



Offering Memorandum

SENIOR APARTMENTS AND MEDICAL MIXED-
USE DEVELOPMENT | GWINNETT COUNTY



BULL REALTY
ASSET & OCCUPANCY SOLUTIONS

Ernie Anaya, MBA
President, Senior Housing Group
Ernie@BullRealty.com
404-876-1640 x130

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

TABLE OF CONTENTS

DISCLAIMER	3
EXECUTIVE SUMMARY	4
PROPERTY INFORMATION	5
LOCATION MAPS	6
SURVEY	7
DEMOGRAPHICS	8
SALE COMPS	9
IN THE AREA	12
ABOUT THE AREA	13
TEAM PROFILE	14
CONFIDENTIALITY AGREEMENT	15



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

SENIOR APARTMENTS AND MEDICAL MIXED-USE DEVELOPMENT | GWINNETT COUNTY



SALE DESCRIPTION

The National Senior Housing Group at Bull Realty, Inc. is pleased to present an opportunity to acquire a senior housing development site in Grayson, GA. The proposed Crestview Village has been permitted for senior apartments, medical office and retail/restaurants divided among three parcels. Tract 1 and 2 permits include two 9,000 SF medical office buildings, and one 7,000 SF retail building perfect for a pharmacy and restaurant. Tract 3 is under development for 55+ fee simple town homes. Site permitted to zoning approval for 304 senior housing units.

Gwinnett County is one of the fastest growing counties in the U.S., and the site is situated in the middle of an affluent community near the Summit Chase County Club. It is also, conveniently located, at the corner of Athens Way and South Crestview Drive approximately 3 miles from Eastside Medical Center. There are no medical offices within a 1-2 mile radius.

HIGHLIGHTS

- 3 tract proposed development site for senior living apartments
- Total of ± 13.28 acres
- All utilities on-site
- No existing senior apartments within 5-mile radius
- Average household income 55+ (5-mile radius): \$91,561
- Market study and site plan available with signed confidentiality agreement

