



MEDICAL OFFICE ADJACENT TO PERSONAL CARE HOMES | 3,526 SF

100 EAST PACES DRIVE | ATHENS, GA

DISCLAIMER & LIMITING CONDITIONS

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 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 to purchase the Property 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 to purchase 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 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 Owner. 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. or Owner/Seller. 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.

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

Todd Gilmore
V.P. National Senior Housing Group
Todd@BullRealty.com
404-876-1640 x182

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



Exclusively listed by Bull Realty, Inc.

THE OFFERING





INVESTMENT OVERVIEW

THE OFFERING

This 3,526 SF office building, sold separately or as part of a Personal Care Home portfolio with three potential uses:

- Office space for a home care agency who would also run the senior living business
- Office space for a medical practice in gerontology who would also run the senior living business
- Provide additional space to convert to additional memory care unit

Additional 11,442 SF personal care home building sold separately.

OFFICE BUILDING: \$353,920

PERSONAL CARE BUILDINGS: \$3,200,000

\$ PRICE \$3,553,920

PROPERTY INFORMATION



ADDRESS	100 E. Paces Drive, BLDG III Athens, GA 30650
COUNTY	Clarke
BUILDING SIZE	3,526 SF
STORIES	1
YEAR BUILT	2006
ZONING	C-O
PARKING	15 Spaces
BUILDING CLASS	B
SALES PRICE	\$353,920

ADDRESS	100 E. Paces Drive, BLDG I & II Athens, GA 30650
COUNTY	Clarke
BUILDING SIZE	11,442 SF
SITE SIZE	2.0 Acres
STORIES	1
YEAR BUILT / UPGRADED	1986 / 1997
ZONING	C-O
PARKING	15 Spaces
OCCUPANCY	100%
NO. OF UNITS	30 (8 Double, 14 Single)
NO. OF BEDS	30
NO. ASSISTED LIVING	30
SALES PRICE	\$3,200,000

