



# 41 MARIETTA

41 MARIETTA STREET  
ATLANTA, GA 30303

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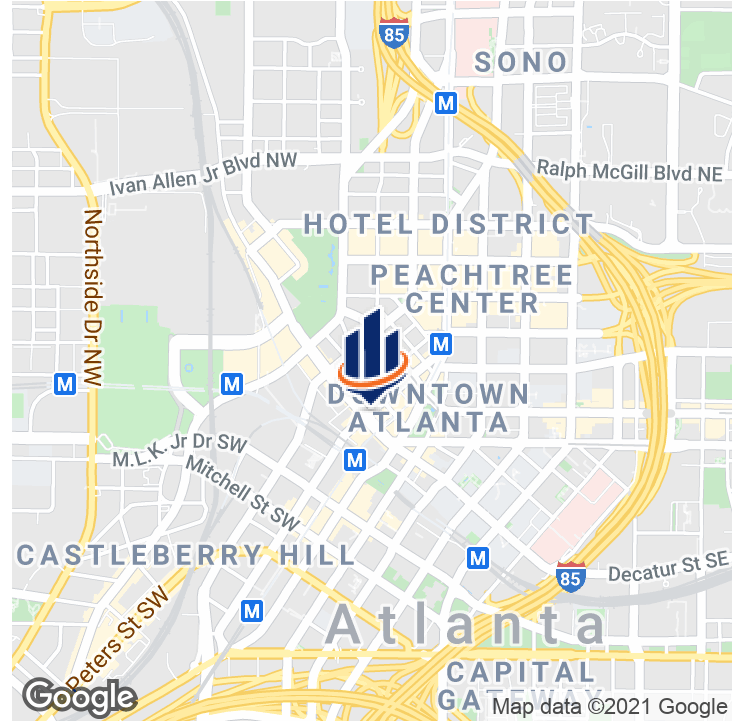
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- Advisor Bio 1

# 1 PROPERTY INFORMATION

41 Marietta Street  
Atlanta, GA 30303

# Property Summary



## OFFERING SUMMARY

Sale Price:	\$13,999,000
Building Size:	135,000 SF
Lot Size:	0.279 Acres
Price / SF:	\$103.70
Year Built:	1976
Renovated:	2008
Zoning:	SPI1
Market:	Atlanta
Submarket:	Atlanta - CBD
APN:	13175A A003

## PROPERTY OVERVIEW

SVN Blackstream and NAI G2 Commercial Real Estate, are both pleased to present 41 Marietta. 41 Marietta is a thirteen story office building that sits at 41 Marietta St, in downtown Atlanta, Georgia. The property is vacant, other than the post office on the bottom floor, which is under a lease. The current state of the building is for office space. The building was constructed in 1976, with the most recent remodel in 2008. This project will allow for the property to stay as office space, or repurposed into multifamily. The current ownership has had plans to convert the building into Class A apartments. They have plans in place, and are available to the next possible buyer. As for office space in downtown Atlanta, it was in a healthy position heading into the coronavirus pandemic. There are comps that show leases being at plus \$36 per sq', with an average of \$27.55 per sq'. Multifamily is showing rents as high as plus \$2 per sq', with an average \$1.62 per sq'. 41 Marietta allows for the next owner to have a solid investment that shows positive signs with two different scenarios.

## LOCATION OVERVIEW

41 Marietta is a high rise building that sits in the heart of Downtown Atlanta, GA. It is less than 1 mile from Georgia State University, Mercedes Benz Stadium, State Farm Arena, and the World Congress Center. The property is convenient to local dining, and shopping with easy access to public transportation.

