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Offering Memorandum

FAYETTEVILLE HOSPICE FACILITY
12 UNITS



BULL REALTY
ASSET & OCCUPANCY SOLUTIONS

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Exclusively listed by Bull Realty, Inc.

DISCLAIMER

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, suitability 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 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 on 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 Owner/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 Broker. 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. The terms and conditions set forth above apply to this Offering Memorandum in its entirety and all documents and other information provided in connection therewith.

EXECUTIVE SUMMARY

FAYETTEVILLE HOSPICE FACILITY | 12-UNITS



PROPERTY OVERVIEW

Bull Realty is pleased to offer this recently renovated healthcare facility, originally built as a hospice care center. This property is 8,878 SF, situated on 3.09 acres and zoned O-I.

The facility has been updated with new tenant improvements and is configured as follows: 12 patient rooms suitable for double occupancy, reception/lobby area, two offices, chapel, conference room, nurses' work room, dining room, staff break-room/kitchenette, laundry room, medical waste room, linen storage room, supply room, medication room and utility/wash room. Each patient room contains a living area and a shared bathroom arrangement with shower, commode and sink. All units are fully furnished.

The facility is located in Fayetteville, GA (Fayette County) and in the vicinity of Piedmont Fayette Hospital and other medical facilities.

PROPERTY HIGHLIGHTS

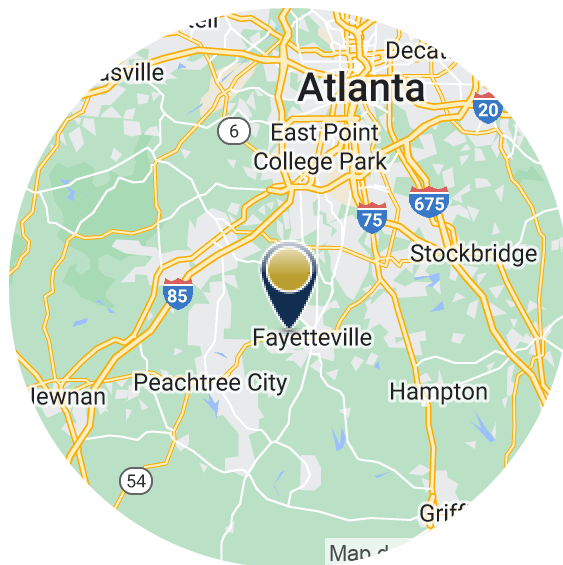
- 8,878 SF healthcare residential facility
- 12-unit/ 24-bed patient/resident fully-furnished units suitable for double occupancy
- Built in 2008 and just upgraded with new tenant improvements
- New 10' ceilings with 8' wide halls, sprinkler system, video cameras, patient call system, alarm system and emergency backup generator
- Located in the immediate vicinity of Piedmont Fayette Hospital
- Average Net Worth for 65 to 74 Age Group is \$1,175,722 (10-mile Radius)
- 3.09 acres zoned O-I

PRICE | \$1,950,000

PROPERTY OVERVIEW

FAYETTEVILLE HOSPICE FACILITY | 12-UNITS

Address:	1008 GA 54 W, Fayetteville, GA 30214
County:	Fayette
Building Size:	8,878 SF
Year Built:	2008
No Units:	12
Site Size:	3.09 Acres
Occupancy:	Occupied by Bridgeway Hospice
Parcel ID:	0522 007
Zoning:	O-I
Proposed Use:	Healthcare Residential Facility
Sale Price:	\$1,950,000



