



# OFFERING MEMORANDUM

MEDICAL OFFICE BUILDING

OCCUPIED BY PIEDMONT HEALTHCARE

6.75% CAP RATE | LOGANVILLE, GA





# 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.



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## **Bull Realty, Inc.**

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Atlanta, GA 30328  
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## **Paul Zeman**

Partner, Bull Realty  
President, Healthcare Real Estate Services  
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# EXECUTIVE SUMMARY

## OFFERING

Bull Realty is pleased to present the opportunity to acquire a Piedmont Healthcare Medical Center in Loganville, GA. Clearview Regional Medical Center was established in this market in 1959 and was acquired by Piedmont Healthcare on March 31, 2018 and was renamed Piedmont Walton Hospital, Inc. The practices at this location were included in that transaction.

Piedmont operates a Women's Healthcare Clinic and a Gastroenterology Clinic which includes an Endoscopy Surgery Center at this location.

The single tenant lease is NNN with 2% annual escalations and a corporate guarantee from Piedmont Healthcare. Piedmont recently exercised their 1st 5-year renewal option. This leaves 6 years of lease term to expire on July 31, 2029. The tenant retains a 2nd 5-year renewal option at the continuing rate and continuing escalation as well. Moody's Credit Rating on Piedmont is currently AA3 and the S&P Rating is AA-. Piedmont currently operates 19 hospitals, 57 Urgent Care Centers, 25 QuickCare locations, 1,875 Piedmont Clinic physician practice locations and more than 2,800 Piedmont Clinic members.

The property itself is ±3.22 Acres which is flat and lends itself well to expansion.



## HIGHLIGHTS

- ±15,242 SF Medical Office Building located in rapidly growing Loganville, GA
- With two years remaining on the initial lease term, the tenant is not yet prepared to discuss the lease renewal
- Satellite MOB to Piedmont Walton Hospital
- Endoscopy Component is grandfathered under HOPD designation (Hospital Outpatient Procedure Department)
- Available for sale for **\$8,300,000** at a **6.75% cap rate**



# PROPERTY INFORMATION

## BUILDING

ADDRESS	3869 Highway 81, Loganville, GA 30052
COUNTY	Walton
BUILDING NAME	Piedmont Physicians
BUILDING SIZE	±15,242 SF
YEAR BUILT	2009
NUMBER OF FLOORS	1
SIGNAGE	Monument Signage

