



OFFERING MEMORANDUM

Senior Living Facility
Dahlonega, GA
30 Units (60 Beds)

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EXECUTIVE SUMMARY



THE OFFERING

This 30-unit structure has all necessary operational certifications and licensing to operate as a senior housing facility. The primary market area in which this property is located, shows favorable operational analysis and strong need for Assisted Senior Housing.

The high-quality vinyl and brick building was constructed in 2000 and can accommodate 60 beds. The property expands over 11-acres and has 4 additional building sites available for further development.

LOCATION OVERVIEW

This property is less than 5 minutes from the Medical Center in Dahlonega. The city itself, is merely 1 hour away from the city of Atlanta, GA, via Highway 400.

INVESTMENT HIGHLIGHTS

THE ASSET

- New 3-story 30-unit / 60-bed facility in lease-up
- Great views on 11-acre site with additional building sites
- Substantial land area for buyer to expand construction
- Schindler elevator in the center
- Currently in process of stabilization

RECENT RENOVATIONS

- Extensive interior renovations including hardwood floors, LED lighting, HVAC units and new elevator
- Comfortable finishes including new unit furnishings, blinds, curtains, flat screen TVs and massage chairs
- New exterior paint and parking lot asphalt

GREAT LOCATION

- Dahlonega is very attractive and accommodating to senior life style
- Convenient to quaint Dahlonega town square and area healthcare
- Close to University of North GA senior housing labor pool

HIGH UNMET DEMAND

- Senior living demand in area expected to increase by over 38% in next 60 months
- Memory Care demand in area expected to increase by over 37% in next 60 months

STRONG AREA DEMOGRAPHICS

- Average HH income in 10-mile range for age range of 65-74 is \$84,480
- Average net worth in 10 mile range for age range of 65-74 is \$1,262,169
- Assisted living monthly rental rates within 25-miles average \$3,923



PROPERTY INFORMATION

GENERAL		
Property Address:	634 Crown Mountain Drive Dahlonega, GA 30533	
County:	Lumpkin	
Building Size:	12,480 SF	
Year Built:	2000	
Number of Units:	30	
Number of Beds:	60	
Occupancy:	10%	
Number of Stories:	3	
Proposed Use:	Senior Living	
SITE		
Zoning:	O & I	
Parcel ID:	062A-000-085-000	
Site Size:	11 Acres	
Utilities Available:	All utilities available to site	
CONSTRUCTION		
Construction:	First floor brick exterior High-quality vinyl on upper floors	
Footing:	Slab perimeter	
Electrical:	3-phase	
Elevator:	Yes - 1 Schindler	
Roof:	Pitched, steel frame, asphalt-composite shingled roof	
FINANCIAL		
Sale Price:	\$3,000,000	

INVESTMENT SUMMARY





PRICE **\$3,000,000**

UNITS **30**





ACRES **11**

SIZE **12,480 SF**





YEAR BUILT
2000

OCCUPANCY **10%**



RECENT RENOVATIONS







INTERIORS

- New elevators
- Hardwood floors
- Expanded dining hall in first floor
- Environmentally friendly LED lights
- Upgraded HVAC for each floor
- Fully furnished units
- New blinds and curtains throughout
- Flat screen TVs in common area
- Massage chair room





EXTERIORS

- Full exterior repainting
- New asphalt for access road and parking lot















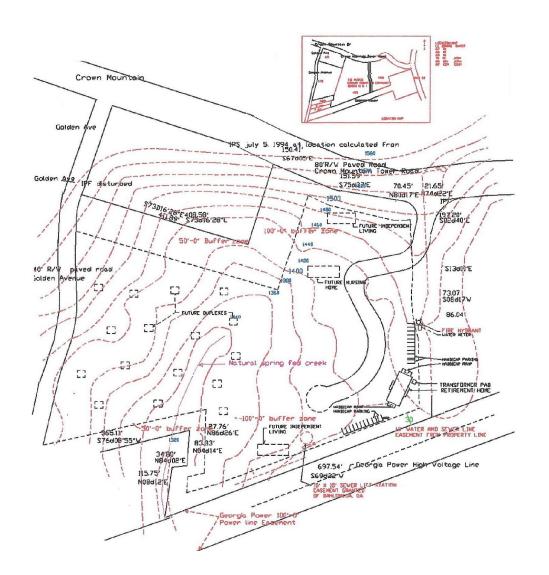








EXPANSION POTENTIAL





ADDITIONAL ACREAGE

The structure is located on an 11-acres site with four additional building sites. This offers substantial land area for the buyer to expand construction.