DEMOGRAPHICS

FAYETTEVILLE HOSPICE FACILITY | 12-UNITS

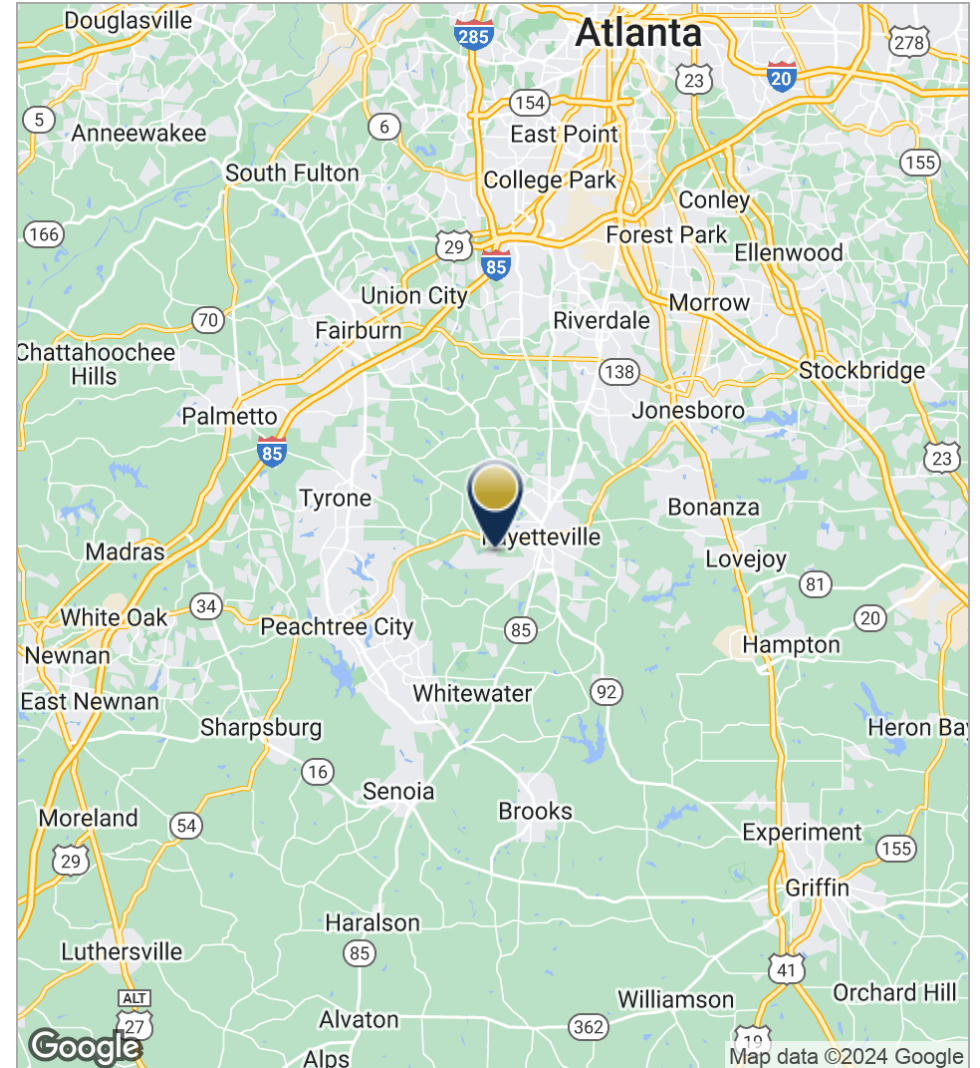
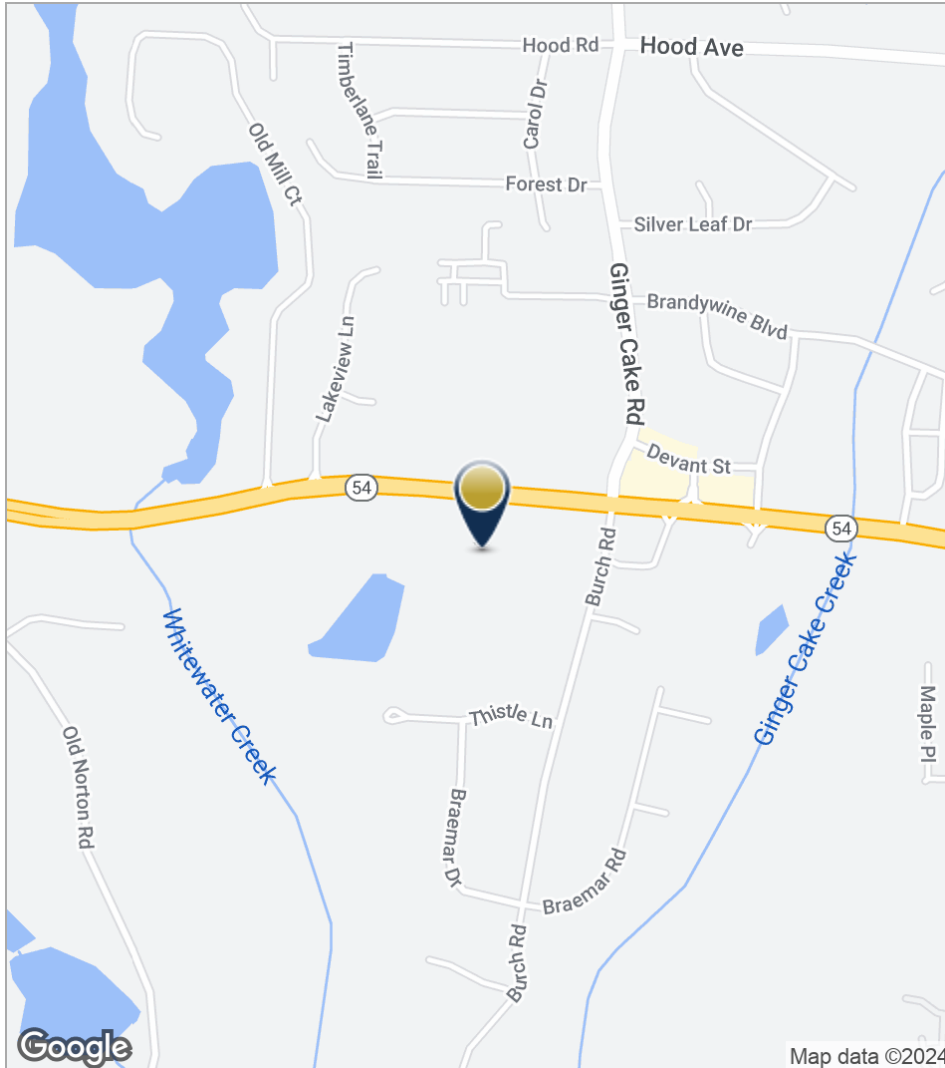
Demographic Summary	Census 2010	2019	2024	2019-2024 Change	2019-2024 Annual Rate
Total Population	23,529	25,229	26,192	963	0.75%
Population 50+	8,761	10,679	11,334	655	1.20%
Median Age	42.2	44.2	44.3	0.1	0.05%
Households	8,960	9,675	10,072	397	0.81%
% Householders 55+	46.2%	53.3%	54.6%	1.3	0.48%
Total Owner-Occupied Housing Units	7,125	6,977	7,337	360	1.01%
Total Renter-Occupied Housing Units	1,835	2,698	2,735	37	0.27%
Owner/Renter Ratio (per 100 renters)	388	259	268	9.0	0.69%
Median Home Value	-	\$196,745	\$224,221	\$27,476	2.65%
Average Home Value	-	\$227,867	\$266,609	\$38,742	3.19%
Median Household Income	-	\$70,579	\$79,427	\$8,848	2.39%
Median Household Income for Householder 55+	-	\$61,578	\$70,308	\$8,730	2.69%