# Complete Highlights

## SALE HIGHLIGHTS

- Plans to convert building into multifamily apartments
- Conversion plans can be shared with the buyer
- Property located in opportunity zone
- High rise located in the heart of downtown Atlanta
- In close proximity to Georgia State University, Mercedes Benz Stadium, State Farm Arena, World Congress Center
- Market shows high rents to be achieved



# Additional Photos



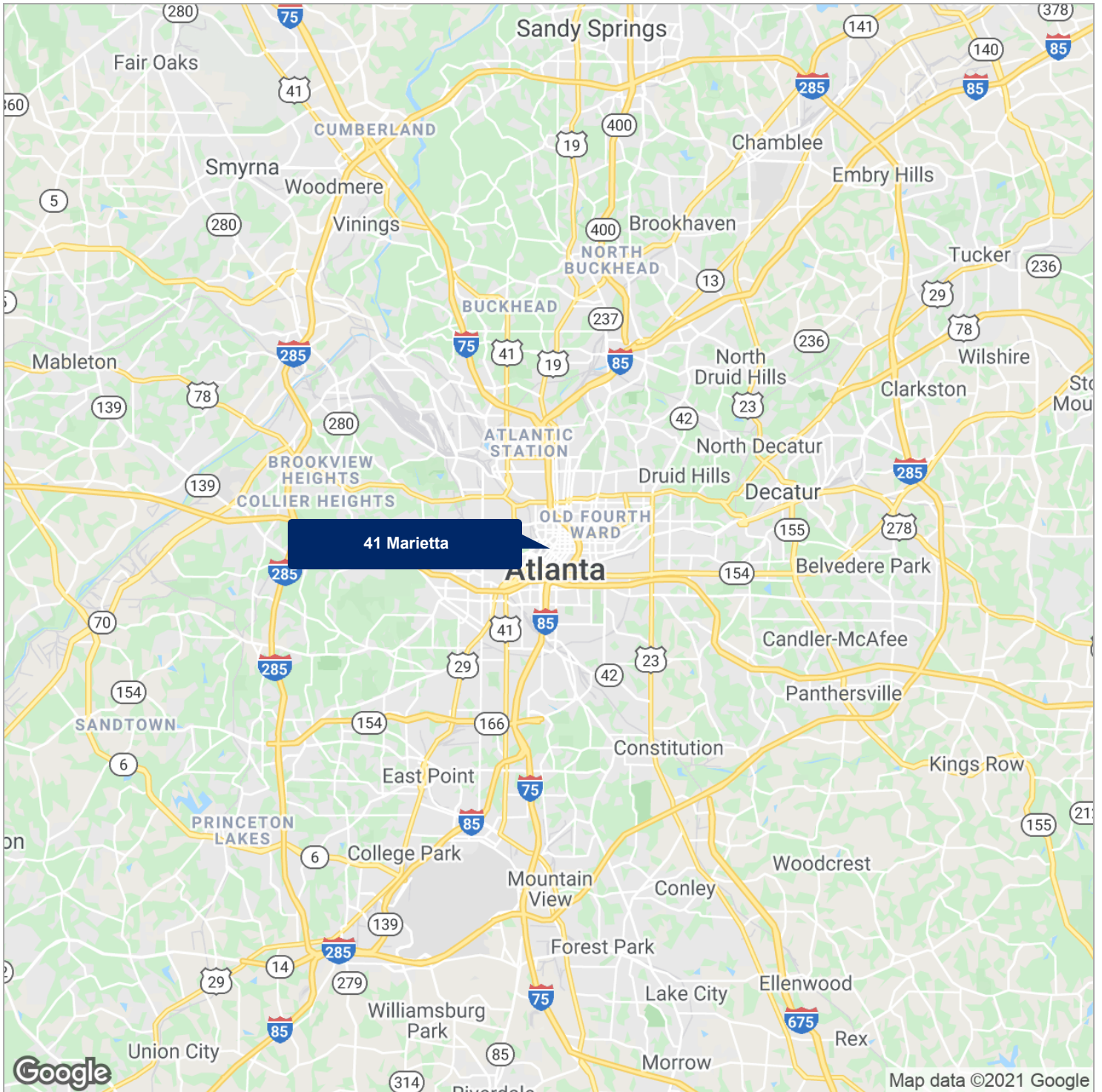
# Additional Photos



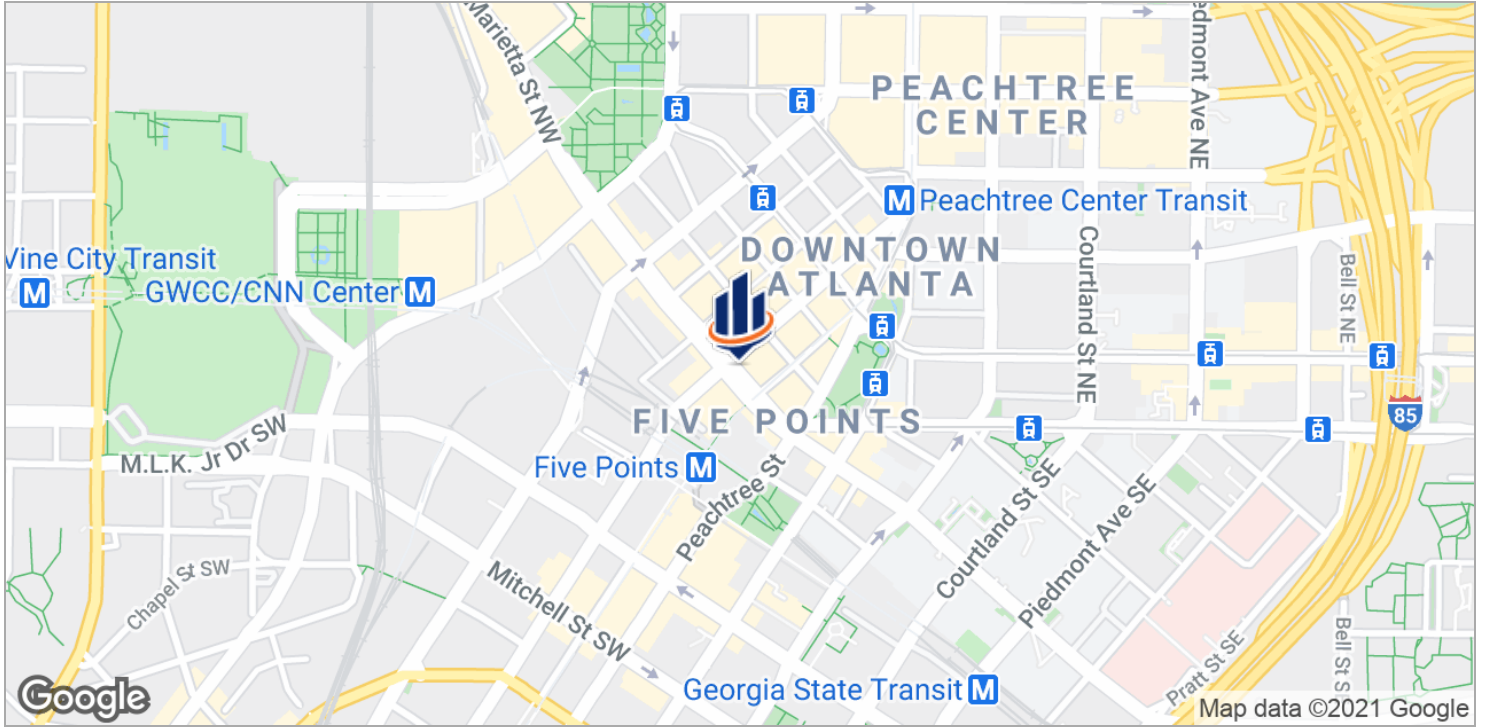
# 2 LOCATION INFORMATION

41 Marietta Street  
Atlanta, GA 30303

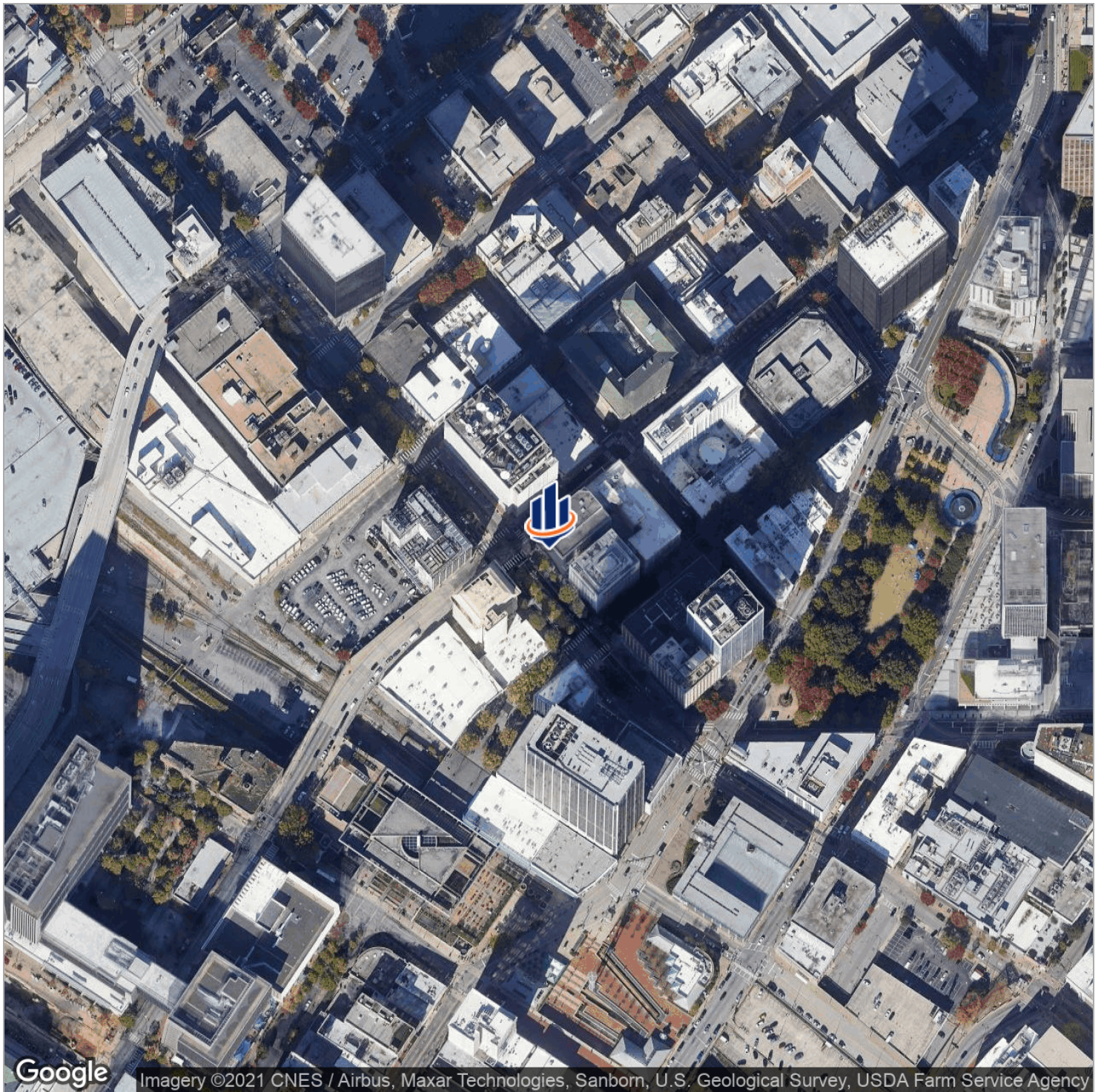
# Regional Map



# Location Maps



# Aerial Map



# 3 FINANCIAL ANALYSIS

41 Marietta Street  
Atlanta, GA 30303