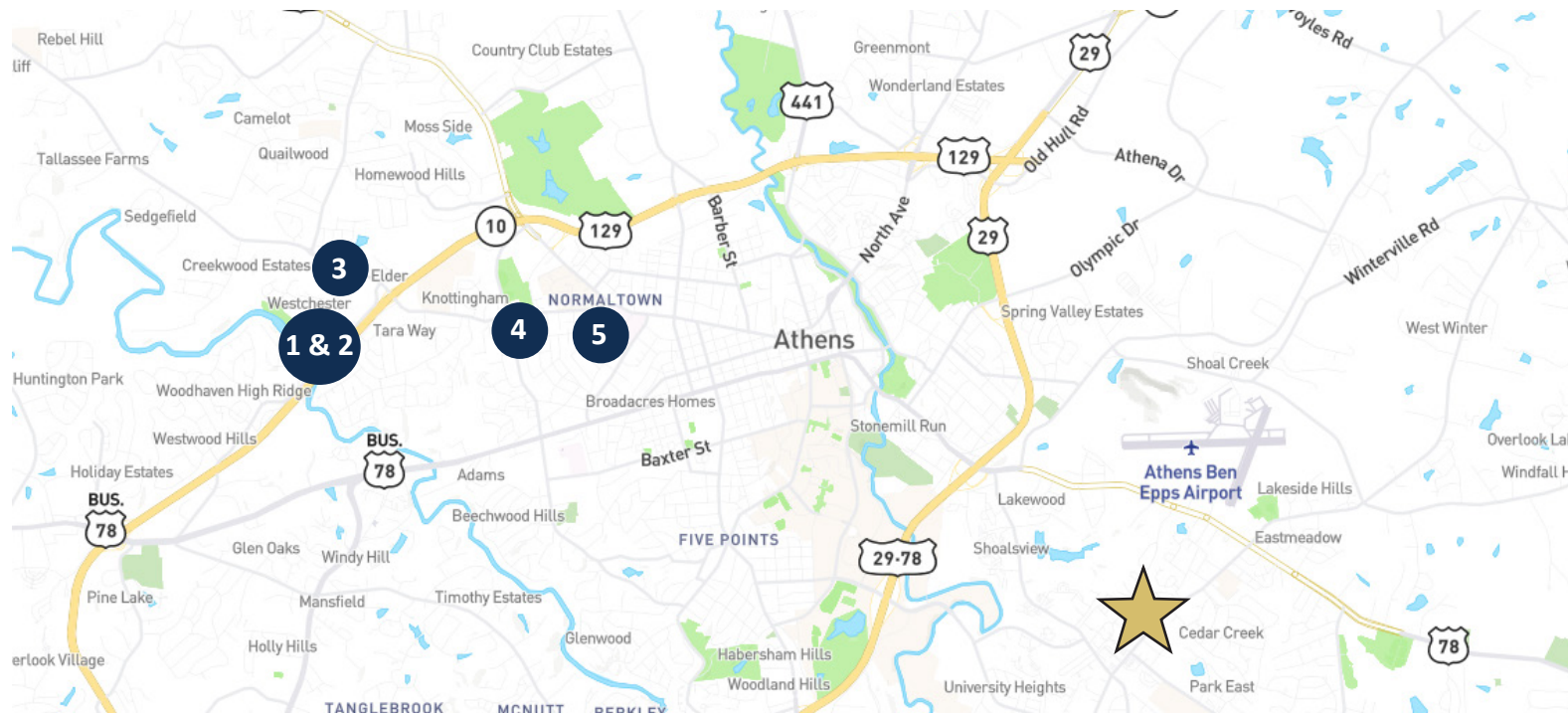
PHOTOS



PHOTOS



SALE COMPS



#	ADDRESS	SALE PRICE	YEAR BUILT	BUILDING SIZE	PRICE/SF	SOLD DATE
★	100 E. Paces Drive, Athens, GA 30650	\$353,920	2006	3,526 SF	\$100.37	-
1	1500 Oglethorpe Ave, Unit 3400, Athens, GA 30606	\$825,000	2005	3,000 SF	\$275.00	10/2018
2	1500 Oglethorpe Ave, Unit 3100, Athens, GA 30606	\$650,000	2005	3,000 SF	\$216.67	2/2019
3	3320 Old Jefferson Rd., Athens, GA 30607	\$450,000	2001	3,355 SF	\$134.13	11/2018
4	112 Park Ave, Athens, GA 30601	\$387,500	1960	2,100 SF	\$184.52	2/2019
5	700 Sunset Dr, Unit 502, Athens, GA 30606	\$325,500	1993	2,600 SF	\$125.19	9/2018

AREA OVERVIEW



DEMOGRAPHICS

2019 Households by Income and Age of Householder 55+								
	55-64	Percent	65-74	Percent	75+	Percent	Total	Percent
Total	9,511	100%	7,535	100%	5,364	100%	22,410	100%
<\$15,000	1,075	11.3%	817	10.8%	801	14.9%	2,693	12.0%
\$15,000-\$24,999	946	9.9%	1,010	13.4%	1,095	20.4%	3,051	13.6%
\$25,000-\$34,999	746	7.8%	788	10.5%	915	17.1%	2,449	10.9%
\$35,000-\$49,999	1,083	11.4%	1,034	13.7%	747	13.9%	2,864	12.8%
\$50,000-\$74,999	1,759	18.5%	1,419	18.8%	809	15.1%	3,987	17.8%
\$75,000-\$99,999	1,114	11.7%	816	10.8%	297	5.5%	2,227	9.9%
\$100,000-\$149,999	1,512	15.9%	889	11.8%	424	7.9%	2,825	12.6%
\$150,000-\$199,999	695	7.3%	338	4.5%	155	2.9%	1,188	5.3%
\$200,000+	582	6.1%	425	5.6%	121	2.3%	1,128	5.0%
Median HH Income	\$60,465		\$51,407		\$33,155		\$50,623	
Average HH Income	\$84,073		\$74,770		\$52,848		\$73,464	
2024 Households by Income and Age of Householder 55+								
	55-64	Percent	65-74	Percent	75+	Percent	Total	Percent
Total	9,542	100%	8,526	100%	6,745	100%	24,813	100%
<\$15,000	798	8.4%	722	8.5%	823	12.2%	2,343	9.4%
\$15,000-\$24,999	770	8.1%	968	11.4%	1,206	17.9%	2,944	11.9%
\$25,000-\$34,999	649	6.8%	778	9.1%	1,072	15.9%	2,499	10.1%
\$35,000-\$49,999	1,012	10.6%	1,121	13.1%	940	13.9%	3,073	12.4%
\$50,000-\$74,999	1,745	18.3%	1,628	19.1%	1,091	16.2%	4,464	18.0%
\$75,000-\$99,999	1,203	12.6%	1,015	11.9%	441	6.5%	2,659	10.7%
\$100,000-\$149,999	1,809	19.0%	1,225	14.4%	706	10.5%	3,740	15.1%
\$150,000-\$199,999	881	9.2%	504	5.9%	281	4.2%	1,666	6.7%
\$200,000+	674	7.1%	566	6.6%	186	2.8%	1,426	5.7%
Median HH Income	\$71,013		\$58,026		\$38,401		\$56,582	
Average HH Income	\$97,003		\$86,568		\$62,507		\$84,037	

