



**TREND**  
ATLANTA REALTY



# Offering Memorandum

13-Units Value Add in Conyers

1126, 1136, and 1150 Scott St, Conyers Ga 30012

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# Executive Summary & Property Overview

The Scott Street Multifamily portfolio consists of three stabilized multifamily assets in Conyers, Georgia, approximately 25 miles east of Atlanta. The portfolio totals 13 units and is currently 100% occupied, providing investors with immediate cash flow and strong value-add upside through strategic management and rent growth.

## Why Invest?

- Located 25 miles from Atlanta, one of the fastest-growing U.S. metros
- Current rents below market, offering 15–20% rental upside
- Strong tenant demand fueled by Atlanta affordability pressures
- Opportunity to reposition units and increase NOI
- Long-term appreciation potential in a growing Rockdale County submarket

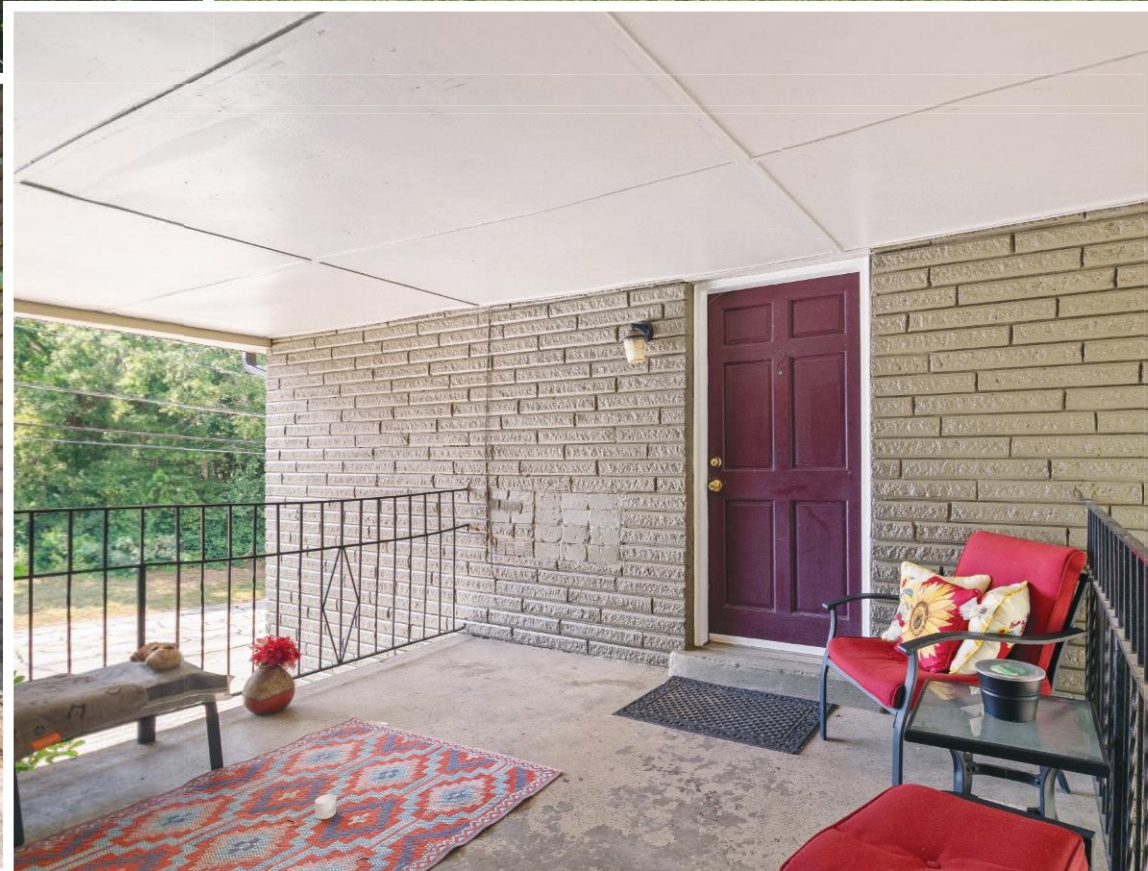
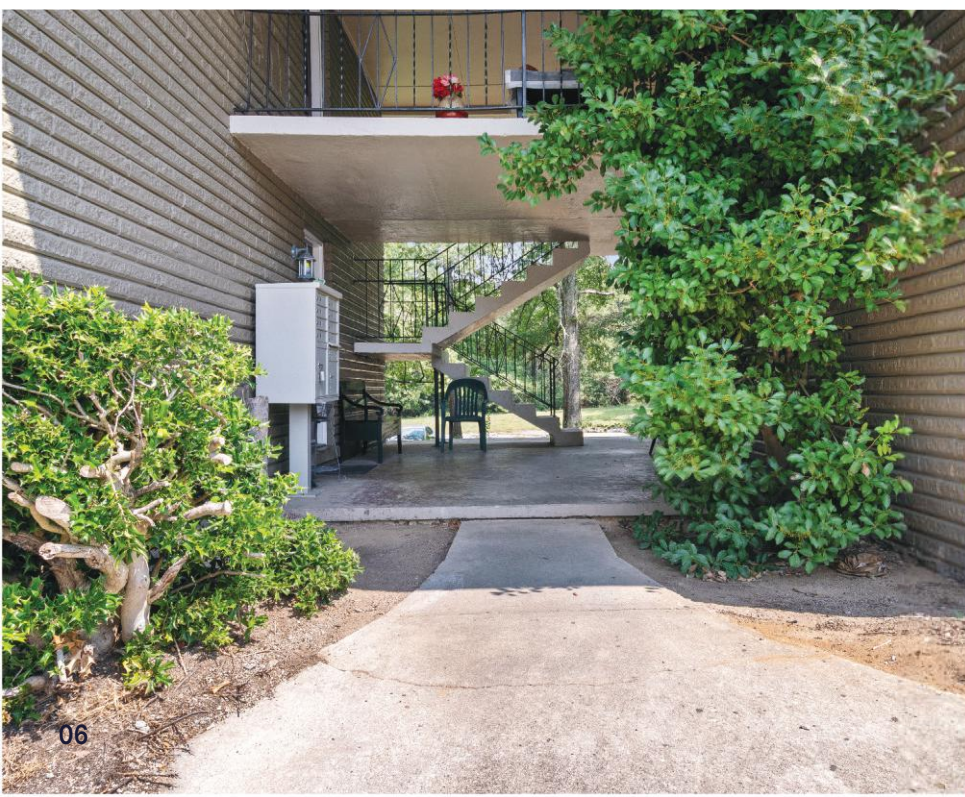
**SALE PRICE \$1,890,000**

