

## OFFERING MEMORANDUM



[Click Here for Drone Video](#)

*Spring*  
**House**



**THE SPRING HOUSE AT LITHIA SPRINGS | 86 UNITS**  
**INDEPENDENT LIVING FACILITY | NEWLY DEVELOPED**



# TABLE OF CONTENTS

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<b>PROPERTY OVERVIEW</b>	<b>3</b>
EXECUTIVE SUMMARY	4
PROPERTY INFORMATION	5
PROPERTY HIGHLIGHTS	7
SURVEY	8
INDEPENDENT LIVING SUPPLY AND DEMAND	9
<b>COMMUNITY OVERVIEW</b>	<b>11</b>
PROPERTY PHOTOS	12
<b>FINANCIALS</b>	<b>15</b>
SALE COMPS	17
<b>MARKET OVERVIEW</b>	<b>18</b>
ABOUT THE AREA	19
IN THE AREA	20
DEMAND DRIVERS	21
<b>CONTACT INFO</b>	<b>23</b>
BROKER PROFILE	24
TEAM PROFILES	25
CONFIDENTIALITY AGREEMENT	26
DISCLAIMER & LIMITING CONDITIONS	27



Exclusively listed by Bull Realty, Inc.



# PROPERTY OVERVIEW





# EXECUTIVE SUMMARY

## SPRING HOUSE AT LITHIA SPRINGS

Bull Realty is pleased to offer this 46,500 SF Independent Living Facility, including business, comprised of 86 units. The property is situated on 2.26 acres and was recently renovated and opened in 2020.

Each resident room contains a living area and a private bathroom with shower, commode and sink. The facility is located in Lithia Springs, GA (Douglas County). The property is located in the west suburbs of Atlanta, off Thorton Road & I-20. Conveniently located near a wide variety of shopping, restaurants, medical facilities and easy access to downtown Atlanta and less than 30 minutes to Hartsfield-Jackson Atlanta International Airport.

*Do not disturb tenants or management. Do not visit the site without an appointment through Bull Realty.*



PRICE:

**Contact Bull Realty for more information**



# PROPERTY INFORMATION



**ADDRESS** 950 Bob Arnold Blvd,  
Lithia Springs, GA 30122



**# UNITS** 86

**UNIT MIX** Studios (select units have balconies)

**# STORIES** 3



**TOTAL SIZE** 46,500 SF

**YEAR BUILT** 1998

**YEAR  
RENOVATED** 2020



**FEATURES** High Speed Internet Access  
Washer/Dryer - In-Unit  
Air Conditioning

**SITE SIZE** 2.26 Acres



**ZONING** C-G

**ASKING PRICE** Contact Bull Realty for more information



# PROPERTY INFORMATION



## PET POLICY

Small pets are welcome



## COOKING

Three daily chef inspired meals & snacks



## SERVICES

Maintenance on site  
Weekly housekeeping and laundry  
Personalized concierge  
Scheduled & personal transportation  
Cultural activities and events



## FEATURES

Private balconies  
Common areas  
Dining room  
Landscaped gardens  
Walking paths



## FITNESS & REC

Lifestyle and wellness program  
Massage therapy  
Third-party therapy services





# PROPERTY HIGHLIGHTS

## NEW, BEAUTIFUL CONSTRUCTION

- This Class "A" facility was newly-constructed in 2020 and offers the best of independent living
- The property is currently in the process of stabilization

## THE PROPERTY

- Units include a living area with a private bathroom and shower
- The property is situated on 2.26 acres

## PRIME LOCATION

- Located in Lithia Springs, Douglas County
- Dining, entertainment and grocery options are all convenient to the property
- Located 10 miles east of Wellstar Douglas Hospital, Arbor Place Mall and many other major retailers

## UNMET DEMAND

- The unmet demand of independent living units in the Lithia Springs PMA is a 37.8% increase









# INDEPENDENT LIVING SUPPLY AND DEMAND

The total demand is 686 Independent Living Units today growing to 817 in 2025 in the PMA (a 19.1%). There is a total of 340 Independent Living existing units within the 8-mile PMA with 0 planned new Independent Living units.

As the model indicates, the Unmet Demand for Independent Living units in the Lithia Springs PMA will total 346 units growing to 477 units in 2025, a 37.8% increase.