Source: ESRI

DEMOGRAPHICS

10 MILE RADIUS

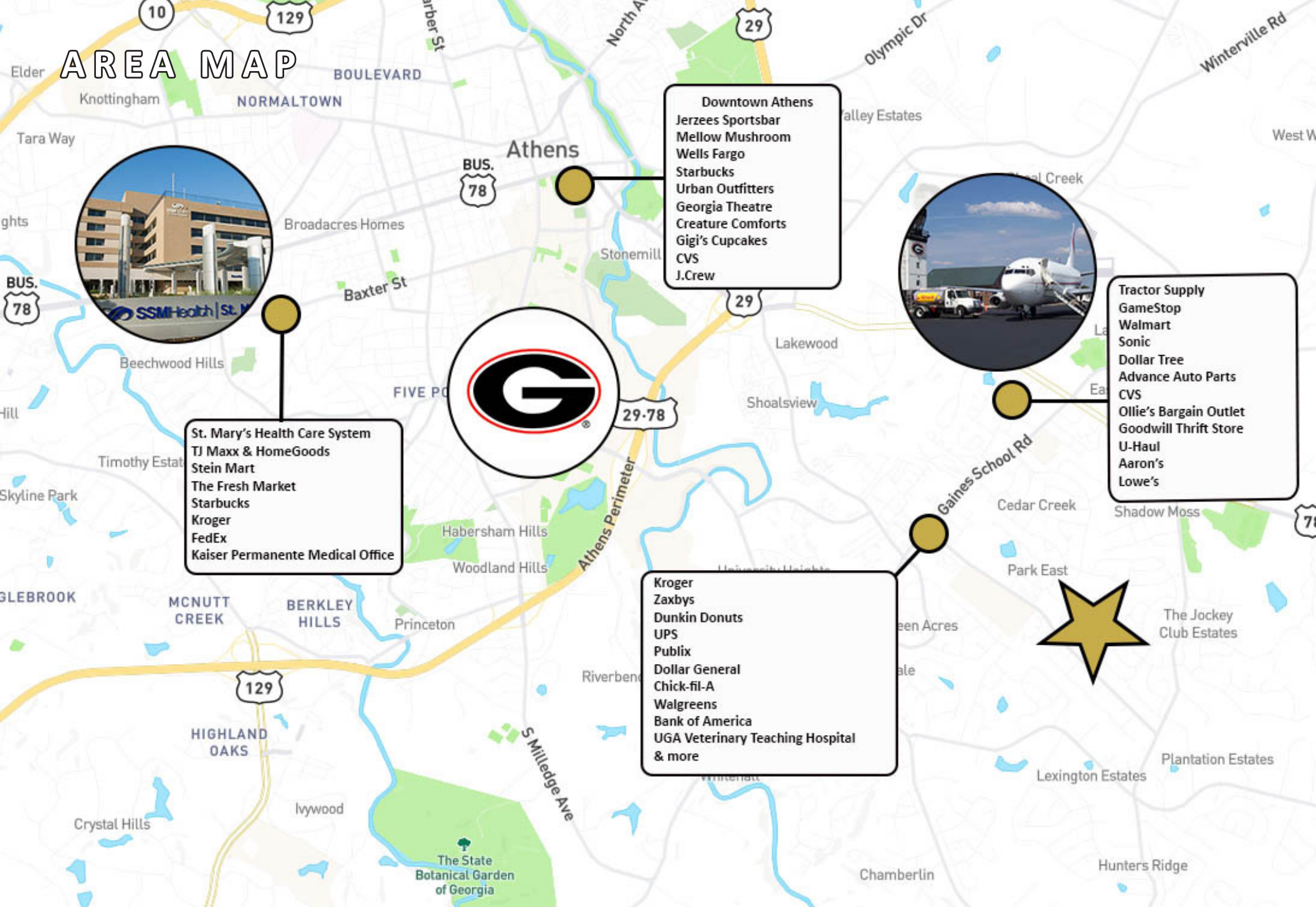
Summary	Census 2010	2019	2024	2019-2024 Change	2019-2024 Annual Rate
Population	150,506	169,213	178,351	9,138	1.06%
Median Age	28.0	29.6	30.7	1.1	0.73%
Households	57,710	64,803	68,488	3,685	1.11%
Average Household Size	2.45	2.45	2.45	0.00	0.00%

2019 Households by Net Worth	Number	Percent
Total	64,798	100.0%
<\$15,000	28,060	43.3%
\$15,000-\$34,999	5,946	9.2%
\$35,000-\$49,999	2,349	3.6%
\$50,000-\$74,999	2,980	4.6%
\$75,000-\$99,999	2,695	4.2%
\$100,000-\$149,999	3,688	5.7%
\$150,000-\$249,999	4,861	7.5%
\$250,000-\$499,999	5,054	7.8%
\$500,000-\$999,999	3,447	5.3%
\$1000000-\$1499999	1,954	3.0%
\$1500000-\$1999999	748	1.2%
\$2000000+	3,016	4.7%

