



OFFERING MEMORANDUM

HIGHLAND PARKWAY MEDICAL OFFICE BUILDING

100% LEASED MEDICAL OFFICE BUILDING

6.2% CAP RATE | \$5,350,000



DISCLAIMER & LIMITING CONDITIONS

Bull Realty has been retained as the exclusive 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 Listing Broker. 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.

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

Paul Zeman
Partner
President, Healthcare Real Estate Services
Paul@BullRealty.com
404-876-1640 x133



TABLE OF CONTENTS

DISCLAIMER & LIMITING CONDITIONS	2
<i>PROPERTY OVERVIEW</i>	<i>4</i>
EXECUTIVE SUMMARY	5
PROPERTY INFORMATION	6
SURVEY	7
PHOTOS	8
TENANT PROFILES	11
<i>AREA OVERVIEW</i>	<i>13</i>
ABOUT THE AREA	14
LOCATION MAP	15
IN THE AREA	16
<i>CONTACT INFORMATION</i>	<i>17</i>
BROKER PROFILE	18
ABOUT BULL REALTY	19
CONFIDENTIALITY AGREEMENT	20

PROPERTY OVERVIEW



EXECUTIVE SUMMARY

OFFERING

Bull Realty is pleased to offer to qualified investor the opportunity to acquire the Highland Parkway Professional Building in Ellijay, GA. This two-tenant, 100% leased, medical office building is anchored by Northside Hospital, an Atlanta based health system powerhouse. The other tenant is Digestive Healthcare of Georgia, a well-established, multi-location practice.

The property itself is in a fast-growing community adjacent to Manor Lake Living, a Memory Care & Independent Living facility. Centrally located between Jasper and Blue Ridge, this property is strategically located.

Northside currently utilizes 3,714 SF for their OB/GYN and Pulmonology Clinics. The remainder of the 10,905 SF space is currently in shell form and being evaluated for build-out to include Primary Care and Cardiology. Northside just exercised a 5-year option to extend.

Digestive Healthcare of Georgia occupies 3,990 SF and runs a very successful gastroenterology clinic offering a full range of services including consultations, procedures, clinical research trials and overall compassionate advanced digestive care. This practice has 21 physicians and 8 locations.

If you would like to pursue this opportunity, please return the Confidentiality Agreement on the last page of this Offering Memorandum. Once received, we will forward you the rent roll, income & expense statement and any other reasonably requested items.

The Seller will move forward with the first acceptable offer.



HIGHLIGHTS

- 18,609 SF Medical Office Building located in beautiful Ellijay, GA, between Jasper and Blue Ridge
- Leases are **NNN with annual escalations**
- **Minimal landlord responsibilities**
- Very strong **creditworthy tenants** including a major health system
- Available for sale for **\$5,350,000** at a **6.25% cap rate**

PROPERTY INFORMATION

BUILDING

ADDRESS	433 Highland Parkway, Ellijay, GA 30540
COUNTY	Gilmer
BUILDING NAME	Highland Parkway Medical Office Building
BUILDING SIZE	18,763 SF
YEAR BUILT	2015
NUMBER OF FLOORS	2
SIGNAGE	Monument Signage