PRICE | \$4,000,000

PROPERTY INFORMATION

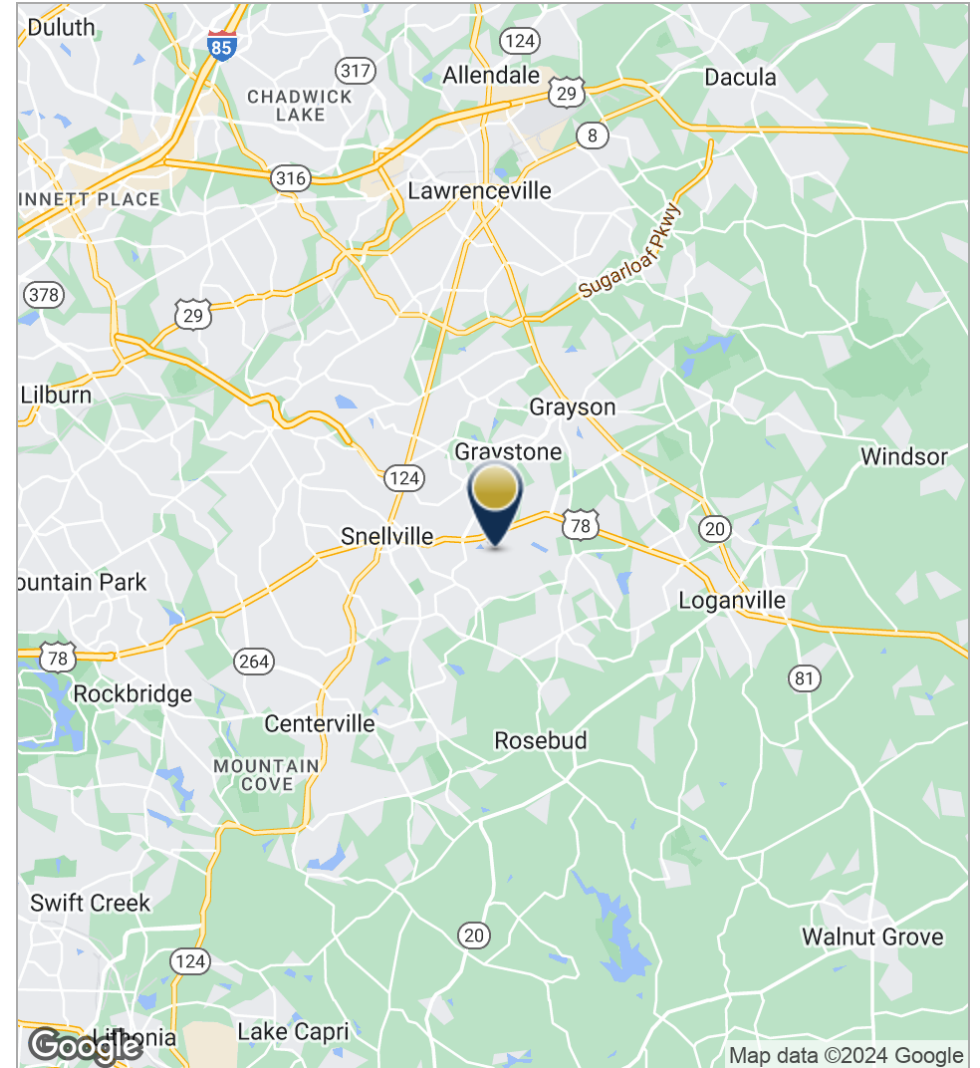
