



OFFERING MEMORANDUM

MEDICAL OFFICE OWNER/USER OPPORTUNITY | 12,934 SF

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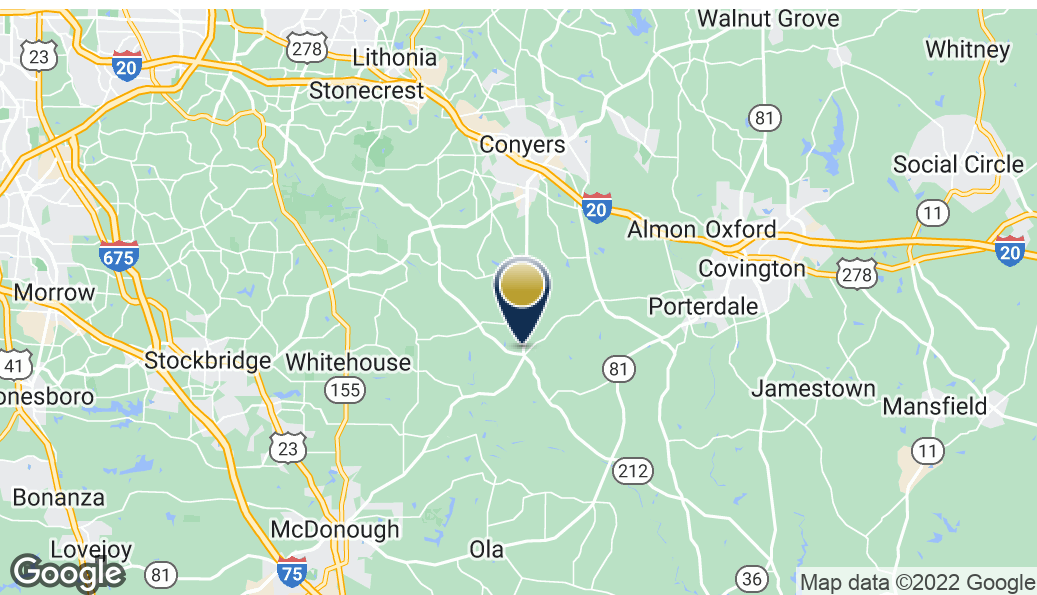


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EXECUTIVE SUMMARY



PROPERTY DESCRIPTION

This ±12,934 SF, well-maintained, medical office building located in Covington, GA (Atlanta MSA) is comprised of three suites and is 50% occupied. The two vacant suites have separate entrances and have a number of exam rooms, labs and restrooms. No equipment or furniture is included in the offering.

The building sits on a ±2.37-acre site that has multiple entrances and plenty of parking. It is located near a commercial area at the intersection of Hwy 20 and Browns Bridge Rd. CVS, Kroger and Dollar General are nearby. Interstate 20 is 7.5 miles north of the property and downtown Covington is 11 miles northeast.

This property is ideal for a medical owner/user who can keep the existing tenant for income if desired.

PROPERTY HIGHLIGHTS

- ±12,934 SF medical office owner/user opportunity
- Comprised of three suites and is 50% occupied
- Ample parking and multiple entrances on 2.37 acre site
- Located in busy commercial area along Hwy 20



Price | \$1,200,000



12,934 SF

PROPERTY INFORMATION

BUILDING

Property Address:	7138 Highway 212 Covington, GA 30016
County:	Newton
Building Name:	Brown Bridge Medical Plaza
Building Size:	12,934 SF
Year Built:	1997
Year Renovated:	2015
Number of Suites:	3
Signage:	Monument