**2024 GROSS INCOME \$136,800**

<b>Property Type</b>	Multifamily
<b>Addresses</b>	1126, 1136, 1150 Scott Street
<b>City/State/Zip</b>	Conyers, GA 30012
<b>Total Units</b>	13
<b>Occupancy</b>	100%
<b>Current Average Rent</b>	\$980.77 per unit per month
<b>Scheduled Annual Income (2024)</b>	\$136,800
<b>Net Operating Income (2024)</b>	\$106,992
<b>Year Built</b>	1964
<b>Lot Size</b>	±0.77 Acres
<b>Density</b>	17 Units/Acre









# Rent Roll



Unit	Mix	Rent	SF	Rent/SF	Market Rent	Market Rent/SF
1037	1+1	750	680	1.22	1000	1.33
1039	2+1	1000	780	1.28	1250	1.6
1041	2+1	1000	780	1.28	1250	1.6
1043	2+1	1000	780	1.28	1250	1.6
1045	2+1	1000	780	1.28	1250	1.6
1047	2+1	1000	780	1.28	1250	1.6
1049	2+1	1000	780	1.28	1250	1.6
1051	2+1	1000	780	1.28	1250	1.6
1053	2+1	1000	780	1.28	1250	1.6
1055	2+1	1000	780	1.28	1250	1.6
1057	2+1	1000	780	1.28	1250	1.6
1058	2+1	1000	780	1.28	1250	1.6
1059	2+1	1000	780	1.28	1250	1.6
Totals	13	11400	1040	1.28	16000	1.6
<b>Averages</b>		<b>981</b>	<b>772</b>	<b>1.28</b>	<b>\$1,230</b>	<b>\$1.60</b>

Unit Mix: 1x1 (1 unit), 2x1 (12 units)  
 Current Rent Roll: \$11,400/month | \$136,800/year  
 Market Rent Potential: \$16,000/month | \$192,000/year

Average Current Rent: \$981/unit  
 Average Market Rent: \$1,230/unit  
 Current Average Rent: \$980.77/unit per month

# 2024 Financial Performance



The property demonstrated strong operating performance throughout 2024, generating stable income with room for NOI expansion.