Average home values: \$238,180  
Average rents for Independent Living: \$2,497

	55 to 64	65 to 74	75+
Average HouseHold Income	\$85,898	\$70,951	\$49,342
Average Net Worth	\$804,942	\$828,079	\$830,735





# INDEPENDENT LIVING DEMAND

## PMA 8 Mile Radius

### 2020 Income-Qualified Households

MARKET PENETRATION

2.34%

Age	Achievable Penetration	Senior Qualified Households *	#Draw from Qualified AL
65+	2.020%	37,839	764
75+	6.630%	14,552	965
75+   \$50K+	14.750%	2,727	402
55 - 64	1.140%	53,707	612
		Mean	686

### 2025 Income-Qualified Households

Age	Achievable Penetration	Senior Qualified Households *	#Draw from Qualified AL
65+	2.020%	44,260	894
75+	6.630%	17,791	1180
75+   \$50K+	14.750%	3,809	562
55 - 64	1.140%	55,447	632
		Mean	817

		2020	2025
1.	Independent Living Calculated Market Potential	686	817
2.	Identified Competitive Units in Market Area **	340	340
3.	Identified Units under Construction in Market Area **	0	0
4.	UNMET Independent Living DEMAND [Line 1 - Line 2]	346	477

#### References:

\* ESRI Demographics Data

\*\* National Investment Center for Senior Housing (NIC)

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.



# COMMUNITY OVERVIEW

*Spring*  
**House**  
at Lithia Springs  
An Independent Living Community



*Welcome to The Spring House at Lithia Springs,  
a place you'll truly love to call home.*

Great things come about when people come together in positive, refreshing environments. The Spring House at Lithia Springs is a vibrant Independent Living community where neighbors quickly become friends.

We pride ourselves on fostering independence, nurturing well-being and enhancing quality of life. Seniors have a choice as to where they live. It is our honor and privilege for those who choose to live at The Spring House at Lithia Springs.

**Spring House at Lithia Springs**  
950 Bob Arnold Blvd., Lithia Springs, GA 30122  
678.883.8955

[www.SpringHouseLiving.com](http://www.SpringHouseLiving.com)  
[Hello@SpringHouseLiving.com](mailto:Hello@SpringHouseLiving.com)



## APARTMENT LIFESTYLE

- Spacious studio apartments
- Kitchenettes
- Outdoor courtyard and patio
- Restaurant-style dining
- Bistro with beverage and snack bar
- Daily status checks
- Wi-Fi throughout
- Senior exercise
- Movie Room
- Balconies\*

\*In select homes







## A PLACE TO CALL HOME

The Spring House is a boutique community that offers distinctive apartment homes, many with private balconies, tastefully appointed common areas and dining room, beautifully landscaped gardens and walking paths.





## APARTMENT LIVING

These apartment homes include a living area with a private bathroom and shower.





