



Recently Gut-Renovated Multifamily Opportunity

4 Units | \$850,000



2331 Peachwood Circle, NE, Atlanta, GA 30345

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

The Gardens of Magnolia Trails

The Gardens of Magnolia Trails is a recently gut-renovated 4-unit multifamily investment opportunity located at 2331 Peachwood Circle NE in Atlanta, Georgia. Situated in DeKalb County, the property features four spacious 2-bedroom/2-bathroom units with modern open-concept floorplans, granite countertops, stainless steel appliance packages, central HVAC, full-size in-unit laundry, and private rear deck space.

The Gardens of Magnolia Trails benefits from exceptional connectivity with convenient access to I-85, the north side of I-285, Children's Healthcare of Atlanta, the Centers for Disease Control and Prevention (CDC), and numerous nearby employment, retail, and dining destinations. Its central location within an established residential corridor further enhances the property's long-term appeal and accessibility.



Property Highlights

- Recently Gut-Renovated 4-Unit Multifamily Property
- Spacious 2BR / 2BA Floorplans with Modern Interior Finishes
- In-Unit Laundry, Central HVAC & Private Rear Deck Space
- 75% Occupied Value-Add Investment Opportunity
- 8-9 off street parking spaces
- Prime Atlanta Location Near I-85, I-285, Children's Healthcare of Atlanta & the Centers for Disease Control and Prevention

Property Information

ADDRESS	2331 Peachwood Circle NE Atlanta, GA 30345
COUNTY	DeKalb
PROPERTY SIZE	±4,232 SF
SITE SIZE	±0.42 AC
ZONING	RM75
YEAR BUILT	1965
UTILITIES	Separately metered electric utilities
NO. OF UNITS	4
UNIT MIX	2 BR / 2BA
PARKING	8-9 off street parking spaces