2019 Net Worth by Age of Householder	Number of Households						
	<25	25-34	35-44	45-54	55-64	65-74	75+
Total	152	964	1,444	1,955	2,153	1,746	1,262
<\$15,000	106	378	349	220	159	97	53
\$15,000-\$34,999	22	148	141	141	83	70	28
\$35,000-\$49,999	11	58	82	78	49	39	18
\$50,000-\$74,999	4	87	123	108	69	56	59
\$75,000-\$99,999	4	74	116	163	79	72	61
\$100,000-\$149,999	3	82	134	161	195	128	101
\$150,000-\$249,999	0	65	176	282	267	222	155
\$250,000-\$499,999	0	50	220	378	407	318	296
\$500,000-\$999,999	0	18	63	258	376	320	168
\$1000000+	0	4	42	166	470	423	324
Median Net Worth	\$10,613	\$26,489	\$80,049	\$178,745	\$326,547	\$365,776	\$346,288
Average Net Worth	\$23,330	\$88,826	\$223,708	\$643,346	\$1,106,770	\$1,182,570	\$1,217,906

Source: ESRI

LOCATION MAPS

FAYETTEVILLE HOSPICE FACILITY | 12-UNITS





ADDITIONAL PHOTOS

FAYETTEVILLE HOSPICE FACILITY | 12-UNITS



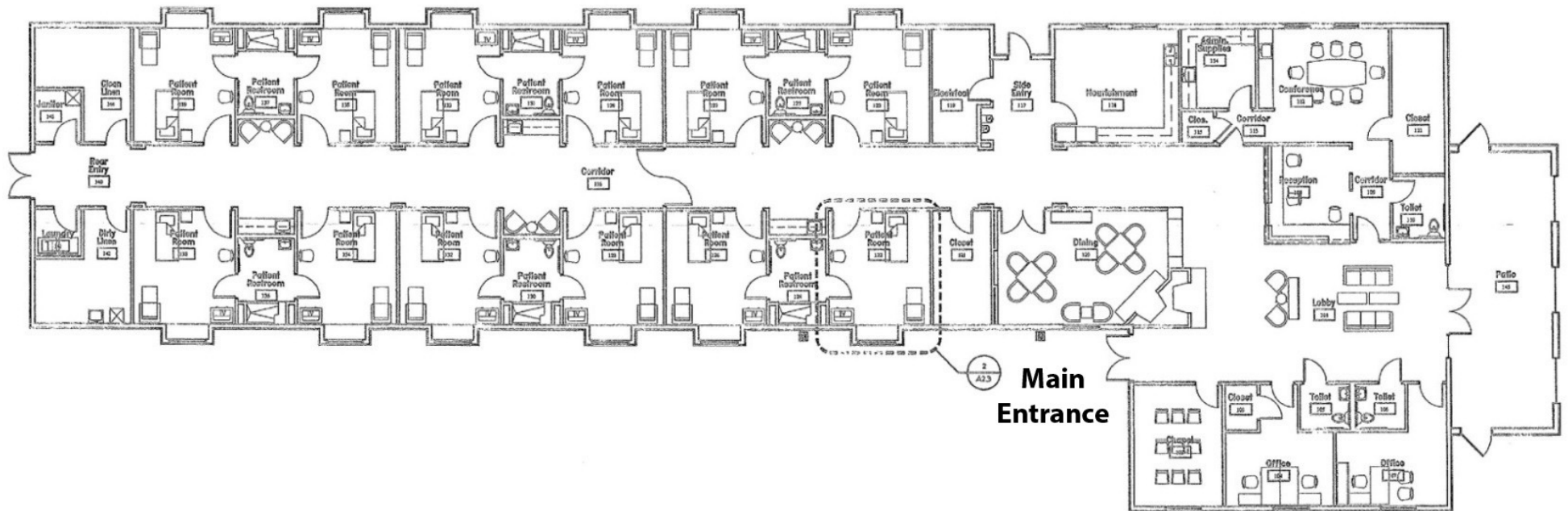
ADDITIONAL PHOTOS

FAYETTEVILLE HOSPICE FACILITY | 12-UNITS



FLOOR PLAN

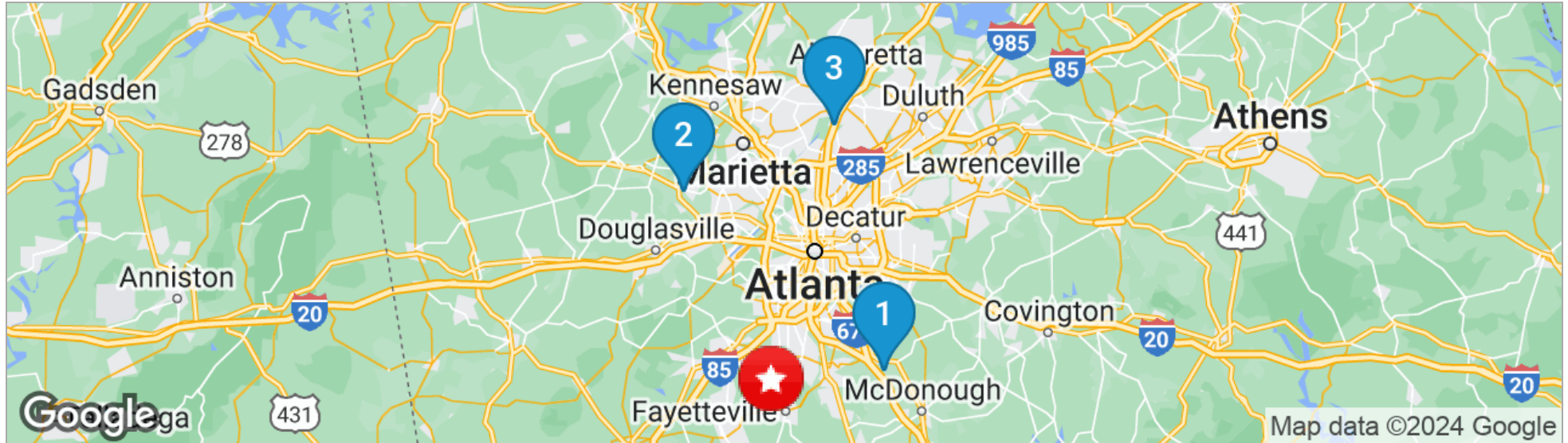
FAYETTEVILLE HOSPICE FACILITY | 12-UNITS