All Properties and Entities in Yardi (.all)

## Statement (12 months)

Period = Jan 2024-Dec 2024

Book = Accrual, Operator Adjustments ; Tree = rn\_valuations2

Property Short Name=scott conyers;

	Jan-24	Feb-24	Mar-24	Apr-24	May-24	Jun-24	Jul-24	Aug-24	Sep-24	Oct-24	Nov-24	Dec-24	Total
<b>EXPENSES</b>													
<b>OTHER CONTROLLABLE EXPENSES</b>													
50100-000	MARKETING EXPENSES	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
50200-000	ADMINISTRATIVE	0.00	0.00	104.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	104.00
50700-000	REPAIRS AND MAINTENANCE	200.00	200.00	900.00	200.00	200.00	900.00	200.00	200.00	200.00	200.00	200.00	3,800.00
50800-000	BAD DEBT EXPENSE	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,000.00	0.00	3,000.00
<b>50999-998</b>	<b>TOTAL OTHER CONTROLLABLE EXPENSES</b>	<b>200.00</b>	<b>200.00</b>	<b>1,004.00</b>	<b>200.00</b>	<b>200.00</b>	<b>900.00</b>	<b>200.00</b>	<b>200.00</b>	<b>200.00</b>	<b>3,200.00</b>	<b>200.00</b>	<b>6,904.00</b>
<b>50999-999</b>	<b>TOTAL CONTROLLABLE EXPENSES</b>	<b>200.00</b>	<b>200.00</b>	<b>1,004.00</b>	<b>200.00</b>	<b>200.00</b>	<b>900.00</b>	<b>200.00</b>	<b>200.00</b>	<b>200.00</b>	<b>3,000.00</b>	<b>200.00</b>	<b>6,904.00</b>
51100-000	UTILITIES	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	4,200.00
51200-000	REAL ESTATE AND OTHER PROPERTY TAXES	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	4,800.00
51300-000	PROPERTY INSURANCE	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	7,200.00
<b>51999-999</b>	<b>NON-CONTROLLABLE EXPENSES</b>	<b>1,350.00</b>	<b>1,350.00</b>	<b>1,350.00</b>	<b>1,350.00</b>	<b>1,350.00</b>	<b>1,350.00</b>	<b>1,350.00</b>	<b>1,350.00</b>	<b>1,350.00</b>	<b>1,350.00</b>	<b>1,350.00</b>	<b>16,200.00</b>
52000-000	PROPERTY MANAGEMENT FEES	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>52999-999</b>	<b>RECURRING OPERATING EXPENSES</b>	<b>1,750.00</b>	<b>1,750.00</b>	<b>3,358.00</b>	<b>1,750.00</b>	<b>1,750.00</b>	<b>3,150.00</b>	<b>1,750.00</b>	<b>1,750.00</b>	<b>1,750.00</b>	<b>7,550.00</b>	<b>1,750.00</b>	<b>29,808.00</b>

## 2024 Performance:

- **Income:** \$136,800
- **Expenses:** \$29,808
- **NOI:** \$106,992

## Performance Commentary:

- Consistent occupancy supported stable rental collections.
- Expenses remain well-managed, with opportunities for savings.
- Current rents remain below market, presenting clear upside.

# 2025 YTD Financial Snapshot



Year-to-date performance in 2025 reflects continued tenant demand and stable operations, reinforcing the investment's income reliability.

All Properties and Entities in Yardi (.all)

## Statement (12 months)

Period = Jan 2025-Dec 2025

Book = Accrual, Operator Adjustments ; Tree = rn\_valuations2

Property Short Name=scott conyers;

