



OFFERING MEMORANDUM

MEDICAL OFFICE BUILDING OCCUPIED BY EMORY HEALTHCARE | 6.5% CAP RATE



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EXECUTIVE SUMMARY



PROPERTY DESCRIPTION

Bull Realty is pleased to present to qualified investors the opportunity to acquire a single tenant net leased medical office building occupied by Emory Healthcare in Peachtree City, GA. Emory Specialty Associates operates a primary care clinic at this location which has been in place since 2001 and several years prior with a previous provider.

The property is being sold based on the current in-place NOI. The lease is landlord oriented and with NNN with 3% annual escalations.

The Seller will move forward with the first acceptable offer.

Please execute and return the Confidentiality Agreement on the last page of this Offering Memorandum if you would like to review the property financials, lease agreement or any other reasonably requested items.

PROPERTY HIGHLIGHTS

- Fayette County proves to have outstanding demographics
- Health system tenant
- Landlord oriented lease agreement
- High profile busy location
- Fast growing community with excellent track record
- Four providers at this location



\$2,725,000



± 6,500 SF

PROPERTY INFORMATION

BUILDING

Property Address:	3000 Shakerag Hill, Peachtree City, GA 30269
County:	Fayette
Building Name:	Emory Shakerag Hill
Building Size:	± 6,500 SF
Year Built:	2001
Year Renovated:	2022
Number of Units:	1
Signage:	Monument, Storefront/Facade

SITE

Zoning:	C & OI
Parcel ID:	07-18-16-004
Parking Spaces:	60 surface space
Parking Ratio:	9. 2:1

