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OFFERING MEMORANDUM

± 8,878 SF VACANT OFFICE SPACE | ATLANTA MSA | ZONED O-1

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.

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BullRealty.com



EXECUTIVE SUMMARY

PROPERTY OVERVIEW

Bull Realty is pleased to offer this vacant office space. Totalling $\pm 8,878$ SF, the property is situated on ± 3.09 acres and zoned O-I. Approved uses include medical offices, medical clinic, urgent care center, out-patient surgical center, hospice, nursing home and personal care home.

The facility has been updated with new tenant improvements and is configured as follows: 12 rooms suitable for in-patient rooms or medical exam and treatment rooms, reception/lobby area, two offices, chapel, conference room, nurse's work room, dining room, kitchenette, laundry room, linen storage room, supply room, medication room and utility/washroom. Each room unit shares a "Jack & Jill" bathroom arrangement with shower, commode, and sink.

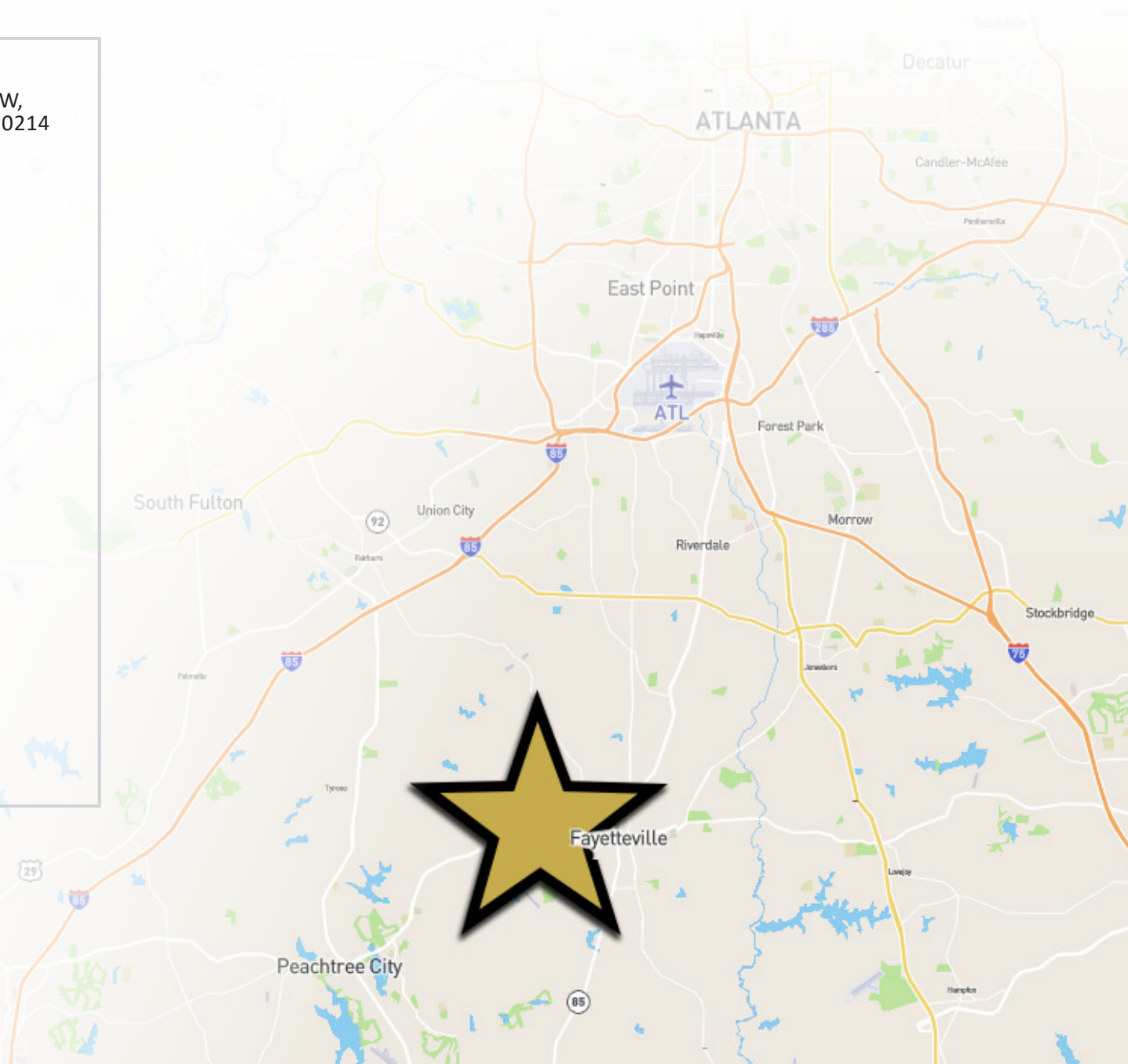
The facility is in Fayetteville, GA (Fayette County) and one mile from Piedmont Fayette Hospital and other medical facilities.