	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25	Total
<b>EXPENSES</b>													
<b>OTHER CONTROLLABLE EXPENSES</b>													
50100-000	MARKETING EXPENSES	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00				0.00
50200-000	ADMINISTRATIVE	0.00	0.00	104.00	0.00	0.00	0.00	0.00	0.00				104.00
50700-000	REPAIRS AND MAINTENANCE	200.00	200.00	900.00	200.00	200.00	200.00	900.00	527.00				3,327.00
50800-000	BAD DEBT EXPENSE	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00				0.00
<b>50999-998</b>	<b>TOTAL OTHER CONTROLLABLE EXPENSES</b>	<b>200.00</b>	<b>200.00</b>	<b>1,004.00</b>	<b>200.00</b>	<b>200.00</b>	<b>200.00</b>	<b>900.00</b>	<b>527.00</b>				<b>3,431.00</b>
<b>50999-999</b>	<b>TOTAL CONTROLLABLE EXPENSES</b>	<b>200.00</b>	<b>200.00</b>	<b>1,004.00</b>	<b>200.00</b>	<b>200.00</b>	<b>200.00</b>	<b>900.00</b>					<b>2,904.00</b>
51100-000	UTILITIES	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00			3,150.00
51200-000	REAL ESTATE AND OTHER PROPERTY TAXES	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00			3,600.00
51300-000	PROPERTY INSURANCE	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00			5,400.00
<b>51999-999</b>	<b>NON-CONTROLLABLE EXPENSES</b>	<b>1,350.00</b>	<b>1,350.00</b>	<b>1,350.00</b>	<b>1,350.00</b>	<b>1,350.00</b>	<b>1,350.00</b>	<b>1,350.00</b>	<b>1,350.00</b>	<b>1,350.00</b>			<b>12,150.00</b>
52000-000	PROPERTY MANAGEMENT FEES	0.00	0.00	0.00	0.00	0.00	0.00	0.00					0.00
<b>52999-999</b>	<b>RECURRING OPERATING EXPENSES</b>	<b>1,750.00</b>	<b>1,750.00</b>	<b>3,358.00</b>	<b>1,750.00</b>	<b>1,750.00</b>	<b>1,750.00</b>	<b>3,150.00</b>					<b>15,258.00</b>

### 2025 YTD (through July):

- Consistent collections and high occupancy
- Expenses tracking in line with 2024
- On pace to meet or exceed 2024 NOI

### Performance Commentary:

- Occupancy levels remain high.
- Rent collections are steady, supported by local demand.
- Property is on track to match or exceed 2024 performance.

# SOLD COMPARABLES

Greater Atlanta MSA - Across Similar Assets

<p>Occupancy <b>Rate 97%</b></p>	<p>Price Per SQ - Market Trade Range <b>\$125.45- \$363.05</b></p>	<p>Average Price Per Unit <b>\$140,625-\$225,000</b></p>
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PROPERTY NAME	CITY	LAND SIZE (ACRES)	SQUARE FOOTAGE	NUMBER OF UNITS	AVG UNIT SIZE	YEAR BUILT	YEAR BUILT (RENOVATED)	OCCUPANCY (%)	PRICE (\$) Market Pricing	PRICE PER SF (\$) Market Pricing	PRICE PER UNIT (\$) Active	DATE CLOSED
Scott St	Conyers, GA	0.77	10040	13	772	1964	2017	99%	\$300.00	\$225,000.00	Aug-24	
1164 Alta Avenue	Atlanta, GA	0.52	12000	16	750	1964	100	\$1,500,000.00	\$272.59	\$184,000.00	Aug-24	
The Park on Sixth	Atlanta, GA	0.17	6750	10	675	1925	100	\$1,840,000.00	\$217.54	\$177,778.00	Jan-24	
760 Memorial	Atlanta, GA	0.7	14710	18	817	1960	95	\$3,200,000.00	\$363.05	\$208,000.00	Mar-24	
100 Terrace Drive	Atlanta, GA	0.27	6375	12	575	1960	100	\$2,186,000.00	\$272.07	\$225,000.00	Mar-24	
1115 Ponce	Atlanta, GA	0.41	13865	17	815	1920	100	\$1,825,000.00	\$125.45	\$145,625.00	Feb-24	
Park Oaks	Athens, GA	2.92	44840	40	1121	2001	99	\$5,825,000.00	\$259.12	\$193,400.50	-	
Average		4	77235	20	807	1985	97.14	\$4,317,400.00				