# Financial Summary

## INVESTMENT OVERVIEW

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Price	\$13,999,000
Price per Unit	\$114,745
CAP Rate	4.75%
Approximate Square Footage	135,000
Price Per Square Foot	\$107.41
Number of Residential Units	122

## OPERATING DATA

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Gross Scheduled Income	\$3,281,958
Other Income	\$153,666
Total Scheduled Income	\$153,666
Vacancy Cost	[\$153,666]
Gross Income	\$3,281,958
Operating Expenses	[\$1,281,553]
Net Operating Income	\$2,000,405

---

# 4 SALE COMPARABLES

41 Marietta Street  
Atlanta, GA 30303

# Sale Comps



## ★ Subject Property

41 Marietta Street, Atlanta, GA 30303

**Sale Price:** \$13,999,000      **Lot Size:** 0.279 Acres  
**Year Built:** 1976      **Building SF:** 135,000 SF  
**Price PSF:** \$103.70      **No. Units:** 122  
**Price / Unit:** \$114,746



NAI G2 Commercial Real Estate, and SVN Blackstream are both pleased to present 41 Marietta. 41 Marietta is a thirteen story office building that sits at 41 Marietta St, in downtown Atlanta, Georgia. The property is vacant, other than the post office on the bottom floor, which is under a lease. The current state of the building is for office space. The building was constructed in 1976, with the most recent remodel in 2008. This project will allow for the property to stay as office space, or repurposed into multifamily. The current ownership has had plans to convert the building into Class A.