PROPERTY HIGHLIGHTS

- $\pm 8,878$ SF vacant office space
- 12 units suitable for exam or treatment rooms
- Built in 2008 and upgraded with new tenant improvements in 2019
- New 10' ceilings with 8' wide halls, sprinkler system, video cameras, patient call system, alarm system and emergency backup generator
- Located in the immediate vicinity of Piedmont Fayette Hospital
- Average net worth for 65 to 74 Age Group is \$1,783,655 (5-mile radius)
- Average net worth for 75+ Age Group is \$1,239,407 (5-mile radius)
- Average home value is \$259,365 (5-mile radius)
- 3 minutes from Piedmont Medical Center

OFFERING SUMMARY

ADDRESS	1008 GA Hwy 54 W, Fayetteville, GA 30214
COUNTY	Fayette
YEAR BUILT	2008
YEAR RENOVATED	2017
BUILDING SIZE	±8,878 SF
SITE SIZE	±3.09 acres
# OF BUILDINGS	1
# OF FLOORS	1
# OF UNITS	12
PARCEL ID	0522 007
ZONING	O-I
SIGNAGE	Monument
PERMITTED USES	Medical Clinic
PARKING TYPE	Surface
SALE PRICE	\$1,950,000

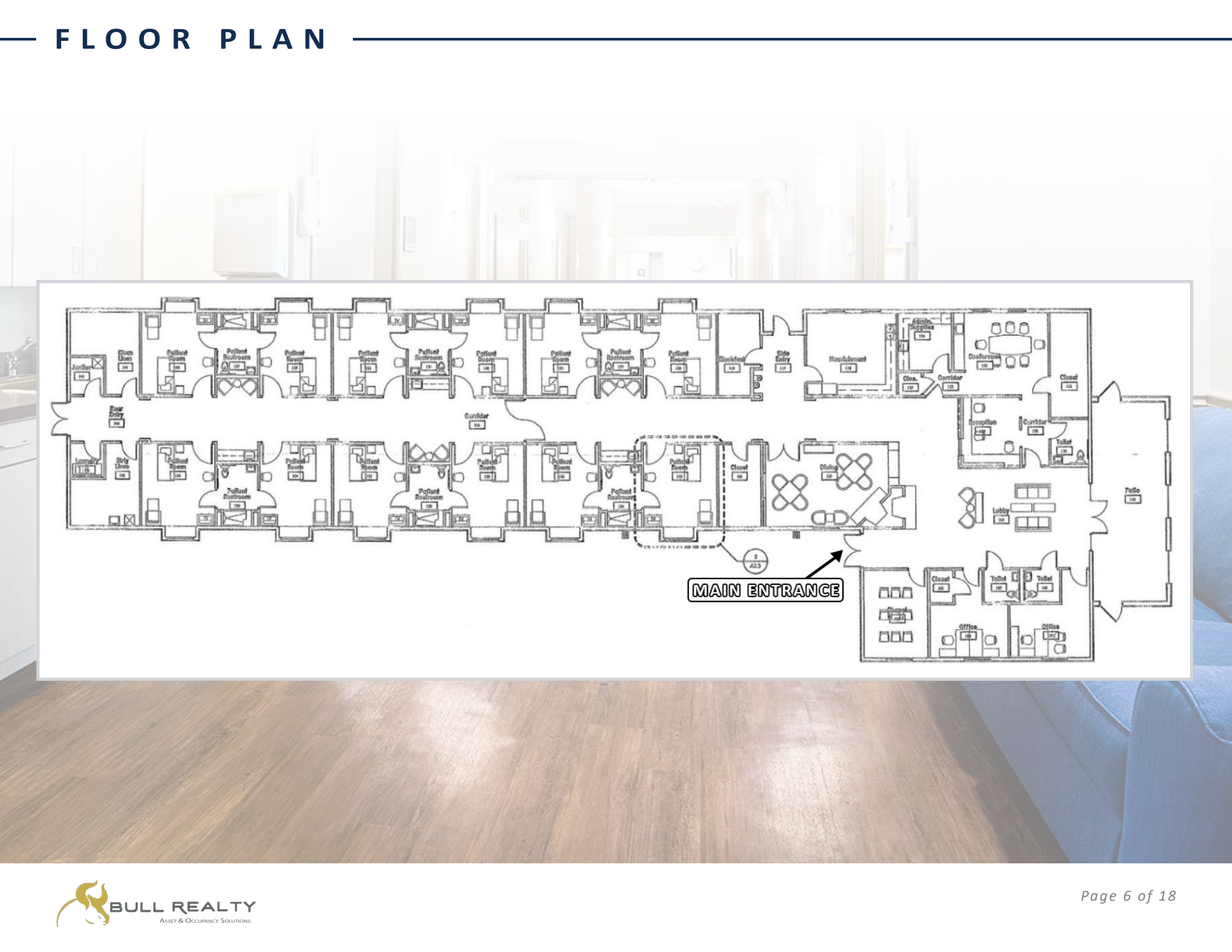


FLOOR PLAN

The floor plan illustrates a medical facility layout. It features two long corridors flanked by numerous patient rooms, each equipped with a bed and medical equipment. Administrative offices, a reception area, and a waiting lounge are located on the right side. A 'MAIN ENTRANCE' is indicated by an arrow pointing to a set of double doors at the bottom center of the plan. The plan also shows various support spaces such as restrooms, a janitor's closet, and a storage room.

