



OFFERING MEMORANDUM

50-UNIT PLANNED ASSISTED LIVING FACILITY

LOGANVILLE, GEORGIA

DISCLAIMER & LIMITING CONDITIONS

Bull Realty has been retained as the exclusive brokers 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 Brokers. 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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EXECUTIVE SUMMARY

THE OFFERING

Development site for a proposed 50-unit Jacoby Park Assisted Living Facility, located in Metro Atlanta, in the heart of Loganville, Walton County, Georgia. This proposed development is for a planned 50 unit/50 bed freestanding two-story building.

The subject site is located at the northwest quadrant of Jacoby Drive and Bay Creek Road, offering convenient access to major transportation routes, including U.S. Highway 78, which provides efficient transportation to Atlanta and surrounding suburban communities. In addition, the subject is located within proximity to several hospitals, including Emory Healthcare Hospital, Eastside Medical Center and Piedmont Walton Hospital.

The population within the subject PMA is forecasted to experience a growth rate of 2.05% over the next five years, which is above the national growth rate forecast. This presents a tremendous opportunity for a senior living community in the area, especially given that income levels for all seniors age groups within the subject PMA are above national averages.

The elevation for the proposed development has a modern, functional design with amenities comparable to or superior to competing facilities in the market. Integra Realty Resources conducted a market study of the local market, and their analysis shows that the assisted living and memory care markets are under-supplied, with forecasted levels of under-supply continuing over the next several years.

Overall, Proposed Jacoby Park AL and MC represents an excellent opportunity for investors looking to capitalize on the under-supplied senior living market in the area. With a prime location, modern design, and exceptional amenities, this facility is sure to attract residents and become a sought-after destination for senior living.

PROPERTY HIGHLIGHTS

- ±1.37 acre development site
- Zoned CH (Commercial Highway)
- [Integra Market Survey](#)
- Utilities available: sewer, water, electricity, gas, cable, telephone
- Proposed # of units: 50 | proposed # of beds: 50