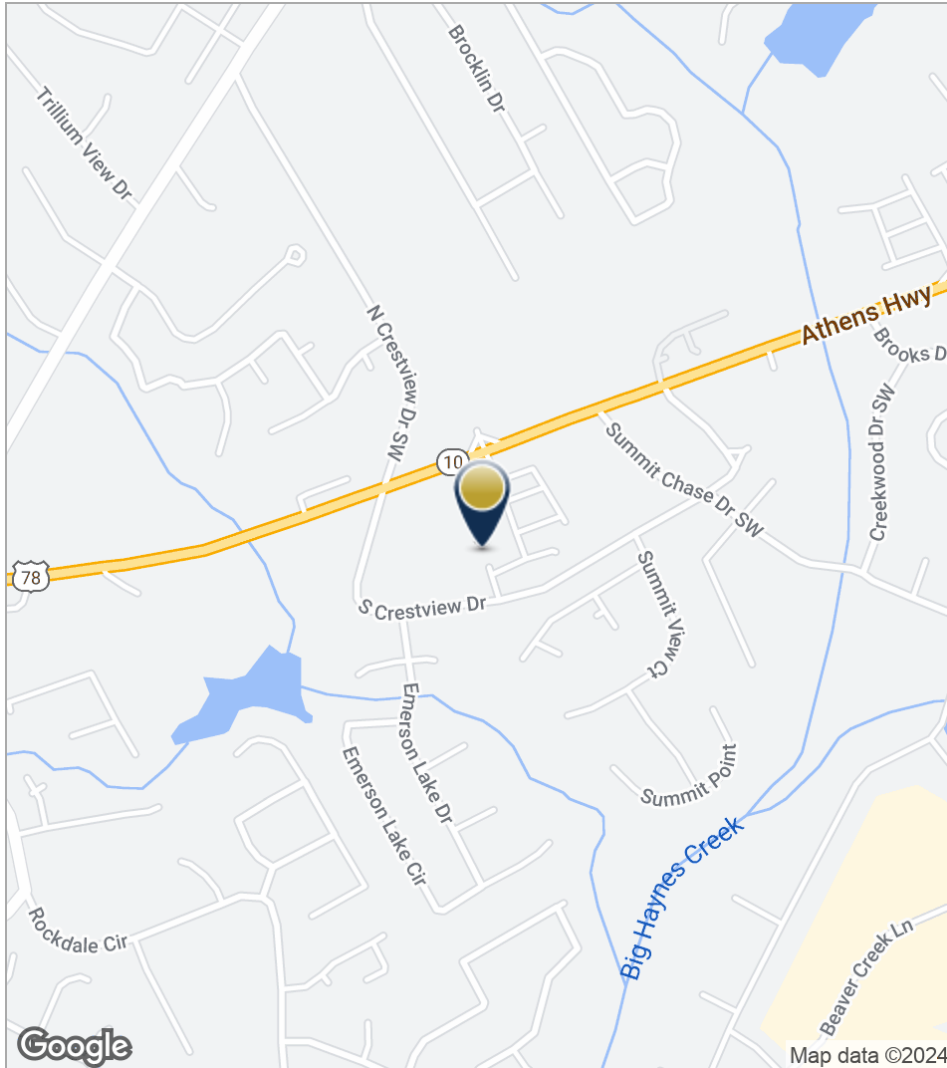
SENIOR APARTMENTS AND MEDICAL MIXED-USE DEVELOPMENT | GWINNETT COUNTY

