



OFFERING MEMORANDUM
ROME COMMERCIAL DEVELOPMENT SITE | ± 4.49 ACRES

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PROPERTY INFORMATION

PROPERTY SUMMARY

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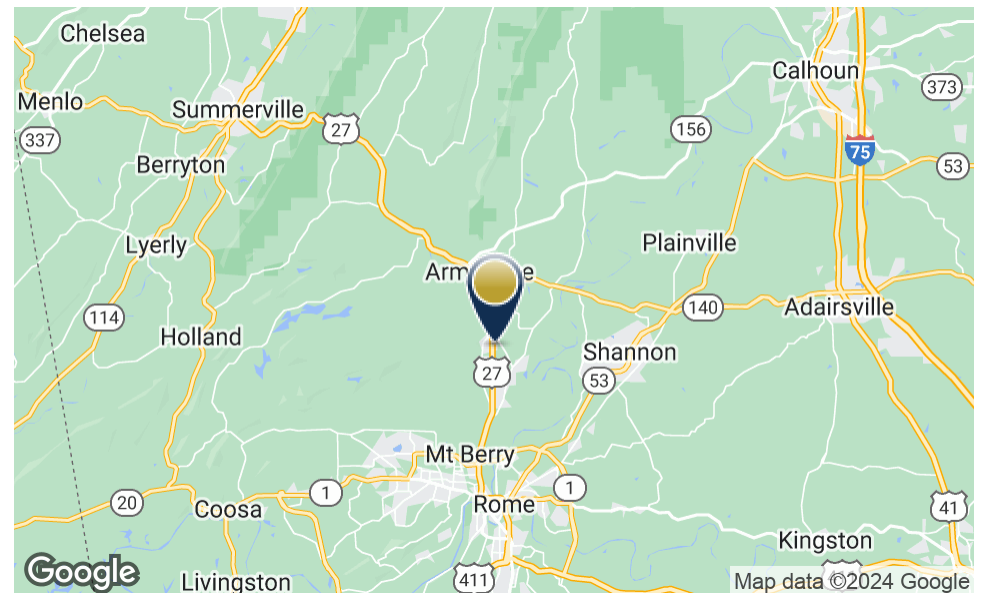


PROPERTY DESCRIPTION

Bull Realty is pleased to present this C-C zoned, ± 4.49-acre land site in Floyd County. This site is approved for Personal Care Home/Congregate Home use and is suitable for up to 80 units. Zoning allowable building height is 45 feet.

Unmet Market Demand Analysis and Survey are available upon request.

PROPERTY HIGHLIGHTS



PROPERTY INFORMATION

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GENERAL

Property Address: 4300 Martha Berry Hwy NE, Tract B, Rome, GA 30165
County: Floyd

SITE

Site Size: 4.49 Acres
Parcel ID: J10Y072A2
Zoning: C-C
Proposed Use: Commercial
Utilities: All utilities on-site

AREA

Traffic Count: 15,3000 VPD on Martha Berry Hwy
Frontage: 985' on Martha Berry Hwy
Cross Streets: Martha Berry Hwy & N. Floyd Park Rd

