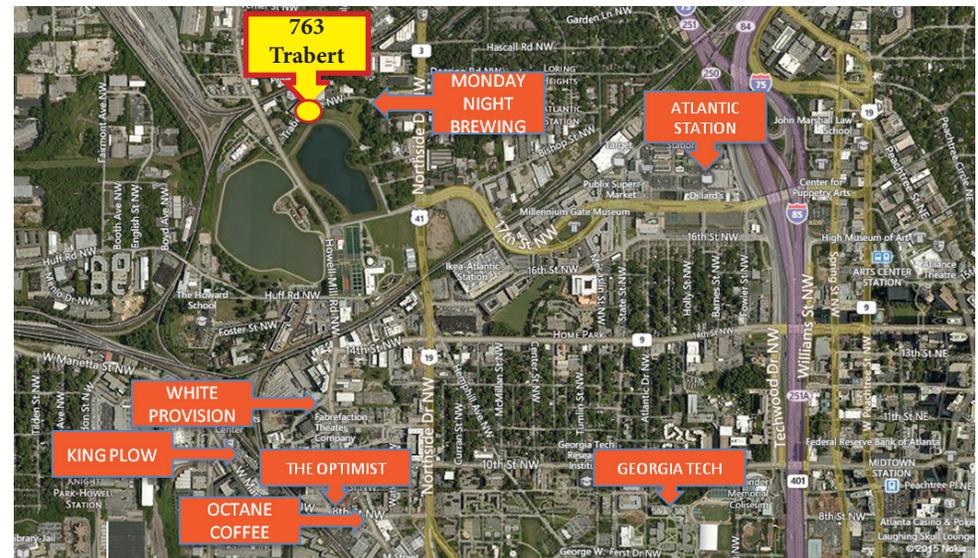




VANTAGE

REALTY PARTNERS

40,000 SF Loft Office Building On 1.53 Acres
Directly on the Atlanta Beltline



763 Trabert Avenue
Atlanta, Georgia 30318

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Atlanta, Georgia 30318

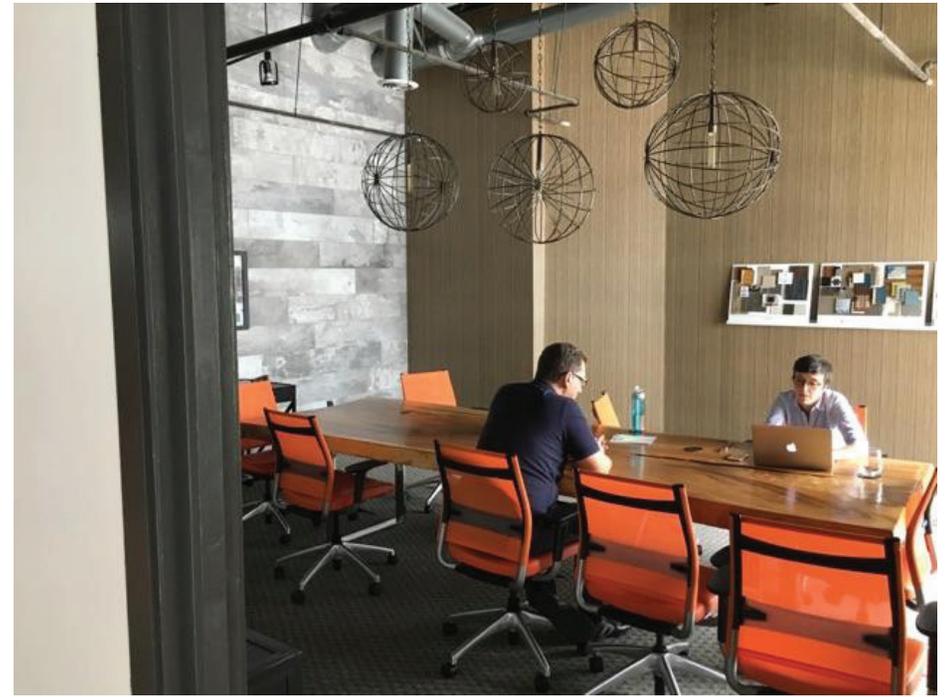
The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be viewed only by the party receiving it from Vantage Realty Partners and should not be made available to any other party or entity without the written consent of Vantage Realty Partners. This Offering Memorandum has been made to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. Vantage Realty Partners has not made any investigation, and makes no warranties or representations, with respect to the income and expenses of the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plan or intentions to continue its occupancy of the subject property.