## 1 275 Memorial Drive

Atlanta, GA 30312

**Sale Price:** \$48,150,000      **Year Built:** 2017  
**No. Units:** 217      **Price / Unit:** \$221,889



## 2 693 Peachtree Street

Atlanta, GA 30308

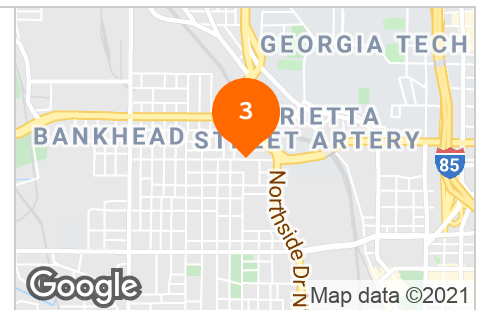
**Sale Price:** \$70,000,000      **Year Built:** 2018  
**No. Units:** 147      **Price / Unit:** \$476,190



## 3 621 North Avenue

Atlanta, GA 30308

**Sale Price:** \$34,500,000      **Year Built:** 1935  
**Building SF:** 81,153 SF      **Price PSF:** \$425.12



# Sale Comps

4



## 44 Broad Street

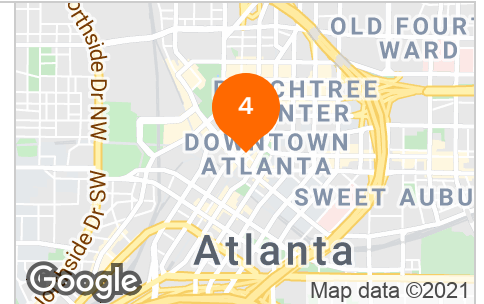
Atlanta, GA 30303

**Sale Price:** \$13,600,000











**Year Built:** 1898

**Building SF:** 130,000 SF

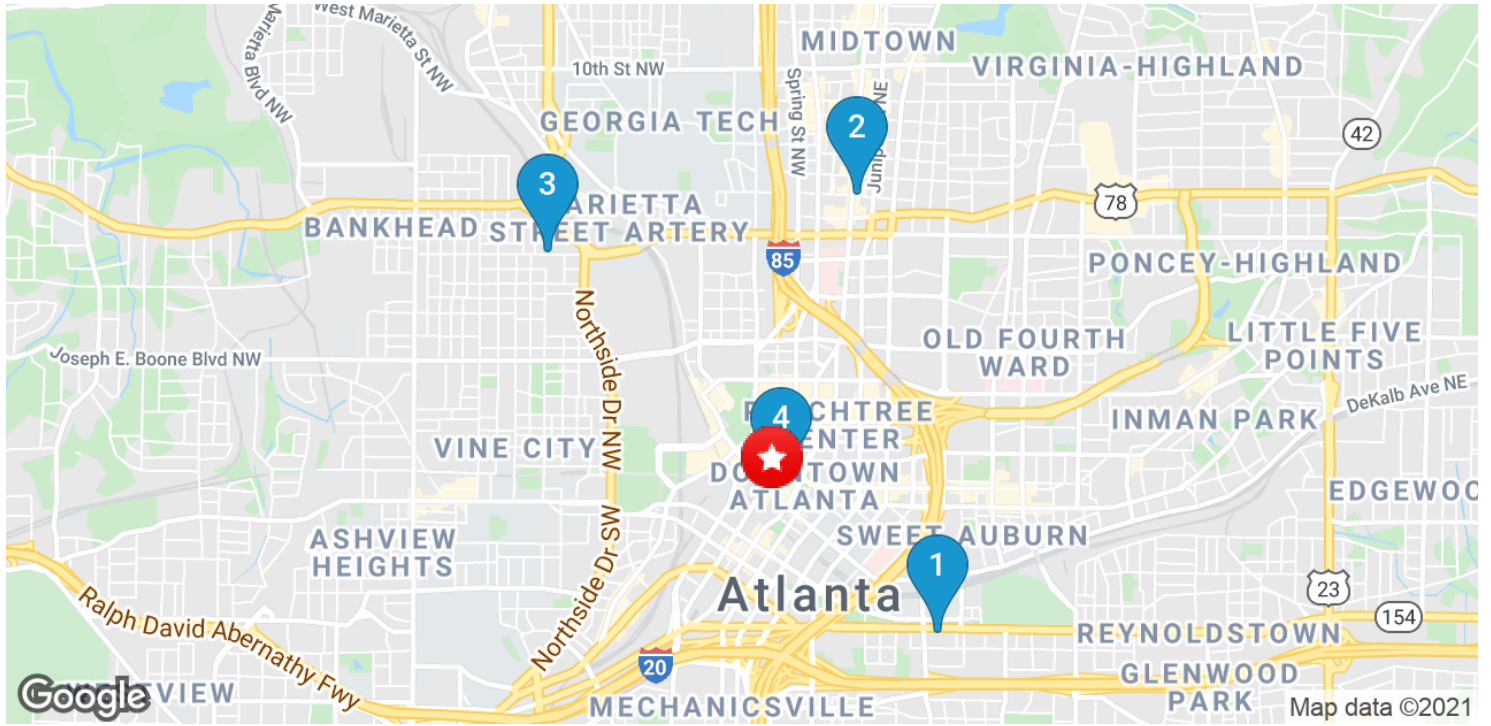
**Price PSF:** \$104.62



# Sale Comps Summary

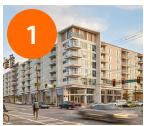
	SUBJECT PROPERTY	PRICE	BLDG SF	PRICE/SF	PRICE/UNIT	CAP	GRM	# OF UNITS	
	 <b>41 Marietta</b> 41 Marietta Street Atlanta, GA 30303	\$13,999,000	135,000 SF	\$103.70	\$114,746	-	-	122	
	SALE COMPS	PRICE	BLDG SF	PRICE/SF	PRICE/UNIT	CAP	GRM	# OF UNITS	CLOSE
	 <b>275 Memorial Drive</b> Atlanta , GA 30312	\$48,150,000	-	-	\$221,889	-	-	217	-
