



Offering Memorandum

**FORSYTH COUNTY MEDICAL OFFICE |
17,408 SF**



Jude Sullivan
V.P. National Office Group
JSullivan@BullRealty.com
404-876-1640 x121

Bull Realty, Inc.
50 Glenlake Parkway, Suite 600
Atlanta, GA 30328
BullRealty.com



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DISCLAIMER

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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, disks and other information provided in connection therewith.

EXECUTIVE SUMMARY

FORSYTH COUNTY MEDICAL OFFICE | 17,408 SF



DESCRIPTION

Bull Realty is pleased to present this impressive two-story building for medical or traditional office use in one of the fastest growing markets in Georgia.

Office, medical and flex properties remain in high-demand in Forsyth County, with no similar assets of this size currently available in the area.

Future job growth in the city of Cumming over the next ten years is predicted to be 53.3% — well above the national average.

The property is located minutes from Northside Hospital Forsyth, as well as several large retail centers, hotels, and dining options.

The property also benefits from arterial access to GA-400, and is minutes from the Atlanta Perimeter. Located in one of the best school districts in Georgia (Forsyth County Schools), this is an excellent opportunity to locate your business or to invest in a safe, convenient and affluent area.

HIGHLIGHTS

- ±17,408 SF office in affluent Cumming, GA (Atlanta MSA)
- ± 8,400 SF available immediately
- Ideal for medical or traditional office use
- Built in 2000 with quality brick construction
- Minutes away from Northside Hospital Forsyth
- Easy access to GA-400 and Downtown Atlanta
- Located within Forsyth County Schools district, ranked 2nd best in GA
- Ample parking
- Monument signage
- See Page 7 for the area's multitude of awards and accolades

PRICE | \$3,200,000

PROPERTY INFORMATION

FORSYTH COUNTY MEDICAL OFFICE | 17,408 SF

Property Address:	925 Sanders Road, Cumming, GA 30041
County:	Forsyth
Building Size:	±17,408 SF
Site Size:	±2.16 Acres
Zoning:	O&I
Year Built:	2000
Occupancy:	48%
No. Stories:	2
Parking Spaces:	67
Parking Ratio:	3.85
Sale Price:	\$3,200,000



ABOUT THE AREA

FORSYTH COUNTY MEDICAL OFFICE | 17,408 SF

CUMMING & FORSYTH AWARDS & ACCOLADES

Top 20 Fastest-Growing Counties in America (#1 in Georgia) - US Census

Top 10 Communities in America (#1 in Georgia) for Incoming Investment - Smart Asset

Top 20 Affluent Counties in America (#1 in Georgia) - US Census

Most Innovative Community in Georgia - Innovation Index: Technology Association of Georgia

Top 10 Cities to Start a Business - NerdWallet.com

#1 Community in GA for Incoming Investment - SmartAsset.com

Top Five Communities to “Get Ahead” - Forbes.com

Healthiest County in Georgia - University of Wisconsin Population Health Institute