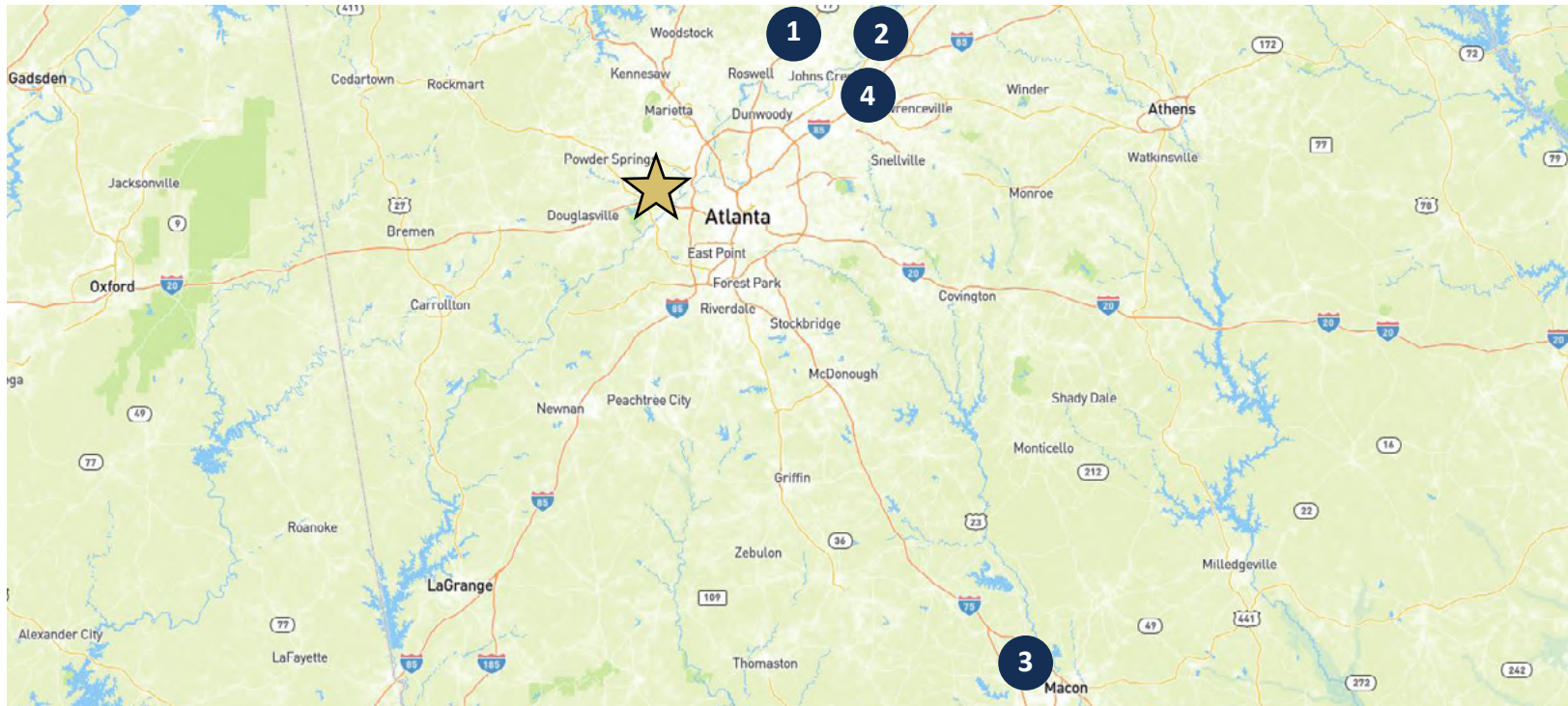
# FINANCIALS



***PLEASE SIGN CONFIDENTIALITY AGREEMENT  
LOCATED ON PAGE 31 OF THIS DOCUMENT  
OR  
ONLINE AT [BULLREALTY.COM](https://www.bullrealty.com)***

SIGN  
CONFIDENTIALITY AGREEMENT  
ONLINE

# SALE COMPS



#	ADDRESS	SALE PRICE	YEAR BUILT / RENOVATED	BUILDING SIZE	NO. UNITS	PRICE/UNIT	SITE SIZE	SOLD DATE
★	950 Bob Arnold Blvd, Lithia Springs, GA 30122	-	1998/2020	46,500 SF	86	-	2.26 AC	-
1	255 Vaughan Drive, Suwanee, GA 30024	\$21,476,649	2013	120,000 SF	118	\$182,006	4.09 AC	09/07/2017
2	11190 Medlock Bridge Road, Duluth, GA 30097	\$22,932,694	2015	50,000 SF	126	\$182,006	4.39 AC	09/07/2017
3	300 Charter Blvd, Macon, GA 31210	\$20,700,000	2001	103,801 SF	115	\$180,000	4.99 AC	08/12/2015
4	3315 Peachtree Blvd, Duluth, GA 30096	\$29,550,000	2003	189,836 SF	165	\$179,091	8.42 AC	06/07/2012



# MARKET OVERVIEW



## LITHIA SPRINGS, GA

Lithia Springs is located in Douglas County, Georgia and is home to approximately 17,246 residents. Home to Sweetwater Creek State Park, Lithia Springs is an unincorporated community in eastern Douglas County, located 17 miles west of Atlanta. Visitors to the park can fish, boat and hike to the ruins of the New Manchester Manufacturing Company's textile factory, destroyed by Union troops during Sherman's march to the sea.

Lithia Springs prides itself on its environmental responsibility and encourages residents and visitors alike to explore the peaceful wilderness within the area. In addition, nearby attractions include Six Flags Over Georgia, Silver Comet Trail, West Pines Golf Club and Downtown Douglasville.