MAIN ENTRANCE

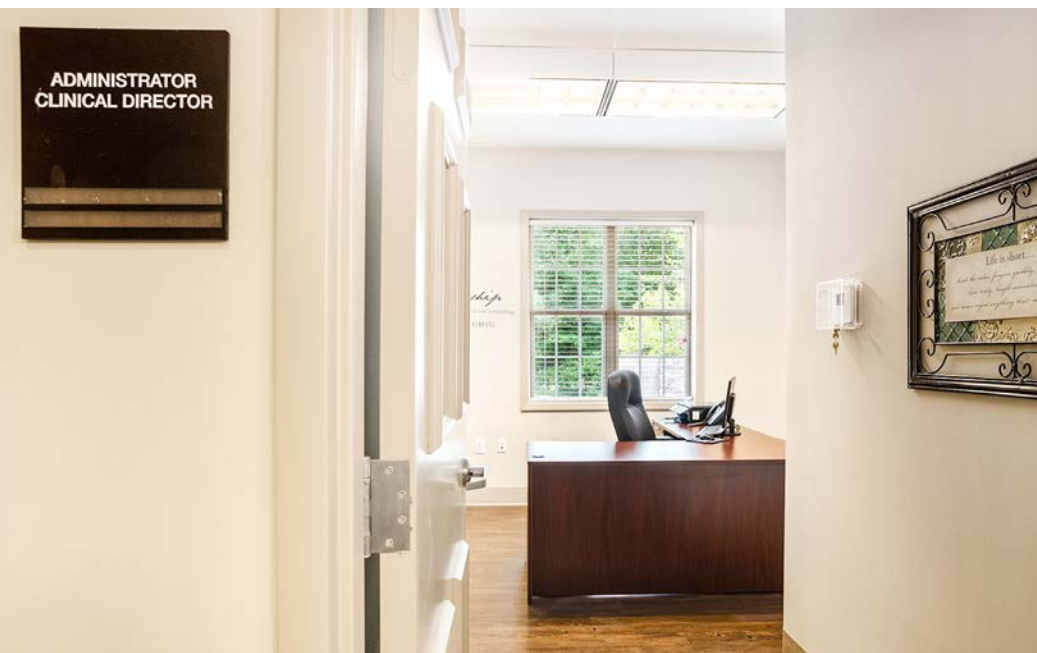
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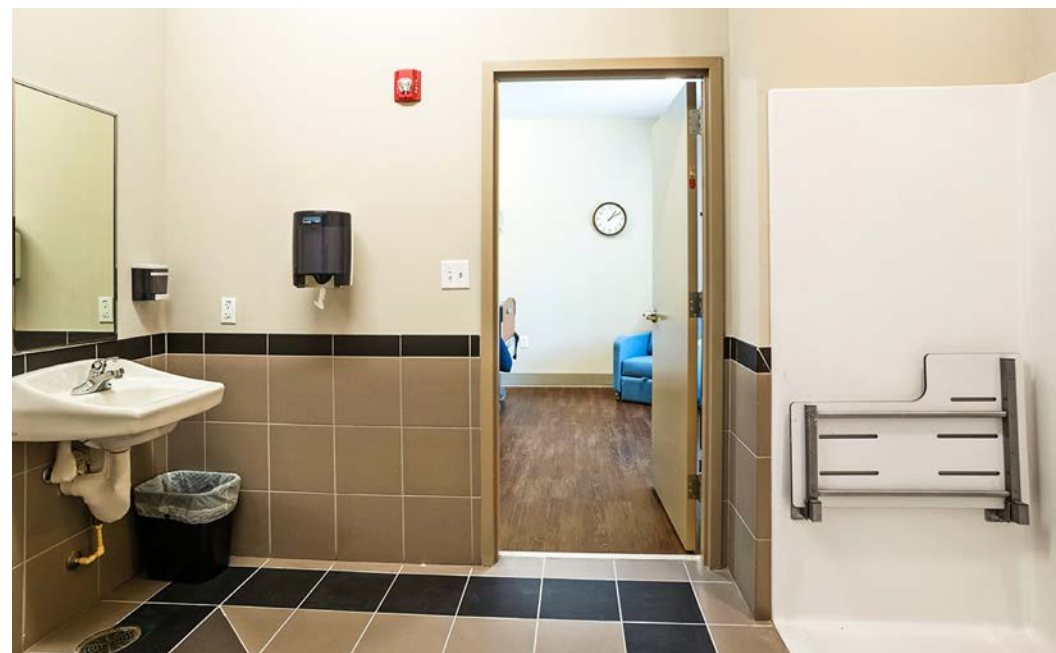
PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS



ABOUT THE AREA

FAYETTEVILLE, GEORGIA

Located approximately 22 miles from Atlanta, Fayetteville is a progressive community committed to maintaining a high quality of life for its ±17,519 residents. The Mission of the Fayetteville Downtown Development Authority is to revitalize, enhance and stimulate the economic development of the downtown district.

Known for its historic charm, community activities and events, high quality neighborhoods and school system and outstanding medical facilities, Fayetteville began as a small agricultural town and today works hard to retain its charm and sense of history and to manage growth in smart, innovative ways.



