



TOWNE PARK EAST - MEDICAL INVESTMENT OFFERING

800 - 814 TOWNE PARK EAST DRIVE
RINCON, GA 31326

Adam Bryant, CCIM, SIOR
Partner
O: 912.667.2740
adam.bryant@svn.com





PROPERTY INFORMATION

1

Property Summary
Complete Highlights
Additional Photos
Bird's Eye View
Bird's Eye View
Site Plan
Site Plan

LOCATION INFORMATION

2

Site Aerial
Aerial - Hwy 21 Corridor
Aerial Map - Savannah MSA
Location Maps

FINANCIAL ANALYSIS

3

Income & Expenses
Rent Roll

DEMOGRAPHICS

4

Demographics Map

ADVISOR BIO

5

Advisor Bio & Contact

1 PROPERTY INFORMATION

800 - 814 Towne Park East Drive
Rincon, GA 31326

Property Summary



OFFERING SUMMARY

Sale Price:	\$5,300,000
Cap Rate:	8.14%
NOI:	\$431,362
Lot Size:	4.96 Acres
Building Size:	44,463 SF
Zoning:	GC
Market:	Savannah
Submarket:	Effingham
Price / SF:	\$119.20

PROPERTY OVERVIEW

Towne Park East is a ±44,463 square foot Medical Office Investment offering 1st floor office space at the signalized intersection of Highway 21 and Towne Park East Drive. The asset is 97.75% leased at below-market rents, which provides tremendous upside potential to an investor. Based on 2022 net operating income [NOI], the property is being offered at an 8.14% cap rate, which equates to \$431,362.14.

LOCATION OVERVIEW

Rincon is located within the Savannah MSA in Effingham County and is approximately 5 miles from I-95 at Exit 109 with a strong spending population of 62,000+ residents and an average household income in excess of \$78,000 within [1] mile of the property. Rincon's tremendous population growth of 57.6% in the last decade, and the county's impressive growth of 30%, has caught the attention of many national retailers such as Lowe's, Kroger, Wal-Mart, Planet Fitness, Tractor Supply, Walgreen's and Chick-Fil-A. GA Highway 21 is the main thoroughfare in and out of the county. The traffic count is approximately 31,400 vehicles per day.

Complete Highlights

SALE HIGHLIGHTS

- 2022 NOI: \$431,362.14
- Capitalization Rate: 8.14%
- 97.75% Occupancy
- 64% Medical Tenant Occupancy
- \$119.20 PSF (Far Below Replacement Cost)
- Upside Potential: Below Market Rents & 2.25% Vacancy
- Signalized Intersection Access (Hwy. 21 / Towne Park East Drive)