Source: <https://www.exploregeorgia.org/city/lithia-springs>

## DOUGLAS COUNTY, GA

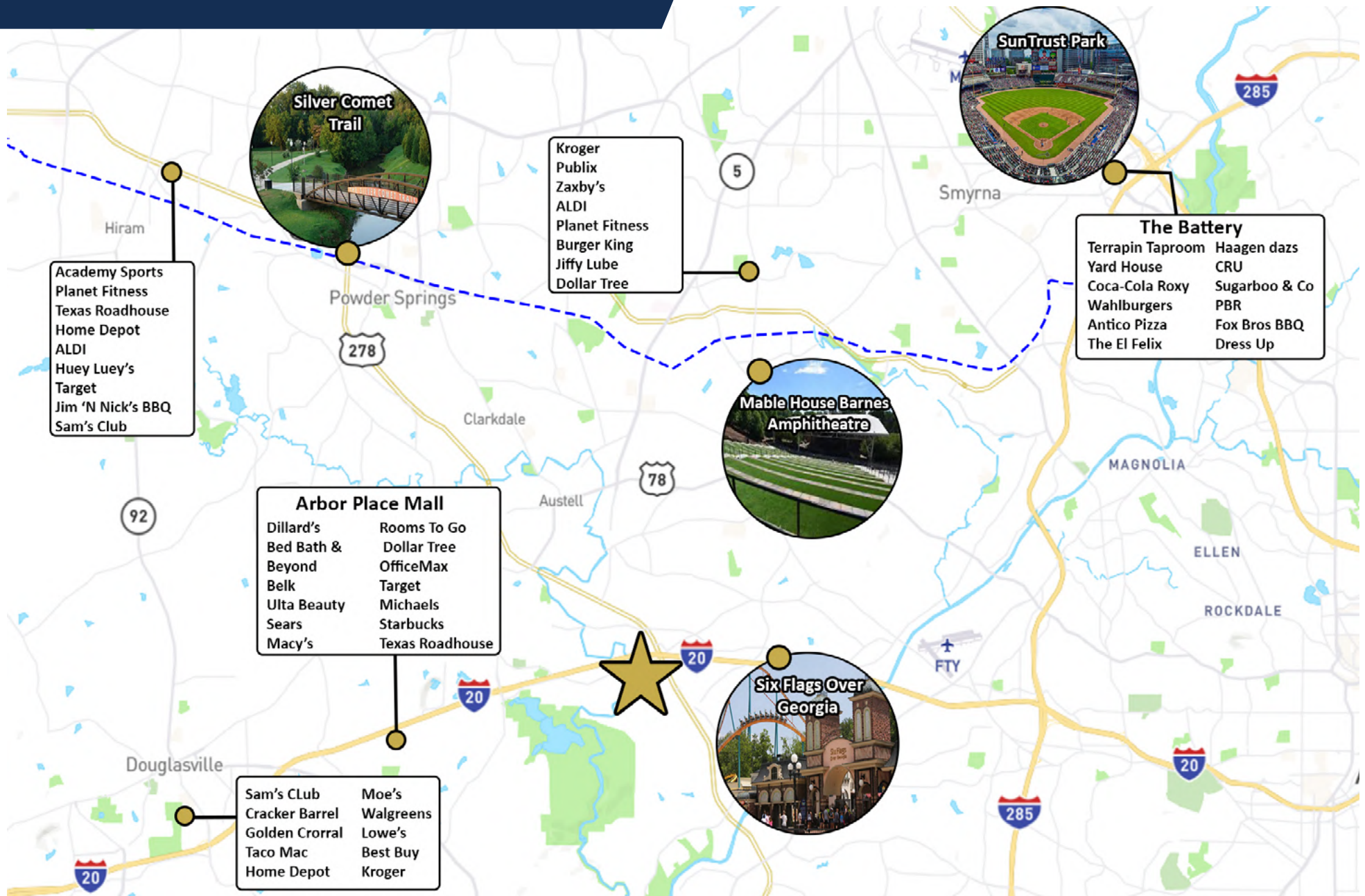
Douglas county is located 20 miles west of Atlanta on Interstate 20. It is 200 square miles of gently rolling foothills of the Appalachian Piedmont, and boarded by the Chattahoochee River, Cobb County, Paulding County and Carroll County.

Douglas County is home to one of three Google Data Centers in Georgia and is the only one in the state outside downtown Atlanta. The 250,191 SF facility was built in 1998, renovated in 2008, and offers 32 MW of power utilizing 25kV underground power feeds- making it the most robust of the three. Google chose to invest in Douglas County to capitalize on the area's combination of energy infrastructure, amenities and workforce.

Source: <https://www.celebratedouglascounty.com/>



# IN THE AREA





# DOUGLAS COUNTY, GEORGIA

## SHOPS & GROCERS



## TOP EMPLOYERS



## RETAILERS



## AREA ATTRACTIONS

- Douglas Country Film Trail
- Clinton Nature Preserve
- West Pines Golf Club
- L&R Alpaca Haven Farm
- Mirror Lake & Chapel Hill Golf Club
- Boundary Waters Park
- The Douglas County Museum