PROPERTY INFORMATION

OFFERING SUMMARY

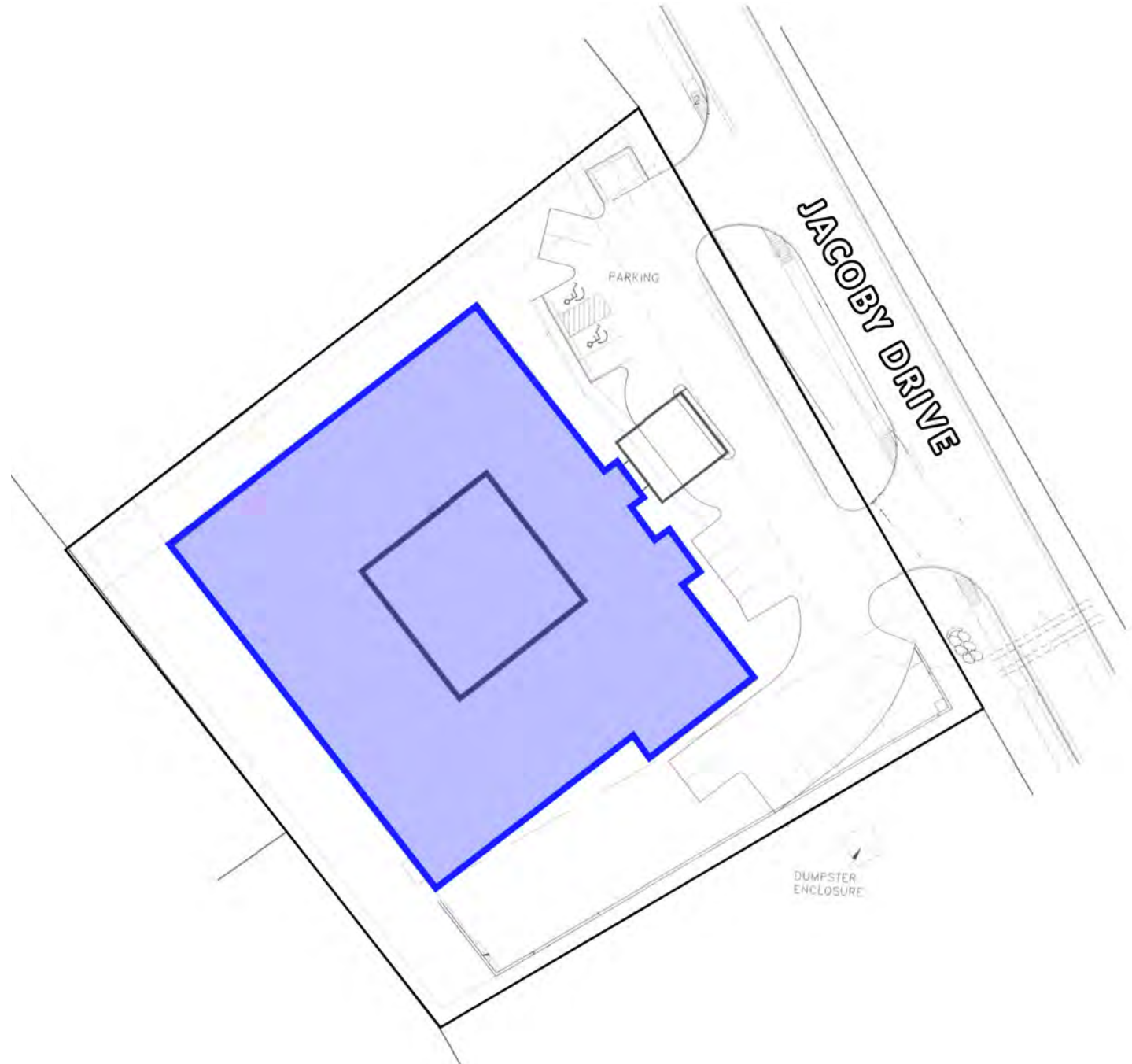
ADDRESS:	0 Jacoby Drive, Loganville, GA 30052
COUNTY:	Walton
PERMITTED USES:	Commercial Development, <i>including: group or congregate personal care homes</i>
PARCEL ID:	LG100027
ZONING:	CH (Commercial Highway)
SITE SIZE:	±1.37 Acres
TOPOGRAPHY:	Flat
GRADING:	Not graded
UTILITIES AVAILABLE:	Electricity, gas, cable telephone, sewer, water
CROSS STREETS:	Jacoby Drive & Bay Creek Road
FRONTAGE:	245.6' on Jacoby Drive