Scott St is priced competitively within market norms

Average Sold Price  
**\$4,317,253**

Average Price Per Unit  
**\$161,829**

PROPERTY NAME	CITY	LAND SIZE (ACRES)	SQUARE FOOTAGE	NUMBER OF UNITS	AVG UNIT SIZE	YEAR BUILT (RENOVATED)	OCCUPANCY (%)	PRICE (\$) Market Pricing	PRICE PER SF (\$) Market Pricing	PRICE PER UNIT (\$) Active	DATE CLOSED
Scott St	Conyers	3.01	21600	24	900	1968 (2023)	83	Market Pricing	Market Pricing	Market Pricing	Active
1527 N Decatur Rd NE	Atlanta	3.1	43500	43	1000	1960	59	\$6,300,000	\$144.83	\$256,629	12/31/2024
3158 Legion Dr SE	Covington	1.78	11285	13	868	1960	100	\$1,500,000	\$132.95	\$115,385	10/1/2024
826 Burns Walk Ct NW	Lilburn	0.21	6250	36	694	1984	97	\$5,720,000	\$128.89	\$158,056	9/26/2024
272 White Oak Dr	Decatur	2.6	41000	33	1238	1939 (2013)	92	\$4,964,981	\$121.58	\$150,576	7/24/2024
760 Memorial Dr SE	Atlanta	0.7	21215	35	605	1960	93	\$3,200,000	\$150.83	\$177,778	6/21/2024
1060 Smith St	Clarkston	1.2	16245	18	903	1968	100	\$2,000,000	\$130.14	\$111,111	8/6/2024
13 Brannan St	McDonough	4.81	21755	42	518	1970	67	\$4,450,000	\$164.20	\$106,024	10/10/2023
774 Northern Ave	Clarkston	3.5	52650	48	1096	1971	100	\$5,300,000	\$100.76	\$110,417	10/16/2024
1580 Dixie St SE	Atlanta	0.9	12650	12	1054	2008	100	\$3,000,000	\$237.10	\$250,000	9/28/2023
701 Oakview Rd	Decatur	2	19127	20	956	1962	100	\$4,750,000	\$247.28	\$237,500	8/4/2023
1031 Scott Blvd	Decatur	2.41	38127	31	794	1960 (2020)	94	\$6,800,000	\$178.31	\$219,355	8/3/2023
Average		2.21	27168	27	945	1967	95	\$4,317,253	\$152.66	\$161,829	-

Recent Performance Atlanta MSA's economy is back on track. After a slow start to the year, employment growth has reaccelerated and is once again in line with the region and nation. Logistics has turned a corner and is leading the growth charge along with healthcare and leisure/hospitality. Meanwhile, construction payrolls in the metro area have tanked in recent months even as growth continues nationally. The unemployment rate remains near an all-time low but has edged higher in recent months as labor force growth strengthened. House price appreciation has slowed but remains in positive territory with gains in line with the national market. Price gains have not been enough to reenergize building activity as single-family permitting remains well below recent highs

# Location Overview

Conyers is located in Rockdale County, part of the Atlanta MSA. The city benefits from:

- Steady population growth (Rockdale grew 8.7% since 2015)
- Major employment drivers in healthcare, logistics, and light manufacturing
- Proximity to Downtown Atlanta (~25 miles via I-20)
- Limited multifamily supply relative to demand
- Strong workforce housing demand due to rising rents in core Atlanta

# Investment Highlights

## Value-Add Potential

– Light interior renovations justify higher rents

## Strategic Location

– Access to Atlanta employment hubs

## Strong Submarket Dynamics

– Limited competing multifamily supply

## Attractive Yield

– Higher cap rates vs. core Atlanta

## Long-Term Growth

– Rockdale County job and population expansion

## INVESTMENT HIGHLIGHTS PAGE

SALE PRICE \$1,890,000

2024 GROSS INCOME \$136,800



### Prime Location

Atlanta's most dynamic growth corridor



### Attractive Returns

Strong projected rental yields & appreciation



### Quality Assets

Strong stone base & updated systems



### High Demand

Excellent tenant absorption and occupancy rates



### Excellent Access

Direct connectivity to highways & transit



### Secure Investments

Stable income from high quality tenants



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ATLANTA REALTY

# ABOUT THE AREA

Conyers, Georgia is a growing suburban community located approximately 25 miles east of Downtown Atlanta. As the county seat of Rockdale County, Conyers combines the conveniences of metro-Atlanta access with the affordability and livability of a smaller city.

## Strategic Location

**Connectivity:** Direct access to I-20 provides seamless connection to Downtown Atlanta, Hartsfield-Jackson International Airport, and major employment hubs across the metro.

**Proximity:** Within 30 minutes, residents can reach Atlanta's largest job centers, universities, and entertainment destinations.

## Employment & Economy

**Local Industry:** Rockdale County benefits from a diverse employment base, including healthcare, light manufacturing, logistics, and professional services.

**Major Employers Nearby:** Piedmont Rockdale Hospital, Pratt Industries, Acuity Brands, and large logistics/distribution centers leverage Conyers' highway access.

**Regional Growth:** Metro Atlanta continues to rank as one of the fastest-growing U.S. metros, driving demand for affordable workforce housing options in suburban markets like Conyers.