CONSTRUCTION

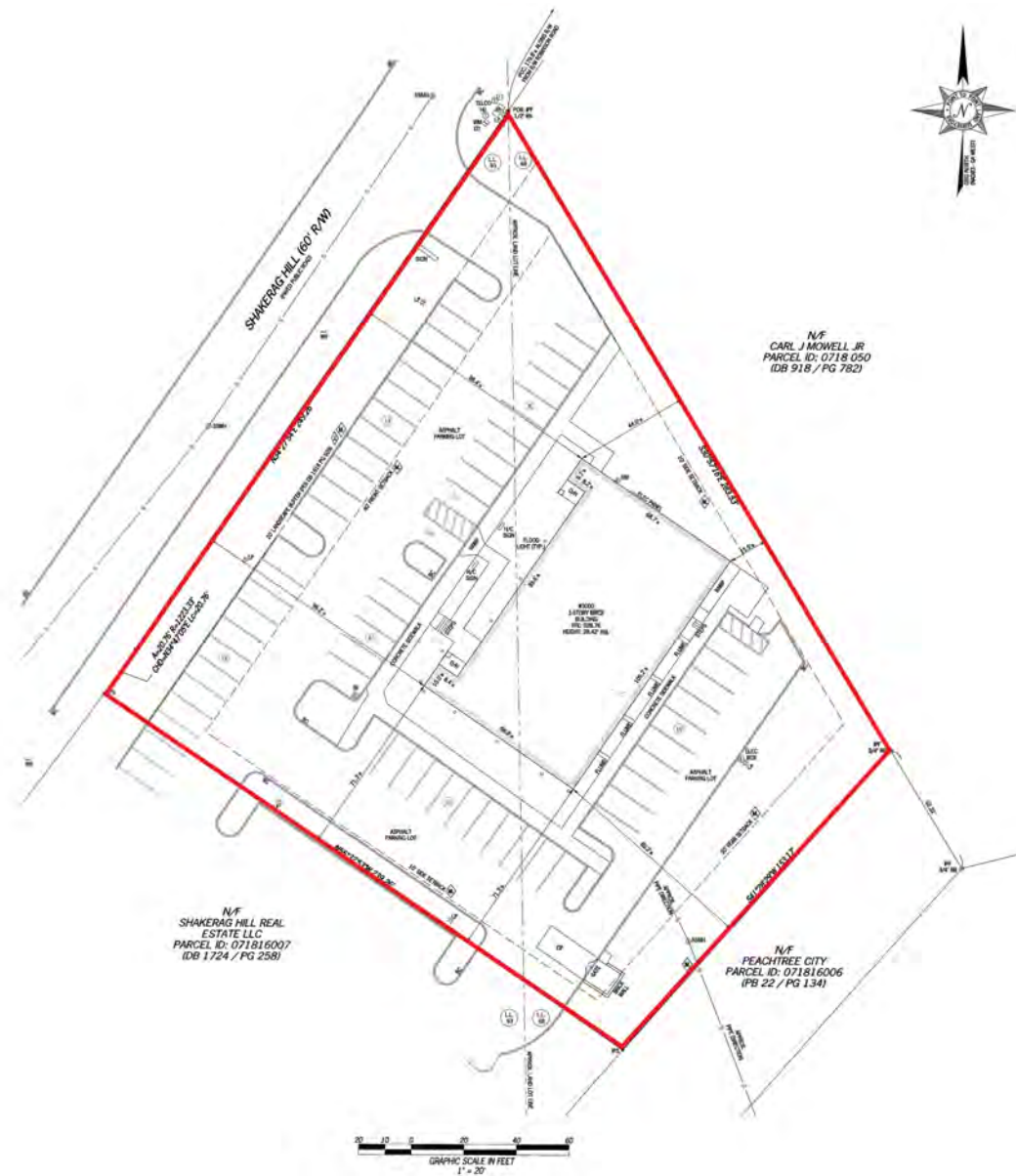
Exterior:	Brick
Number of Stories:	1

FINANCIAL

NOI:	\$176,929
Occupancy:	100%
Cap Rate:	6.5%
Sale Price:	\$2,725,000



SURVEY



PHOTOS



PHOTOS



TENANT PROFILE



EMORY HEALTHCARE

The Doctor's Office practices have joined with Emory Specialty Associates to form Emory - The Doctor's Office with several convenient Southern Crescent Atlanta locations. Emory Healthcare is a health system affiliated with the world-renowned Emory University School of Medicine and Emory University Hospital which includes The Emory Clinic, a physician practice with nearly 2,100 specialists, sub specialists, primary care physicians and additional team members including 1,200 nurses, 1,100 nurse practitioners and physician assistants. The Doctor's Office has been providing quality primary care for twenty five years and is pleased to join Emory Healthcare in providing excellent medical services and convenience for patients.

Emory Healthcare, the largest, most comprehensive health system in Georgia, has over 2,900 private practice physicians, 250 locations, and 12 hospitals.

SF OCCUPIED	± 6,500 SF
LEASE START DATE	07/01/2012
LEASE END DATE	06/30/2026
ANNUAL ESCALATIONS	3%
ANNUAL BASE RENT	\$176,949

ABOUT THE AREA

PEACHTREE CITY

Discover Peachtree City, Georgia, at 15 miles per hour along more than 100 miles of paved multi-use paths that connect you to shopping, dining, resort-styled hotel/conference centers, golf, and other recreation. Shop each of Peachtree City's five distinct Villages filled with locally-owned boutiques and national chains, along with premier dining experiences featuring almost every cuisine imaginable. Located 25 minutes from Atlanta Hartsfield Jackson International Airport, Peachtree City boasts eight hotels and more than 100 restaurants. Visitors can rent golf carts and enjoy more than 100 miles of paved multiuse paths that wind through the city. The paths are just one part of the one-of-a-kind offering available. Created in the 1950s, Peachtree City is a master planned community which means in addition to their strategically planned paths, they have ample greenspace, tree-lined roadways, three sparkling lakes, scenic views and a superb setting for relaxing.

FAYETTE COUNTY

Fayette County, one of Atlanta's fastest growing suburbs over achieves in prosperity - average household income of \$122,014 and 1.9% unemployment rate. Its proximity to the Atlanta airport ensures a stable and growing economy, e.g. it is home to over 30 international companies - and for many the national or international headquarters - from at least 30 countries including Germany, France, Czech Republic, Japan, and China.

This property is located 5 miles from one of the top leading movie studios, Trilith Studios, in the world. Fayette County is now the new Hollywood in that more movies are made in the state of Georgia than any other state - including California. The area has abundant golf courses with golf paths winding through the neighborhood and shopping districts. It consistently ranks as one of the safest areas in Georgia.

DEMOGRAPHICS



POPULATION

1 Mile	3,191
5 Miles	56,196
10 Miles	168,340



HOUSEHOLDS

1 Mile	1,189
5 Miles	21,503
10 Miles	62,587



AVG. HH INCOME

1 Mile	\$125,279
5 Miles	\$127,661
10 Miles	\$111,038

IN THE AREA



PIEDMONT FAYETTE

Piedmont Fayette Hospital is a 282-bed, acute care community hospital that combines clinical excellence with a focus on wellness, high-quality and exceptional service. Serving Fayette County and surrounding communities, Piedmont Fayette offers 24-hour emergency services, medical and surgical services, and obstetrics/women's services.



TRILITH STUDIOS

The Centerpiece of the new Hollywood: Atlanta with its several movie studios is comprised of 935 acres, including a 235 acre European inspired town with its own houses, restaurants, and schools that are used for filming. Trilith Studios has long been home for blockbuster films like the Avengers series and numerous television shows.



