



# OFFERING MEMORANDUM

Two Duplex Buildings (4 Large Units)

Brookhaven (North Atlanta)





# 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

Large townhouse style units in Brookhaven. 2 duplexes (4 units total) on one large lot. Units were recently updated with in-unit laundry.

## PROPERTY HIGHLIGHTS

- Two duplex buildings on one large lot
- All 4 units are large 2 bed/2.5 bath townhouse style 2-story apartments
- Each unit has in-unit laundry, its own private outdoor patio, storage unit and covered parking spaces
- Large eat-in kitchens that open up to the living room
- Plenty of parking for up to 8 cars or more
- Private setting with fenced in lot and plenty of green space
- Great location in Brookhaven with easy access to nearby restaurants, Lenox Mall area and quick access to I-85
- Potential future development with large lot that borders 3 different streets
- For more information including financials, please visit [www.BullRealty.com](http://www.BullRealty.com), go to “Access Secure Documents” and complete the online confidentiality agreement.



**ADDRESS:**  
1277 GOODWIN ROAD NE  
ATLANTA, GA 30324



**PURCHASE:**  
\$1,350,000



**# OF UNITS:**  
4

# Property Information

## BUILDING:

ADDRESS:	1277 Goodwin Rd Atlanta, GA 30324
COUNTY:	DeKalb
FLOORS:	2
TOTAL BUILDING SIZE:	±5,000 SF (each building is approx. ±2,500 SF)
NUMBER OF BUILDINGS:	2
NUMBER OF UNITS:	4
SITE SIZE:	±0.95 AC
ZONING:	R3
PARKING:	Surface and Off-Street Availability (8 Spaces)
HVAC:	Central Air
UTILITIES:	Electric & Gas (separately metered)
YEAR BUILT/RENOVATED:	1959/2021

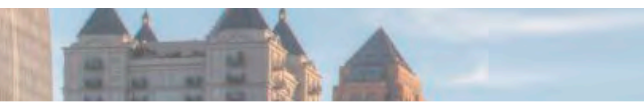
SALE PRICE:

\$1,350,000









# Brookhaven

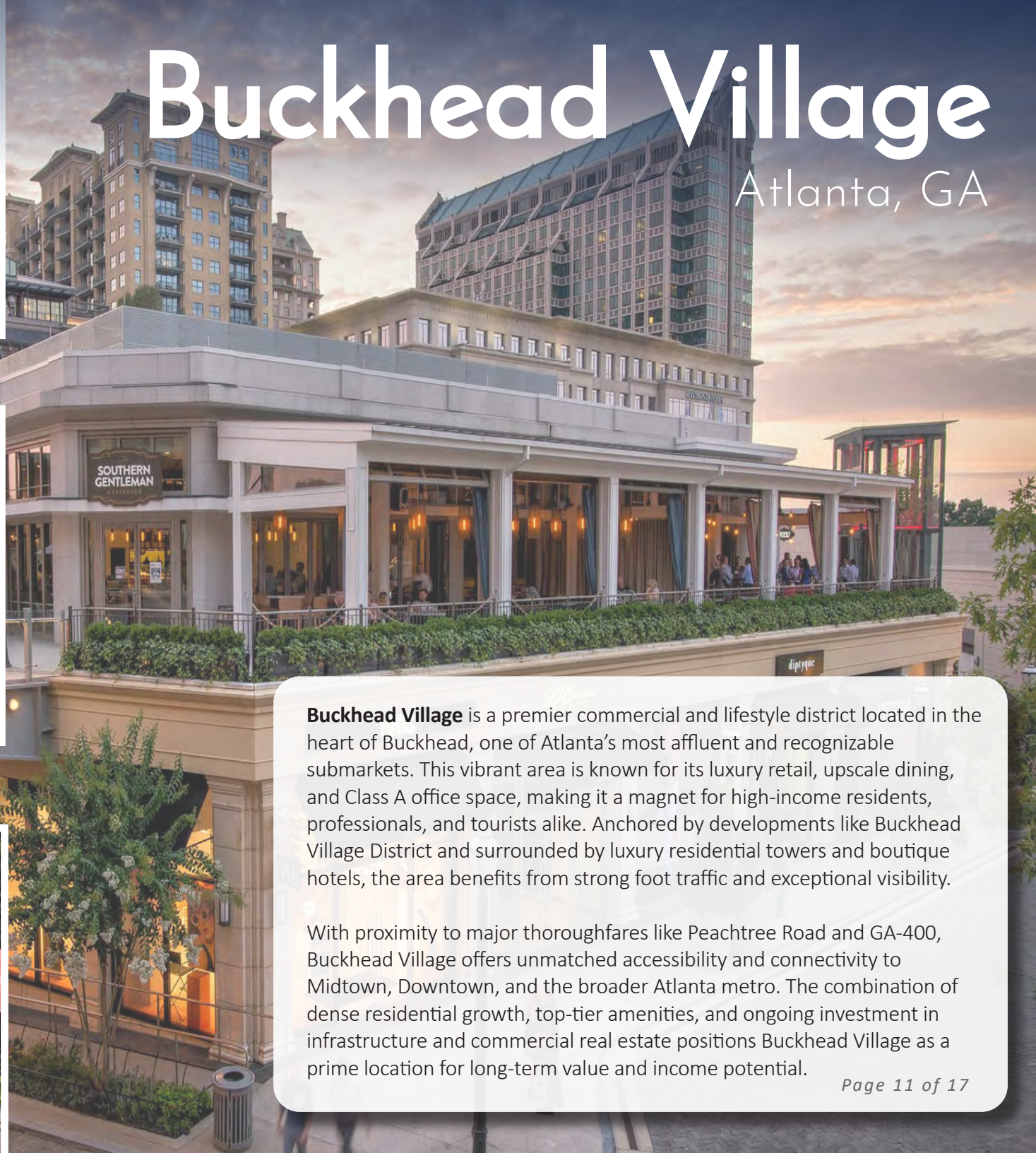
Atlanta, GA

**Brookhaven** is a thriving intown Atlanta community known for its mix of upscale residential neighborhoods, modern townhomes, and bustling commercial corridors. Located just northeast of Buckhead, the area blends suburban comfort with city convenience, offering a variety of shopping, dining, and entertainment options along Buford Highway and Dresden Drive.

The neighborhood is home to high-income households, quality schools, and active community organizations, attracting families and professionals alike. With easy access to major roads like Peachtree Road and I-285, Brookhaven provides seamless connectivity to Midtown, Buckhead, and the broader metro Atlanta area. Recent developments, including luxury apartments, office space, and retail centers, continue to drive growth and investment, making Brookhaven one of the region's most dynamic and desirable neighborhoods.

# Buckhead Village

Atlanta, GA



**Buckhead Village** is a premier commercial and lifestyle district located in the heart of Buckhead, one of Atlanta's most affluent and recognizable submarkets. This vibrant area is known for its luxury retail, upscale dining, and Class A office space, making it a magnet for high-income residents, professionals, and tourists alike. Anchored by developments like Buckhead Village District and surrounded by luxury residential towers and boutique hotels, the area benefits from strong foot traffic and exceptional visibility.

With proximity to major thoroughfares like Peachtree Road and GA-400, Buckhead Village offers unmatched accessibility and connectivity to Midtown, Downtown, and the broader Atlanta metro. The combination of dense residential growth, top-tier amenities, and ongoing investment in infrastructure and commercial real estate positions Buckhead Village as a prime location for long-term value and income potential.