Property Address:	1642 Athens Highway, Grayson, GA 30017
County:	Gwinnett
Size Size:	± 13.28 Acres
Assessor's Parcel ID:	R5069 017
Zoning:	BG, R-HOP-62
Utilities:	All on site
Proposed Use:	Senior Apartments and Medical use
Sale Price:	\$4,000,000



LOCATION MAPS

SENIOR APARTMENTS AND MEDICAL MIXED-USE DEVELOPMENT | GWINNETT COUNTY





DEMOGRAPHICS

SENIOR APARTMENTS AND MEDICAL MIXED-USE DEVELOPMENT | GWINNETT COUNTY

Demographic Summary	Census 2010	2018	2023	2018-2023 Change	2018-2023 Annual Rate
Total Population	445,169	504,158	544,430	40,272	1.55%
Population 50+	113,129	152,643	170,976	18,333	2.29%
Median Age	34.7	35.8	36.2	0.4	0.22%
Households	147,862	166,565	179,283	12,718	1.48%
% Householders 55+	30.9%	37.7%	39.5%	1.8	0.94%
Total Owner-Occupied Housing Units	112,487	123,337	135,363	12,026	1.88%
Total Renter-Occupied Housing Units	35,375	43,228	43,920	692	0.32%
Owner/Renter Ratio (per 100 renters)	3.2	2.9	3.1	0.2	1.34%
Median Home Value	-	\$190,840	\$215,307	\$24,467	2.44%
Average Home Value	-	\$228,790	\$268,127	\$39,337	3.22%
Median Household Income	-	\$67,728	\$73,992	\$6,264	1.78%
Median Household Income for Householder 55+	-	\$60,099	\$64,104	\$4,005	1.30%

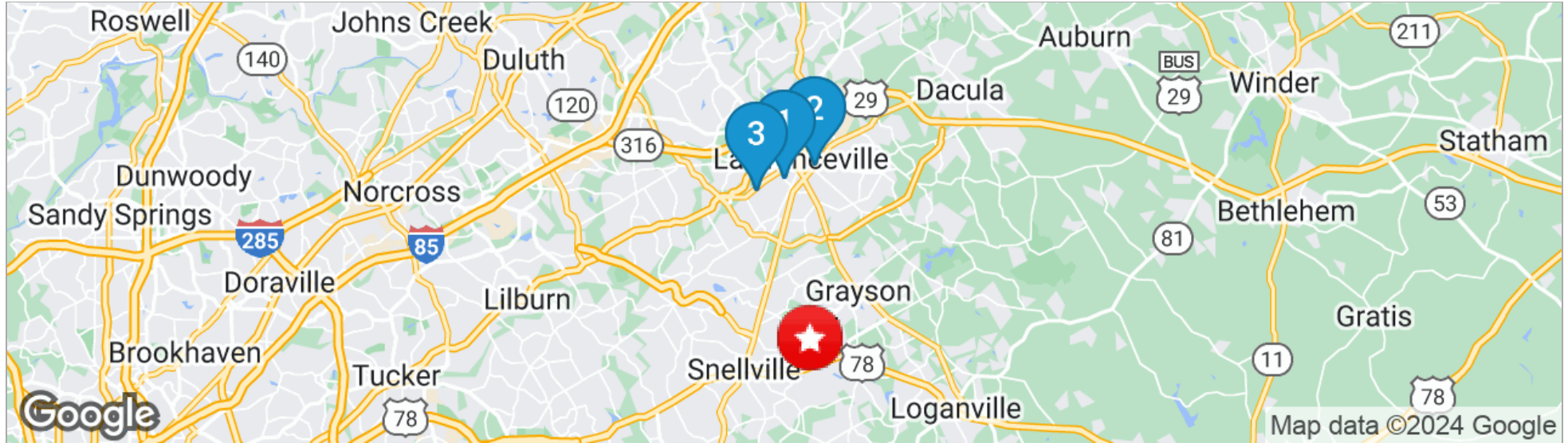
2018 Net Worth by Age of Householder	Number of Households						
	<25	25-34	35-44	45-54	55-64	65-74	75+
Total	4,309	26,998	34,395	38,029	33,084	19,665	10,084
<\$15,000	2,791	9,201	7,620	5,838	3,550	1,908	1,016
\$15,000-\$34,999	547	3,392	2,966	2,234	1,313	883	323
\$35,000-\$49,999	260	1,267	1,678	1,171	968	452	172
\$50,000-\$99,999	427	5,176	4,974	3,196	2,114	1,385	976
\$100,000-\$149,999	145	3,185	3,476	2,900	2,500	1,367	635
\$150,000-\$249,999	74	2,378	4,849	5,600	3,848	2,249	1,193
\$250,000+	64	2,399	8,833	17,091	18,792	11,420	5,768
Median Net Worth	\$11,576	\$45,016	\$99,368	\$206,271	\$250,001	\$250,001	\$250,001
Average Net Worth	\$34,418	\$107,417	\$307,807	\$800,477	\$1,324,613	\$1,173,338	\$984,822