Top 10 Most Charming Towns in Georgia - Travel Magazine

Top 10 Fastest-Growing Counties in America - CNNMoney.com

Top 20 Wealthiest Counties in America - Forbes.com

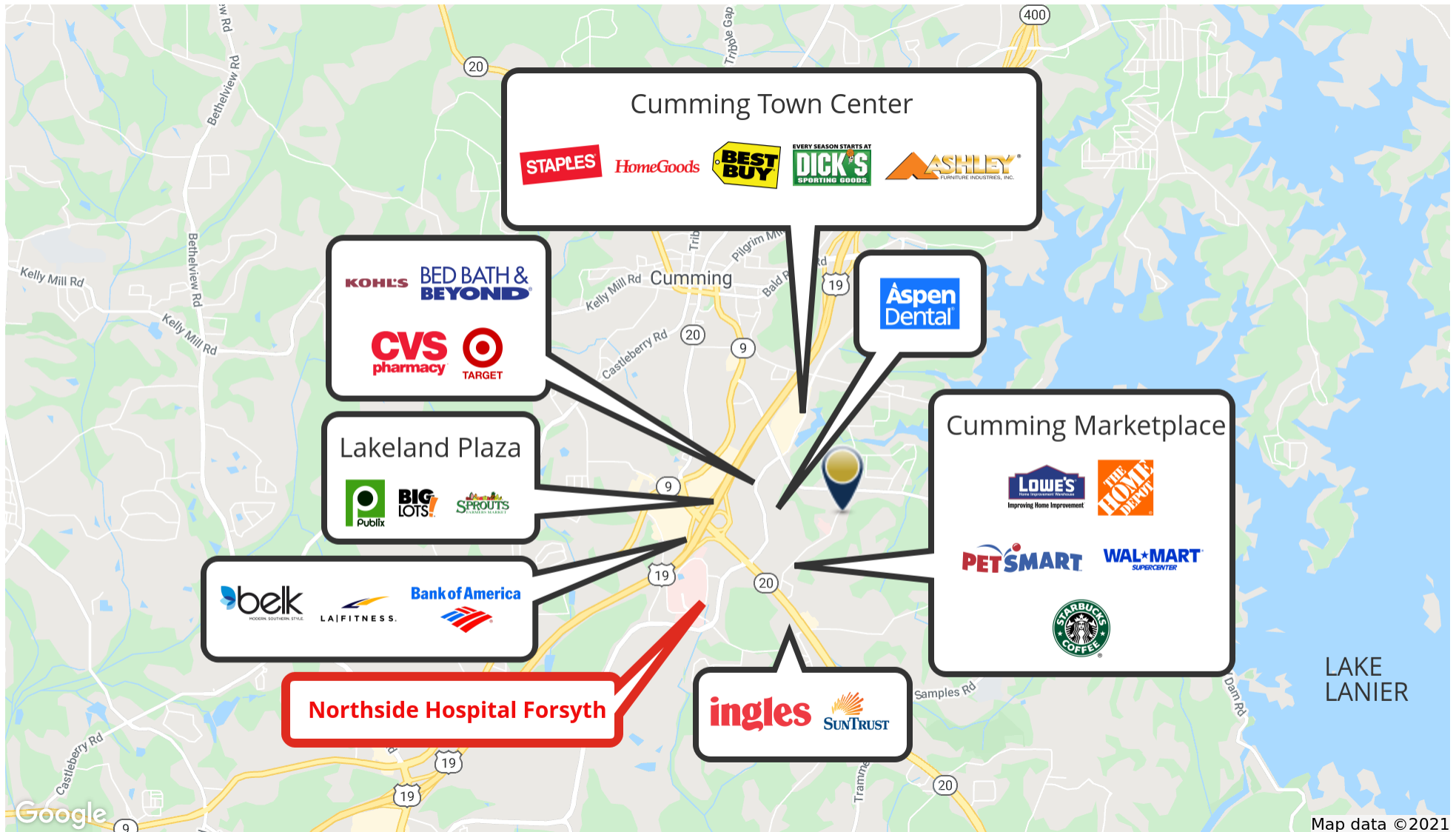
Top 100 Best Communities for Young People - America's Promise/Alliance for Youth