	 <b>693 Peachtree Street</b> Atlanta , GA 30308	\$70,000,000	-	-	\$476,190	-	-	147	-
	 <b>621 North Avenue</b> Atlanta , GA 30308	\$34,500,000	81,153 SF	\$425.12	-	-	-	-	-
	 <b>44 Broad Street</b> Atlanta , GA 30303	\$13,600,000	130,000 SF	\$104.62	-	-	-	-	-
		PRICE	BLDG SF	PRICE/SF	PRICE/UNIT	CAP	GRM	# OF UNITS	CLOSE
	<b>Totals/Averages</b>	<b>\$41,562,500</b>	<b>105,577 SF</b>	<b>\$393.67</b>	<b>\$228,365</b>	<b>-</b>	<b>-</b>	<b>182</b>	

# Sale Comps Map



## SUBJECT PROPERTY

41 Marietta Street | Atlanta, GA 30303



### 275 MEMORIAL DRIVE

Atlanta, GA  
30312



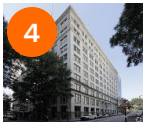
### 693 PEACHTREE STREET

Atlanta, GA  
30308



### 621 NORTH AVENUE

Atlanta, GA  
30308



### 44 BROAD STREET

Atlanta, GA  
30303

# 5 RENT COMPARABLES

41 Marietta Street  
Atlanta, GA 30303

# Rent Comps



## ★ Subject Property

41 Marietta Street, Atlanta, GA 30303

**Bldg Size:** 135,000 SF      **Year Built:** 1976  
**Lot Size:** 0.279 Acres      **No. Units:** 122  
**Avg. Rent/SF:**      **Avg. Rent:** Liquid error: divided by 0  
**Avg. Size:** Liquid error: divided by 0