Additional Photos



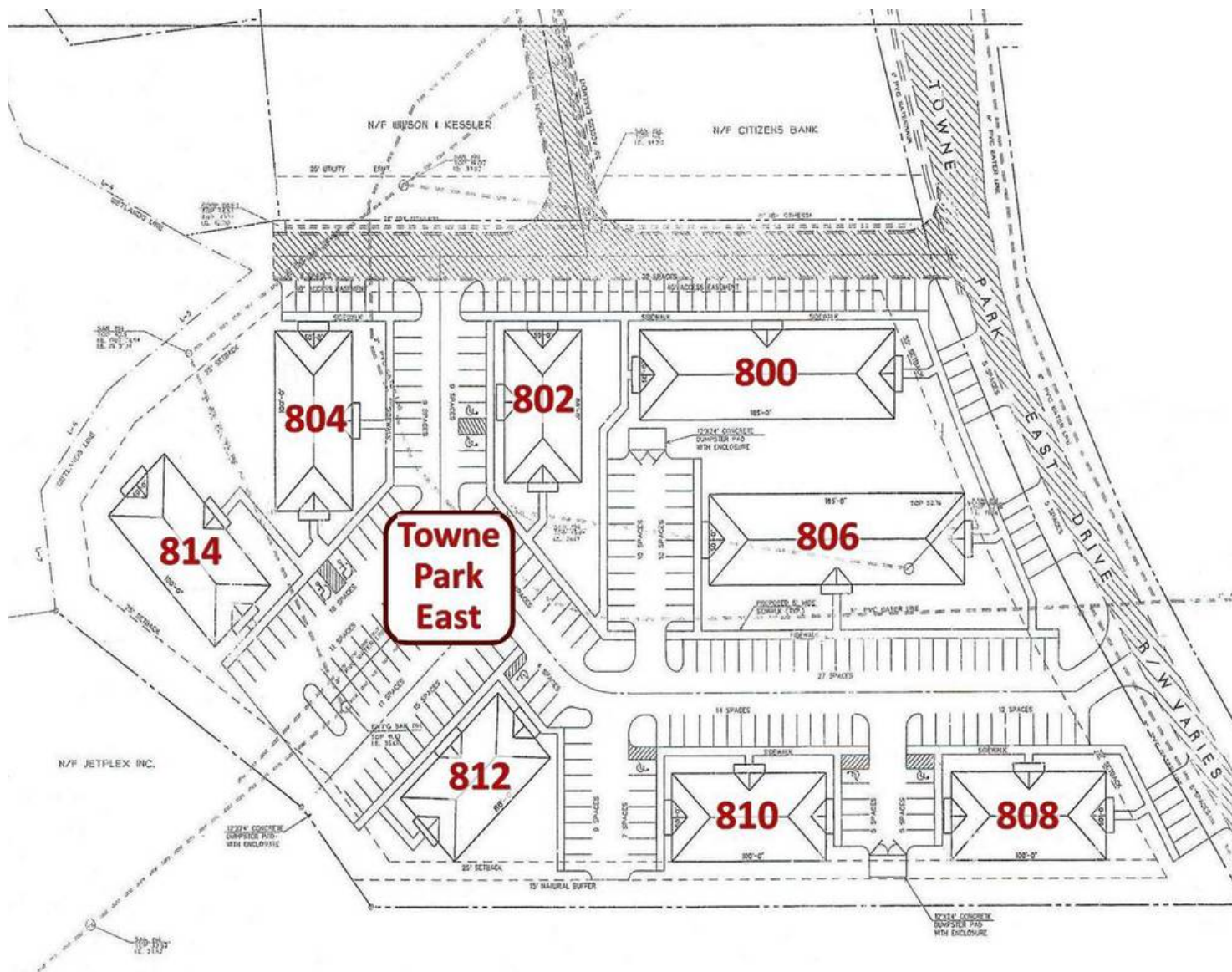
Bird's Eye View



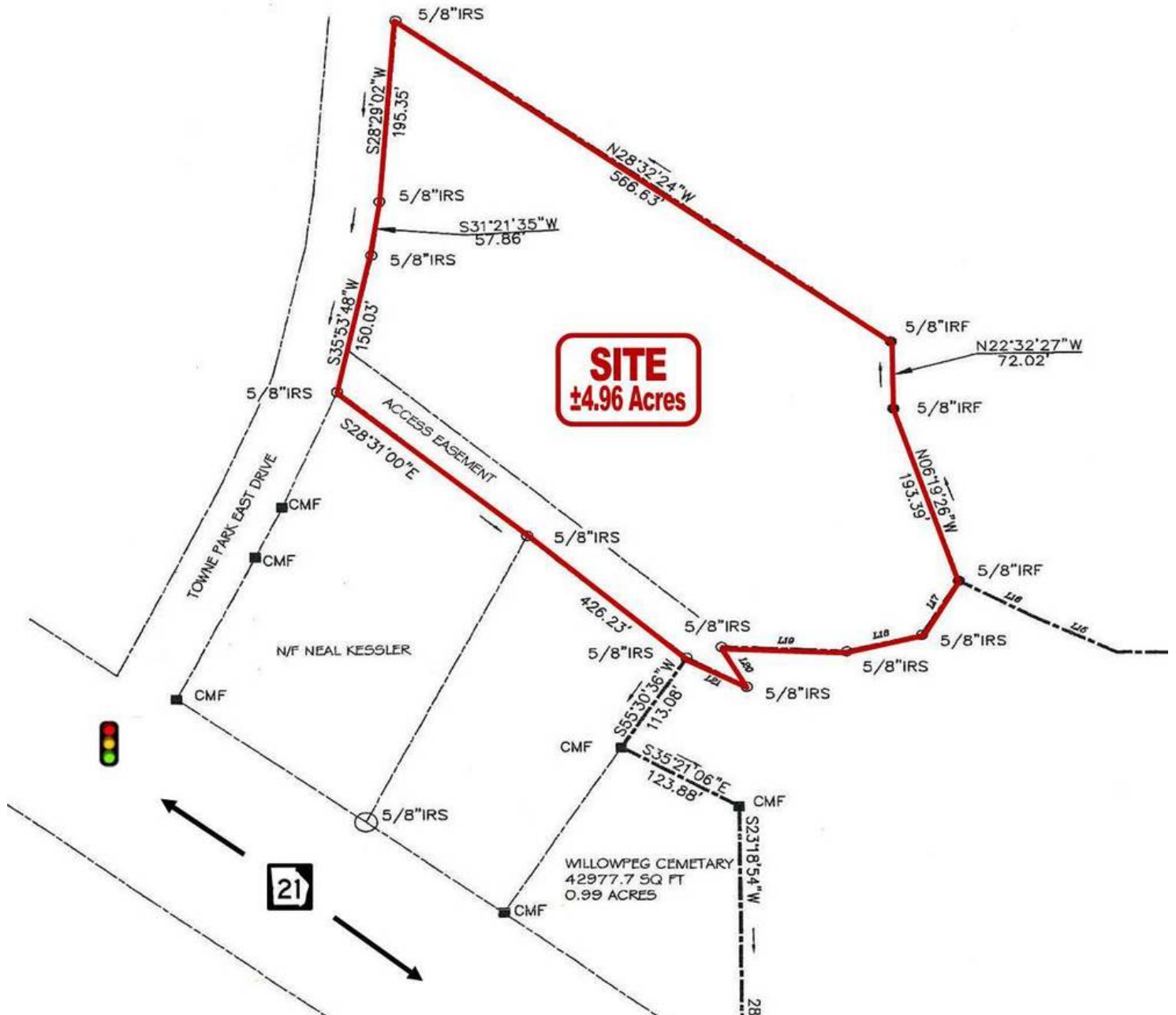
Bird's Eye View



Site Plan



Site Plan



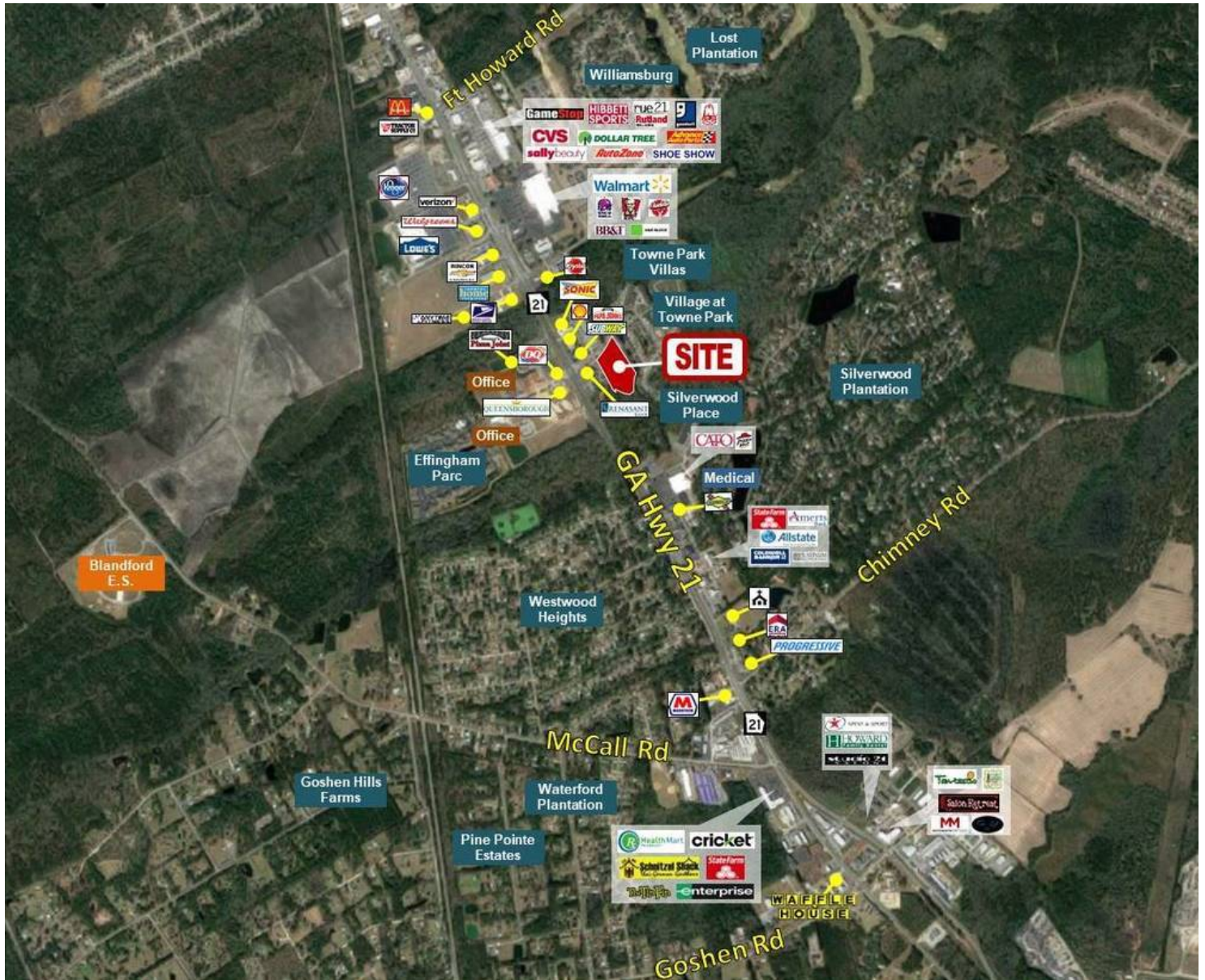