Source: <https://www.cummingforysithchamber.org/our-chamber/>



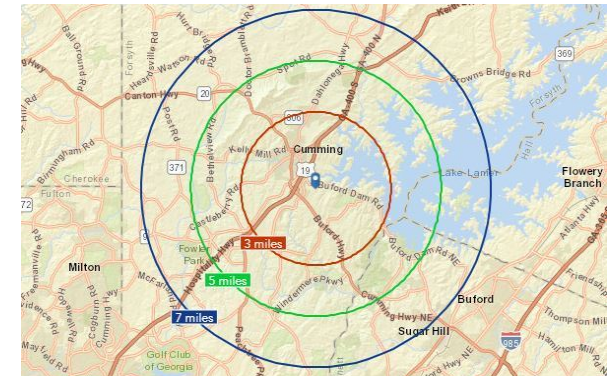
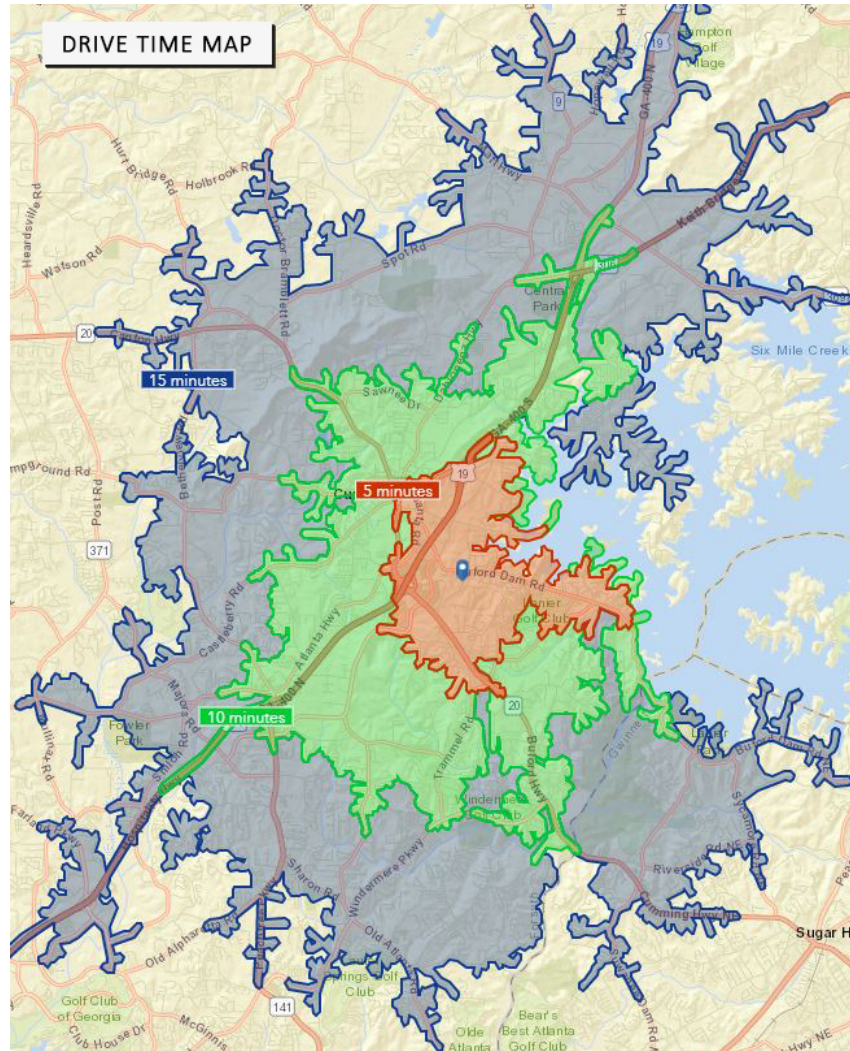
RETAILER MAP