Sale Price | **\$850,000**



Interior Photos



Interior Photos



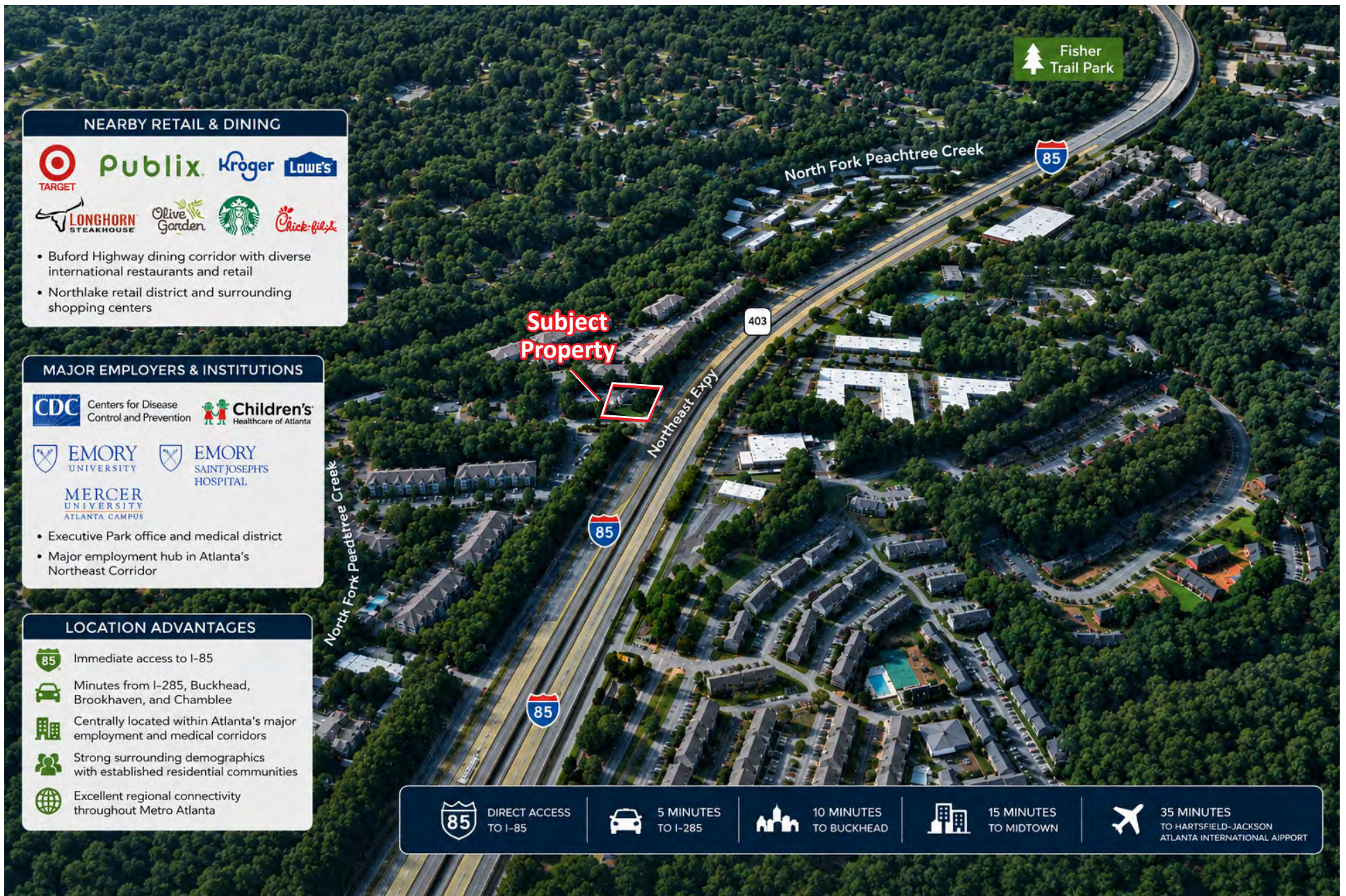
Aerial View



Aerial View



Retail Aerial View



Fisher Trail Park

NEARBY RETAIL & DINING



- Buford Highway dining corridor with diverse international restaurants and retail
- Northlake retail district and surrounding shopping centers

MAJOR EMPLOYERS & INSTITUTIONS



- Executive Park office and medical district
- Major employment hub in Atlanta's Northeast Corridor

LOCATION ADVANTAGES

- Immediate access to I-85
- Minutes from I-285, Buckhead, Brookhaven, and Chamblee
- Centrally located within Atlanta's major employment and medical corridors
- Strong surrounding demographics with established residential communities
- Excellent regional connectivity throughout Metro Atlanta