2 LOCATION INFORMATION

800 - 814 Towne Park East Drive
Rincon, GA 31326

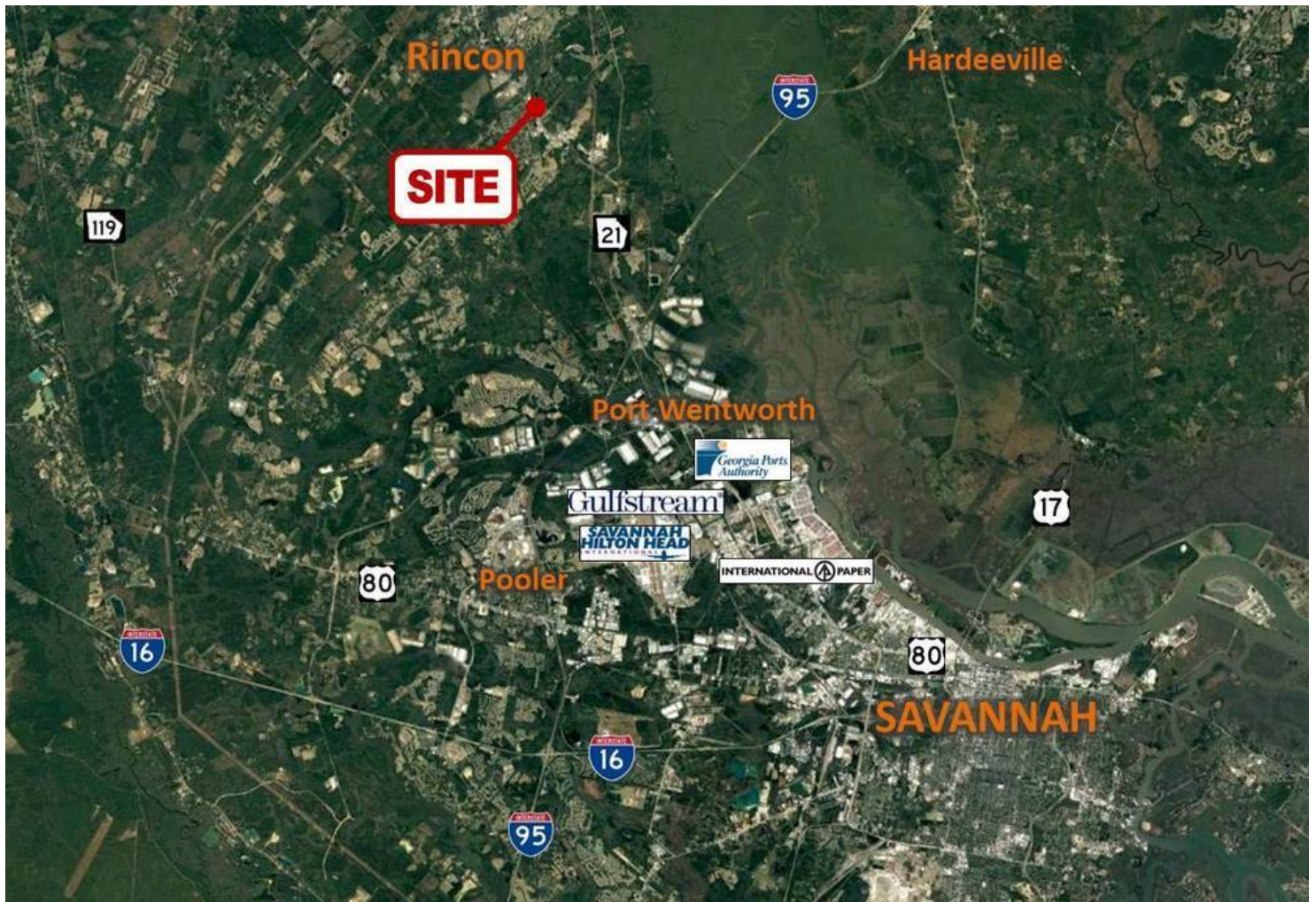
Site Aerial



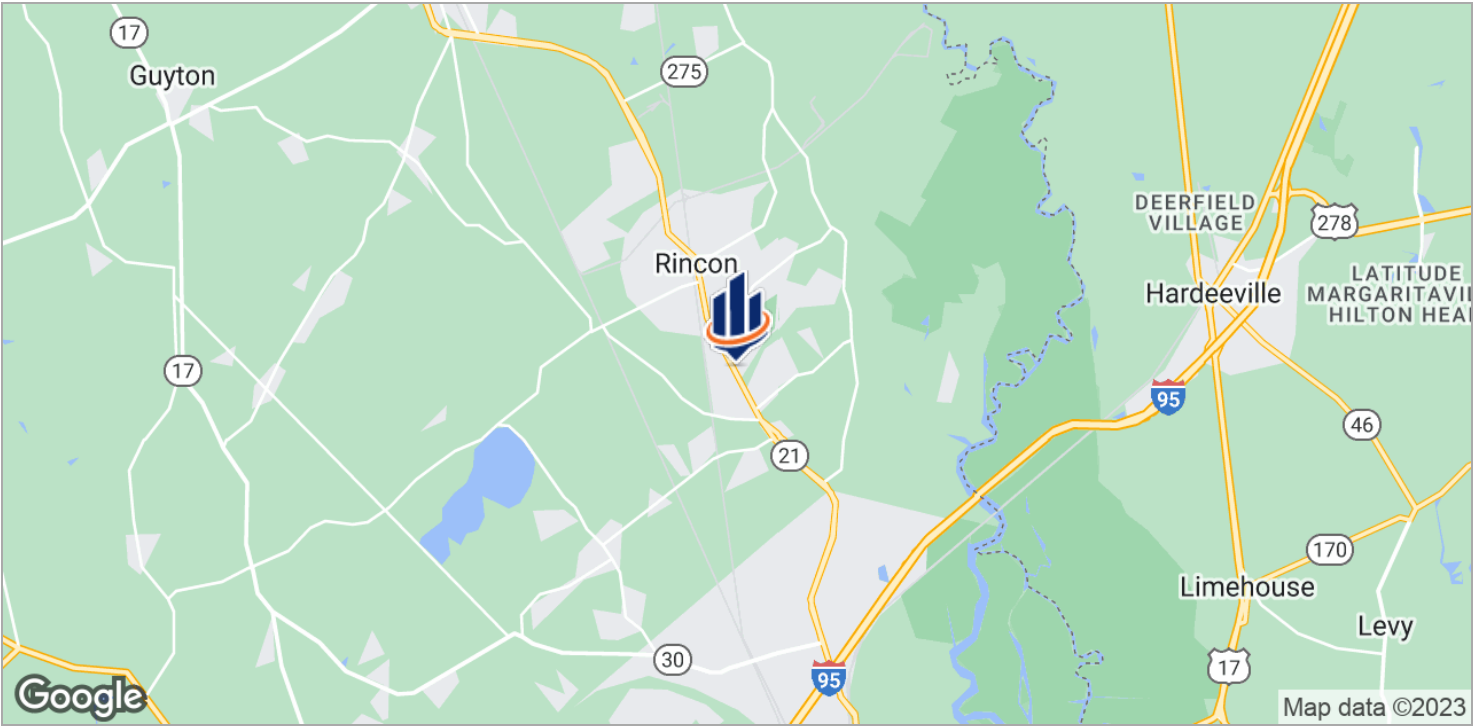
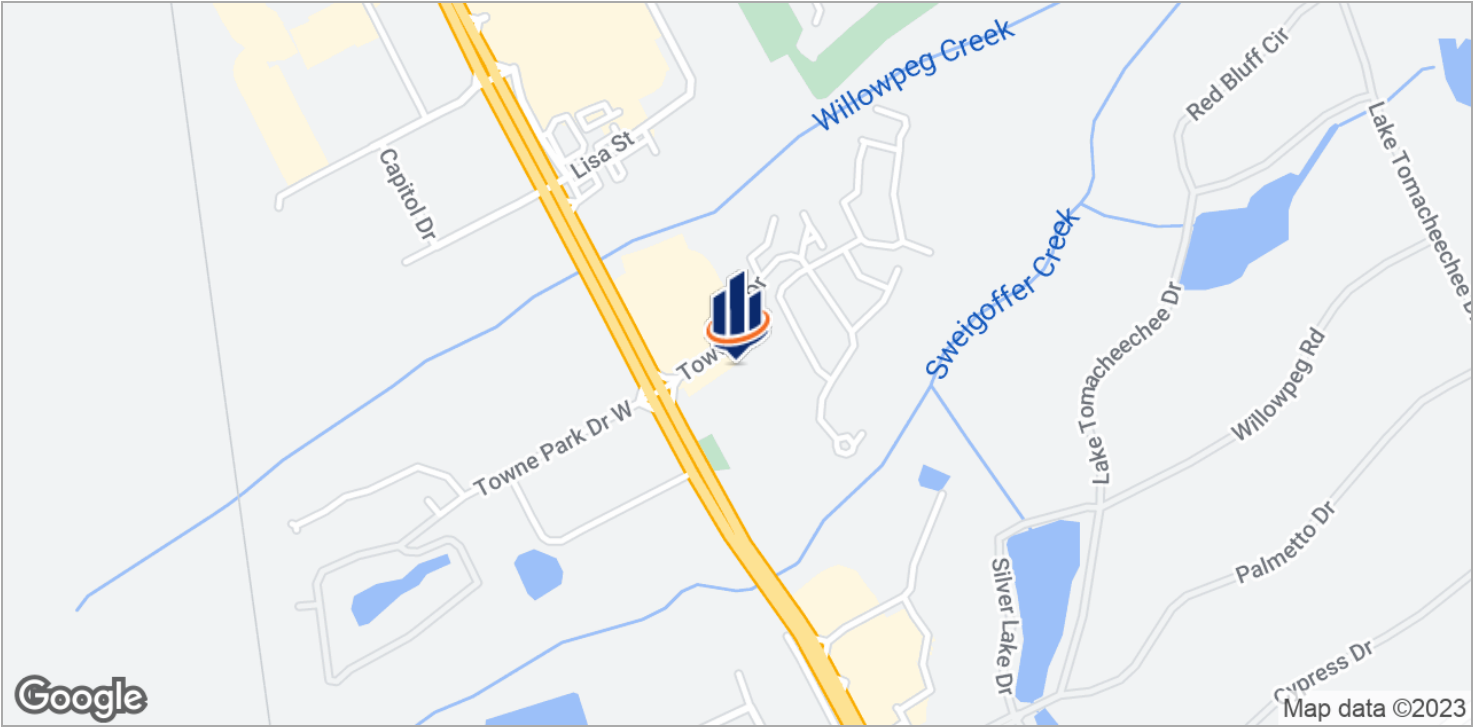
Aerial - Hwy 21 Corridor



Aerial Map - Savannah MSA



Location Maps



3 FINANCIAL ANALYSIS

800 - 814 Towne Park East Drive
Rincon, GA 31326

Income & Expenses

INCOME SUMMARY

TOWNE PARK EAST - MEDICAL OFFICE INVESTMENT

Rental Income	\$538,677
Utility Reimbursement	\$2,800
Gross Income	\$541,477

EXPENSE SUMMARY

TOWNE PARK EAST - MEDICAL OFFICE INVESTMENT

Property Insurance	\$18,874
Landscaping	\$14,109
Property Management Fees	\$21,111
Property Taxes	\$42,677
Water & Sewer	\$2,315
Electricity	\$6,874
Fire Service	\$1,183
Trash	\$1,057
Pest Control	\$1,912
Gross Expenses	\$110,115