FORSYTH COUNTY MEDICAL OFFICE | 17,408 SF



DEMOGRAPHICS

FORSYTH COUNTY MEDICAL OFFICE | 17,408 SF



3 MILES

Total Population	32,670
Total Households	11,396
Average HH Income	\$123,335

5 MILES

Total Population	96
Total Households	33,165
Average HH Income	\$131,347

7 MILES

Total Population	188
Total Households	62,631
Average HH Income	\$136,056

* Demographic data derived from 2020 ACS - US Census

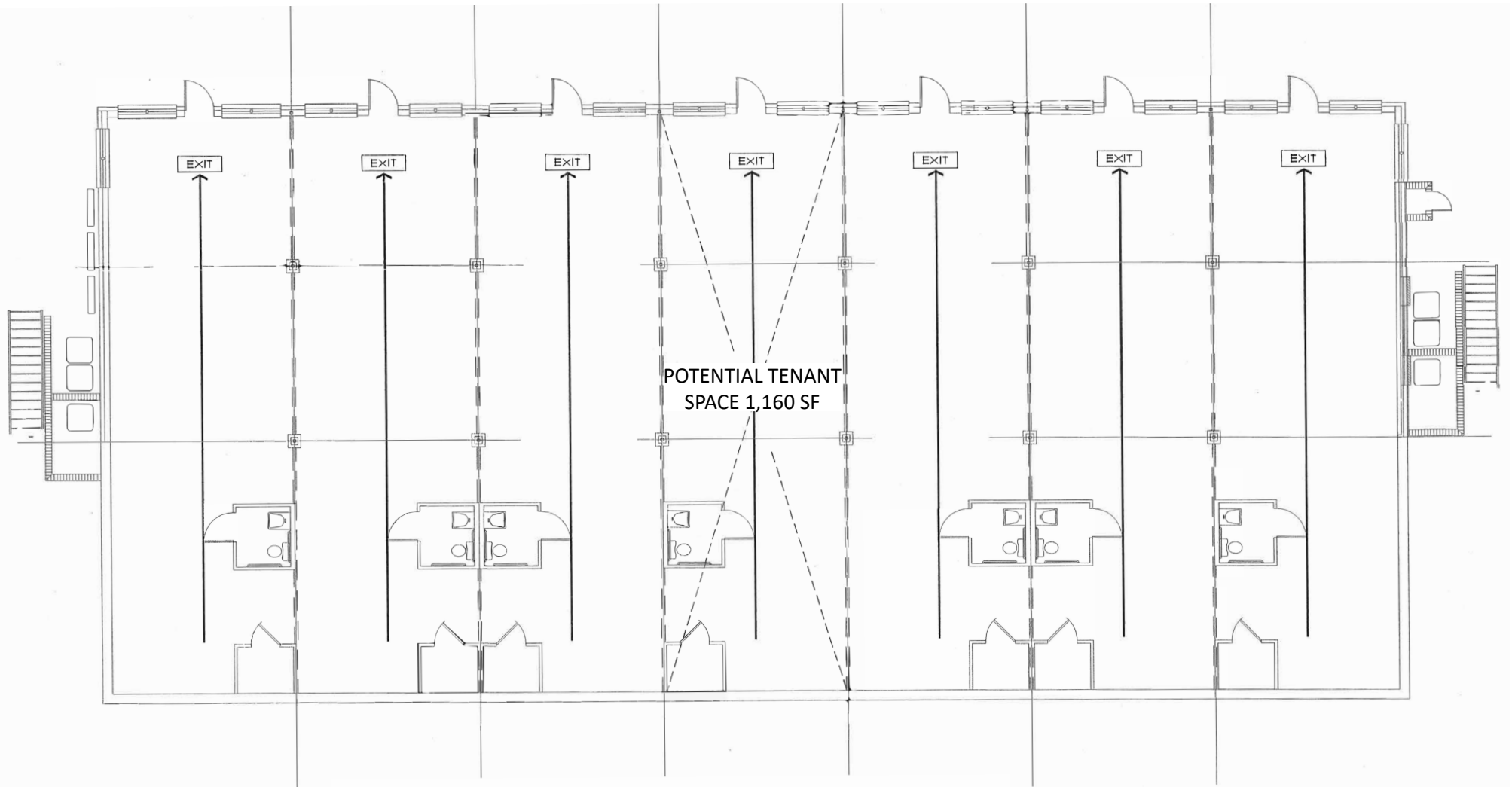
ADDITIONAL PHOTOS

FORSYTH COUNTY MEDICAL OFFICE | 17,408 SF



FLOOR PLANS

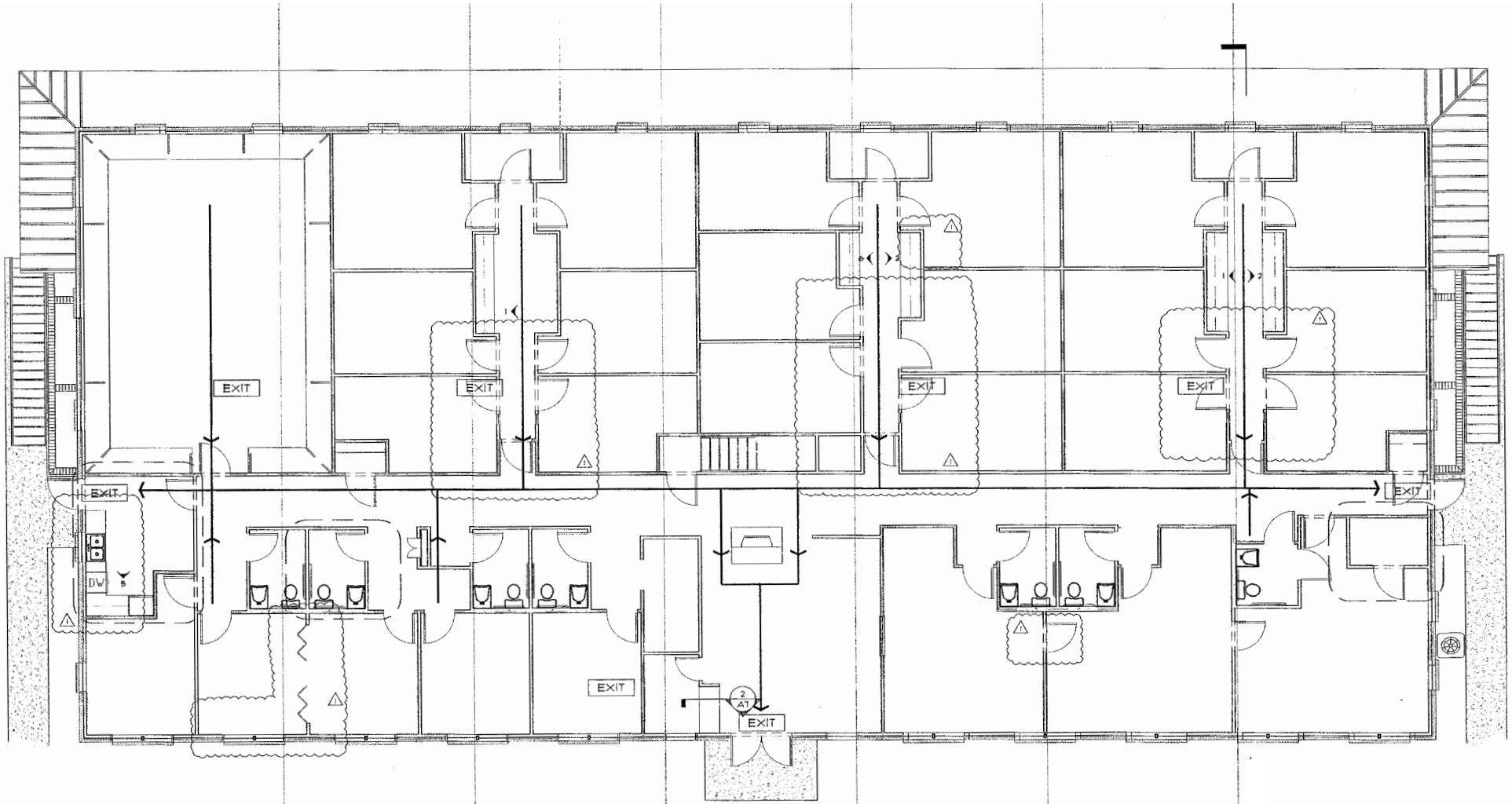
FORSYTH COUNTY MEDICAL OFFICE | 17,408 SF