The information in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Vantage Realty Partners has not verified, and will not verify, any of the information contained herein, nor has Vantage Realty Partners conducted any investigation regarding these matters and makes no warranties or representations whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE DO NOT DISTURB TENANTS.

THE OFFERING



SALE PRICE \$3.79 M

PRICE PSF \$94.75 psf

CURRENT CAP RATE 4.5%

CURRENT NOI \$168,085

2020 PRO FORMA NOI \$431,045

2020 CAP RATE 9.6%

- Owner / user opportunity
- Majority of tenants are severely under market on rental rates
- 1.533 acres with 40,000 sf of creative loft office space
- Located in West Midtown
- Great access to Midtown, Downtown & Buckhead
- Future redevelopment site with unobstructed views directly on the Atlanta Beltline
- Beltline frontage of 287 feet

PROPERTY OVERVIEW



ADDRESS: 763 Trabert Avenue

COUNTY: Fulton

RENTABLE SQUARE FOOTAGE: 40,000 SF

ACREAGE: 1.533

ZONING: I2

OCCUPANCY: 82%

YEAR BUILT: 1957, renovated in 2000

PARKING: Surface parking

INTERIOR: High ceilings

EXTERIOR: Low maintenance masonry

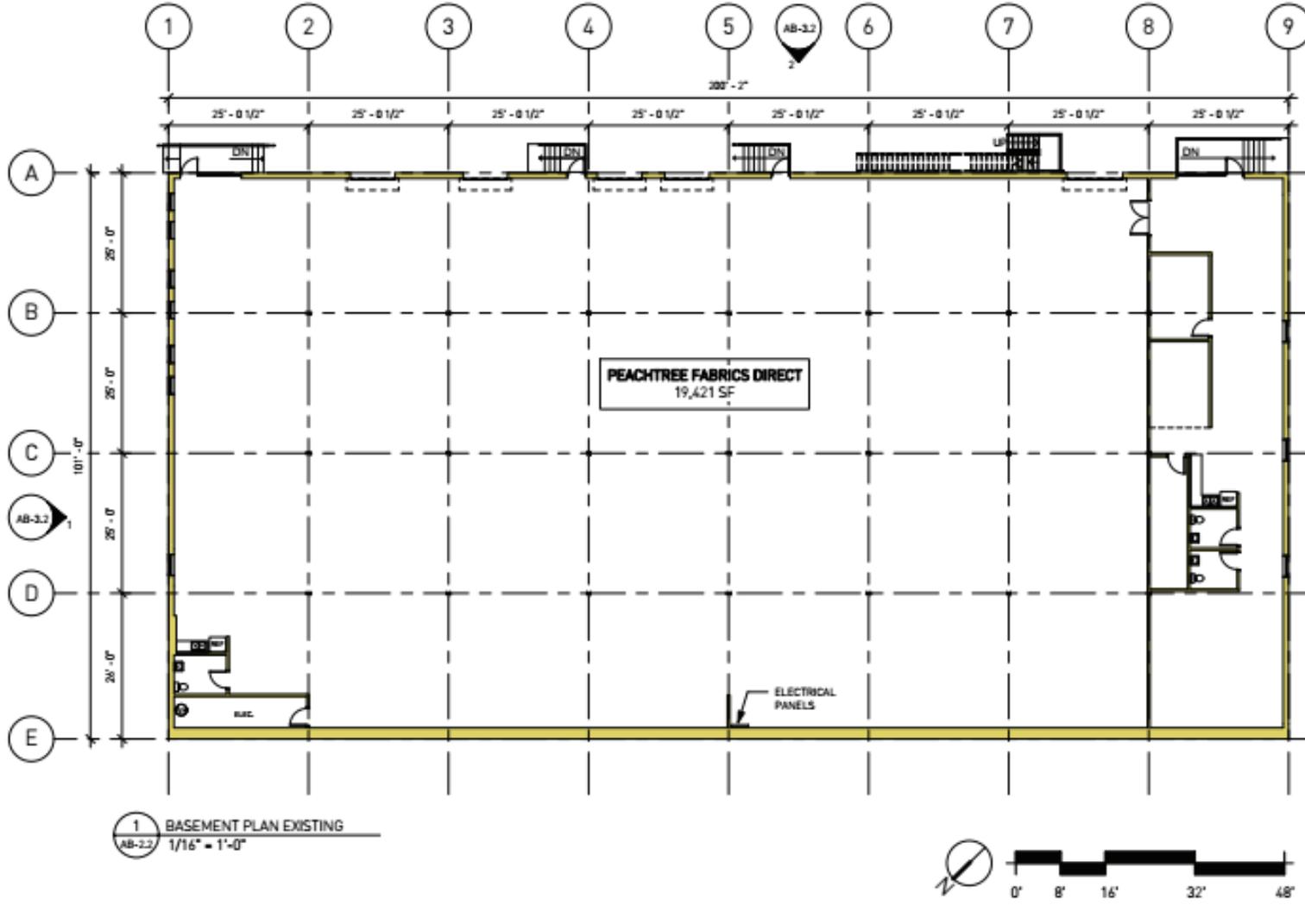
CURRENT GROSS RENT: \$278,839**

CURRENT EXPENSES: \$110,754**

NOI: \$168,085**

**Submit signed confidentiality agreement for access to full financials.

ARCHITECTURE DRAWINGS



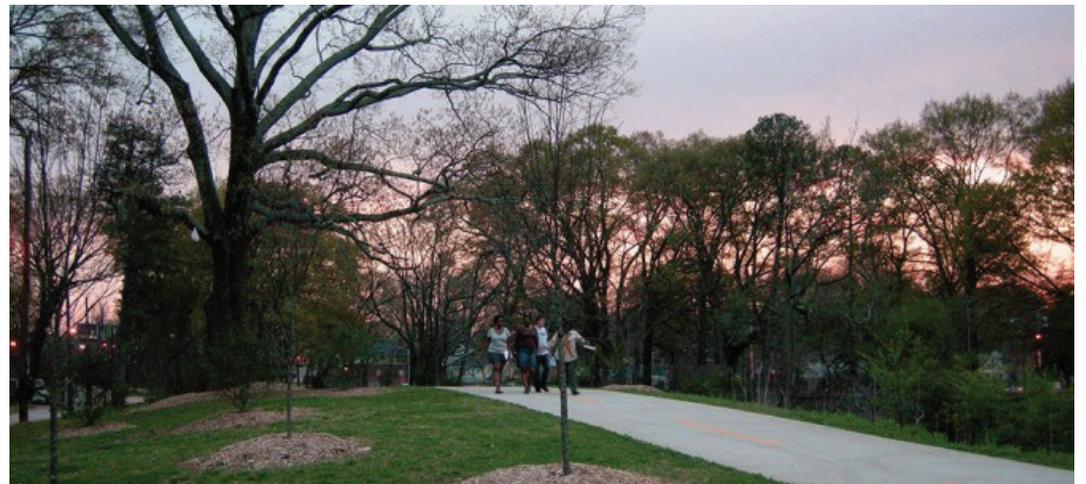
KRONBERG WALL
ARCHITECTS - PLANNERS

1001 Peachtree, 10th Floor, Atlanta, GA 30309 Tel: 404.525.1000

Mark	Date	Description
AB-2.1		AB-2.1
AB-2.2		AB-2.2

FLOOR PLAN
