

INVITATION TO BID

RE: Bid Proposal for 35 acres of undeveloped real property located on Charlotte Drive, Alpharetta, Georgia (TMS # 22-4340-1245-012-0; the "Property")

To parties interested in purchasing the Property:

On behalf of the owner of the Property, I will be considering offers for the purchase of the Property submitted in accordance with this Invitation to Bid. Please note that only offers that include a firm purchase price will be considered; offers in which the purchase price is variable based upon rezoning of the Property or receipt of other entitlements will not be reviewed.

Information and materials regarding the Property are available at: <https://sas-cpa.com/35-charlotte-drive>. There is no real estate broker or agent representing the owner of the Property, and no commission will be paid by the Seller.

I invite you, as a potential purchaser of the Property, to submit an offer on the form Purchase and Sale Agreement enclosed herewith. I will consider reasonable modifications to the form Purchase and Sale Agreement that are accompanied by a statement explaining the compelling reason you require the modification.

Executed offers on the required form Purchase and Sale Agreement must be received by me at the email address below no later than July 1, 2022. An expiration date of your offer that is thirty (30) days after the date of submission to me is acceptable.

Be advised that I am not obligated to consider or accept any offer to purchase the Property, and by submitting your offer, you acknowledge and agree that I am under no obligation to review, consider or accept any offer that you submit.

Thank you for your interest in the Property.

Sincerely,



John J. Smith

241 Lake Forrest Lane NE
Atlanta, GA 30342
Phone: 404-481-5067
Email: john@sas-cpa.com