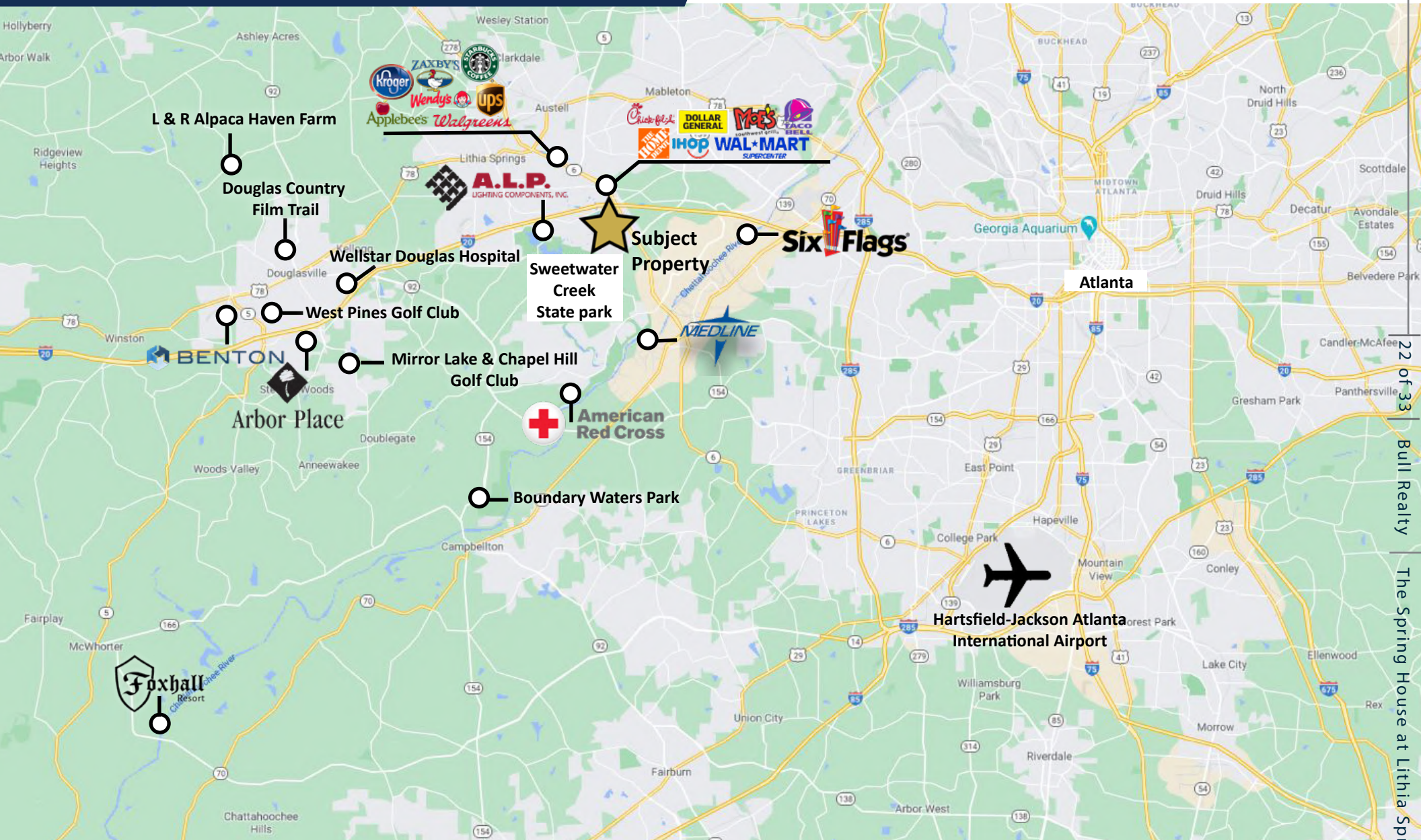
Sweetwater Creek  
State Park



Cherry Blossom Festival



# DEMAND GENERATORS

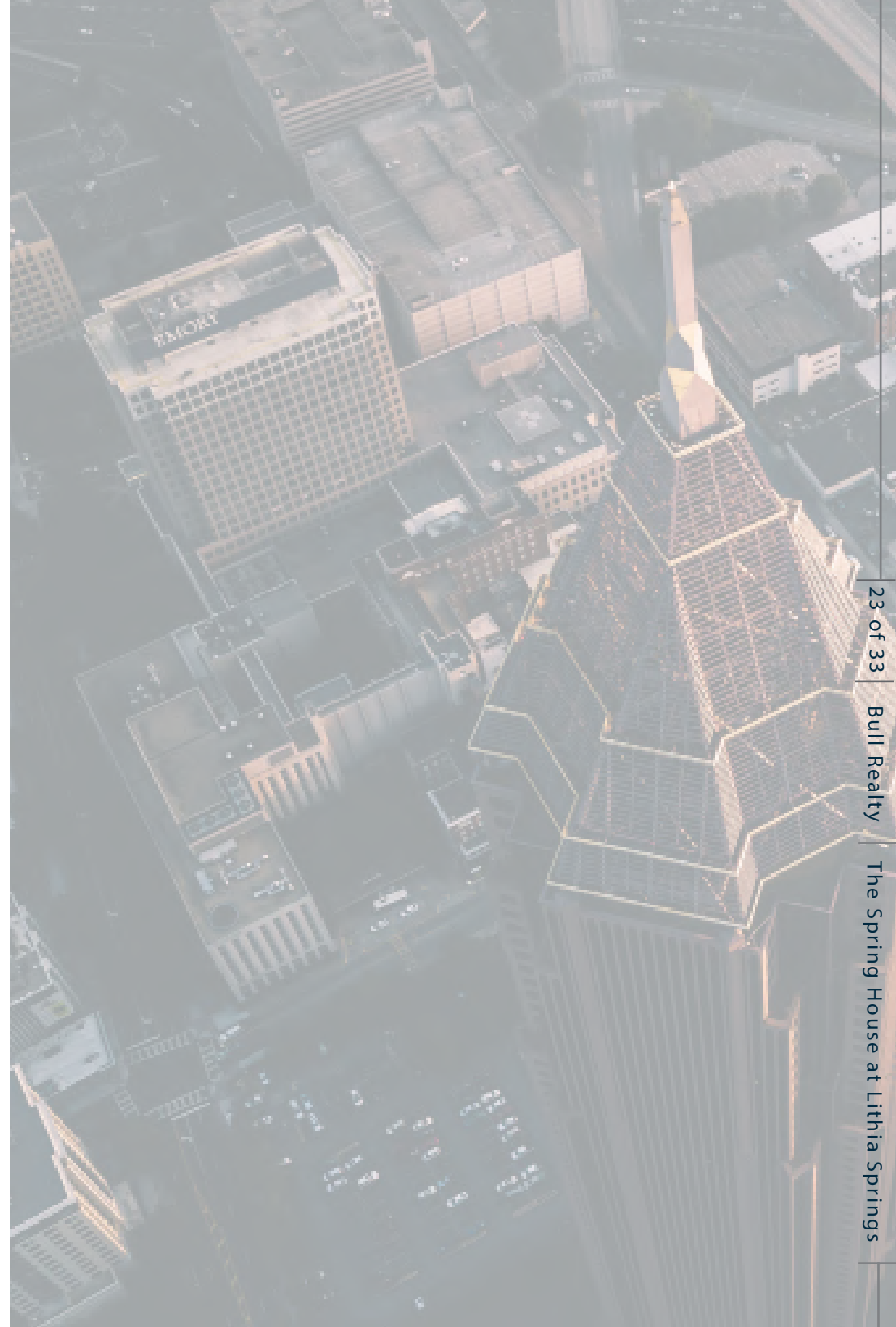


# ATLANTA

Atlanta is an exciting destination with world-class restaurants, a festive nightlife, several major league sports teams and an abundance of cultural attractions. Atlanta's arts and culture scene is complemented by in-town neighborhoods that give the city even more depth. These locations are in the neighborhoods of Midtown, Virginia-Highland, Little Five Points and Inman Park - a short cab ride away.

Home to the busiest and most efficient airport in the world, Hartsfield-Jackson Atlanta International Airport, and the Maynard H. Jackson International Terminal, makes getting to Atlanta easy. With a variety of transportation options throughout the city, our guides, maps, shuttles, tours and Atlanta Ambassadors make getting around Atlanta easy as well.

Encompassing \$304 billion, the Atlanta metropolitan area is the eighth-largest economy in the country and 17th-largest in the world. Corporate operations comprise a large portion of Atlanta's economy, with the city serving as the regional, national or global headquarters for many corporations. Atlanta has the country's third largest concentration of Fortune 500 companies, and the city is the global headquarters of corporations such as The Coca-Cola Company, The Home Depot, Delta Air Lines, AT&T Mobility, UPS, SunTrust Bank, Mercedes Benz USA, Newell-Rubbermaid and is home to the world renowned Center for Disease Control. Over 75% of Fortune 1000 companies conduct business operations in the Atlanta metropolitan area, and the region hosts offices of about 1,250 multinational corporations. Many corporations are drawn to Atlanta due to the city's educated workforce; as of 2010, nearly 43% of adults in the city of Atlanta have college degrees, compared to 27% in the nation as a whole and 41% in Boston.