AB-2.2

ATLANTA BELTLINE NORTHWEST TRAIL



2016 Demographics

1 Mile

Population: 12,562

Households: 6,990

Median Household Income: \$53,283

Average Household Income: \$82,268

3 Miles

Population: 129,615

Households: 59,575

Median Household Income: \$56,903

Average Household Income: \$92,501

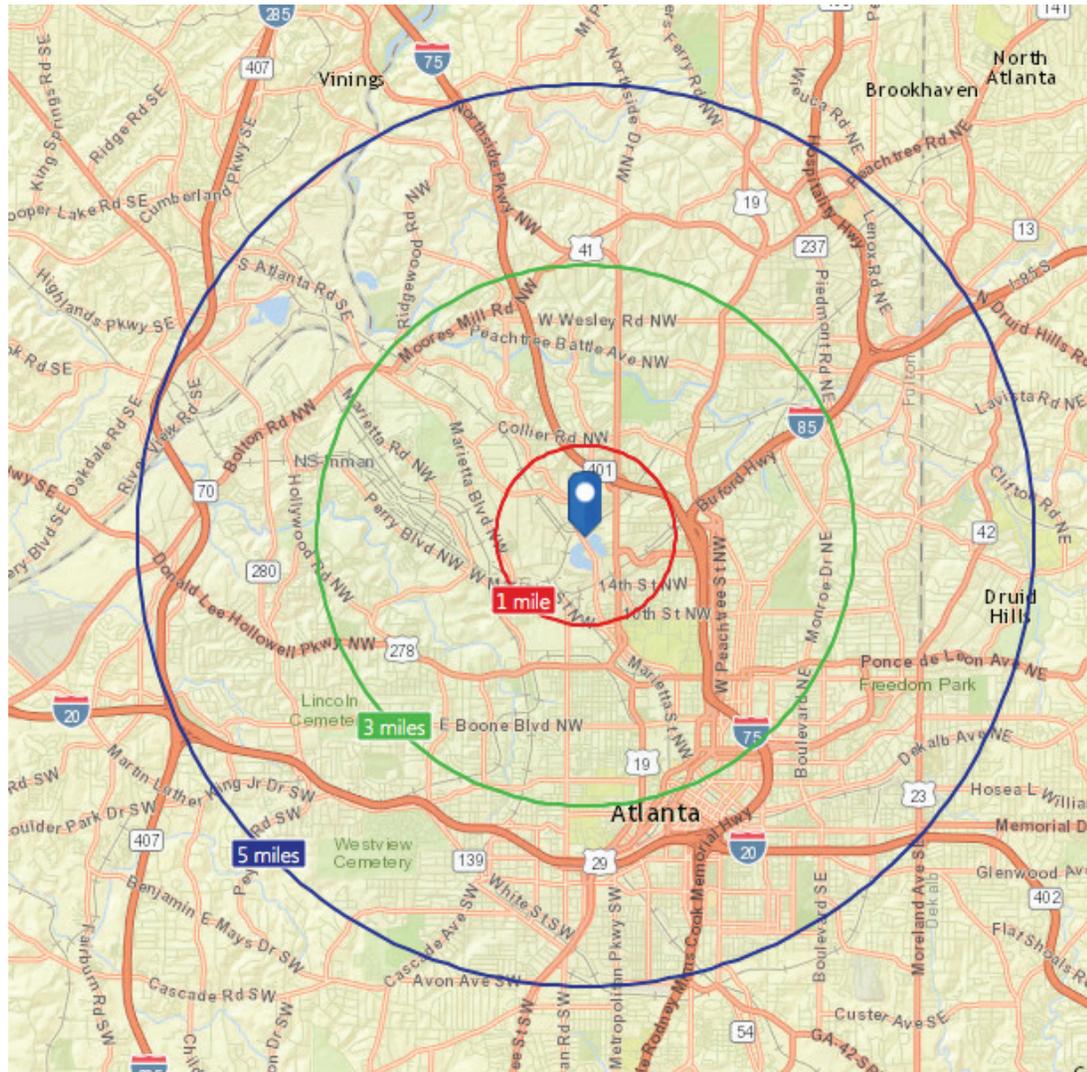
5 Miles

Population: 312,066

Households: 144,556

Median Household Income: \$54,670

Average Household Income: \$90,956





Crew One Productions is the largest quality technical staffing source in the Southeast, with offices in Atlanta, Chattanooga, Memphis, and Nashville. Crew One Studios can provide clients audio engineers, camera operators, carpenters, up riggers, down riggers, electricians, follow spot operators, stagehands, truck loaders, wardrobe, and much more.

Peachtree Fabrics

Peachtree Fabrics has been an Atlanta staple in design and fabrics since 1960. The sell home decor fabric, outdoor decor fabric, marine fabric, upholstery, leather, and commercial grade fabrics. They provide customers with trusted brands like Fabricut, Sunbrella, Portfolio Textiles, Covington, P Kaufmann, and more. Peachtree fabrics provides a wide range of materials and samples to ensure customer satisfaction.



Dress for Success Atlanta is a not-for-profit organization that offers services to help women enter the workforce, stay employed, advance in their careers and improve their lives. We promote the economic independence of disadvantaged women by providing professional attire, a network of support and career development tools. Dress for success celebrated a milestone - we suited our 10,000th client since our founding in 1997.