# Demographics



## POPULATION

1 MILE	3 MILES	5 MILES
22,017	153,849	366,177



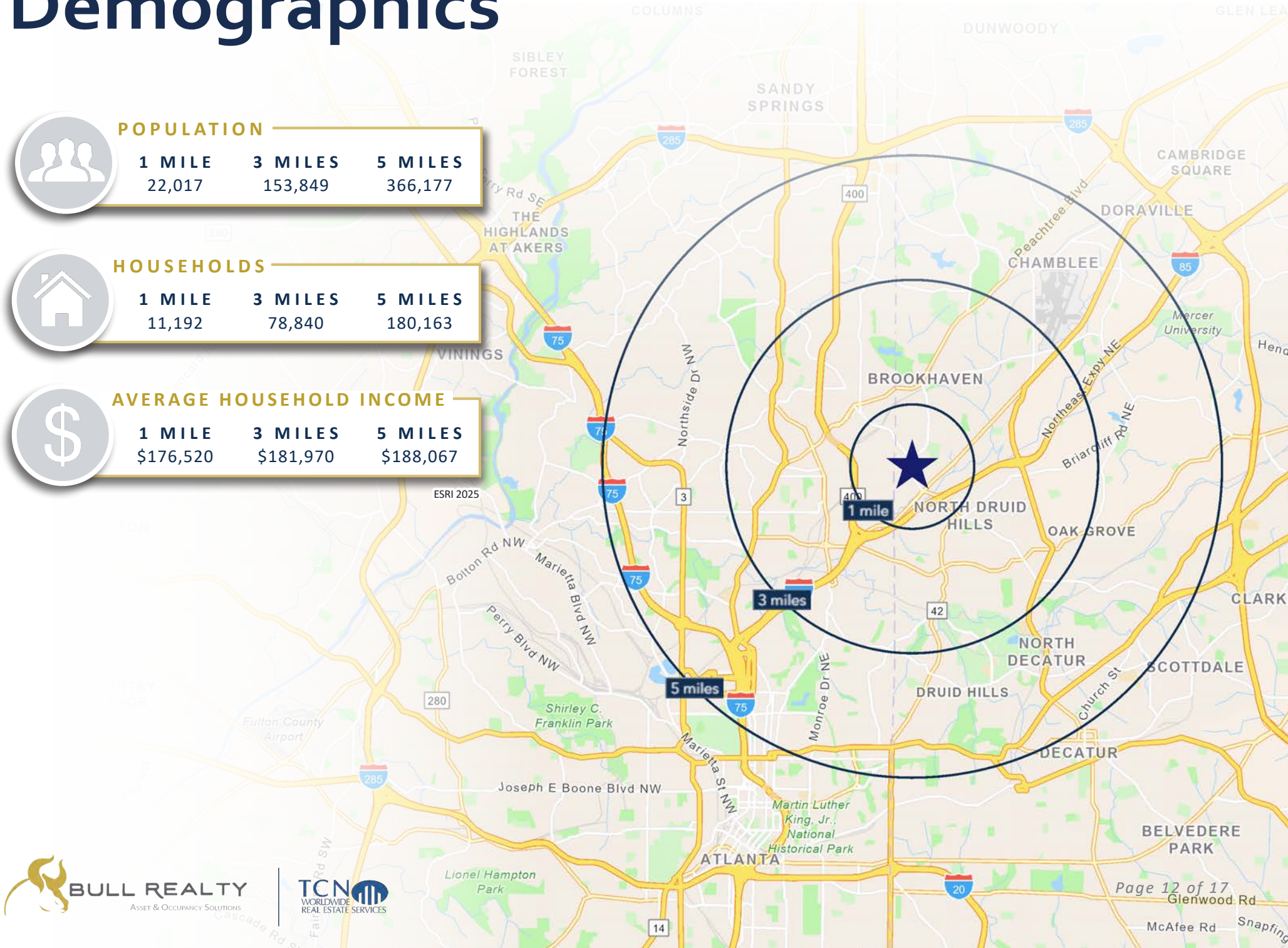
## HOUSEHOLDS

1 MILE	3 MILES	5 MILES
11,192	78,840	180,163



## AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILES	5 MILES
\$176,520	\$181,970	\$188,067



# 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 Theater, the King Center and the new \$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**