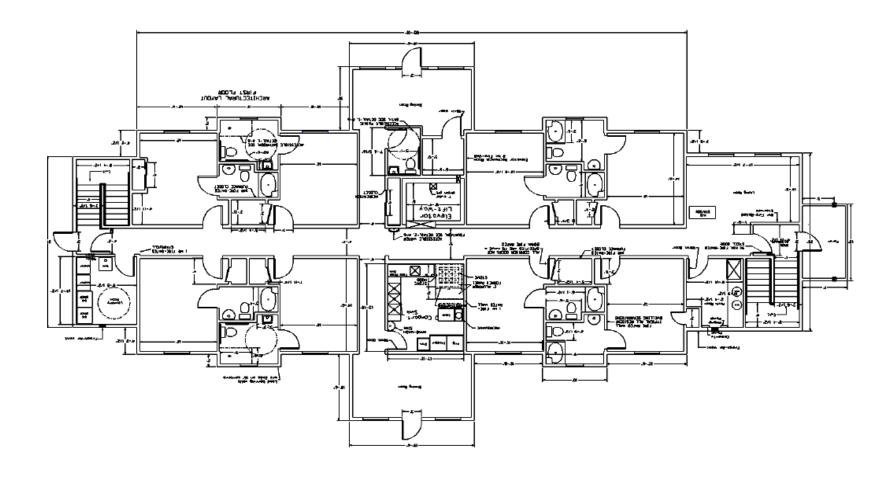
Currently there is one building erected that is serving as a senior housing facility. The additional acreage can be developed for additional medical properties to create a fully operational senior care campus.

Located in a popular retiree area, Dahlonega has shown tremendous senior living demand. The quaint mountain environment has become very attractive and accommodating to senior life style.



FLOORPLANS

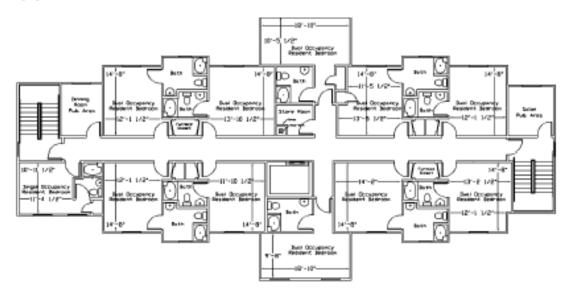
FIRST FLOOR



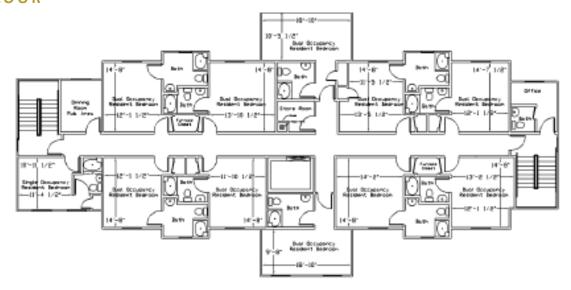


SURVEY

SECOND FLOOR



THIRD FLOOR







ABOUT THE AREA

DAHLONEGA, GA

Dahlonega is a growing community, known for an abundance of activities, including hiking through the foothills of the Blue Ridge Mountains; panning for gold in knee deep bubbling streams; strolling through the historic and delightful downtown square, which boasts delicious restaurants, art galleries, shopping in one of a kind boutiques; sipping exclusive and delicious Georgia wine; or playing golf at a signature Jack Nicholas course. There is live music, theater, and arts entertainment year-round at venues and seasonal festivals.

The highly rated and expanding, University of North Georgia is located within minutes of this property and is located in the heart of Dahlonega, which brings a vibrant flare of a college town to the City. Dahlonega is consistently ranked as a top national retirement location by Where to Retire Magazine and US News and World Report, due to the availability of services for seniors and the low cost of living. Approximately 35% of area businesses cater to Social Assistance and Healthcare.