Creative @ Trabert is a collaborative group of media pros focused on high-end visual storytelling. TV, Film, Web, Events, Motion Graphics, Color Grading.





West Midtown, also known as “Westside” is an urban neighborhood located in Atlanta, Georgia. The west side of Atlanta was historically used for industrial space, like the Exposition Cotton Mills. Over the past 15 years, gentrification to the area has transformed West Midtown into the diverse neighborhood with distinct and unique culture. With recent adaptive reuse projects, Industrial buildings have transformed into popular office space and other uses. King Plow Arts Center, The Carriage Works, Goat Farm Art Center are some of the well known lofts in the area. Not to mention West Midtown offers a variety of live music venues, restaurants, art galleries, and restaurants.

The location of 763 Trabert Avenue is conveniently located on the future Beltline Westside Trail. This particular office space has a great location for socializing and dining, with Westside Provisions less than a mile away. Monday Night Brewing, a boutique Atlanta Brewery, in walking distance and makes for a perfect post-work gathering place. Westside provisions offers some of the most notable dining, retail, and late night destinations in all of Atlanta. Some examples include; The Optimist, J.C.T Kitchen, Little Trouble, and Ormsby’s. Real Estate along the BeltLine is limited, and the completion of the Westside trail will increase all walking and biking activity in the near future. Overall, West Midtown has a growing population with over 30 apartment complexes within a 5 minute driving commute. West Midtown is a balanced environment with many choices to live, work, and play.



Comparable Office Rates

Carriage Works- \$25 mg
White Provision- \$30 psf FSG
Stock Yards \$34 psf FSG
King Plow \$24 MG

Creative loft rents in the area average \$20 psf NNN. This majority of tenants at 763 Trabert are leasing well below market.



GENE RICE

Founder / Partner

Gene Rice is a native Atlantan who graduated from The University of Georgia with a degree in Consumer Economics. As co-founder of Vantage Realty Partners, LLC in 2007, he has built a business from the ground up developing strong relationships with neighborhoods, business owners, investors, and developers alike. His primary focus is to create value on projects that have a positive impact on the community as a whole.

Built on a strong foundation consisting of market knowledge, experience, and a passion for client service, Gene has found a niche in tenant representation and site selection in the office, retail, and restaurant markets. In addition, he also works with principles on investment properties ranging from retail centers, to land, and mixed-use developments.

Prior to the founding of Vantage Realty Partners LLC, Gene worked at Southeast Property Advisors with Tommy Bond, Chauncey Battey, and Greg Rorhig, where he gained vast experience with office and retail tenant representation, land assemblages and mixed use developments.