SITE

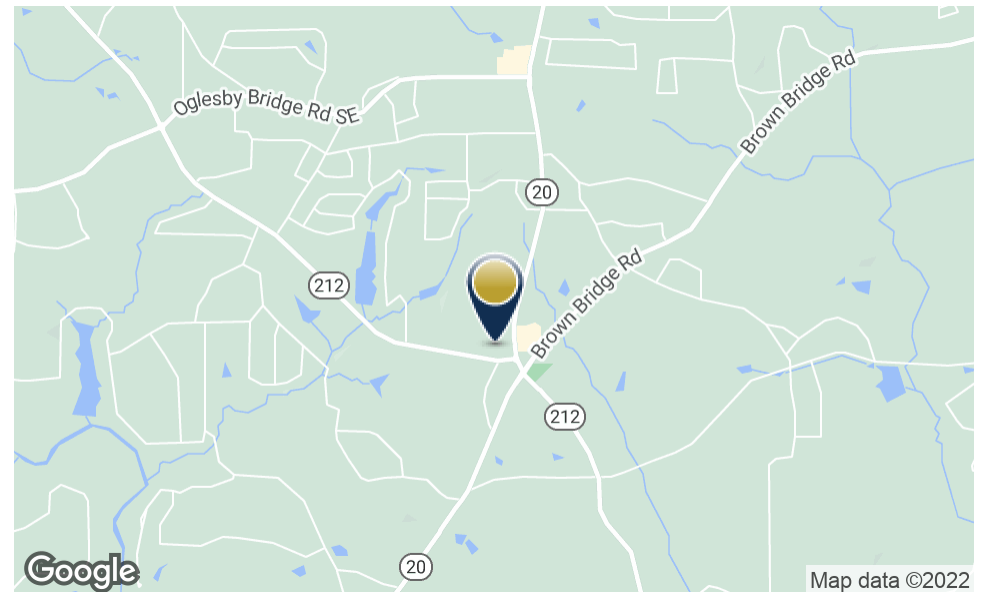
Site Size:	2.37 Acres
Zoning:	OI
Parking Spaces:	81
Parking Ratio:	6.15/1,000 SF

CONSTRUCTION

Number of Stories:	1
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FINANCIAL