Net Operating Income	\$431,362
-----------------------------	------------------

Rent Roll

TENANT NAME	UNIT NUMBER	UNIT SIZE (SF)	LEASE START	LEASE END	LEASE START	ANNUAL RENT	% OF BUILDING	PRICE PER SF/YR
Effingham Hospital	800-100	2,100	8/20/18	Month to Month	Current	\$31,500	4.72	\$15.00
May Institute	800-200 & 250	3,235		6/30/26	Current	\$39,402	7.28	\$12.18
Edward Jones	800-300	1,015	10/9/01	11/30/24	Current	\$14,246	2.28	\$14.04
Georgia Skin & Cancer Clinic	800-400	1,800	9/26/16	9/30/22	Current	\$21,321	4.05	\$11.85
Dr. Lynn's Family Practice	802-100	4,300		2/28/24	Current	\$43,050	9.67	\$10.01
Market Street Group	804-100	625	3/1/20	2/28/22	Current	\$6,000	1.41	\$9.60
The New Breath Counseling Center	804-150	625	3/1/20	2/28/22	Current	\$10,455	1.41	\$16.73
SunCare Hospice	804-200	1,200	10/1/20	9/30/23	Current	\$21,012	2.7	\$17.51
Cora Health	804-400	1,800	3/1/19	2/28/24	Current	\$19,412	4.05	\$10.78
Southern Atlantic Mechanical Contractors, LLC	806-100 / 200	2,938	11/1/19	10/31/22	Current	\$23,427	6.61	\$7.97
Redemption Center Church, Inc.	806-300	5,000	9/1/21	8/30/22	Current	\$38,949	11.25	\$7.79
Kids First Pediatrics	808-100 / 200	3,750	3/1/08	4/30/23	Current	\$59,035	8.43	\$15.74
Farmer's Insurance	808-300	1,250	12/1/16	11/30/21	Current	\$11,771	2.81	\$9.42
Optim Orthopedics LLC	810-100 & 200	5,000	4/22/19	7/31/24	Current	\$79,679	11.25	\$15.94

Rent Roll

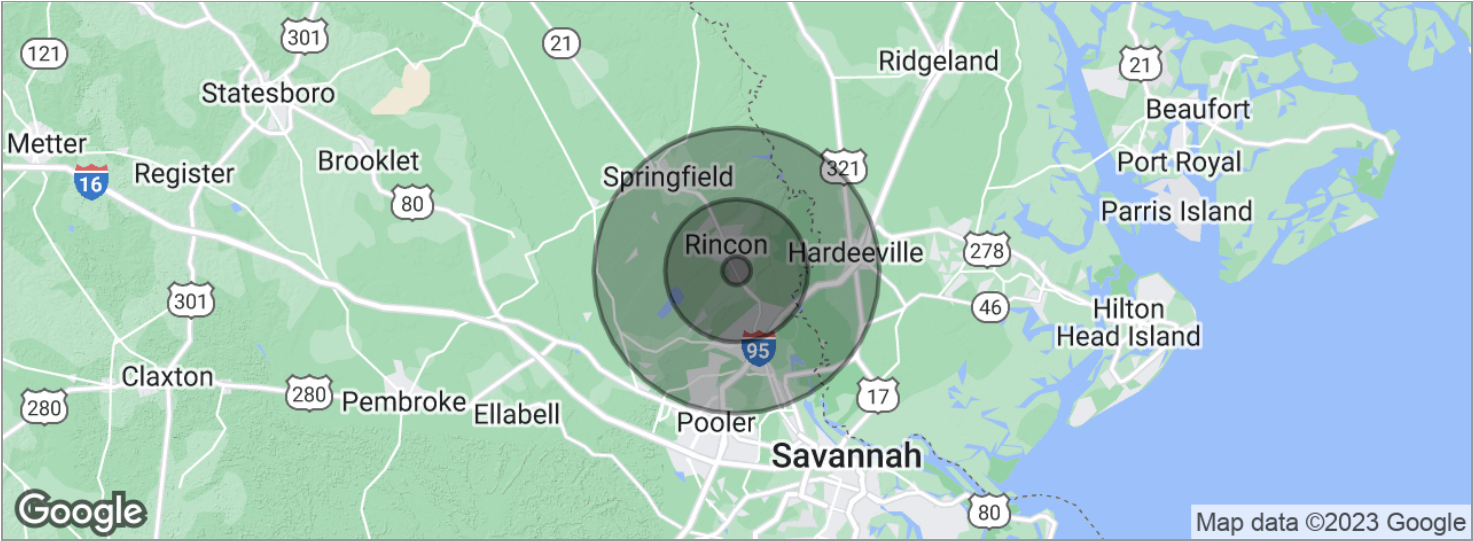
TENANT NAME	UNIT NUMBER	UNIT SIZE [SF]	LEASE START	LEASE END	LEASE START	ANNUAL RENT	% OF BUILDING	PRICE PER SF/YR
Corrosion Probe Inc. [Civil Engineering Firm]	812-100 / 200 / 300	2,325	3/1/16	2/28/23	Current	\$31,365	5.23	\$13.49
Empowered Life, PC [Chiropractor]	812-400	1,500	1/17/18	3/31/23	Current	\$17,625	3.37	\$11.75
Vacant	812-500	1,000			Current	\$0	2.25	\$0.00
South Coast Medical Group	814-100	5,000	8/1/14	7/31/22	Current	\$70,875	11.25	\$14.17
Totals/Averages		44,463				\$539,124		\$12.13