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## 1 275 Memorial Drive

Atlanta, GA 30312

**Year Built:** 2017      **No. Units:** 217



## 2 342 Nelson Street

Atlanta, GA 30313

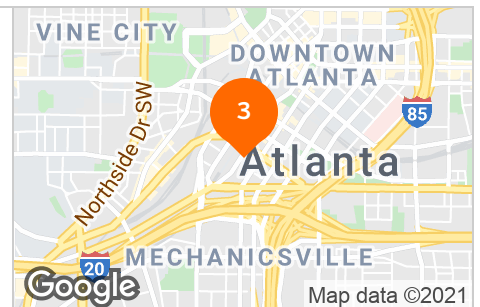
**Year Built:** 2016      **No. Units:** 74



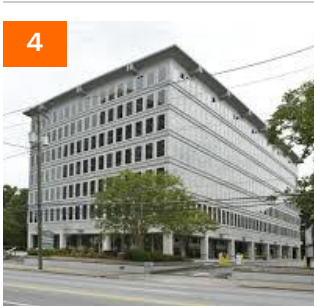
## 3 200 Peachtree Street

Atlanta, GA 30303

**Lease Rate:** \$36.26 / SF / year      **Space Size:** SF  
**Bldg Size:** 523,000 SF



# Rent Comps



4

## 1819 Peachtree Street

Atlanta , GA 30309

Lease Rate: \$30.00 / SF / year    Space Size: SF



The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

# Rent Comps Summary



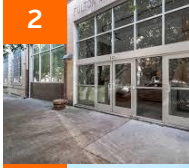
SUBJECT PROPERTY	RENT/SF	PRICE/UNIT	AVAILABLE SF	BLDG SF	# OF UNITS	OCCUPANCY %
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<b>41 Marietta</b> 41 Marietta Street Atlanta, GA 30303		\$114,746	0 SF	135,000 SF	122	-
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RENT COMPS	RENT/SF	PRICE/UNIT	AVAILABLE SF	BLDG SF	# OF UNITS	OCCUPANCY %
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<b>275 Memorial Drive</b> Atlanta, GA 30312	-	-	0 SF	-	217	-
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<b>342 Nelson Street</b> Atlanta, GA 30313	-	-	0 SF	-	74	-
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<b>200 Peachtree Street</b> Atlanta, GA 30303	-	-	-	523,000 SF	-	-
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<b>1819 Peachtree Street</b> Atlanta, GA 30309	-	-	-	-	-	-
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	RENT/SF	PRICE/UNIT	AVAILABLE SF	BLDG SF	# OF UNITS	OCCUPANCY %
<b>Totals/Averages</b>	\$0.00	-	0 SF	523,000 SF	145.5	0%

# Rent Comps Map



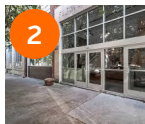
## SUBJECT PROPERTY

41 Marietta Street | Atlanta, GA 30303



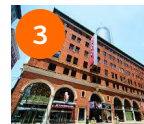
### 275 MEMORIAL DRIVE

Atlanta, GA  
30312



### 342 NELSON STREET

Atlanta, GA  
30313



### 200 PEACHTREE STREET

Atlanta, GA  
30303



### 1819 PEACHTREE STREET

Atlanta, GA  
30309

# 6 ABOUT SVN

41 Marietta Street  
Atlanta, GA 30303

# About SVN

The SVN® brand was founded in 1987 out of a desire to improve the commercial real estate industry for all stakeholders through cooperation and organized competition.

Today, SVN® International Corp., a full-service commercial real estate franchisor of the SVN® brand, is comprised of over 1,600 Advisors and staff in over 200 offices across the globe. Geographic coverage and amplified outreach to traditional, cross-market and emerging buyers and tenants is the only way to achieve maximum value for our clients.

Our proactive promotion of properties and fee sharing with the entire commercial real estate industry is our way of putting clients' needs first. This is our unique Shared Value NetworkSM and just one of the many ways that SVN Advisors create amazing value with our clients, colleagues and communities.