Gene and his wife, Isabel, live in Virginia-Highland with their two sons. They are very active in their community, having co-founded the popular Atlanta Zoo fundraiser, JAZZOO (www.jazzooatlanta.org) in 2008. Additionally, in 2008, Gene and Isabel partnered with Catholic Charities to bring Adopt-A-Family to their parish, the Cathedral of Christ the King. Through this program, they help over 400 families in need each year during the Christmas season.



Member of:

Atlanta Commercial Board of Realtors
International Council of Shopping Centers
Jazzoo Atlanta Board
Old 4th Ward Business Association
Young Commercial Board of Realtors
Christian Business Leaders
The Capital Group
Adopt-A-Family

Partial Client List:

- Cardlytic
- Dry Bar
- Tin Lizzy's
- Muss & Turners / Local 3
- Miso Izakaya
- Icebox Cryotherapy

CHRIS CARTER

Founder / Partner

Chris was born and raised in Charleston, SC and graduated from the Business School of the College of Charleston. He began his commercial real estate career in 2001 with Cartel Properties in Buckhead. For the last 15 years Chris has advised many of the country's largest mixed use developers on urban developments in Atlanta.

In March 2007, he and Gene Rice founded Vantage Realty Partners with the focus of becoming the best all-around commercial real estate firm in in-town Atlanta. Chris oversees Vantage's Business Development and Investment Divisions. His passion is proper urban planning and historic preservation.



Member of:

Atlanta Commercial Board of Realtors
Million Dollar Club
Down Syndrome Association of Atlanta
Epilepsy Foundation of GA
International Council of Shopping Centers
Jazzoo Atlanta Board
Old 4th Ward Business Association
Young Commercial Board of Realtors
Urban Land Institute

NON-DISCLOSURE / REGISTRATION AGREEMENT

This NON-DISCLOSURE / REGISTRATION AGREEMENT (this "Agreement") is made and agreed to by Vantage Realty Partners, LLC for the Property known as 763 Trabert Avenue, and Purchaser, _____, ("Purchaser"). The obligations of confidentiality undertaken pursuant to this Agreement shall survive the terms of the Agent's agreement with the owner(s) of the Property (the "Owner").

Purchaser has Requested information from Agent for the purpose of evaluating a possible acquisition of the Property. The Owner of the property has instructed Agent to deliver information concerning the Property, much of which is highly confidential, only to those potential purchasers who sign this Agreement.

THE PARTIES AGREE, in consideration of the covenants and agreements contained herein, as follows:

1. Purchaser will not disclose, permit the disclosure of, release, disseminate or transfer, any information obtained hereunder ("Information") to any other person or entity.
2. If Purchaser is a corporation, partnership, limited liability company or other non-natural legal entity, the person(s) signing this Agreement on its behalf will take all appropriate precautions to limit the dissemination of the Information only to those persons within the entity who have need to know of the Information, and who are specifically aware of the Agreement and agree to honor it.
3. This Agreement applies to all Information received from Agent, which is not readily available to the general public. Purchaser understands that all Information shall be deemed confidential, valuable and proprietary and shall be used for the sole purpose of evaluating the potential acquisition of the Property.
4. Purchaser shall not contact directly any persons concerning the Property, other than Agent, without Agent or Owner's written permission. Such persons include Owner's employees, suppliers and tenants.
5. Purchaser acknowledges that it is not working with any other Agent or agent other than the Agent named below in connection with the Property.
6. Neither Agent nor Owner make any representations or warranty, express or implied, as to the accuracy or completeness of any information provided by them. Purchaser assumes full and complete responsibility for confirmation and verification of all Information received and expressly waives all rights of recourse against Owner and Agent with respect to the same.

PURCHASER: By: _____ Date: _____

AGENT FOR BUYER: By: _____ Date: _____

AGENT FOR SELLER: By: _____ Date: _____