## Lifestyle & Amenities

**Education:** Served by Rockdale County Public Schools, plus proximity to Georgia State University – Perimeter Campus and other Atlanta-area universities.

**Parks & Recreation:** Residents enjoy close access to Olde Town Conyers, Georgia International Horse Park (1996 Olympics venue), and Arabia Mountain National Heritage Area with miles of trails and green space.

**Retail & Services:** Conyers offers a strong mix of retail centers, restaurants, and local services, all minutes from Scott Street.

## Demographics & Demand Drivers

**Population Growth:** Rockdale County has experienced consistent population growth, fueled by households seeking affordability compared to intown Atlanta.

**Affordability:** Rising housing costs in core Atlanta markets are creating strong demand for workforce housing in Conyers.

**Tenant Base:** The area attracts long-term renters, with average household incomes supporting stable collections and potential for rent growth.



# Location Map



27.2 Miles

Hartsfield-Jackson International Airport

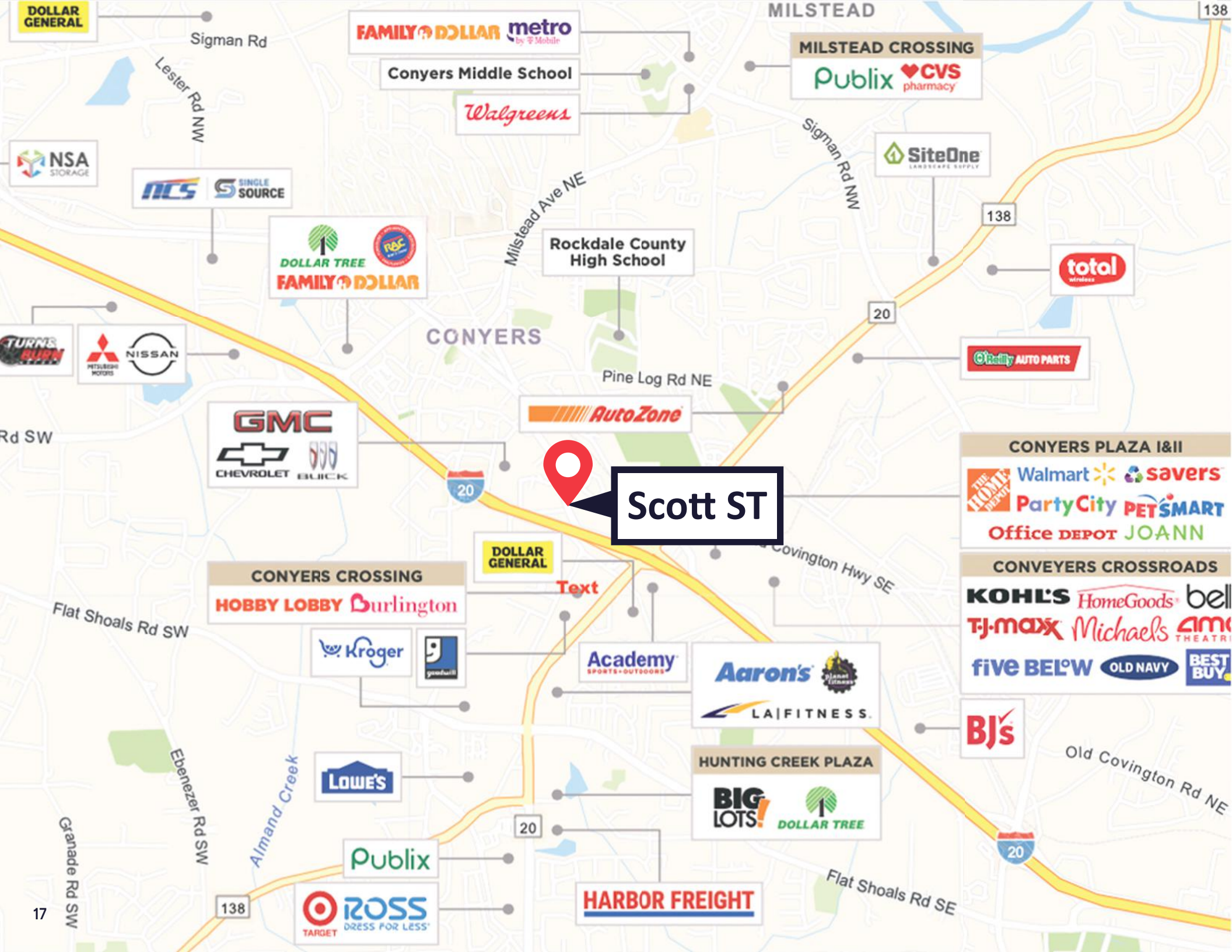


26 Minutes  
26 Miles

Downtown Atlanta



3 Minutes  
1 Miles



DOLLAR GENERAL

Sigman Rd

FAMILY DOLLAR metro by 7 Mobile

Conyers Middle School

Walgreens

MILSTEAD CROSSING

Publix CVS pharmacy

NSA STORAGE

NLS SINGLE SOURCE

SiteOne LANDSCAPE SUPPLY

DOLLAR TREE RBC FAMILY DOLLAR

Rockdale County High School

total wireless

Milstead Ave NE

Sigman Rd NW

138

20

TURNER BURN

NISSAN MITSUBISHI MOTORS

O'Reilly AUTO PARTS

Rd SW

GMC CHEVROLET BUICK

AutoZone

Pine Log Rd NE

Scott ST

20

CONYERS PLAZA I&II

Walmart savers Party City PET SMART Office DEPOT JOANN

CONVEYERS CROSSROADS

KOHL'S HomeGoods bell TJ-maxx Michaels AMC THEATRE five BELOW OLD NAVY BEST BUY

Flat Shoals Rd SW

CONYERS CROSSING HOBBY LOBBY Burlington

DOLLAR GENERAL

Text

Kroger

Academy SPORTS+OUTDOORS

Aaron's LA FITNESS

BJ's

Old Covington Rd NE

Ebenezer Rd SW

LOWE'S

HUNTING CREEK PLAZA

BIG LOTS! DOLLAR TREE

Ganade Rd SW

Almand Creek

Publix

20

HARBOR FREIGHT

Flat Shoals Rd SE

20

138

TARGET ROSS DRESS FOR LESS

# Nearby Parks & Attractions

Conyers and Rockdale County offer a wide range of outdoor recreation, cultural experiences, and historic landmarks that enhance quality of life for residents and visitors alike:



## Georgia International Horse Park

A 1,100-acre venue originally built for the 1996 Olympic Games, now home to equestrian events, mountain biking trails, concerts, and festivals.