GROUND FLOOR PLANS

FLOOR PLANS

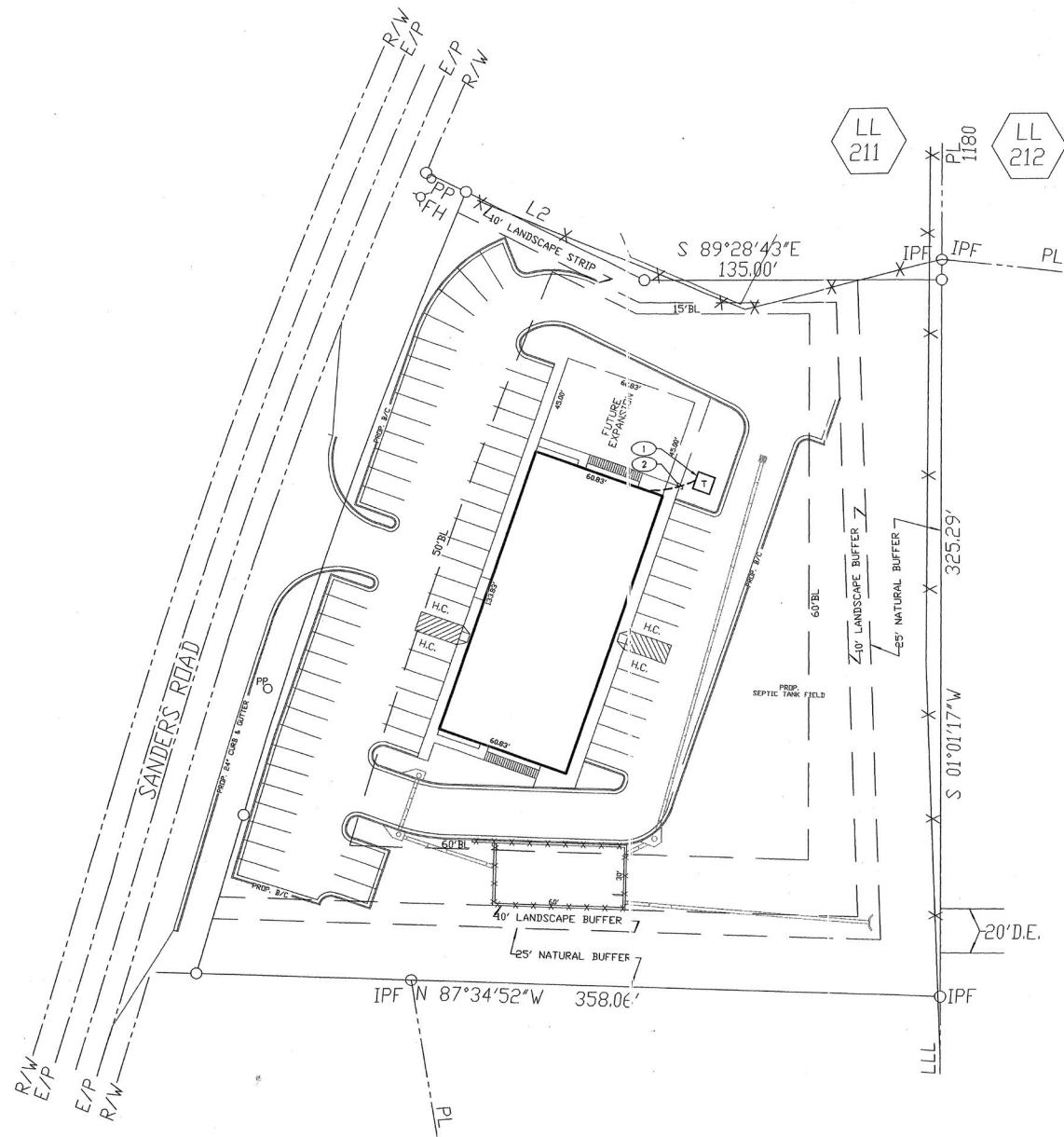
FORSYTH COUNTY MEDICAL OFFICE | 17,408 SF



FIRST FLOOR PLANS

SITE PLAN

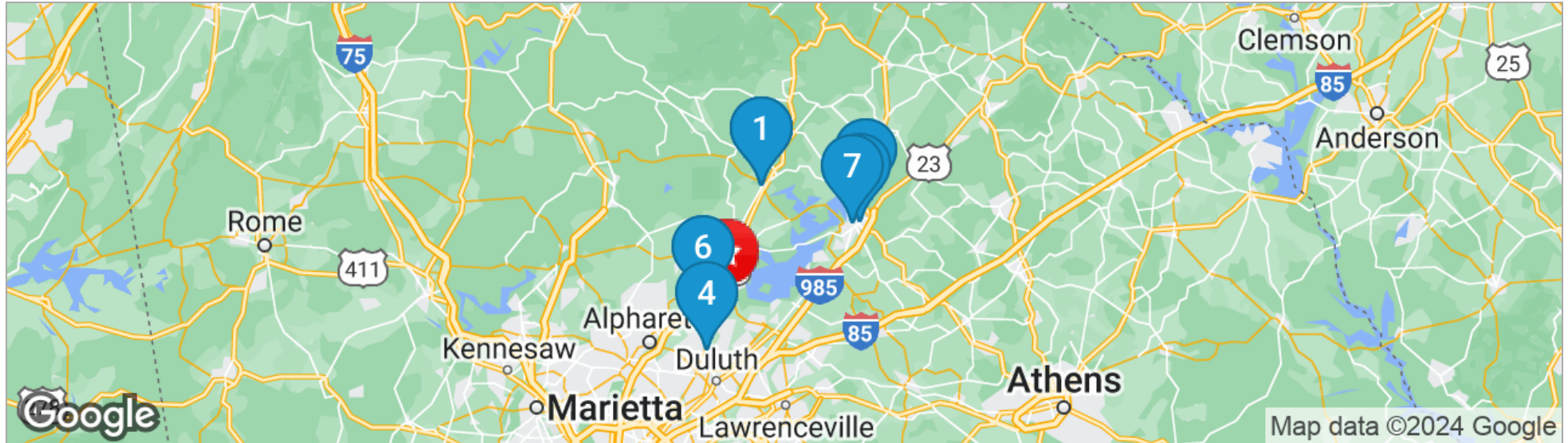
FORSYTH COUNTY MEDICAL OFFICE | 17,408 SF