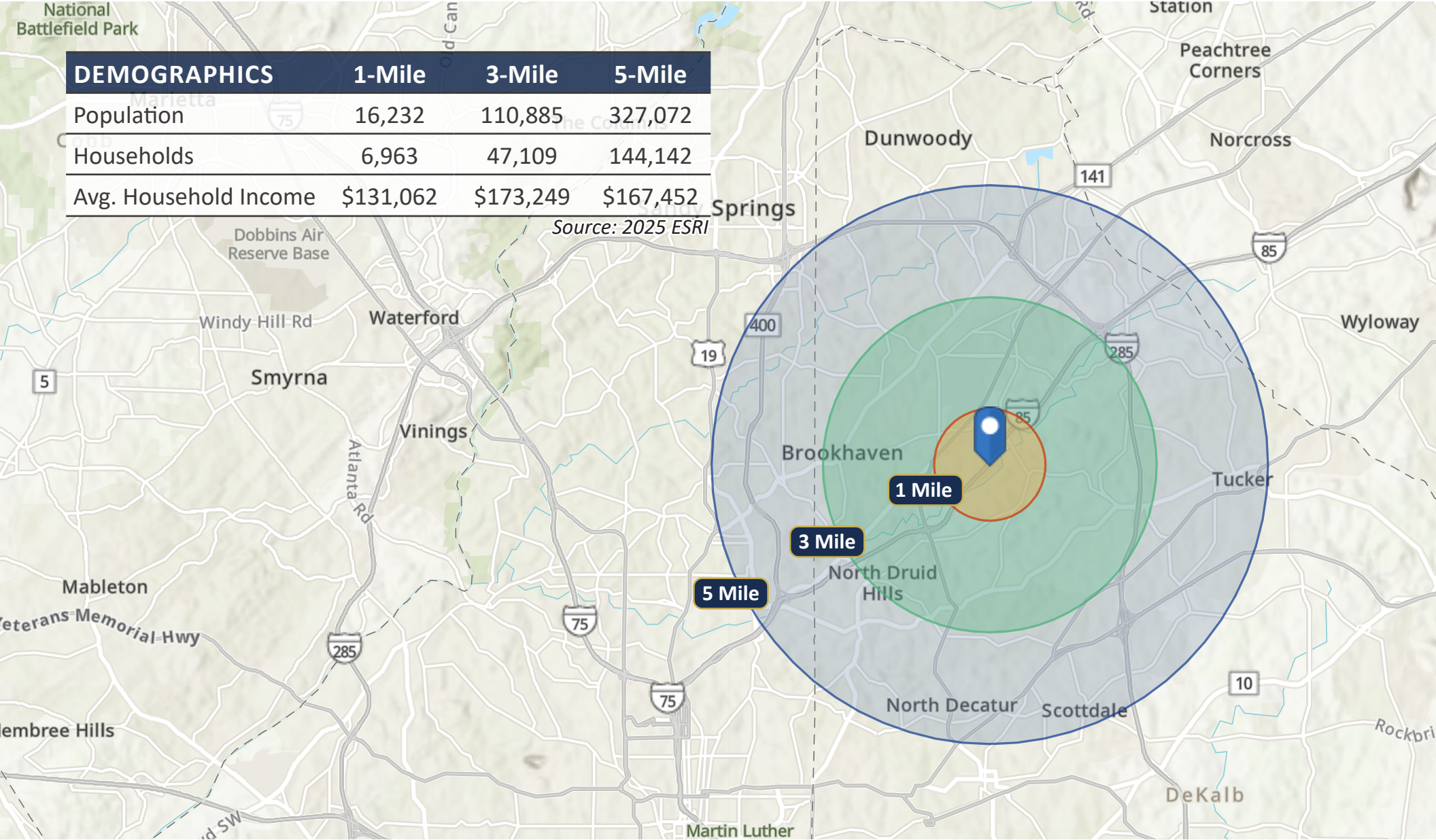
Subject Property

DIRECT ACCESS TO I-85	5 MINUTES TO I-285	10 MINUTES TO BUCKHEAD	15 MINUTES TO MIDTOWN	35 MINUTES TO HARTSFIELD-JACKSON ATLANTA INTERNATIONAL AIRPORT
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Demographic Overview

DEMOGRAPHICS	1-Mile	3-Mile	5-Mile
Population	16,232	110,885	327,072
Households	6,963	47,109	144,142
Avg. Household Income	\$131,062	\$173,249	\$167,452

Source: 2025 ESRI



In The Area - Brookhaven

The city of Brookhaven is located in western DeKalb County, which is northeast of Atlanta, Georgia. Brookhaven is the largest city in DeKalb County and has a population of approximately 50,000 people. On July 31, 2012, Brookhaven was approved in a referendum to become DeKalb County's 11th city. Incorporation officially took place on December 17, 2012, on which date municipal operations commenced. The new city stretches over 12 square miles.

At the heart of Brookhaven is the urban town center, located just east of the Brookhaven MARTA station. The village is home to many mixed-use developments and is bordered by the residential neighborhoods of Ashford Park to the north and Drew Valley to the south. North Brookhaven refers to the area that is bounded by I-285 to the north, the Fulton County line to the west, Chamblee to the east, and Windsor Parkway to the south.

Brookhaven will also be welcoming the newest Children's Healthcare of Atlanta location, with an estimated completion of the main hospital in 2025.

The new Hospital center will be set at the corner of Interstate 85 and North Druid Hill Road and will boast more than 20 acres of green space and walking trails. The City's major employers include CHOA, AT&T, Verizon, Emory Healthcare and The Weather Channel.

The City of Brookhaven has an average age of 34 years old with 35% of its residents holding a bachelor's degree or higher. As a result, Brookhaven boasts a highly-skilled millennial workforce to support its affluent, hip lifestyle.



In The Area - Chamblee

Located just 14 miles from downtown Atlanta, Chamblee is a vibrant urban city with a diverse community and international flair. The City of Chamblee began as a small rail town and was incorporated in 1908. Through multiple annexations, the City has grown to more than 7 square miles and 29,000 residents. The downtown district has experienced significant commercial development including lofts and townhomes since 2000, while maintaining its vintage buildings and architecture.

The City of Chamblee operates under a mayor and council-city manager form of government. The services provided by the City under general governmental functions include police protection, planning and development, sidewalk and curb maintenance and parks operation and maintenance. Chamblee is located in Northern DeKalb County and is bordered by Dunwoody to the northwest, Doraville to the east and Brookhaven to the southwest.

Two major interstate highways that border the City, I-285 to the north and I-85 to the southeast, provide easy roadway access to and from the City. For commuters, the roadway access is complimented by a MARTA (Metropolitan Atlanta Rapid Transit Authority) rail station and several MARTA bus stops throughout the City. The City also is home to DeKalb Peachtree Airport (PDK), which is the second busiest airport in the State.

From the South's largest collection of antiques to the extensive collection of auto dealerships, Chamblee is an exciting city to explore. Also, Chamblee's restaurants feature cuisines from all over the world.

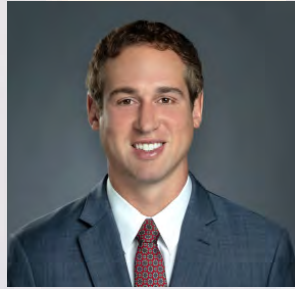
*SOURCE: <https://www.chambleega.com/124/About-Chamblee>



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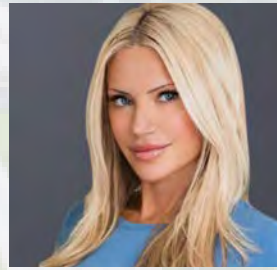
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ABOUT BULL REALTY

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:


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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 2331 Peachwood Circle NE, Atlanta, GA 30345. 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 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.

**CLICK HERE TO SIGN CA
AND ACCESS SECURE DOCUMENTS**

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