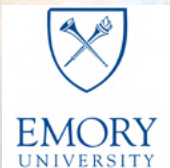
# ATLANTA

## TOP EMPLOYERS

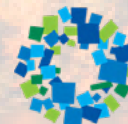
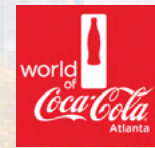


DELTA

## EDUCATION



## MAJOR ATTRACTIONS



Atlanta  
BeltLine





## ECONOMIC ENGINE FOR THE SOUTHWEST

Encompassing \$304 billion in gross domestic product that is forecasted to grow to \$474 billion by 2040, the Atlanta metropolitan area is the eighth-largest economy in the country and 17th-largest in the world. Corporate operations comprise a large portion of the Atlanta's economy, with the city serving as the regional, national, or global headquarters for many corporations. Atlanta contains the country's third largest concentration of Fortune 500 companies, and the city is the global headquarters of corporations such as The Coca-Cola Company, The Home Depot, Delta Air Lines, AT&T Mobility, UPS and Newell-Rubbermaid. Over 75 percent of Fortune 1000 companies business operations in the Atlanta metropolitan area, and the region host offices of about 1,250 multinational corporations.

## 9th LARGEST MSA IN THE UNITED STATES

The region is comprised of 29 counties in North Georgia, making it the ninth largest metropolitan statistical area, or MSA, in the United States. Atlanta's economy is considered diverse with dominant sectors including logistics, professional and business services, media operations, and information technology. The metro Atlanta region is home to more than 5.3 million people and nearly 150,000 businesses, a world-class airport, multiple parks and green space, competitive schools and numerous amenities for entertainment, sports and restaurants that all offer a top-tier quality of life.

## HIGH QUALITY OF LIFE AT A LOW COST

A lower cost of living in Atlanta for major expenses like housing, clothing, food and gasoline has helped to keep the region's cost of living below the U.S. average, and well below those of most major metropolitan areas. In 2013, the cost of living in Atlanta Georgia index averaged 95.3, below the national average of 100 (C2ER Cost of Living Index, 2013). Its quality of life and lower costs have gone unnoticed: since 2000, metro Atlanta has grown by more than 1.1 million people - a 26 percent increase in 12 years.

## DISTINCT, ELECTRIC, AND ENGAGING NEIGHBORHOODS

Atlanta's neighborhoods each have their own character and appeal. Housing three business districts, including the Historic Business District, Downtown Atlanta is home to many of the most famous tourist attractions, in addition to numerous historical and entertainment ourskits. Known as "The Beverly Hills of the East," Buckhead is one of the most renowned and fashionable neighborhoods in Atlanta. It's one of the country's largest urban mixed-use development areas, combining major offices, retail outlets, hotels, restaurants, entertainment spots and high-rise residential units within its commercial core, and it surrounded by a series of quiet and tony neighborhoods.





## HIGHWAY

With a comprehensive network of freeways that radiate out from the city, automobiles are the dominant mode of transportation in the region. Three major interstate highways coverage in Atlanta I-20 (east-west), I-75 (northwest-southeast), and I-85 (northeast-southwest). The latter two combine in the middle of the city to form the Downtown Connector (I-75/85), which carries more than 340,000 vehicles per day. Atlanta is mostly encircled by Interstate 285, a beltway locally known as “the Perimeter” that has come to mark the boundary between “Inside the Perimeter” (ITP), the city and close-in suburbs, and “Outside the Perimeter” (OTP), the outer suburbs and exurbs.

## AIRPORTS

- Hartsfield-Jackson Atlanta International Airport (ATL) is located seven miles south of the central business district of Atlanta and has served as a key engine of Atlanta’s economic growth. It has been the world’s busiest airport by passenger traffic since 1998, and by number of landings and take-offs since 2005. Hartsfield-Jackson held its ranking as the world’s busiest airport in 2012, both in passengers and numbers of flights, by accommodating 95 million passengers (more than 260,000 passengers daily) and 950,119 flights. Many of its nearly one million flights originate within the United States, where Atlanta serves as a major hub for travel throughout the Southeastern United States. The airport has 207 domestic and international gates and offers international service to North America, South America, Central America, Europe, Asia, and Africa.
- Peachtree Dekalb Airport is county owned, public use airport in DeKalb County, just northeast of Atlanta. It has one airline service with Southern Airways Express.