LOCATION MAP & DEMOGRAPHICS

HIGHLIGHTS

> 0.7 miles to Downtown Dahlonega

& Univeristy of N Georgia

>Household income within a 10-mile radius is \$65,885

>Population within a 10-mile radius is 47,065

DEMOGRAPHICS

POPULATION

1 mile 3,023 5 mile 19,952

10 mile 47,065

HOUSEHOLDS

1 mile 412

6,965

10 mile

5 mile

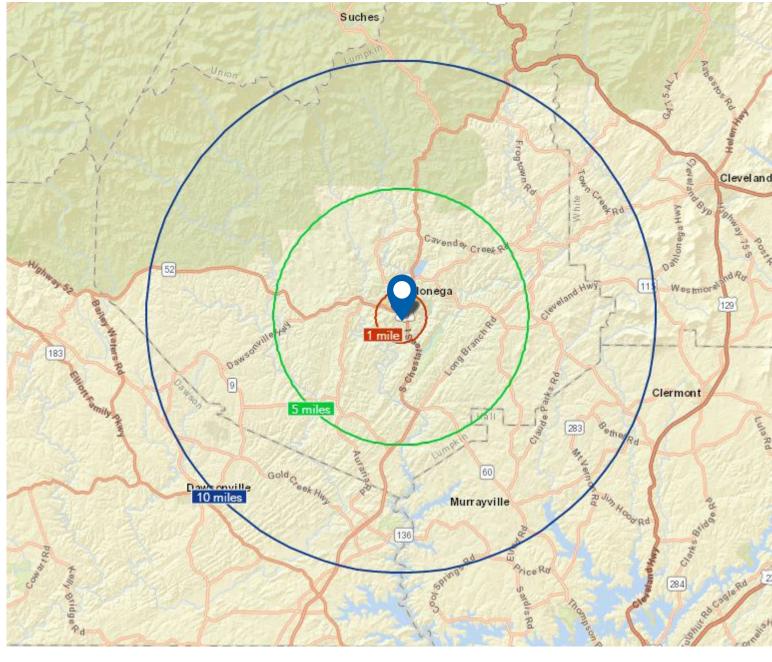
17,094

AVG. HH INCOME

\$49,506 1 mile

5 mile \$55,207

\$65,885 10 mile





ASSISTED LIVING DEMAND

PMA: Dahlone	ega 25 Mile Radius			
2018 Income-Qua	alified Households			MARKET PENETRATION*** 1.15%
Age	Achievable Penetration	Senior Qualified H-holds *		#Draw from Qualified AL
65+	2.020%	99,071		2001
75+	6.630%	35,385		2346
75+ \$35K+	21.600%	10,803		2333
55 - 64	1.140%	150,203		1712
		Mean		2,098
2023 Income-Qua	alified Households			
Age	Achievable Penetration	Senior Qualified H-holds *		#Draw from Qualified AL
65+	2.020%	126,508		2555
75+	6.630%	48,294		3202
75+ \$35K+	21.600%	15,647		3380
55-64	1.140%	165,654		1888
		Mean		2,756
			2018	2023
1.	Assisted Living Calculated Market Potential 2,098			
2.	Identified Competitive Units in Market Area ** 406		406	
3.	Identified Units under Constructio	Identified Units under Construction in Market Area **		0
4.	Unmet Assisted Living Demand [Line 1 - Line 2] 1,692		1,692	2,350
5.	Memory Care Capture Rate 35%		35%	
6.	Memory Care Calculated Market Potential [Line 2* Line 5] 734		965	
7.	Identified Competitive Units in Market Area ** 118		118	
8.	Identified Units under Construction in Market Area ** 0		0	
9.	Unmet Memory Care Demand [Line 6 - Line 7 - Line 8] 616		847	

References:

DISCLAIMER: While the information is deemed reliable, no warranty is expressed or implied. Any information important to you or another party should be independently confirmed within an applicable due diligence period.



^{*} ESRI Demographics Data

^{**} National Investment Center for Senior Housing (NIC) + State of Georgia



SALE COMPS







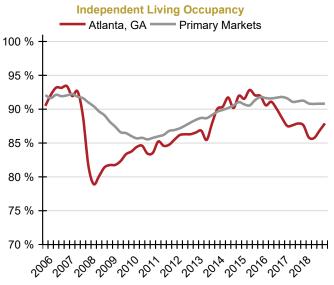
SENIOR HOUSING AVERAGE RENT TRENDS



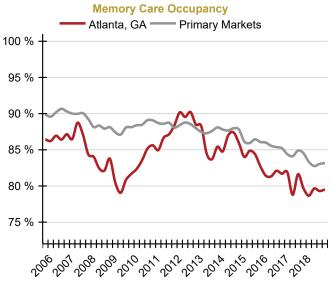


SENIOR HOUSING OCCUPANCY TRENDS











TEAM PROFILE



TODD GILMOREPresident, Senior Housing Group
EAnaya@BullRealty.com
404-876-1640 x 130



Aubri Lienemann Marketing



Kaley RichardMarketing



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.

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 634 Crown Mountain Drive, Dahlonega, GA. 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 agree	ed to this	day	_ of , 20
Receiving Party			
Signature			
Printed Name			
Title			
Company Name			
Address			
Email			

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

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



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.