## Costley Mill Park

A natural park with waterfalls, historic mill ruins, and open green space, popular for photography, outdoor gatherings, and exploring nature.



## Lewis Vaughn Botanical Gardens

A tranquil garden in Olde Town Conyers featuring koi ponds, native plants, and shaded walking paths.

## Monastery of the Holy Spirit

A serene Trappist monastery surrounded by gardens, lakes, and wooded trails, offering a unique cultural and spiritual retreat.



## Olde Town Conyers & Historic Depot

The walkable historic downtown with local shops, restaurants, and the restored Conyers Depot, offering a small-town atmosphere and regular community events.



## Walk of Heroes Veterans Memorial Park

A landscaped memorial honoring U.S. veterans, providing a reflective community space.



## Johnson Park & Dog Park

A recreation hub with sports facilities, playgrounds, and an off-leash dog park.

# Demographics

## Population

17,916. Census Reporter

## Avg household size

2.3 persons. Census Reporter

## Median age

40.5. Census Reporter

## Median household income

\$58,141. Census Reporter

## Bachelor's degree or higher

29.6%. Census Reporter

## Renter-occupied households

60.4% (owner-occupied 39.6%). Census.gov+1

## Average vehicles per household:

~2. Data USA

## Total employees (all ZIPs in city)

33,153. ZIP-Codes.com

## Total businesses (establishments)

2,176



# Rockdale at a Glance



## Prime Metro Location

Rockdale County lies just 24 miles east of Downtown Atlanta, placing residents and businesses within one of the nation's fastest-growing regions.

## Global Access

Convenient proximity to Hartsfield–Jackson Atlanta International Airport, ranked the #1 busiest airport in the world for passenger traffic, ensures seamless domestic and international connectivity.

## Corporate Presence

The Atlanta metro hosts 13 Fortune 500 headquarters, creating a strong foundation for employment, commerce, and continued growth.

## Major Market Scale

With over 6 million residents, Atlanta is the 8th largest metro area in the United States (2020 Census) and continues to expand.

## Competitive Edge

Recognized as the #1 lowest cost of doing business among top U.S. metros, attracting both new corporate entrants and long-term investment.

## Economic Powerhouse

The region boasts a \$270 billion GDP, ranking it among the most dynamic and diverse economies in the country.