SALE COMPS

FAYETTEVILLE HOSPICE FACILITY | 12-UNITS

★ Subject Property



SUBJECT PROPERTY

Address	City	Asking Price	Year Built	Building Size	Price PSF	Site Size	Sold Date
1008 GA 54 W	Fayetteville	\$1,950,000	2008	8,878 SF	\$219.64	3.09 AC	-

SALES COMPS

	Address	City	Sale Price	Year Built	Building Size	Price PSF	Site Size	Sold Date
1	931 Rock Quarry Rd.	Stockbridge	\$3,250,000	2006	8,878 SF	\$366.07	1.75 AC	04/28/2017
2	3805 Jackson Way	Powder Springs	\$5,100,000	1988	19,248 SF	\$264.96	0.95 AC	06/30/2017
3	1262 Hightower Trail	Atlanta	\$3,700,000	-	9,300 SF	\$397.85	2.0 AC	09/30/2016

SALE COMPS

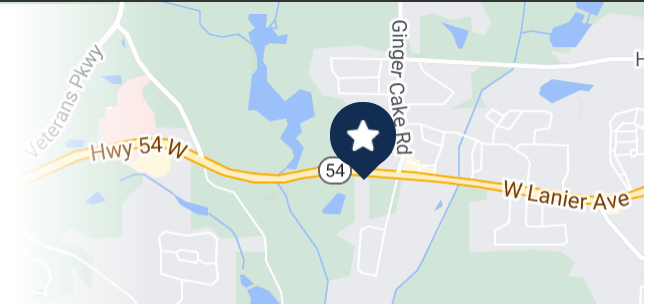
FAYETTEVILLE HOSPICE FACILITY | 12-UNITS



SUBJECT PROPERTY

1008 GA 54 W | Fayetteville, GA 30214

Asking Price:	\$1,950,000	Year Built:	2008
Building SF:	8,878 SF	Site Size:	3.09 AC



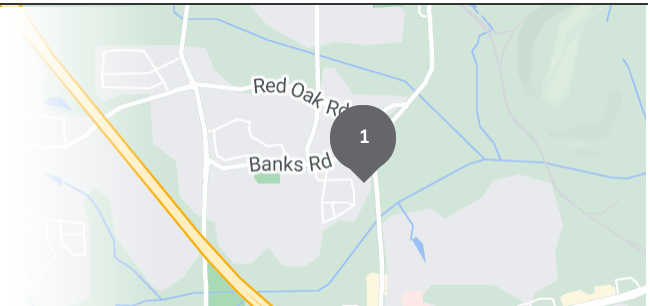
1



VITAS HEALTHCARE (SISTER FACILITY)

931 Rock Quarry Rd. | Stockbridge, GA 30281

Sale Price:	\$3,250,000	Year Built:	2006
Building SF:	8,878 SF	Sold Date:	04/28/2017
Site Size:	1.75 AC		



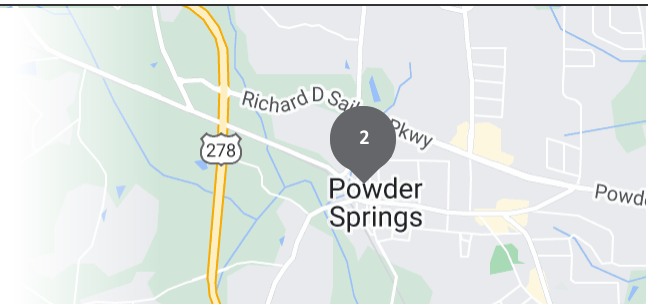
2



BETHEL GARDENS

3805 Jackson Way | Powder Springs, GA 30127

Sale Price:	\$5,100,000	Year Built:	1988
Building SF:	19,248 SF	Sold Date:	06/30/2017
Site Size:	0.95 AC		