SITE

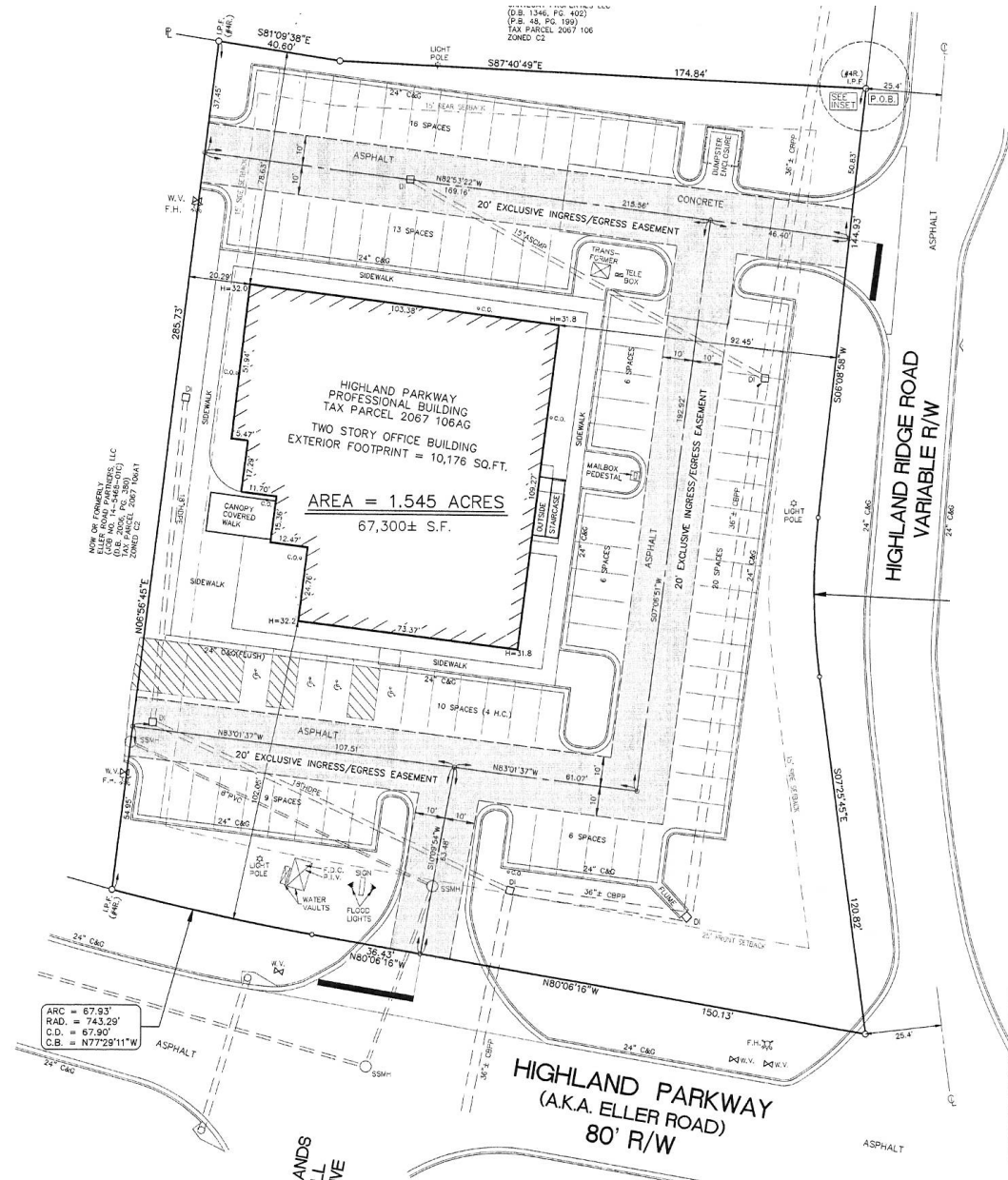
ZONING	C1
SITE SIZE	1.54 Acres
PARCEL ID	2067-106AG
PARKING SPACES	89 spaces = 5:1,000 SF



FINANCIAL

LEASED	100%
PRICE	\$5,350,000
CAP RATE	6.25%
NOI	\$333,588

SURVEY









TENANT PROFILE



NORTHSIDE HOSPITAL is committed to the health and wellness of the community through dedication to being a center of excellence in providing high-quality health care. They pledge compassionate support, personal guidance and uncompromising standards to patients in their journeys toward health of body and mind. To ensure innovative and unsurpassed care for patients, they are dedicated to maintaining their position as regional leaders in select medical specialties. And to enhance the wellness of the community, they are committed to providing a diverse array of educational and outreach programs.

For the past 50 years, Northside has taken care of Georgians. And as the community has grown, they have grown with it — expanding across 25 counties with five acute-care hospitals, over 250 outpatient facilities, 4,000 providers and 24,500 employees. They are an entire system of care, dedicated to clinical excellence and research innovation — quality health care that 4,300,000 patients count on every year.



TENANT PROFILE



DIGESTIVE HEALTHCARE OF GEORGIA has dedicated gastroenterology physicians providing comprehensive inpatient and outpatient medical services for the diagnosis and treatment of digestive tract and liver illnesses.

All physicians are board certified or board eligible and are on staff at Piedmont Hospital, Piedmont-Fayette Hospital, or Piedmont Mountainside Hospital. Many of our physicians have a particular expertise within Gastroenterology and Hepatology and are recognized to be leaders in their fields.

Digestive Healthcare of Georgia is one of the Southeastern United States' oldest and largest practices specializing in adult Gastroenterology and Hepatology. Their mission is to provide patients with compassionate, state of the art specialty care in a supportive, caring environment.