PROPOSED NO. OF BUILDINGS:	2
PROPOSED NO. OF FLOORS:	2 per building
PROPOSED NO. OF UNITS:	50
PROPOSED NO. OF BEDS:	50



SALE PRICE: \$1,000,000

BUILDING FOOT PRINT



SITE MAP



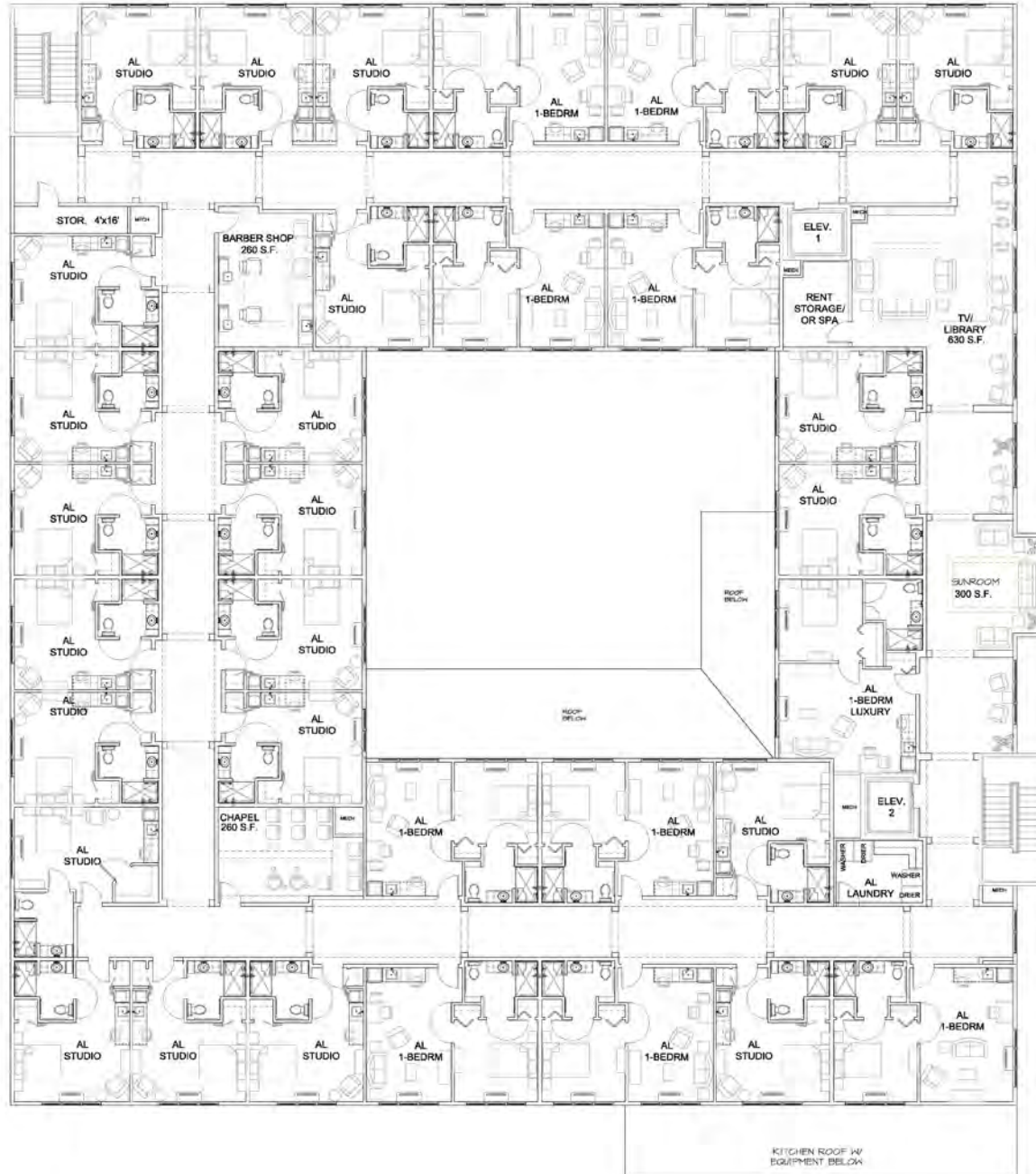
AERIAL MAP



The floor plan is a detailed architectural drawing of a large facility, likely a hospital or care center. It is divided into two main sections: MC (Medical Center) and AL (Administrative/Support). The central feature is a large courtyard with a fountain and a covered porch. To the left of the courtyard is the MC area, which includes a large living area, dining area, country kitchen, and various support rooms. To the right is the AL area, which includes a large living area, dining area, country kitchen, and various support rooms. The plan also shows a porte cochere on the right side. Key areas include:

- MC Area:** MC LIVING 500 S.F., MC DINING 460 S.F., MC COUNTRY KITCHEN, MC STAFF 11x13, MC ARTS-N-CRAFTS 12x20, MC COVERED PORCH 24x12, MC STORAGE 12x10, MC FOUNTAIN, MC YARD, MC AREA.
- AL Area:** AL LIVING 1100 S.F., AL DINING 1000 S.F., AL COUNTRY KITCHEN, AL NETWORK 10x16, AL EXT. FIRE PLACE, AL YARD, AL FOUNTAIN, AL COVERED PORCH 33x12, AL AREA.
- Support Rooms:** RECEPTION, JANITOR/WALKERS, ELEV 1, ELEV 2, MEN RR, WOMEN RR, MAINTENANCE OFFICE 15x9, KITCHEN, FREEZER 10x10, COOLER 10x10, DOCTOR OFFICE 12x10, NURSE 12x10, LAUNDRY 12x10, STORAGE 12x10, EMPLOYEES BREAK RM, LOCKERS, 5x12 STOR, 5x6x7 STOR, PRIVATE DINING 16x13, BEVERAGES, MAIL, AMAZON, RR, QUIET ROOM 10x10, STAFF 10x10, JANITOR/WALKERS, RR, MEDS, VENDOR, GARDEN STORAGE 9x67, BACK WATER HEATER, FRONT WATER HEATER, CHEF, WOMEN RR, MAINTENANCE OFFICE 15x9, KITCHEN, FREEZER 10x10, COOLER 10x10.
- Other:** DIRECTOR 17x10, MARKETING 10x15, ACCOUNTANT 10x9, WELLNESS DIR 10x10, AL EXT. FIRE PLACE, AL DINING 1000 S.F., AL LIVING 1100 S.F., AL COUNTRY KITCHEN, AL NETWORK 10x16, AL EXT. FIRE PLACE, AL YARD, AL FOUNTAIN, AL COVERED PORCH 33x12, AL AREA.