3



EMERITUS AT SANDY SPRINGS PLACE

1262 Hightower Trail | Atlanta, GA 30350

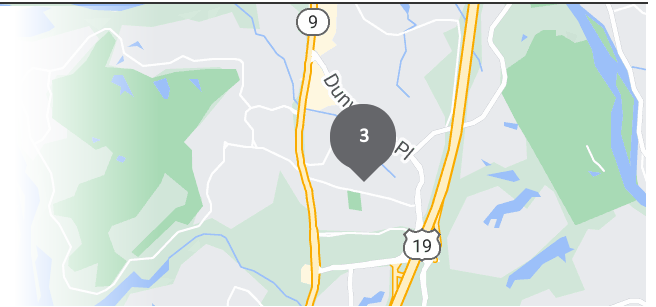
Sale Price: \$3,700,000

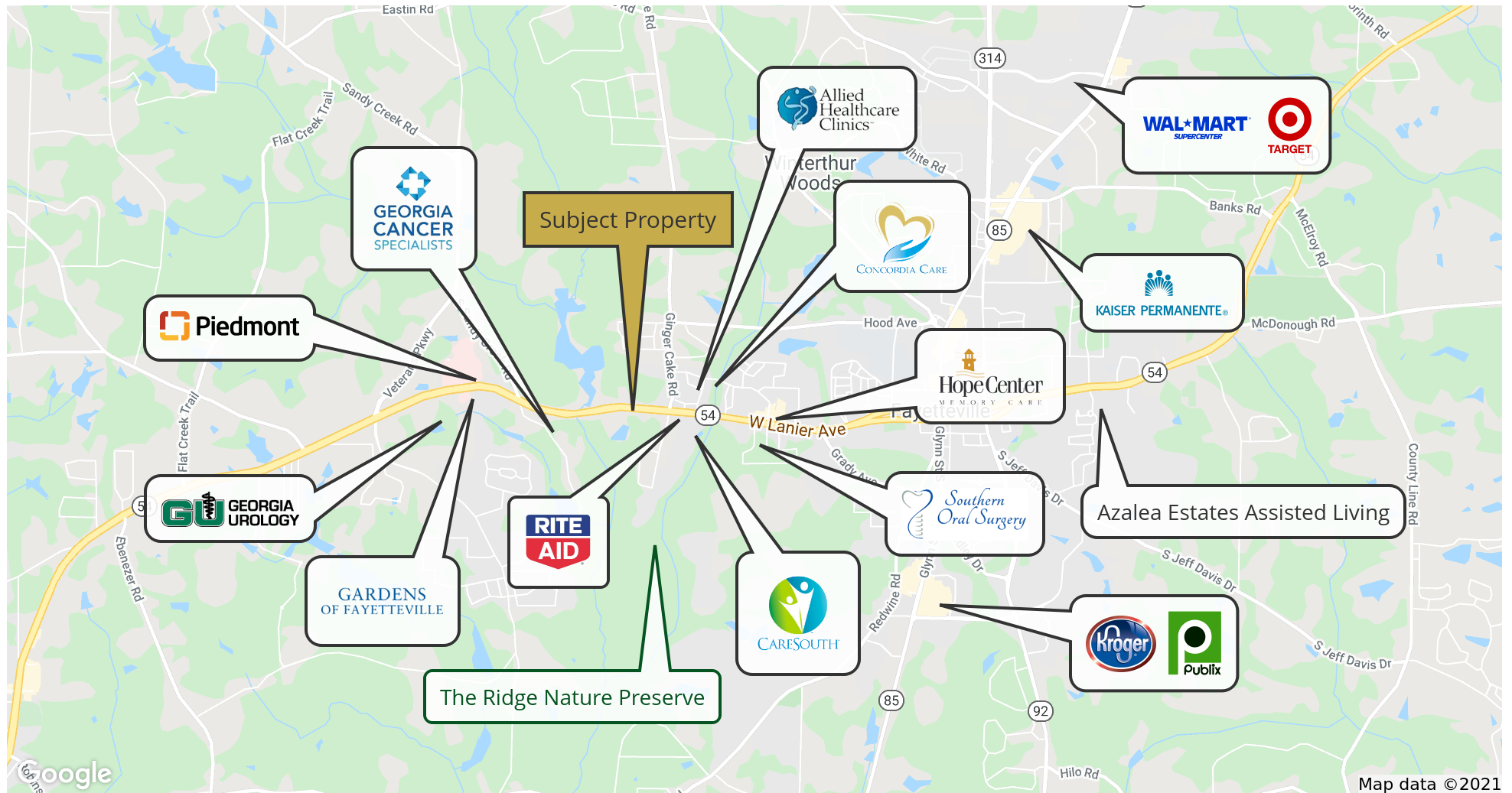
Year Built: -

Building SF: 9,300 SF

Sold Date: 09/30/2016

Site Size: 2 AC





ABOUT THE AREA

FAYETTEVILLE HOSPICE FACILITY | 12-UNITS

FAYETTEVILLE, GA

Located approximately 22 miles from Atlanta, Fayetteville is a progressive community committed to maintaining a high-quality of life for its ± 17,519 residents. The mission of the Fayetteville Downtown Development Authority is to revitalize, enhance and stimulate the economic development of the downtown district while maintaining the historical integrity and charm.

Known for its historic charm, community activities and events, high quality neighborhoods and school system and outstanding medical facilities, Fayetteville began as a small agricultural town and today works hard to retain its charm and sense of history and to manage growth in smart, innovative ways.

Points of interest include the Historic Train Depot, Southern Ground Amphitheater and the Holliday-Dorsey-Fife House Museum, where you'll find rare artifacts from the Old South, where Margaret Mitchell's frequent visits here served as the inspiration for places and characters in "Gone With the Wind".

Fayetteville also receives some credit in Georgia's growing film industry: Pinewood Atlanta Studios, located within the city, is a place for filmmakers looking for studios, locations, technicians, services, expertise and incentives, has become a go-to choice in the U.S.





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Professional Background

As President of Bull Realty's Senior Housing Group, Ernie Anaya focuses on providing real estate investment advice to senior housing investors in the Age Restricted Multifamily, Independent Living, Assisted Living/Memory Care, Skilled Nursing, Hospice, and Drug Treatment sectors.

Anaya's services focuses on supporting senior housing investors develop and execute successful real estate strategies that deliver growth and profitability goals. From acquisition, disposition, pre-development, site selection, market analysis, to note brokering.