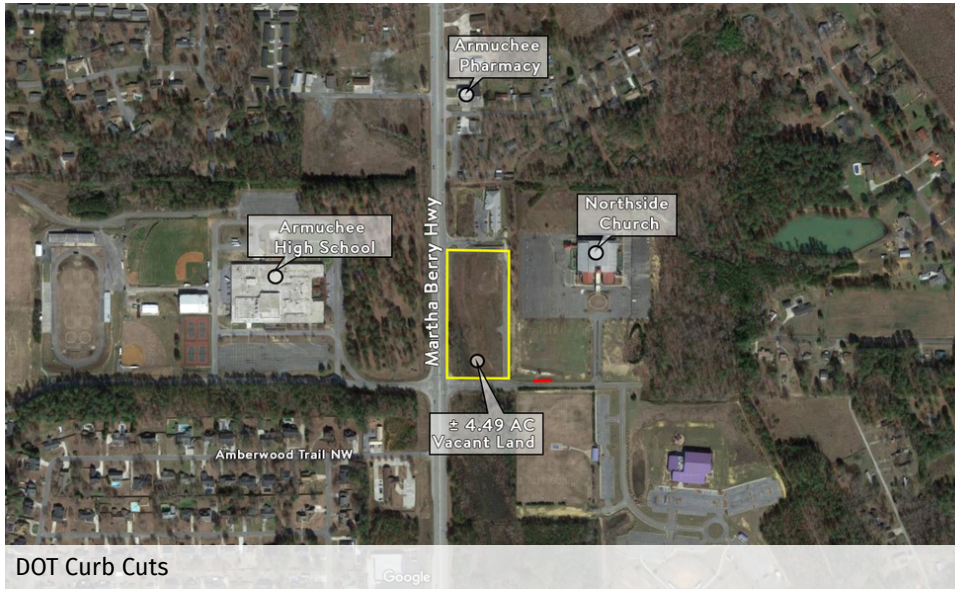
FINANCIAL

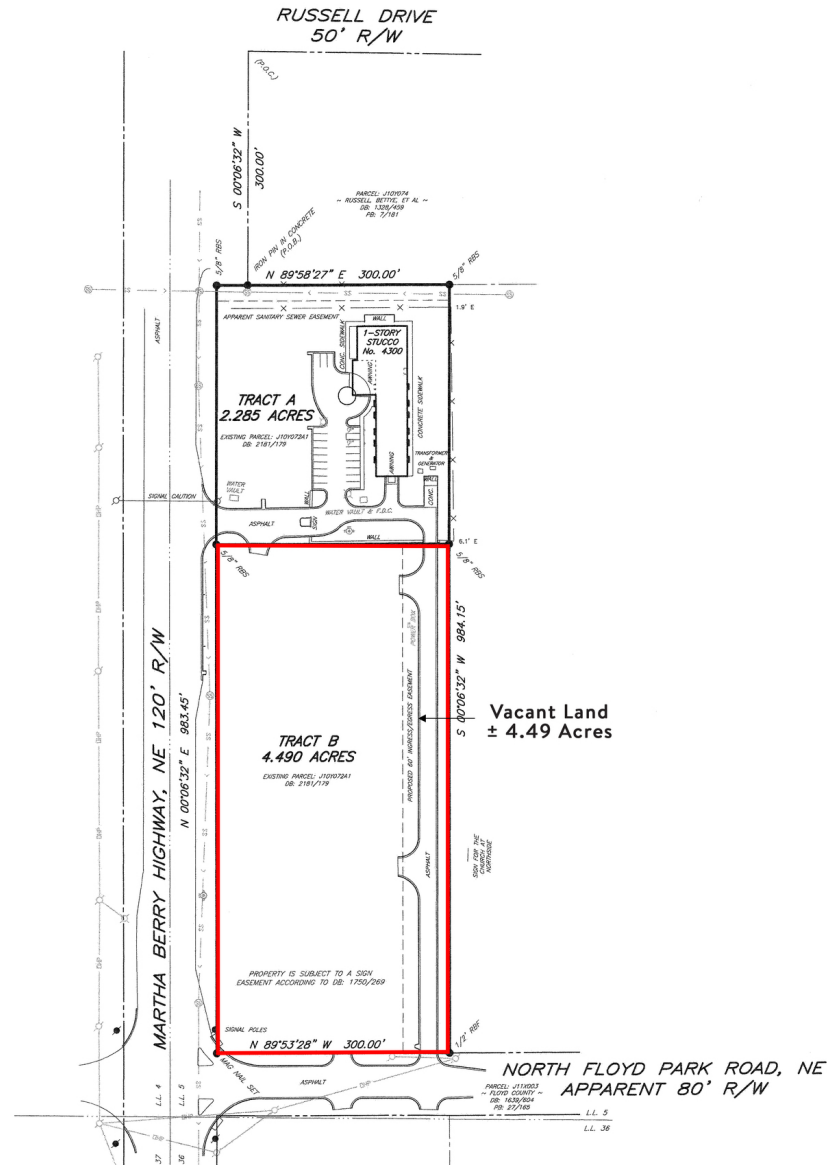
Price/Acre: \$100,223
Sale Price: \$450,000