PROPOSED FLOOR PLANS | 2ND FLOOR



ASSISTED LIVING SUPPLY & DEMAND

DEMAND CALCULATION

The total demand is 202 Assisted Living units today growing to 254 in 2027 in the PMA, a 25.73% increase. There is a total of 159 Assisted Living units (including subject property) within the 5-mile PMA with 0 units under construction.

The unmet Demand for Assisted Living units in the Loganville PMA totals 43 units growing to 95 units in 2027, an 119.5 % increase. There are 3 competitive properties within the 5-mile PMA with an average age of 15 years. I am also including sold comps.

DISABILITY STATISTICS | AGE 75+ IN LOGANVILLE, GA

4.4%

COGNITIVE
DIFFICULTY

33.6%

AMBULATORY
DIFFICULTY

3.5%

SELF-CARE

23.5%

INDEPENDENT
LIVING DIFFICULTY

PMA DEMOGRAPHICS | 5 MILE RADIUS

AVERAGE HOUSEHOLD INCOME



55 TO 64 YEARS OLD
\$106,744



65 TO 74 YEARS OLD
\$90,226



75+ YEARS
\$64,993

AVERAGE NET WORTH



55 TO 64 YEARS OLD
\$1,094,275



65 TO 74 YEARS OLD
\$1,287,645



75+ YEARS
\$1,073,575

ABOUT THE AREA

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.