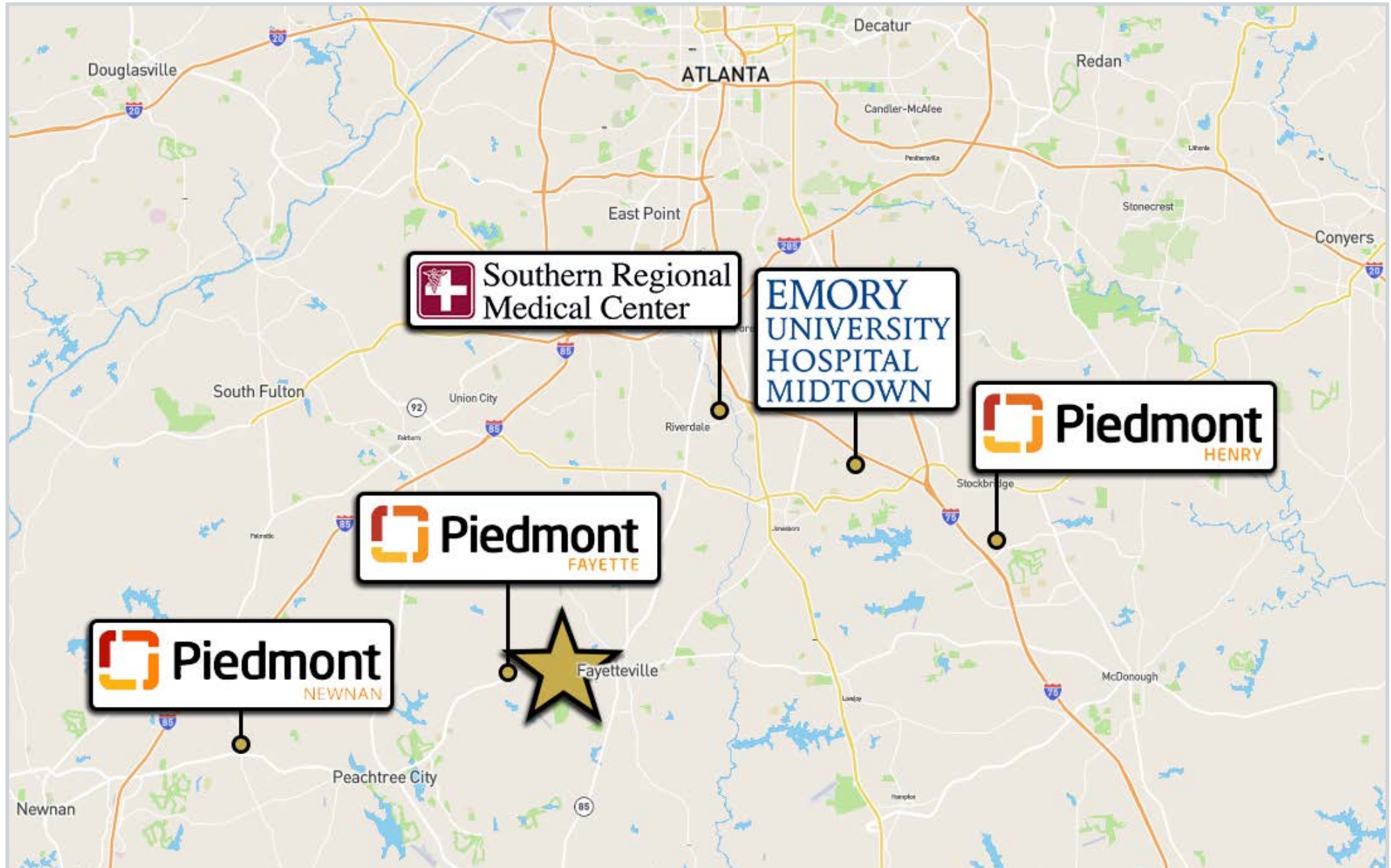
IN THE AREA

RETAILERS IN FAYETTEVILLE, GEORGIA



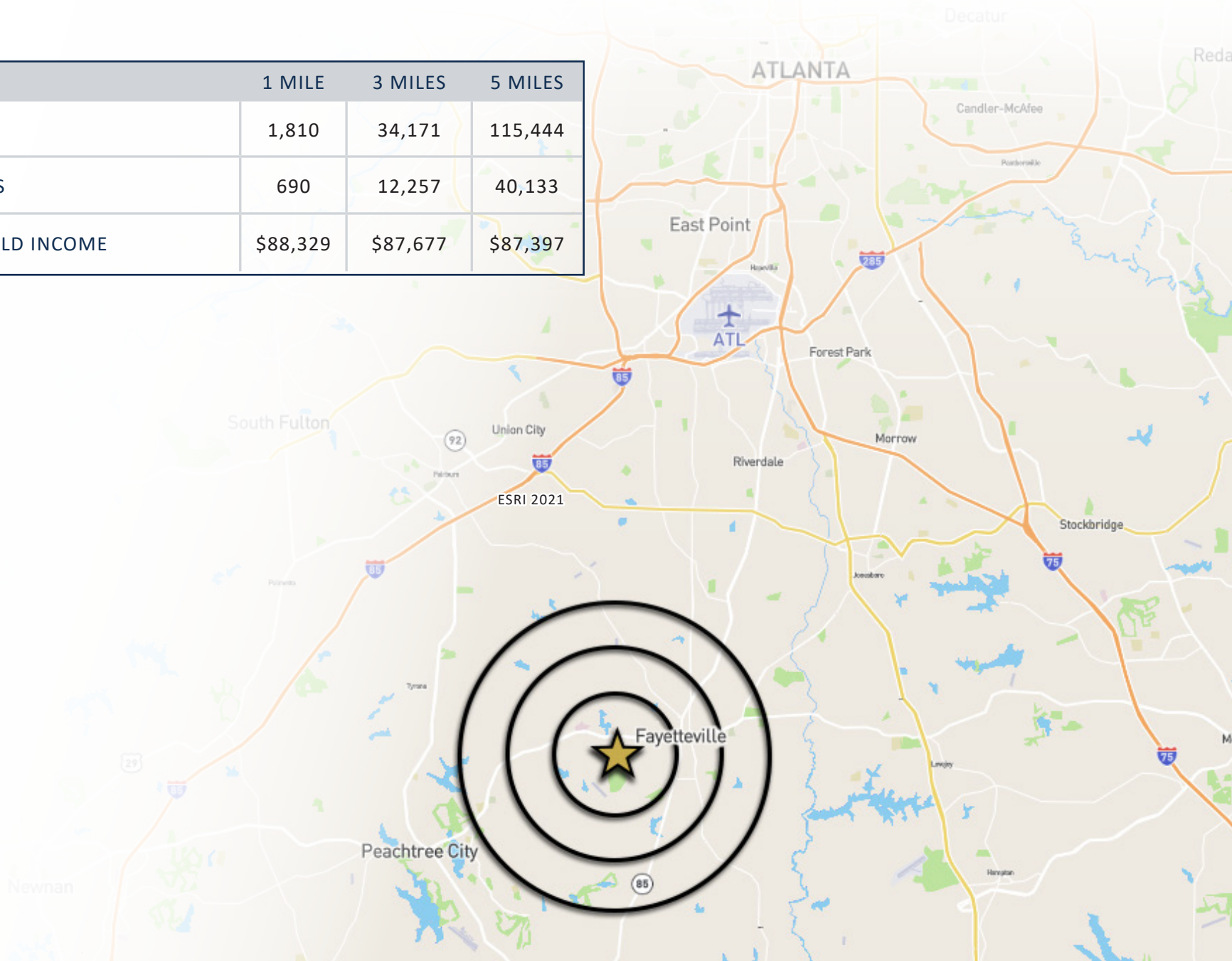
IN THE AREA

EMERGENCY MEDICAL CARE IN FAYETTEVILLE, GEORGIA



DEMOGRAPHIC OVERVIEW

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	1,810	34,171	115,444
TOTAL HOUSEHOLDS	690	12,257	40,133
AVERAGE HOUSEHOLD INCOME	\$88,329	\$87,677	\$87,397