Source: ESRI

SALE COMPS

SENIOR APARTMENTS AND MEDICAL MIXED-USE DEVELOPMENT | GWINNETT COUNTY

★ Subject Property



SUBJECT PROPERTY

ADDRESS	CITY	ASKING PRICE	YEAR BUILT	BUILDING SIZE	NO. OF UNITS:	CAP RATE	PRICE/SF	SITE SIZE	SOLD DATE
1642 Athens Highway	Grayson	\$4,000,000	-	-	-	-	\$6.91	13.28 AC	-

SALES COMPS

	ADDRESS	CITY	SALE PRICE	YEAR BUILT	BUILDING SIZE	NO. OF UNITS:	CAP RATE	PRICE PSF	SITE SIZE	SOLD DATE
1	53 Gwinnett Drive	Lawrenceville	\$1,600,000	-	496,894 SF	-	-	\$3.22	3.22 AC	12/22/2017
2	Hwy 124 @ Hwy 124 & Old Falcon	Lawrenceville	\$1,600,000	-	-	-	-	-	3.4 AC	02/13/2017
3	1004 Lawrenceville Hwy	Lawrenceville	\$1,580,000	-	-	-	-	-	3.72 AC	05/14/2018

SALE COMPS

SENIOR APARTMENTS AND MEDICAL MIXED-USE DEVELOPMENT | GWINNETT COUNTY



SUBJECT PROPERTY

1642 Athens Highway | Grayson, GA 30017

Asking Price: \$4,000,000 Site Size: 13.28 AC

Price / AC: \$301,205



1

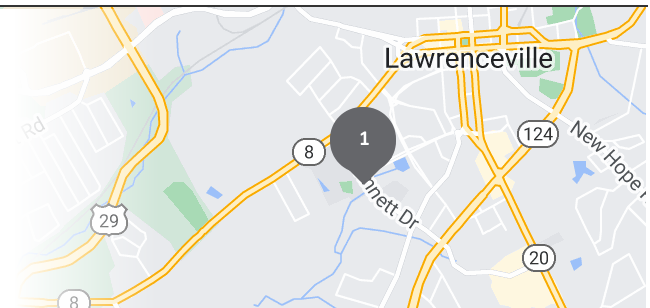


53 GWINNETT DRIVE

Lawrenceville, GA 30046

Sale Price: \$1,600,000 Sold Date: 12/22/2017

Site Size: 3.22 AC Price / AC: \$496,894



2

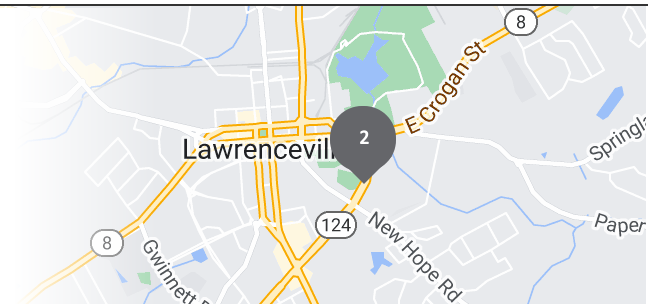


HWY 124 @ HWY 124 & OLD FALCON

Lawrenceville, GA 30045

Sale Price: \$1,600,000 Sold Date: 02/13/2017

Site Size: 3.4 AC Price / AC: \$470,588



SALE COMPS

SENIOR APARTMENTS AND MEDICAL MIXED-USE DEVELOPMENT | GWINNETT COUNTY



1004 LAWRENCEVILLE HWY

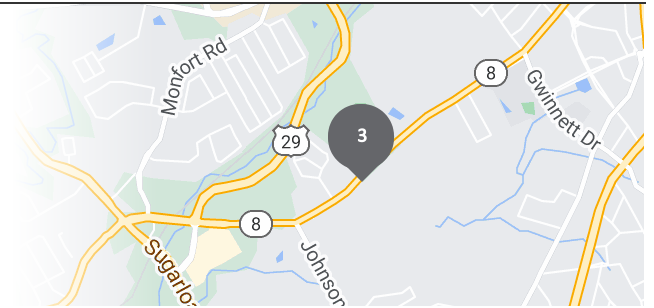
Lawrenceville, GA 30046

Sale Price: \$1,580,000

Site Size: 3.72 AC

Sold Date: 05/14/2018

Price / AC: \$424,731



IN THE AREA

SENIOR APARTMENTS AND MEDICAL MIXED-USE DEVELOPMENT | GWINNETT COUNTY



ABOUT THE AREA

SENIOR APARTMENTS AND MEDICAL MIXED-USE DEVELOPMENT | GWINNETT COUNTY

GRAYSON

The city of Grayson is a town with safe streets and sidewalks, where folks gather to live, work, shop and socialize while preserving its unique assets, rich history and promising future.

The city received a 2017 Live, Work, Play City Award presented by the Georgia Municipal Association in conjunction with Georgia Trend Magazine during GMA'S annual Mayor's Day Conference in Atlanta.

Gwinnett Chamber Senior Vice President of Membership Vince DeSilva said Trinity's decision to build communities in Gwinnett County is a natural fit because the county's growing senior population.

GWINNETT COUNTY

Gwinnett County is a county in the north central portion of Georgia. With a population of ± 907,135, it is the second-most populous county in Georgia. Its county seat is Lawrenceville. Gwinnett County includes the cities of Auburn, Berkeley Lake, Braselton, Buford, Dacula, Duluth, Grayson, Lawrenceville, Lilburn, Loganville, Norcross, Peachtree Corners, Rest Haven, Snellville, Sugar Hill and Suwannee.

Gwinnett County boasts some of Metro Atlanta's greatest outdoor destinations including Lake Lanier, the Chattahoochee River and Stone Mountain. It also host many arts and entertainment options such as the Infinite Energy Center, Gwinnett Braves, Atlanta Gladiators, Hudgens Center for the Arts and the Gwinnett History Museum.

Source: GeorgiaTrend.com, AJC.com



TEAM PROFILE

SENIOR APARTMENTS AND MEDICAL MIXED-USE DEVELOPMENT | GWINNETT COUNTY



Ernie Anaya, MBA

President, Senior Housing Group

Ernie@BullRealty.com

SC #93244

404-876-1640 x130



Michael Bull

Broker



Kaley Richard

Marketing



Scott Jackson

Analyst

CONFIDENTIALITY AGREEMENT

SENIOR APARTMENTS AND MEDICAL MIXED-USE DEVELOPMENT | GWINNETT COUNTY

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 1642 Athens Highway. 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

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

Ernie Anaya, MBA
404-876-1640 x130
Ernie@BullRealty.com