Digestive Healthcare of Georgia has 8 offices in the metropolitan area including Ellijay, Atlanta, Fayetteville, Jasper, Newnan, Marietta, Canton and Woodstock.

AREA

OVERVIEW

ELLIJAY GEORGIA

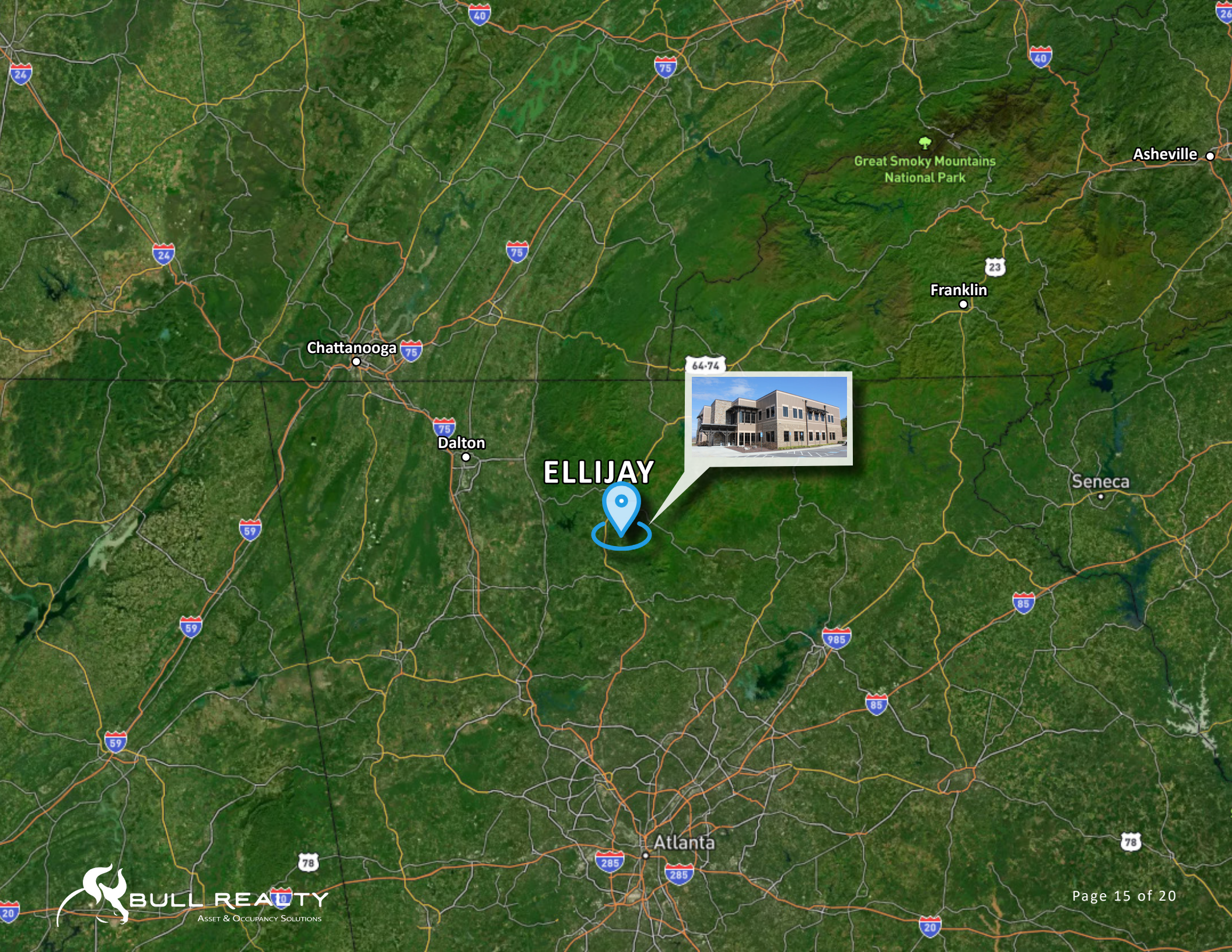


The Ellijay and Gilmer County area abounds in recreational opportunities for all ages. Experience nature along miles of north Georgia hiking and biking trails. The proximity to the start of the Appalachian Trail offers opportunities for a day hike or a longer trek. Picnicking and camping are available in the Chattahoochee National Forest and nearby state parks. Enjoy boating on Carters Lake or trout fishing, canoeing, kayaking, and tubing on area rivers and creeks. Experience miles of trails for hiking, biking or camping, plus scores of rivers and creeks for trout fishing, tubing or paddling for exploring your outdoor adventure.