Price/SF:	\$92.78
Occupancy:	50%
Sale Price:	\$1,200,000



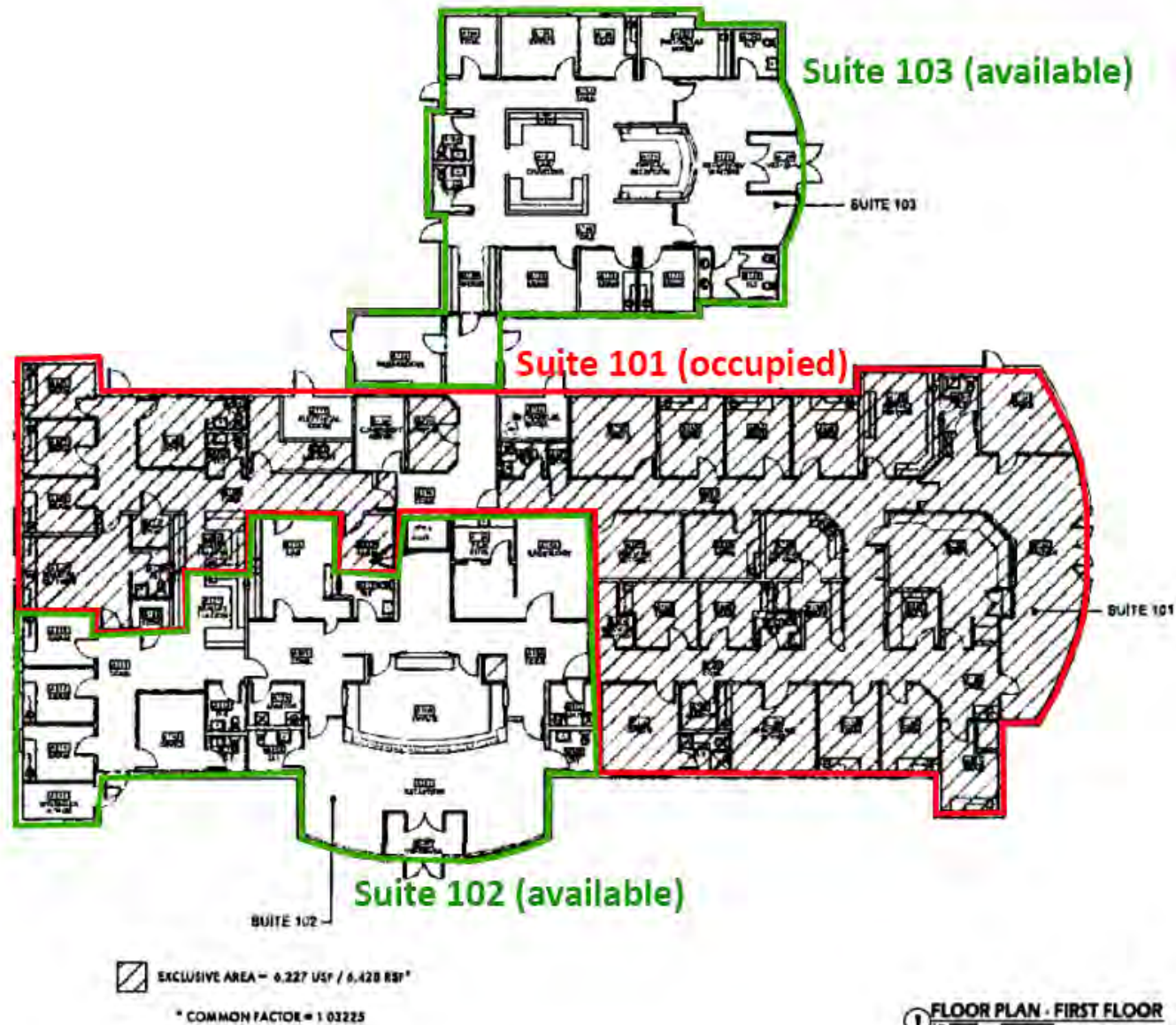
PHOTOS



PHOTOS



FLOOR PLAN



AERIAL



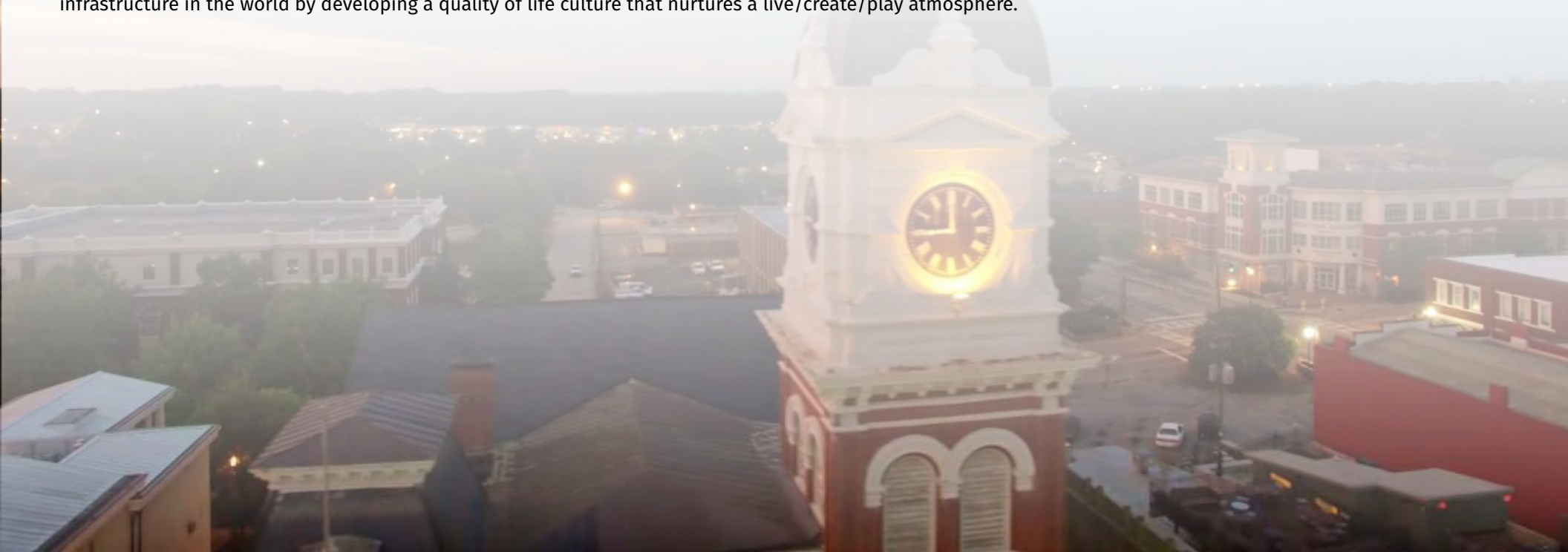
ABOUT THE AREA

COVINGTON

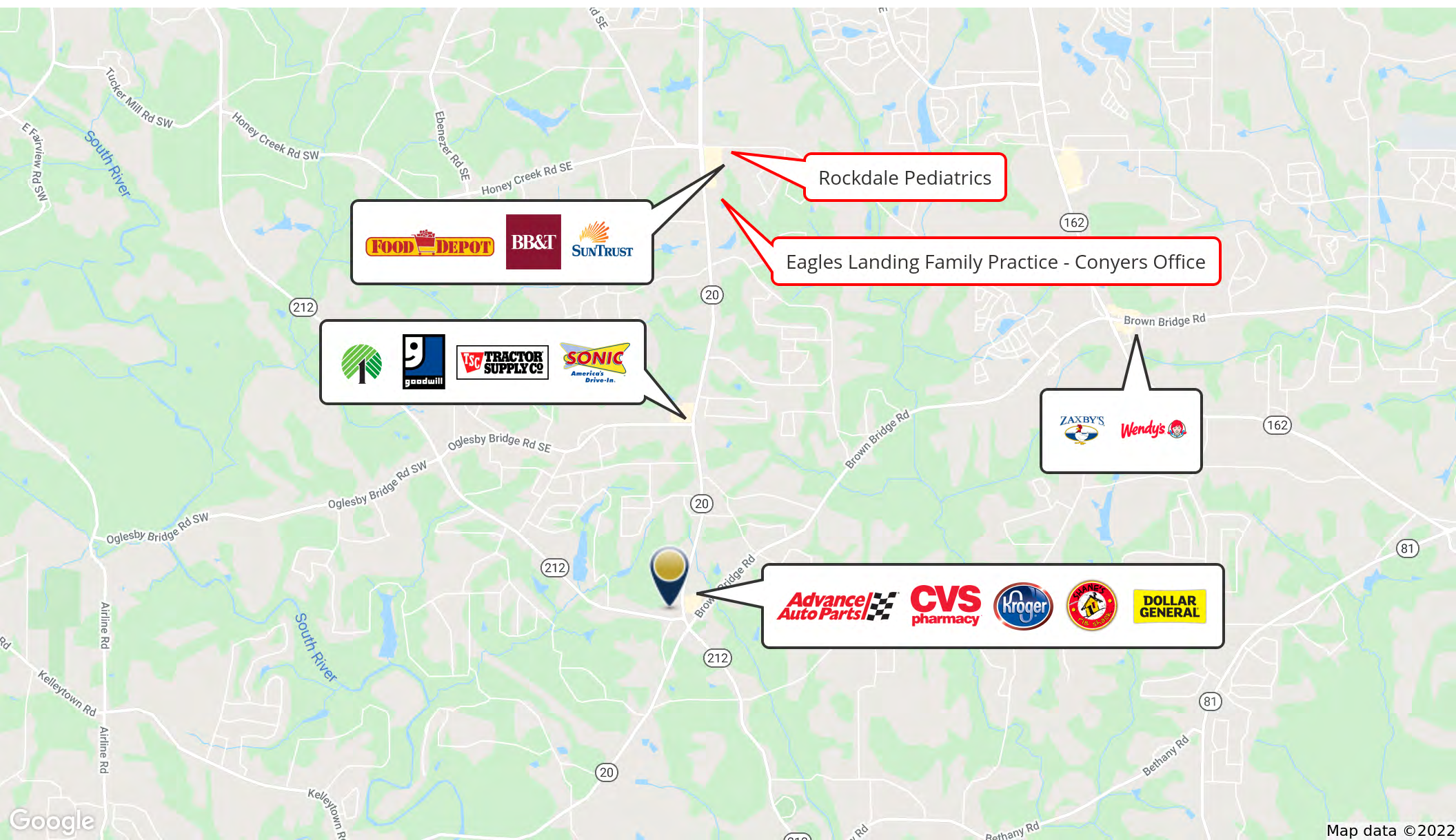
Known for being one of "The Best Small Towns in America," The City of Covington extends its warm, world-renowned hospitality to all of its visitors. It's a place where nature, amenities, and culture meet to form an inspiring place that's as distinct as it is beautiful. Located 35 miles east of Atlanta, the city has seen a tremendous growth in businesses in multiple industries, including the film industry, stimulating employment and attracting visitors from all over the country, making the historical city one of the fastest growing cities in the state.