## SITE

ZONING	CH
SITE SIZE	±3.22 Acres
PARCEL ID	LG11000000160B00
PARKING SPACES	66 spaces   4.3:1

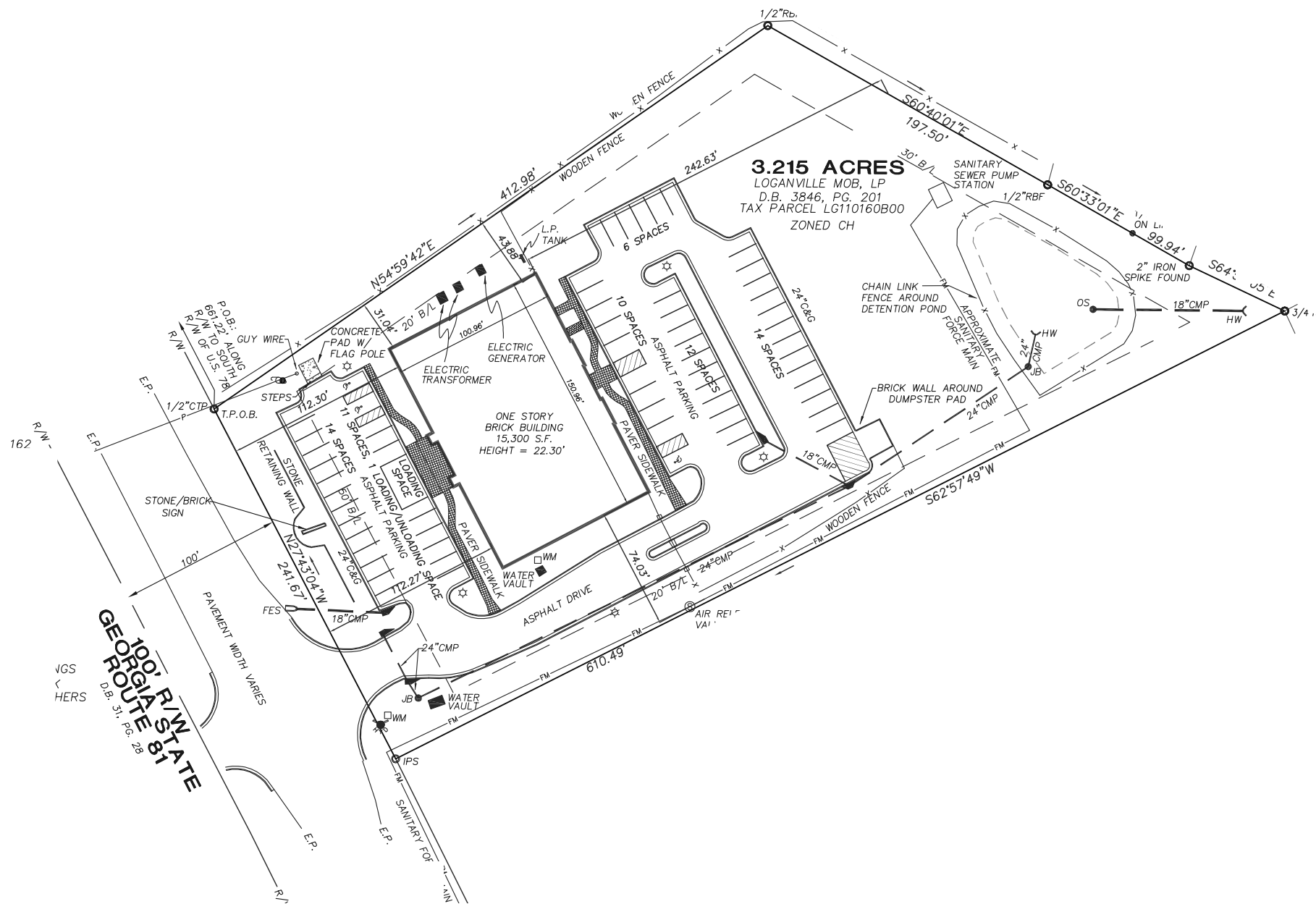


## FINANCIAL

LEASED	100%
PRICE	\$8,300,000
CAP RATE	6.75%
NOI	\$560,105



# SURVEY







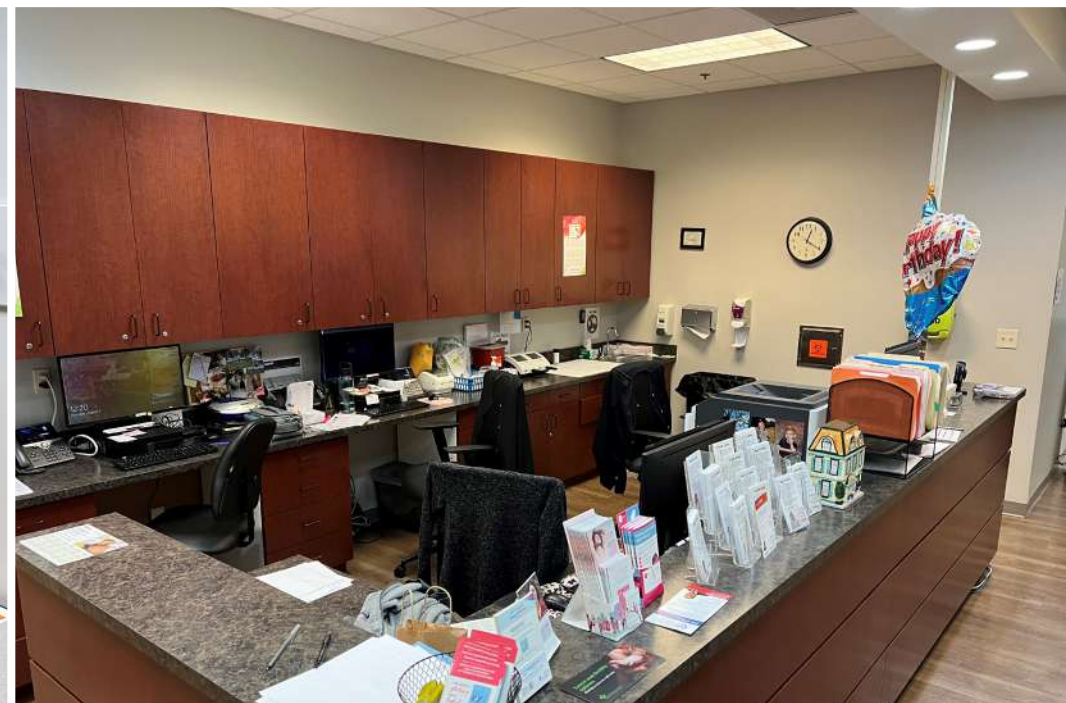














# TENANT PROFILE



## PIEDMONT HOSPITAL

For more than a century, Piedmont Healthcare has been a recognized leader in delivering expert care. Last year, Piedmont served over 3.4 million patients - performing over 110,610 surgeries, delivering 20,074 babies, providing over one million outpatient encounters, completing 490 organ transplants and handling more than 770,339 emergency room visits.

Piedmont strives to build long-term patient relationships and strong connections within their communities. What started as a single hospital a century ago has grown into an integrated healthcare system of 19 hospitals, 57 Piedmont Urgent Care centers, 25 QuickCare locations, 1,875 Piedmont Clinic physician practice locations and more than 2,800 Piedmont Clinic members.

In 2022, Forbes ranked Piedmont No. 166 on its list of the Best Large Employers in the United States. In 2021, the Leapfrog Group, a nonprofit that rates hospitals on safety, awarded Piedmont more A grades than any other system in Georgia.

Source: <https://www.piedmont.org/about-piedmont-healthcare/about-us-home>



# LOGANVILLE GEORGIA



The City of Loganville serves as a gateway between Walton and Gwinnett counties. With three state highways traversing the city, Loganville offers a unique business climate that includes large retail and restaurant chains combined with small and locally owned niche shopping and dining experiences.

Loganville is well known for its schools, which maintain the School of Excellence status. The city is only minutes from major universities and technical colleges including The University of Georgia, Gwinnett Technical College and Athens Technical College. Loganville, along with other cities in and surrounding Walton County, share Walton Regional Medical Center. The facility features state-of-the-art technology, enhanced patient rooms and a more convenient location for patients from the area.

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
<b>POPULATION</b>	5,722	28,643	67,769
<b># HOUSEHOLDS</b>	1,870	9,379	21,668
<b>AVG. HOUSEHOLD INCOME</b>	\$103,280	\$101,078	\$100,993





Athens Hwy





# BROKER PROFILE



## **PAUL ZEMAN**

Partner

President, Healthcare Real Estate Services

Paul@BullRealty.com

404-876-1640 x133

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.





# 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](http://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 3869 Highway 81, Loganville, GA 30052. 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 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 \_\_\_\_\_

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**SIGN CONFIDENTIALITY  
AGREEMENT ONLINE**