PHOTOS

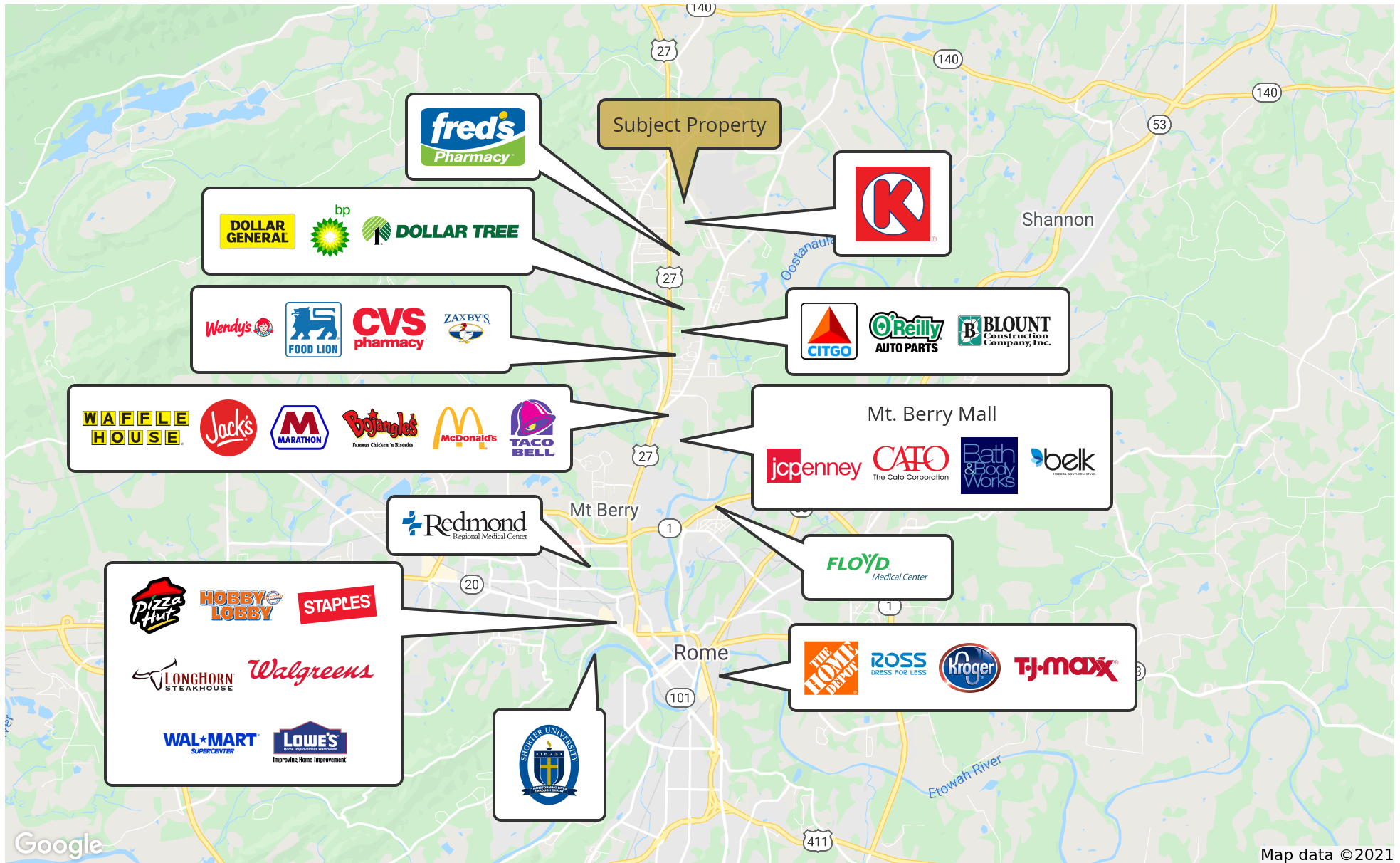
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AREA OVERVIEW





ABOUT THE AREA

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ROME, GA

Rome is located in the foothills of the Appalachian Mountains. The city was developed on seven hills with the rivers running between them, which inspired the early settlers to name it for Rome, after the longtime capital of Italy. The city was built at the confluence of the Etowah and the Oostanaula rivers, forming the Coosa River. It developed in the antebellum period as a market and trading city due to its advantageous location on the rivers.

With a population of 36,303 (according to the 2010 census), Rome is the second largest city, after Gadsden, Alabama, near the center of the triangular area defined by the Interstate highways between Atlanta, Birmingham and Chattanooga. The city has developed as a regional center in such areas as medical care and education, with higher-level institutions that include the private Berry College and Shorter University, and the public Georgia Northwestern Technical College and Georgia Highlands College.



Built in 1892, the Floyd County Courthouse was constructed with reinforced steel pulled from rail lines destroyed from Sherman's March; it features beautiful Romanesque revival architecture with terra cotta grotesques in the facade. Located adjacent to The Forum and the Rome Area History Museum the Town Green & urban riverfront and the Chief John Ross Memorial Bridge is at the center of the historic city. The city's newest landmark, which is a tribute to the rivers through stone historic markers, recently opened an expanded lower riverfront with scenic views of the Oostanaula River.



ERNIE ANAYA, MBA

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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.

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TEAM PROFILE

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Michael Bull

Broker



Kaley Richard

Marketing



Scott Jackson

Analyst

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.