Anaya has 20+ years of experience in Fortune 500 Business-to-Business and Management Consulting with a focus on the healthcare industry. His consulting experience includes Client Solutions Director with EMC Corporation covering Department of the Army in US and Germany, and Principal, Healthcare Sector with SunGard Consulting Services. He is experienced in Meaningful Use and HIPAA compliance covering the US and Latin America and has over 15 years of experience in data center design, migration and co-location services; and is a former Army Officer with the 1st Cavalry Division.

Memberships & Affiliations

Ernie is a member of the National Association of Realtors, Atlanta Commercial Board of Realtors, Association of Professional Mergers & Acquisition Advisors, Georgia Senior Living Association, National Investment Center for Senior Housing (NIC), and National Apartment Association. He is also a member of the Military Order of Foreign Wars, Order of Daedalians for Military Aviators, and the 7th Cavalry Regiment Association.

Bull Realty is a commercial real estate sales, leasing, management and advisory firm headquartered in Atlanta licensed in nine Southeast states. The firm was founded in 1998 on two primary missions: to provide a company of advisors known for integrity and to provide the best disposition marketing in the nation. Still guided by these philosophies, the firm's services have expanded to include disposition, acquisition, project leasing, tenant representation and consulting services. To add additional value and efficiency for clients, advisors focus on specific sectors and services in the office, retail, industrial, multifamily, land, healthcare, senior housing, self-storage, automotive, hospitality and single tenant net lease sectors.

The firm produces America's Commercial Real Estate Show, a national video show and podcast enjoyed by millions of people around the country. Industry analysts, leading market participants and the firm's founder Michael Bull share market intelligence, forecasts and success strategies. The show has aired every week since 2010 on iTunes, YouTube and www.CREshow.com.