## PUBLIC TRANSPORTATION

- The Metropolitan Atlanta Rapid Transit Authority or MARTA is the principal rapid-transit system in the Atlanta metropolitan area. It is the eighth-largest rapid transit system in the United States by ridership. MARTA operates a network of bus routes linked to a rapid transit system consisting of 48 miles of rail track with 38 train stations in Fulton, Clayton and DeKalb counties, with bus service to Six Flags Over Georgia and the Cumberland Transfer Center next to the Cumberland Mall. The average total daily ridership for the system is 415,600 passengers.
- The Atlanta Amtrak Station is served by the Crescent passenger train and is located in the Brookwood section of town between Buckhead and Midtown.







## PUBLIC TRANSPORTATION

- Buckhead Uptown Connection (Buc) is a free community shuffle service designed to provide connections between Atlanta's regional rail system, MARTA, and local destinations for Buckhead's workforce. With a primary focus on commuter travel, "the Buc" provides connections between MARTA rail and area offices, hotels and shopping destinations.
- XpressBus is a regional public transportation service provided by the Georgia Regional Transportation Authority (GRTA) that gives commuters throughout the metro Atlanta region a valuable transportation option, and improves the capacity of Georgia's most congested highways. Xpress Bus offers 33 routes in 12 metro Atlanta counties and carries more than 2 million passenger trips annually.



## ARTS & CULTURE

- The Atlanta Symphony Orchestra is based in Atlanta and its main concert venue is Atlanta Symphony Hall in the Woodruff Arts Center.
- The Callanwolde Foundation, INC., operating as Callanwolde Fine Arts Center, is a non-profit organization whose mission is to preserve, restore, and develop the Callanwolde Estate and to be a premier public participatory arts and cultural center. The non-profit arts center offers classes and workshops for all ages in visual, literary and performing arts.
- Museum of Design Atlanta (MODA) is the only museum in the Southeast devoted exclusively to the study and celebration of all things design. MODA regularly features exhibitions highlighting architecture, industrial and product design.
- The Fox Theatre, a former movie palace, is a performing arts venue located in Midtown. The 4,678-seat auditorium was developed as a lavish movie theater in the Fox Theaters chain and opened in 1929.



## EDUCATION

Between Georgia's Tech's best-engineering program in the nation to Georgia State University's largest business school in the South, Atlanta is home to colleges and universities that provide students with an exceptional education in any desired field. This includes programs at Mercer University ranging from public health to pharmacy to theology. Contribution to research also defines higher education in Atlanta, as scholars from Emory produce over \$500 million in research funding annually, while also maintaining a traditional emphasis on teaching. There are over 30 colleges and universities located in the Atlanta metropolitan area.



# CONTACT INFORMATION



# BROKER PROFILE



## ERNIE ANAYA, MBA

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

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.

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 for 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 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. 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.



Bull Realty is a commercial real estate sales, leasing, and advisory firm licensed in nine Southeast states headquartered in Atlanta. The firm was founded in 1998 on two primary missions: to provide a company of advisors known for integrity and to provide the best disposition marketing in the nation. Still guided by these philosophies, the firm's services have expanded to include disposition, acquisition, project leasing, tenant representation and consulting services. To add additional value and efficiency for clients, advisors focus on specific sectors and services in the office, retail, industrial, multifamily, land, healthcare, senior housing, self-storage, hospitality and single tenant net lease sectors.

The firm produces America's Commercial Real Estate Show, a national video show and podcast enjoyed by millions of people around the country. Industry analysts, leading market participants and the firm's founder Michael Bull share market intelligence, forecasts and success strategies. The show has aired every week since 2010 on Apple Podcast, all major podcast sites, YouTube and [www.CREshow.com](http://www.CREshow.com).





# TEAM PROFILES



**ERNIE ANAYA, MBA**

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



**Michael Bull**  
Broker



**Kaley Richard**  
Marketing



**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 **950 Bob Arnold Blvd., Lithia Springs, GA 30122**. 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 , 2020.

Receiving Party \_\_\_\_\_

Signature \_\_\_\_\_

Printed Name \_\_\_\_\_

Title \_\_\_\_\_

Company Name \_\_\_\_\_

Address \_\_\_\_\_

Email \_\_\_\_\_

Phone \_\_\_\_\_

**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**

**SIGN**  
**CONFIDENTIALITY AGREEMENT**  
**ONLINE**



# 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.





# BULL REALTY

ASSET & OCCUPANCY SOLUTIONS

**ERNIE ANAYA, MBA**

President, Senior Housing Group

404-876-1640 x 130

EAnaya@BullRealty.com

**Do not visit site without an appointment.  
Do not disturb management or tenants.**

Information contained herein may have been provided by the seller, management or other outside sources. While deemed reliable, it may be estimated, projected, is limited in scope and is subject to change or inaccuracies. Pertinent information should be independently confirmed prior to purchase offer or within an applicable due diligence period.