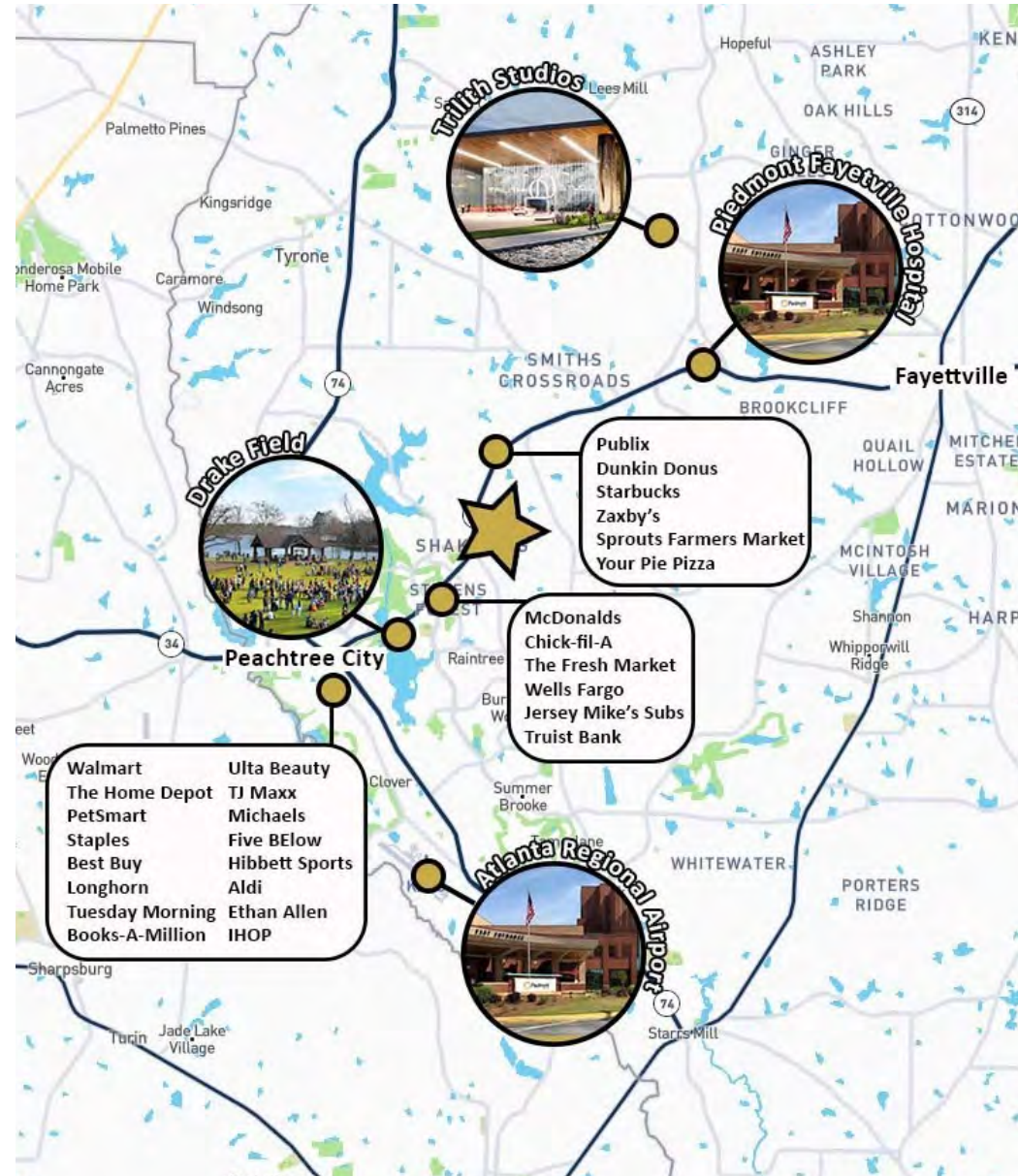
ATLANTA REGIONAL AIRPORT

Atlanta Regional Airport, also known as Falcon Field, is a public use airport located 25 miles southwest of the central business district of Atlanta. The airport covers an area of 350 acres at an elevation of 808 feet.



DRAKE FIELD

Drake field is a beautiful 4-acre park on Lake Peachtree located next to The Peachtree City Library and City Hall. Enjoy a picnic, fly a kite, or launch your kayak from the shores of Lake Peachtree. Many special events take place at Drake Field, and the pavilion is available for rentals.



BROKER PROFILE

PAUL ZEMAN

President, Healthcare Real Estate Services



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PROFESSIONAL BACKGROUND

For fifteen years Paul and his team have specialized in the Healthcare Real Estate sector 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 various National Healthcare Real Estate Conferences.

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 tennis, boating, and sports with his children.

Bull Realty is a commercial real estate sales, leasing, and advisory firm licensed in eight 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.



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.

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 **3000 Shakerag Hill Peachtree City, GA 30269**. 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 in 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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