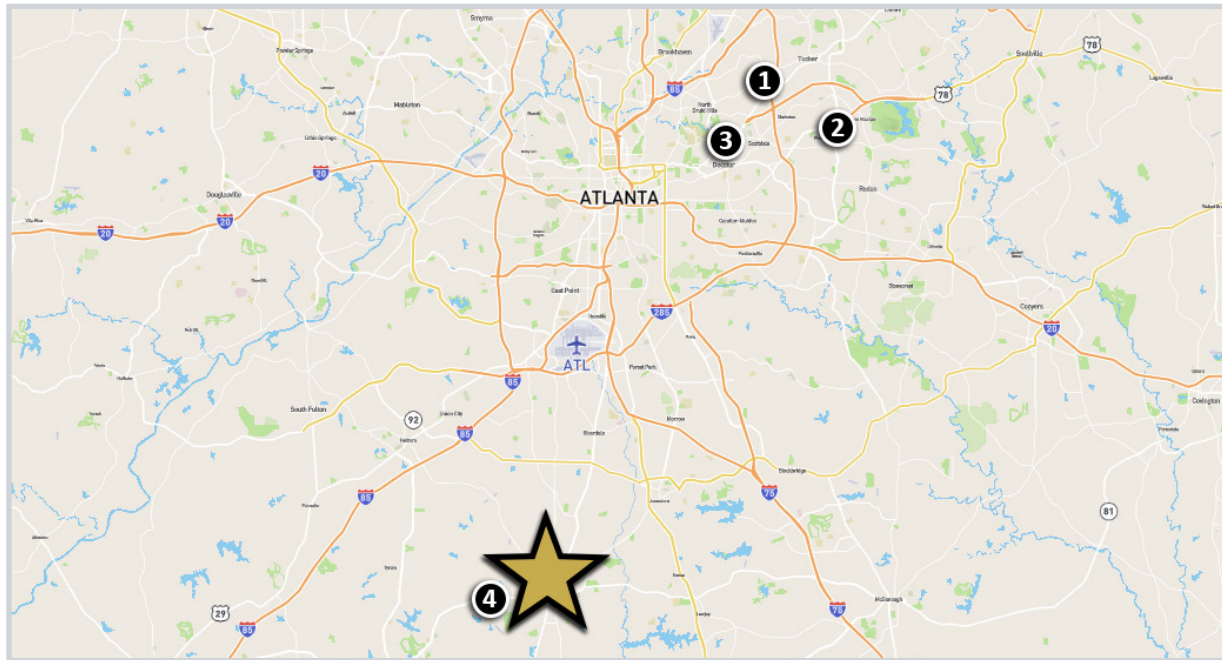


PLEASE SIGN CONFIDENTIALITY AGREEMENT LOCATED ON
PAGE 18 OF THIS DOCUMENT OR ONLINE AT BULLREALTY.COM.

**SIGN CONFIDENTIALITY
AGREEMENT ONLINE**



SALE COMPS



SUBJECT PROPERTY

ADDRESS	ASKING PRICE	YEAR BUILT	BUILDING SIZE	PRICE/SF	SITE SIZE
1008 GA Hwy 54 W Fayetteville, GA 30214	\$1,950,000	2008 *Renovated in 2017	±8,878 SF	\$281.59	±3.09 Acres

SALE COMPS

	ADDRESS	SALE PRICE	YEAR BUILT	BUILDING SIZE	PRICE/SF	SITE SIZE	SOLD DATE
①	1491 Montreal Road Tucker, GA	\$3,173,000	1993	±8,860 SF	\$358	±2.22 Acres	12/07/2022
②	5723 Memorial Drive Stone Mountain, GA	\$2,935,500	1979	±8,700 SF	\$337	±0.8 Acres	7/29/2022
③	2721 Irvin Way Decatur, GA	\$3,586,000	2006	±8,818 SF	\$407	±2.47 Acres	10/5/2021
④	570 W Lanier Ave Fayetteville, GA	\$4,350,000	1990	±11,634 SF	\$374	±1.15 Acres	2/16/2021

ABOUT BULL REALTY

MISSION:

To provide a company of advisors known for integrity and to provide the best disposition marketing in the nation

SERVICES:

Disposition, acquisition, project leasing, tenant representation and consulting services

SECTORS OF FOCUS:

Office, retail, industrial, multifamily, land, healthcare, senior housing, self-storage, hospitality and single tenant net lease sectors

AMERICA'S COMMERCIAL REAL ESTATE SHOW:

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 has grown to 60 stations around the country and is available to stream wherever you get your podcasts or on the show website: www.CREshow.com.


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25

YEARS IN
BUSINESS




ATL
HEADQUARTERED
IN
ATLANTA, GA

LICENSED IN
8
SOUTHEAST
STATES

\$1.9

BILLION DOLLAR
VOLUME FROM SALES
AND LEASING
TRANSACTIONS
IN 2021





ERNIE ANAYA

Partner, Bull Realty
Ernie@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.



[CLICK HERE TO LEARN MORE ABOUT THE BULL REALTY SENIOR HOUSING GROUP](#)

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 1008 GA HWY 54 W, Fayetteville, GA 30214. 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 _____

ERNIE ANAYA, MBA

President, Senior Housing Group

Ernie@BullRealty.com

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**SIGN CONFIDENTIALITY
AGREEMENT ONLINE**

BULL REALTY, INC.

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