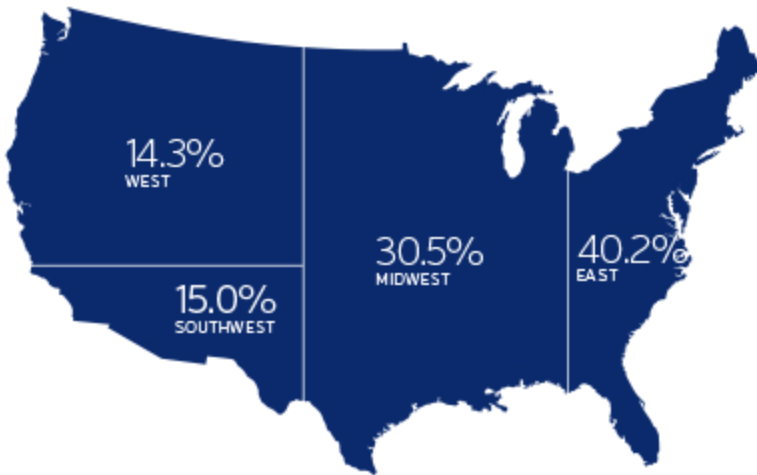
Our robust global platform, combined with the entrepreneurial drive of our business owners and their dedicated SVN Advisors, assures representation that creates maximum value for our clients.



# SVN Transaction Volume

## TRANSACTION VOLUME

UNITED STATES NATIONAL DISTRIBUTION\*\*



## CORE SERVICES

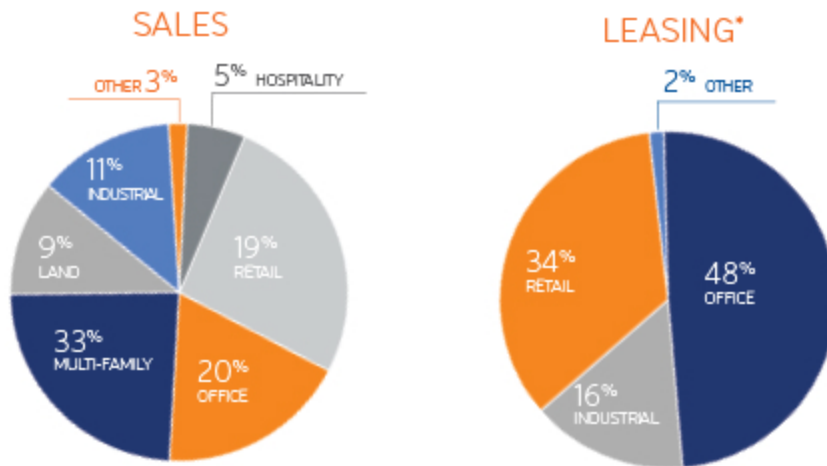
- Sales
- Leasing
- Property Management
- Corporate Services
- Tenant Representation

## SPECIALTY PRACTICES

- Auction Services
- Distressed Assets
- Golf & Resorts
- Hospitality
- Industrial
- Institutional Capital Markets
- Land & Development
- Medical Office
- Multifamily
- Office
- Restaurant
- Retail
- Self Storage
- SFR Portfolio
- Single Tenant Investment

## PRODUCT TYPE

NATIONAL DISTRIBUTION BY PRODUCT VOLUME\*\*\*



# \$11.1 BILLION

TOTAL VALUE OF SALES AND LEASE TRANSACTIONS

\*Leasing includes both Landlord and Tenant Representation

\*\*DATA BASED ON US SALES

\*\*\*The statistics in this document were compiled from all transactions reported by our franchisees in 2017. They are not audited.

# 7 ADVISOR BIOS

41 Marietta Street  
Atlanta, GA 30303

# Advisor Bio 1



## LARS GRUENEFELD

Managing Director

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**Direct:** 864.637.9302 | **Cell:** 706.302.6367

## PROFESSIONAL BACKGROUND

Lars Gruenefeld, Lead Managing Director of SVN | BlackStream has been with the firm since 2014. Prior to accepting his role as Lead Managing Director, he held the position of Managing Director of the Greenville, SC office.

Gruenefeld began his career in real estate 19 years ago in residential & then transitioned in to commercial in 2008. He focused on multifamily by helping local developers and investors build new construction in West Georgia markets. Currently, Gruenefeld is focused on multifamily sales in North Carolina, South Carolina and Georgia as well as growing a regional team presence.

### SVN | BlackStream

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**NAI**G2 Commercial