SALE COMPS

FORSYTH COUNTY MEDICAL OFFICE | 17,408 SF

★ Subject Property



SUBJECT PROPERTY

ADDRESS	CITY	ASKING PRICE	YEAR BUILT	BUILDING SIZE	PRICE/SF	SOLD DATE
925 Sanders Road	Cumming	\$3,200,000	2000	17,408 SF	\$183.82	-

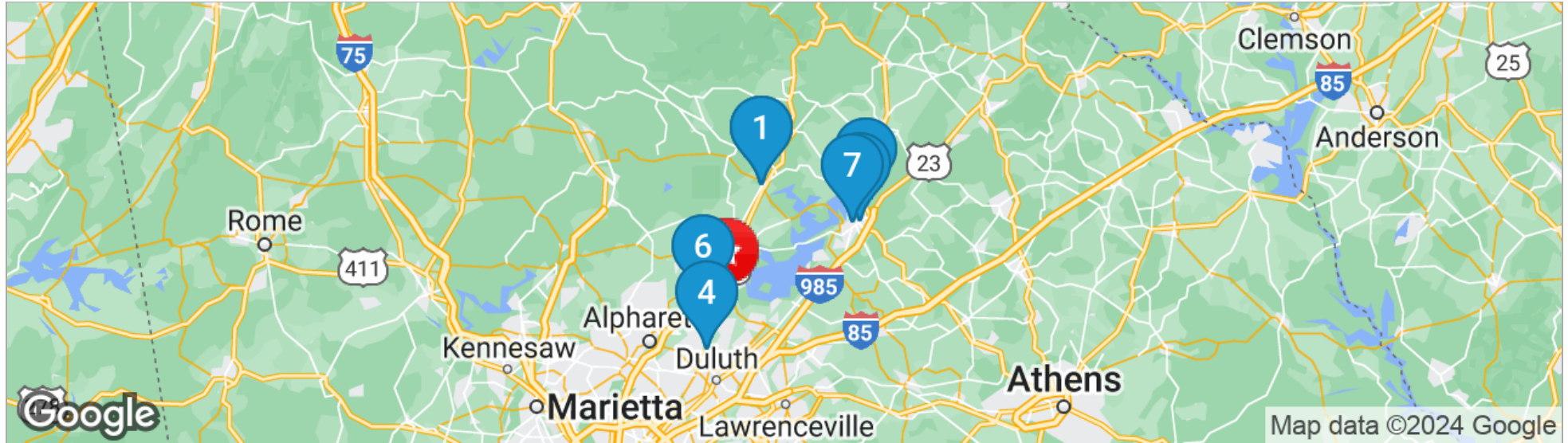
SALES COMPS

ADDRESS	CITY	SALE PRICE	YEAR BUILT	BUILDING SIZE	PRICE PSF	SOLD DATE
1 200 Dawson Commons	Dawsonville	\$2,200,000	2007	9,500 SF	\$231.58	05/22/2019
2 100-400 Dawson Commons Cir	Dawsonville	\$3,000,000	2007	14,366 SF	\$208.83	04/27/2018
3 520 Jesse Jewell Pky NW	Gainesville	\$2,150,000	2002	10,000 SF	\$215.00	08/16/2018
4 11300 Johns Creek Pky	Duluth	\$3,300,000	2006	17,392 SF	\$189.74	06/28/2019
5 2406 Lighthouse Manor Dr	Gainesville	\$3,741,428	2001	10,476 SF	\$357.14	02/01/2019