The local Chamber of Commerce is a membership-driven organization with more than 600 business enterprises, civic organizations, educational institutions and individuals, providing unique opportunities for business leaders to influence civic, social and business initiatives that support community growth.

Famously known for the filming of The Vampire Diaries, The Dukes of Hazzard, In the Heat of the Night and over 60 other film productions, Covington was recently coined "Hollywood of the South." The city has become a magnet for the television and film industry, contributing to the over \$7 billion that the industry has brought into the economy in Georgia. With a focus on development, production and distribution, the industry strives to establish the most technologically advanced infrastructure in the world by developing a quality of life culture that nurtures a live/create/play atmosphere.



RETAILER MAP



DEMOGRAPHIC OVERVIEW

DEMOGRAPHICS



1 Mile	3,106
5 Miles	55,360
10 Miles	196,537

POPULATION



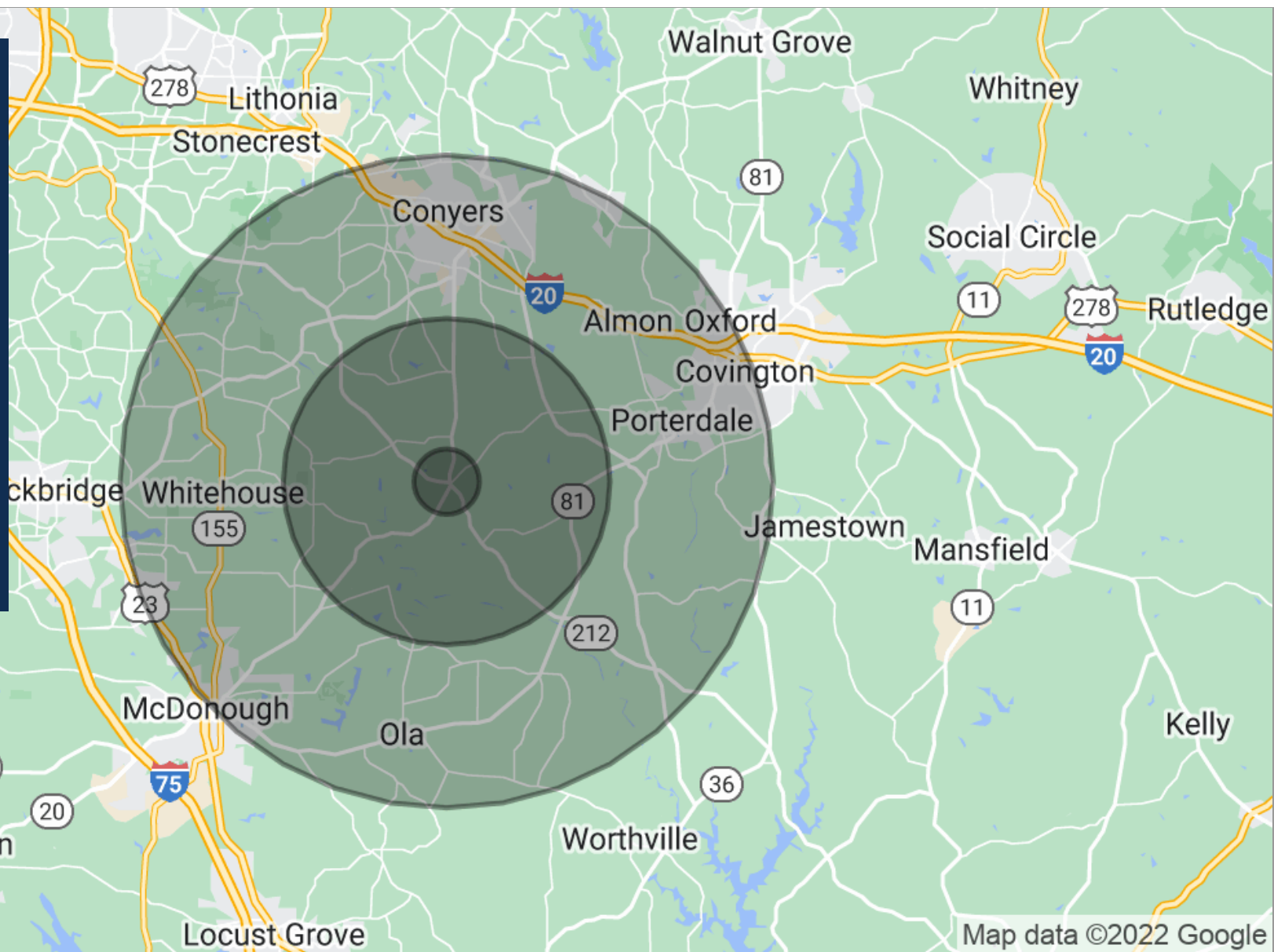
1 Mile	1,062
5 Miles	18,458
10 Miles	66,991