Historic downtown Ellijay beckons visitors to explore its locally owned shops and restaurants. Browse its specialty boutiques for handmade crafts, unusual gifts, unique apparel, and antiques. Bargain hunters and antique lovers will be delighted with their finds. Enjoy a leisurely meal or grab a quick snack at one of Ellijay's many dining establishments, some within walking distance of the town square. Downtown Ellijay hosts a variety of celebrations and festivities throughout the year.

Situated on the banks of the Cartecay River, East Ellijay boasts a variety of stores offering home improvement supplies, groceries, hardware, and household goods. Dining options include barbecue, pizza, Mexican, and fast food. Some of the area's best apple orchards may also be found in East Ellijay.

Located less than 90 minutes from both Atlanta and Chattanooga, Ellijay offers a great escape from the hustle and bustle, but provides easy convenience to major highways, cities and attractions.



ELLIJAY



DOWNTOWN ELLIJAY

La Catrina Tacos & Margaritas
River Street Tavern
Cantaberry
Cornerstone Cafe
Ellijay Coffeehouse
Back Porch Bistro

Piedmont
HEALTHCARE

BW
Best Western

Walmart
Save money. Live better.

LOWE'S

Comfort
INN

Ruby
Tuesday

CVS
pharmacy

Chick-fil-A

TACO
BELL

ZAXBY'S

SHANE'S
P.R. Shack

SUBWAY

GTC
MOVIES

Arby's

sears

Hardee's
Walgreens

Budget
Inn

FOOD LION

DOLLAR GENERAL

BURGER
KING

ingles

McDonald's

BB&T

TSC
TRACTOR
SUPPLY CO

WAFLE
HOUSE

ups



CONTACT INFORMATION

BROKER PROFILE



PAUL ZEMAN

Partner

President, Healthcare Real Estate Services

Paul@BullRealty.com

404-876-1640 x133

Paul and his team specialize in advising clients in the acquisition and disposition of institutional quality medical office buildings and portfolios in the \$5mm to \$100mm+ price range. The Healthcare Real Estate Services Team at Bull Realty, Inc. has implemented business plans and strategies for medical office building owners to maximize asset value resulting in hundreds of millions of dollars of properties sold. This has established Paul as an authority and go-to broker in MOB acquisitions and dispositions. Paul regularly moderates, participates on panels and holds round table discussions at National Healthcare Real Estate Conferences including Interface Charlotte, Chicago, Dallas, Los Angeles & Atlanta and BOMA Philadelphia, Chicago, Dallas, San Francisco, Nashville, Cleveland & Atlanta.

Prior to entering Healthcare Real Estate, Paul held multiple securities licenses as a Financial Advisor with Prudential Securities and later turned to his family roots as a Healthcare Provider in the outpatient diagnostic imaging sector with MedQuest Associates where he developed, managed, and marketed close to one hundred centers and built relationships with thousands of physicians, healthcare systems, and private practices.

Paul moved to Atlanta, GA in 1992 after graduating from Drew University with a degree in Applied Mathematics. Paul is married with two children and lives in the north Atlanta area. He enjoys traveling, tennis, boating, and sports with his children.



ABOUT BULL REALTY

Bull Realty is a commercial real estate sales, leasing, and advisory firm headquartered in Atlanta. The firm was founded in 1998 by Michael Bull 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 government office, medical office, private sector office, retail, industrial, multifamily, land, healthcare, senior housing, self-storage, hospitality and single tenant net lease sectors.

Bull Realty has become known as an innovative leader in the industry, providing a powerful platform of services. The firm utilizes a productive team approach of well trained and well supported brokers, working together to provide unprecedented value for clients.

The firm produces the nation's leading show on commercial real estate topics, America's Commercial Real Estate Show. Industry economists, analysts and leading market participants including Bull Realty's founder Michael Bull share market intelligence, forecasts and strategies. The weekly show started as a radio show on one station in Atlanta in 2010 and grew to 60 stations around the country. The show is now available on-demand wherever you get your podcasts or on the show website www.CREshow.com.

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 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 433 Highland Parkway, Ellijay, GA 30540. 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 Broker 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 _____

Bull Realty, Inc.
50 Glenlake Parkway, Suite 600
Atlanta, GA 30328
404-876-1640

Paul Zeman
Partner
President, Healthcare Real Estate Services
Paul@BullRealty.com
404-876-1640 x133