4

DEMOGRAPHICS

800 - 814 Towne Park East Drive
Rincon, GA 31326

Demographics Map



POPULATION	1 MILE	5 MILES	10 MILES
Total population	859	20,299	52,807
Median age	31.7	33.6	34.0
Median age [Male]	31.5	33.0	34.0
Median age [Female]	31.4	33.5	33.6
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	290	6,941	18,099
# of persons per HH	3.0	2.9	2.9
Average HH income	\$74,567	\$72,415	\$69,999
Average house value		\$203,026	\$195,640

* Demographic data derived from 2020 ACS - US Census

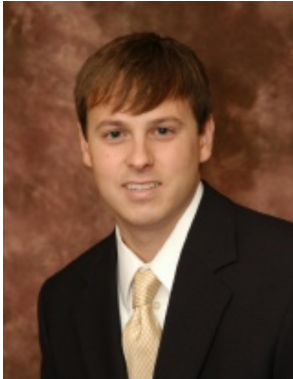
5 ADVISOR BIO

800 - 814 Towne Park East Drive
Rincon, GA 31326

Advisor Bio & Contact

ADAM BRYANT, CCIM, SIOR

Partner



6001 Chatham Center Drive
Suite 120
Savannah, GA 31405
T 912.667.2740
C 912.667.2740
adam.bryant@svn.com
GA #279255
SC #88499

PROFESSIONAL BACKGROUND

Adam Bryant, CCIM, SIOR is a Partner with SVN | GASC, specializing in the sale and leasing of land, office, retail and investment properties in Savannah, Georgia and surrounding areas including Pooler.

Bryant earned a Master of Business Administration as well as a Bachelor of Business Administration from Georgia Southern University. In addition, he has completed the Certified Commercial Investment Member [CCIM] designation by the CCIM Institute, one of the leading commercial real estate associations in the world. The CCIM designation is awarded to commercial real estate professionals upon successful completion of a graduate-level education curriculum and presentation of a portfolio of qualifying industry experience.

Since joining SVN | GASC in 2006, Bryant has completed more than \$250 million in transaction volume and is a multi-year recipient of the SVN Partner's Circle Award in recognition of outstanding sales while being ranked in the Top 5 producers in the nation of completed transactions at SVN out of more than 1,500 Advisors.

Bryant also served as President for the Savannah / Hilton Head Realtors Commercial Alliance [RCA] Board.

EDUCATION

- Master of Business Administration [MBA] - Georgia Southern University
- Bachelor of Business Administration [BBA] - Georgia Southern University

MEMBERSHIPS & AFFILIATIONS

Certified Commercial Investment Member [CCIM]
Society of Industrial and Office Realtors [SIOR]



6001 Chatham Center Drive, Suite 120
Savannah, GA 31405
912.667.2740
www.svnsavhh.com