**13 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. 2020**

- 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

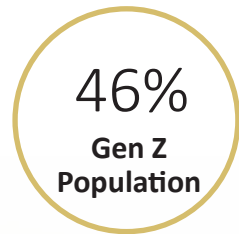
The city's continuous growth is expected to continue with recently executed or announced corporate relocations such as UPS, Mercedes-Benz, NCR, Honeywell, and General Electric. Atlanta has also become a mega center for movie production due to tax credits implemented in 2008.

**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*



*(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"

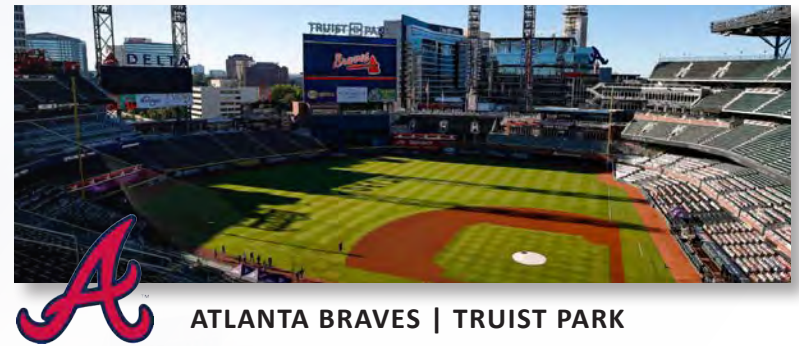
# #5 MOVING DESTINATION IN THE NATION

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

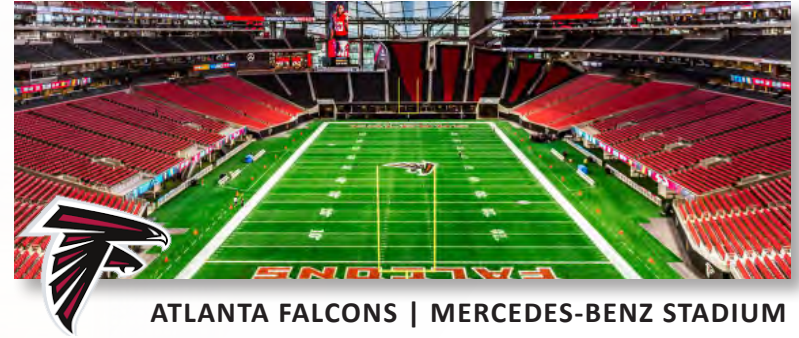
Atlanta is an exciting destination with world-class restaurants, a festive nightlife, several major league sports teams and an abundance of cultural attractions. Atlanta's arts and culture scene is complemented by in-town neighborhoods that give the city even more depth.

Home to the second 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 13 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-Rubbermaid and is home to the world renowned Center for Disease Control.



ATLANTA BRAVES | TRUIST PARK



ATLANTA FALCONS | MERCEDES-BENZ STADIUM



ATLANTA HAWKS | STATE FARM ARENA



ATLANTA UNITED FC | MERCEDES-BENZ STADIUM

# 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](http://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



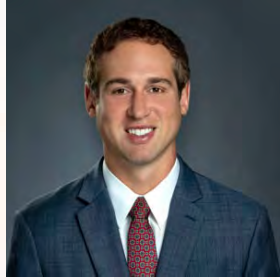
LICENSED IN  
**8**  
SOUTHEAST  
STATES

# Team Profile



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**MICHAEL WESS, CCIM**

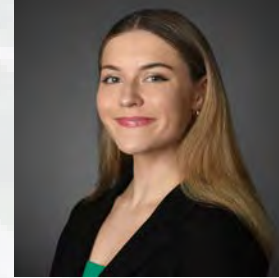
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