2019 Net Worth by Age of Householder	Number of Households						
	<25	25-34	35-44	45-54	55-64	65-74	75+
Total	10,488	13,222	9,804	8,872	9,511	7,535	5,364
<\$15,000	9,056	8,718	4,081	2,542	2,008	1,088	567
\$15,000-\$34,999	804	1,447	1,157	1,057	740	533	209
\$35,000-\$49,999	165	554	486	361	392	267	122
\$50,000-\$74,999	102	782	631	383	379	355	347
\$75,000-\$99,999	176	436	598	549	393	316	226
\$100,000-\$149,999	94	451	665	680	787	583	428
\$150,000-\$249,999	63	388	758	983	1,096	935	637
\$250,000-\$499,999	11	298	797	908	1,106	1,043	891
\$500,000-\$999,999	17	89	292	695	861	892	601
\$1000000+	0	59	339	715	1,749	1,523	1,334

Source: ESRI

AREA MAP



ATHENS

70 miles from Atlanta, Athens is a harmony of old and new: beautiful Antebellum architecture, contemporary art and electric nightlife, a Victorian-era downtown teeming with funky shops and one of the South's most progressive culinary scenes. This culinary hot spot is home to charming cafes, unique restaurants and trendy shopping.

This city is teeming with a creative energy that is apparent through its history of world renowned music, nightlife, arts and festivals. You may know Athens, Georgia as home to R.E.M. and the B-52s, the city Rolling Stone named “#1 College Music Scene in America.”

The University of Georgia is America's first state college, dating back to 1785, boasting a rich history and excellence in academic and athletics. The heart of this nationally-recognized college town creates a trend-setting southern culture unlike any other.

Whether you are looking for a romantic getaway, a unique meeting destination or a quick trip from Atlanta, find what you've been missing in Athens, Georgia.



BROKER PROFILE



ERNIE ANAYA, MBA

President, National Senior Housing Group
EAnaya@BullRealty.com
404-876-1640 x 130

As a 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.

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 of Senior Housing (NIC), and National Apartment Association.

Anaya has 20+ years of experience in Fortune 500 Business-to-Business and Management Consulting with a focus on the health care 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 HIPPA compliance covering the US and Latin America and has over 15 years of experience in data center design, migration and co-location services. He has a BA in Astrophysics from Ole Miss and an MBA from Michigan State University, including their Global Management Course in Japan & Singapore; was a part of the Executive Program in Supply Chain at Massachusetts Institute of Technology; and is a former Army Officer with the 1st Cavalry Division, a Life Member of the American Legion, Strathmore Who's Who Worldwide, and Knights of the Silver Circle, Army & Navy Club in Washington, D.C.



TODD GILMORE, MBA

V.P. National Senior Housing Group
Todd@BullRealty.com
404-876-1640 x 182

Todd Gilmore specializes in advising his clients with the acquisition and disposition of senior housing assets with a focus age restricted multifamily, independent living, assisted living/memory care, skilled nursing, hospice and drug treatment sectors.

With a strong legal background, Mr. Gilmore has a high level of contract knowledge and delivers an enhanced value proposition of his clients through the utilization of Bull Realty's latest technology, digital resources and proven marketing platforms.

Mr. Gilmore graduated with a B.S. in Applied Economics from the University of Georgia and an MBA from Georgia Southern University. Mr. Gilmore is a member of the Atlanta Commercial Board of Realtors (ACBR), as well as Certified Commercial Investment Member (CCIM) candidate. During his educational career at both Georgia Southern University and The University of Georgia, Todd was a member of the baseball and rugby teams.

TEAM PROFILE



ERNIE ANAYA, MBA
President, National Senior Housing Group
EAnaya@BullRealty.com
404-876-1640 x 130



Michael Bull
Broker



Kaley Richard
Marketing



TODD GILMORE, MBA
V.P. National Senior Housing Group
Todd@BullRealty.com
404-876-1640 x 182



Scott Jackson
Analyst

CONFIDENTIALITY AGREEMENT

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 100 East Paces Drive, Athens, GA 30605. 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 this _____ day _____ of , 20____.

Receiving Party _____

Signature _____

Printed Name _____

Title _____

Company Name _____

Address _____

Email _____

Phone _____

Ernie Anaya, MBA
404-876-1640 x 130
EAnaya@BullRealty.com

Todd Gilmore, MBA
404-876-1640 x 182
Todd@BullRealty.com

Bull Realty, Inc.
50 Glenlake Parkway, Suite 600
Atlanta, GA 30328
Fax: 404-876-7073