**#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



**#8 LARGEST METRO AREA IN  
THE U.S. 2020**

- U.S. CENSUS BUREAU  
POPULATION DIVISION

# Home to 13 Fortune 500 Companies

Atlanta is a premier corporate hub, serving as headquarters to 13 Fortune 500 companies. This strong concentration of global leaders underscores the region's role as a center of commerce, innovation, and economic stability.

The presence of these companies drives job creation, supports a highly skilled workforce, and strengthens Atlanta's position as one of the nation's most dynamic business environments. Rockdale County benefits directly from this proximity, offering investors access to the opportunities of a Fortune 500 metro while maintaining a lower cost of operations.

**8TH**  
LARGEST U.S. METRO

**#6**  
BEST CITIES FOR JOBS IN U.S.  
WALLETHUB 2024



**1.18%**  
PROJECTED 5-YEAR  
POPULATION GROWTH (2023-2028)  
ESRI 2023

**#4**  
FASTEST GROWING  
U.S. METRO (2010-2019)  
FREDDIE MAC 2021

46%  
Gen Z  
Population

34%  
Millennial  
Population

3.9%  
Unemployment  
Rate

(Data based on 1 mile radius)

## MAJOR EMPLOYERS



# Recognition & Rankings

## #8 Best City in the South

Southern Living, "The South's Best Cities" (2020)

## #1 Top Trending Destination for Travelers

Booking.com, 2022 report

## #2 Most Popular Moving Destination in the U.S.

Penske, "Annual Top Moving Destinations List" (2020)

These consistent accolades highlight Atlanta's growing appeal as both a lifestyle destination and a magnet for new residents.



ATLANTA BRAVES | TRUIST PARK



ATLANTA FALCONS | MERCEDES-BENZ STADIUM

# Sports & Entertainment Capital

Atlanta is home to major league franchises and world-class venues that anchor its reputation as a premier sports city:

**Atlanta Braves – Truist Park**

**Atlanta Falcons – Mercedes-Benz Stadium**

**Atlanta Hawks – State Farm Arena**

**Atlanta United FC – Mercedes-Benz Stadium**

These teams and arenas draw millions of visitors annually, reinforcing Atlanta's status as a dynamic, entertainment-rich metro.



ATLANTA HAWKS | STATE FARM ARENA



ATLANTA UNITED FC | MERCEDES-BENZ STADIUM

# Confidentiality Agreement

This Confidentiality Agreement (“Agreement”) is entered into by and between the undersigned party (“Receiving Party”), the owner of the subject property (“Seller”), and Trend Atlanta Realty, Inc. (“Broker”).

In consideration of the opportunity to review certain confidential information regarding the property and for other good and valuable consideration, the Receiving Party agrees as follows:

## I. Confidential Information

The Receiving Party will be provided confidential materials concerning the property located at:

1126-1150 Scott St Conyers, GA 30012

The Receiving Party agrees not to disclose any of the following without prior written consent of Broker:

The fact that the property may be for sale or lease.

That discussions or negotiations are occurring.

Any terms, conditions, financial data, tenant information, lease rates or expirations, operating expenses, or other transaction details.

The Receiving Party may share such information only with its directors, officers, employees, attorneys, lenders, accountants, or advisors, provided they are informed of the confidential nature of the materials and agree to abide by the terms of this Agreement.

The Receiving Party agrees not to contact the property owner, property manager, tenants, lender, vendors, insurers, employees, or customers of any business located at the property.

## II. Acting as Principal

The Receiving Party affirms that it is acting strictly as a principal, not as a broker, in connection with this potential transaction. The Receiving Party acknowledges that Trend Atlanta Realty, Inc. is representing the Seller exclusively and is the sole broker in this transaction.

No transaction, whether by lease, purchase, partnership, foreclosure, bankruptcy sale, or otherwise, may be completed by the Receiving Party without Broker being paid a commission at closing pursuant to a separate agreement with the Seller.

This Agreement shall remain in effect for two (2) years from the date executed below.

## III. Governing Law

This Agreement shall be governed by and construed in accordance with the laws of the State of Georgia.

If the Receiving Party is a broker, or intends to involve an outside broker, such arrangement must be disclosed to and approved by Broker through a separate 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 \_\_\_\_\_

## Brandon Marshall

Licensed Agent

License Number: 318767

770trend@gmail.com

(678)-951-9235

## Shayne Albright

Broker of Record

License Number: 126568