SALE COMPS

FORSYTH COUNTY MEDICAL OFFICE | 17,408 SF

★ Subject Property

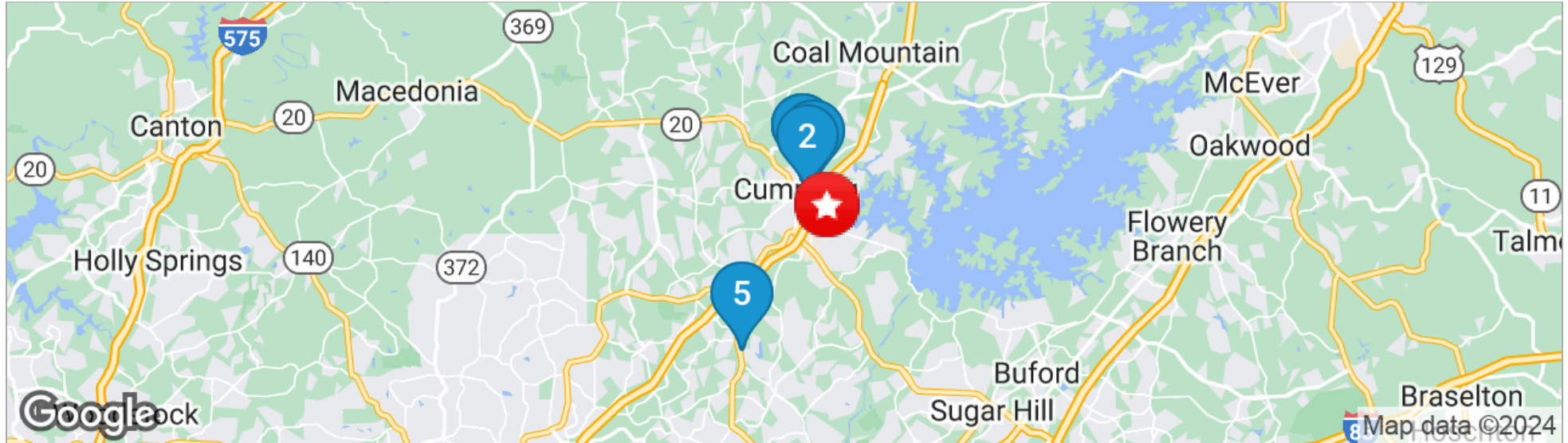


	ADDRESS	CITY	ASKING PRICE	YEAR BUILT	BUILDING SIZE	PRICE/SF	SOLD DATE
6	634 Peachtree Pky	Cumming	\$3,880,000	2000	18,704 SF	\$207.44	08/11/2017
7	854 Washington St W	Gainesville	\$2,650,000	1990	13,476 SF	\$196.65	01/08/2018

RENT COMPS

FORSYTH COUNTY MEDICAL OFFICE | 17,408 SF

 Subject Property



SUBJECT PROPERTY

ADDRESS	CITY	RENT/SF/YEAR	LEASE TYPE	SPACE SIZE
925 Sanders Road	Cumming	Negotiable	-	0 SF

RENT COMPS

ADDRESS	CITY	RENT/SF/YEAR	LEASE TYPE	SPACE SIZE
1 327 Dahlonega St - Bldg 1800	Cumming	\$13.33 SF/yr	MG	1,170 SF
2 407 Maple St - Bldg 100	Cumming	\$13.50 SF/yr	MG	1,145 SF
3 327 Dahlonega St	Cumming	\$13.75 SF/yr	MG	1,200 SF
4 520 Pirkle Ferry Rd	Cumming	\$15.00 SF/yr	MG	3,000 SF
5 1255 Peachtree Pky Bldg 4	Cumming	\$13.25 SF/yr	MG	1,087 SF



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Professional Background

Jude Sullivan specializes in assisting clients with the acquisition and disposition of office properties in the Southeast, with a focus on the Atlanta MSA. He enhanced his asset acquisition and disposition techniques by completing the exclusive Commercial Agent Success Strategies training program at Bull Realty under CEO Michael Bull.

Mr. Sullivan has founded his practice on the delivery of responsive and reliable client attention and consistent services. He understands his role as a consultant and advisor is measured by the value added for his clients and execution of their goals.

Jude graduated from the University of Pennsylvania in 2014, and is a Certified Commercial Investment Member (CCIM) candidate, having completed all four of the core courses. He enjoys participating in sports and scuba diving.

Bull Realty is a commercial real estate sales, leasing, 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 Apple Podcast, all major podcast sites, YouTube and www.CREshow.com.

CONFIDENTIALITY AGREEMENT

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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 925 Sanders Road. 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 Bull Realty, Incorporated 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.

Accepted and agreed to __ / __ / __

Receiving Party

Signature

Printed Name

Title

Company Name

Address

Email

Phone

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