these plans and achieve their financial objectives.

Michael's expertise in the real estate industry includes experience as a property manager, property tax consultant and financial analyst for a multifamily developer. He earned his Georgia Real Estate License and the Certified Commercial Broker (CCB) certification. He is also an active member of the Atlanta Commercial Board of Realtors.

Michael graduated from the Terry College of Business at the University of Georgia earning three degrees in Finance, Real Estate and International Business. Michael also earned a minor in Spanish while participating on the rugby team and various philanthropic organizations. In his free time Michael enjoys traveling, hiking and camping.

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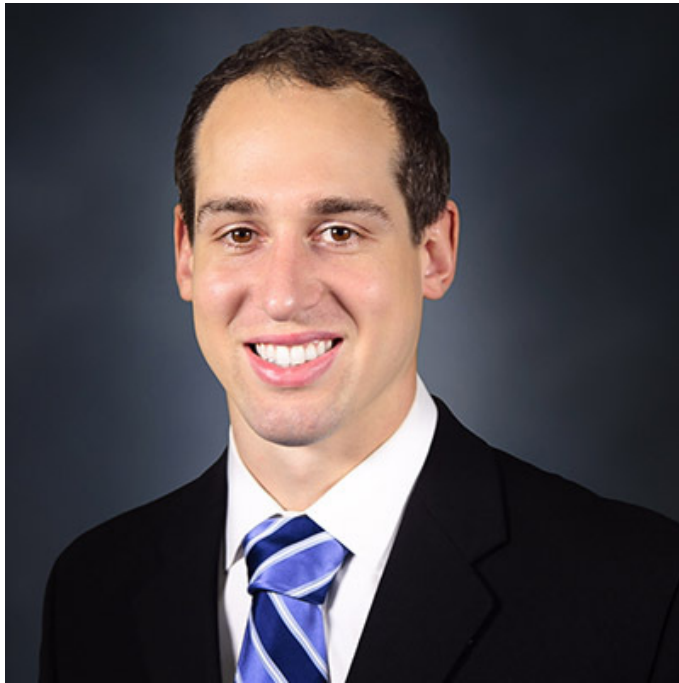


Bull Realty is a commercial real estate sales, leasing and advisory firm headquartered in Atlanta and licensed in ten Southeast states. The firm was founded in 1998 with two primary missions: to provide a company of advisors known for their integrity and to provide the best disposition marketing in the nation. Client services include disposition, acquisition, project leasing, tenant representation, asset management and consulting services. Advisors focus on specific property types including office, retail, industrial, multifamily, land, healthcare, senior housing, self-storage, automotive, hospitality and single tenant net lease properties.

The firm produces America's Commercial Real Estate Show, a national video and talk radio show enjoyed by millions of people around the country. Industry analysts, leading market participants and the firm's founder Michael Bull share market intelligence, forecasts and success strategies. The show has aired every week since 2010 on radio stations, iTunes, YouTube and www.atlCREshow.com. The firm also produces Atlanta's Commercial Real Estate Show available on Sunday afternoons on AM920 WGKA and www.atlCREshow.com.



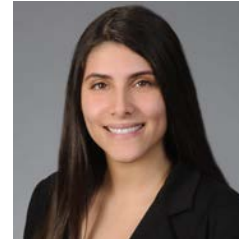
TEAM PROFILE



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Broker



Michelle Mehrjerdian
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Grant Smith
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Analyst