HOUSEHOLDS



1 Mile	\$67,001
5 Miles	\$72,679
10 Miles	\$69,204

AVG. HH INCOME



CONTACT INFORMATION



BROKER PROFILE



JARED DALEY

Commercial Real Estate Advisor
404-876-1640 x111
Jared@BullRealty.com

PROFESSIONAL BACKGROUND

Jared utilizes Bull Realty's successful marketing platform to help clients with all types of properties. His experience in the automotive business and financial services industry helps Jared assess the real value of a property or a company's space needs and determine how to best deal with today's market.

Jared has experience in office, automotive properties and all types of commercial real estate, especially distressed assets. Jared has been instrumental in stabilizing commercial properties with more than two hundred signed leases completed since 2008. The leases consisted of office, warehouse and automotive facilities. Additionally, Jared sells as many as two dozen properties per year. His wide variety of listings throughout the metro Atlanta area keeps a steady stream of buyers calling.

In addition to his commercial real estate experience, Jared has eleven years experience as a financial advisor (NASD Series 7, 6, 63, 66; GA Life/Health/Variable licenses). Prior to that, he spent a decade in the automotive industry.

Jared is a member of the Atlanta Commercial Board of Realtors and is a CCIM candidate. He lives in Douglasville with his wife and daughter. His interests include mountain biking, skiing, golf, music and standard bred horses.



MEGAN DALEY

Commercial Real Estate Advisor
404-876-1640 x153
Megan@BullRealty.com

PROFESSIONAL BACKGROUND

Megan Daley has joined a proven and seasoned investment sales & lease team here at Bull Realty. Megan and her team leverage upon Bull Realty's advanced technologies, digital resources, and marketing prowess to deliver their clients reliable service while supporting their individual financial goals and returns. Megan joins experienced agent Jared Daley to focus on the sale and lease of all asset sectors, including but not limited to office and distressed assets. This progressive team offer deal structures and strategic initiatives to maximize client returns and value.

An Atlanta native, Ms. Daley graduated from the University of Georgia with a B.B.A in Real Estate from the Terry College of Business. Megan is a member of the Young Council of Realtors and Atlanta Commercial Board of Realtors.

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 **7138 Highway 212 Covington, GA 30016**. 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 __/__/__

Receiving Party

Signature

Printed Name

Title

Company Name

Address

Email

Phone

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DISCLAIMER

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.