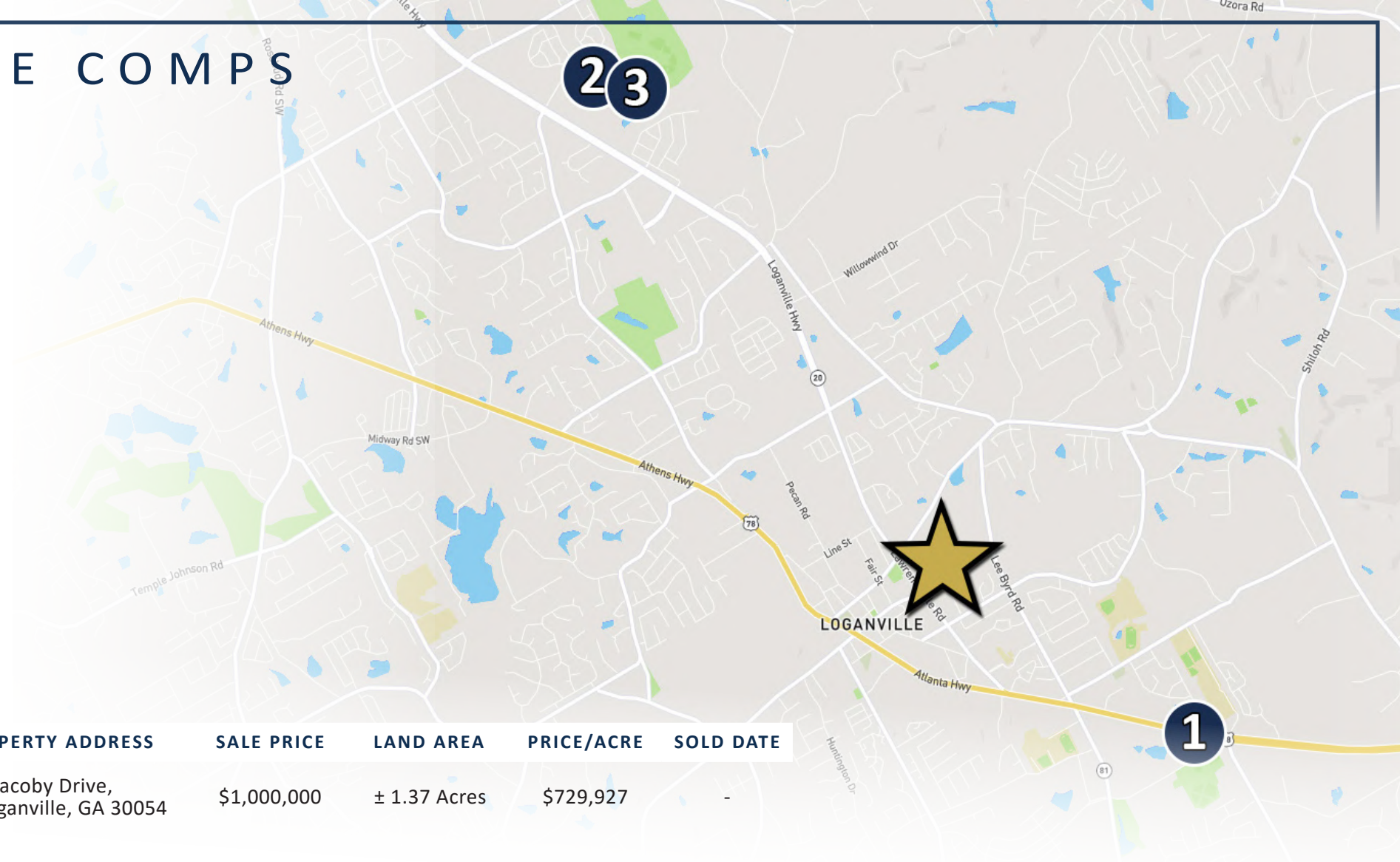


IN THE AREA

LOGANVILLE, GEORGIA



SALE COMPS

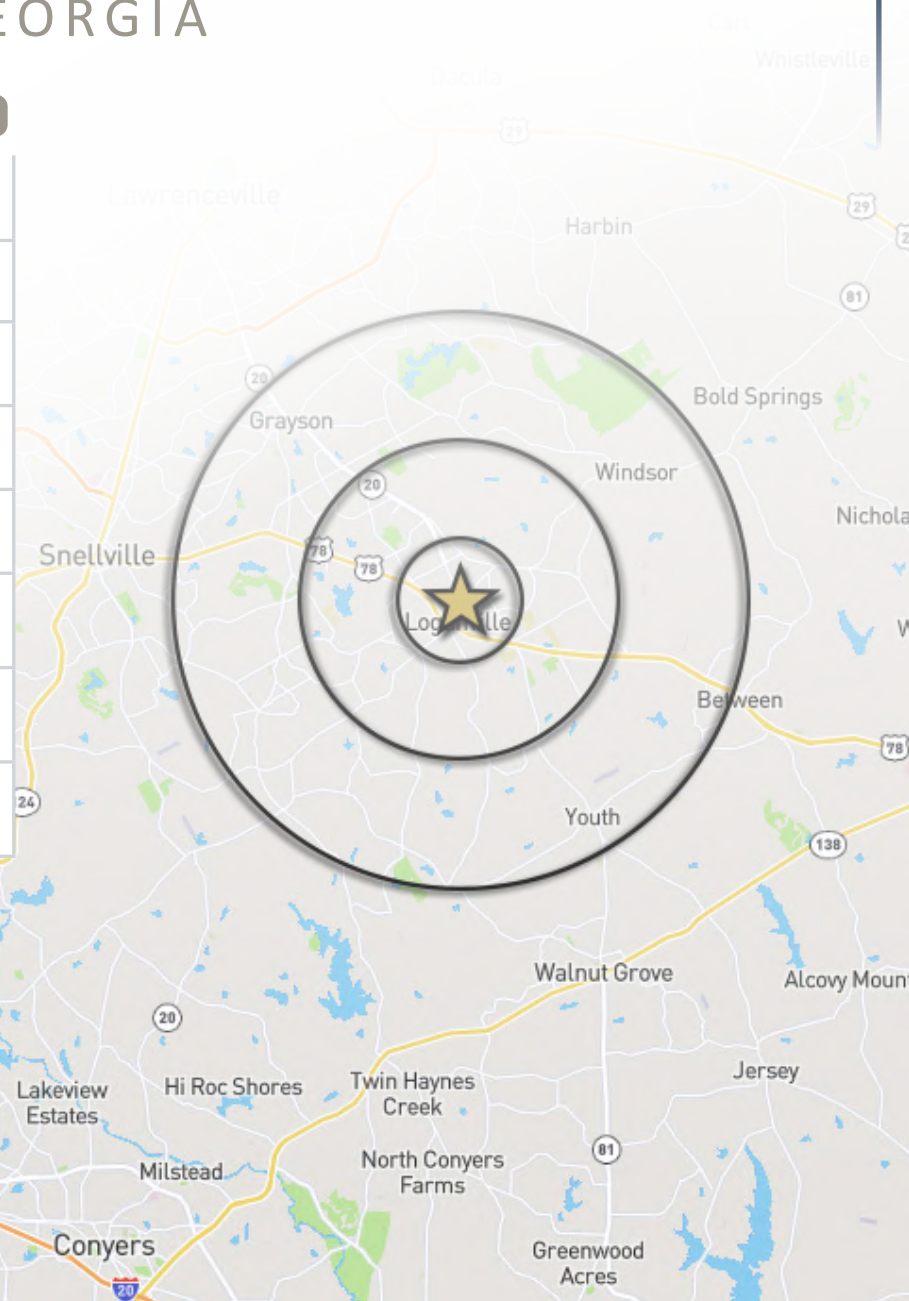


	PROPERTY ADDRESS	SALE PRICE	LAND AREA	PRICE/ACRE	SOLD DATE
★	0 Jacoby Drive, Loganville, GA 30054	\$1,000,000	± 1.37 Acres	\$729,927	-
1	4794 Highway 78, Loganville, GA	\$3,530,000	± 3.53 Acres	\$1,000,000	2/24/2023
2	88 Loganville Hwy (Tract B), Loganville, GA	\$5,750,000	± 1.50 Acres	\$3,833,333	12/29/2022
3	88 Loganville Hwy (Lot 12), Loganville, GA	\$4,250,000	± 2.20 Acres	\$1,931,818	9/29/2021

DEMOGRAPHIC OVERVIEW

DEMOGRAPHICS IN LOGANVILLE, GEORGIA

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	4,394	23,459	62,306
POPULATION 50+ YEARS	2,061	10,084	26,064
POPULATION 65+ YEARS	869	4,179	10,357
POPULATION 75+ YEARS	389	1,665	3,723
POPULATION 85+ YEARS	125	463	891
AVERAGE HOUSE VALUE	\$293,823	\$292,316	\$303,430
% OF HOUSEHOLDS 55+	43.1%	40.5%	39.4%
AVERAGE HOUSEHOLD INCOME 55+	\$59,424	\$64,183	\$71,981



ESRI 2022

ABOUT BULL REALTY

MISSION:

To provide a company of advisors known for integrity and 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 properties

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 intel, forecasts and strategies. The weekly show 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



BROKER PROFILE



ERNIE ANAYA, MBA

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Partner, Bull Realty
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Ernie Anaya is President for Senior Housing Group at Bull Realty. 2020, 2021, 2022, and 2023 Million Dollar Club, Atlanta Commercial Board of Realtors. Over 20 years of experience in Sales Management and Management Consulting, with a focus on the healthcare industry. Previous Fortune 500 experience includes Abbott Laboratories, GE Medical Systems, and Cardinal Health.

Consulting experience includes Client Solutions Director with EMC Corporation covering Department of the Army (Top Secret Clearance), and Principal, Healthcare Sector with SunGard Consulting Services covering the US and Latin America. Expert Speaker at several international conferences addressing Information Security, Enterprise Risk Management & Business Continuity for Healthcare.

BA in Astrophysics from Ole Miss and an MBA from Michigan State University, including their Global Management Course in Japan & Singapore. Also attended the Center for Transportation and Logistics Executive Program at Massachusetts Institute of Technology. Graduated prep school from St. John's Military School in Kansas.



[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 0 Jacoby Drive, Loganville, GA 30054. 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 _____

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SIGN CONFIDENTIALITY
AGREEMENT ONLINE