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OFFERING MEMORANDUM

VACANT MEMORY CARE FACILITY | 45 BEDS

HAMPTON, 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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CONTACT INFORMATION

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BULL REALTY, INC.

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BullRealty.com



EXECUTIVE SUMMARY

THE OFFERING

Bull Realty is pleased to present this vacant ±20,609 SF Facility, previously licensed as a 45-bed assisted living community. The facility is located in Hampton, GA and is 9.5 miles from Interstate 75. The facility offers two safe outdoor spaces for use by residents: a courtyard with a sitting area and a fenced in garden with paved walkways.

There is a new, \$1 million, 9-unit addition awaiting Certificate of Occupancy. The total demand is 787 assisted living units today growing to 985 units in 2027 in the PMA, a 25.08% increase. There is a total of 485 assisted living competitive units (including subject property) within the 10-mile PMA with 0 units under construction. The total demand for memory care units is 236 growing to 295 units in 2027. There are a total of 143 memory care units within the 10-mile PMA with 0 under construction.

The unmet demand for assisted living units in the Hampton PMA totals 302 units growing to 500 units in 2027, an 63.30 % increase. The unmet demand for memory care is 93 units growing to 152 units in 2027, a 63.55% increase. There are 9 competitive assisted living facilities with an average age of 17 years within the 10-mile PMA, 4 of the 9 also offer memory care. **Seller willing to support potential Behavioral Care use, non-drug treatment, with Conditional Use Permit application.**

STRONG MARKET

10-Mile Market Rents:

- Assisted Living: \$4,491
- Memory Care: \$4,719

COMMUNITY

- Attractive and fully furnished, private or semi-private rooms with personal closets and baths with non-skid flooring and safety bars
- Nine comfortable and welcoming sitting areas for residents to visit with family and friends
- An elegant and comfortable homelike setting to ensure every resident feels comfortable and safe
- Wheelchair accessibility
- Family-style dining
- An open kitchen for those that may want to participate in preparing meals
- A TV and entertainment area with piano
- Beauty shop available for nail and hair care
- Patio, sunroom, courtyards and garden areas



PRICE: \$3,500,000

Lease Option Available

PROPERTY INFORMATION

SITE:

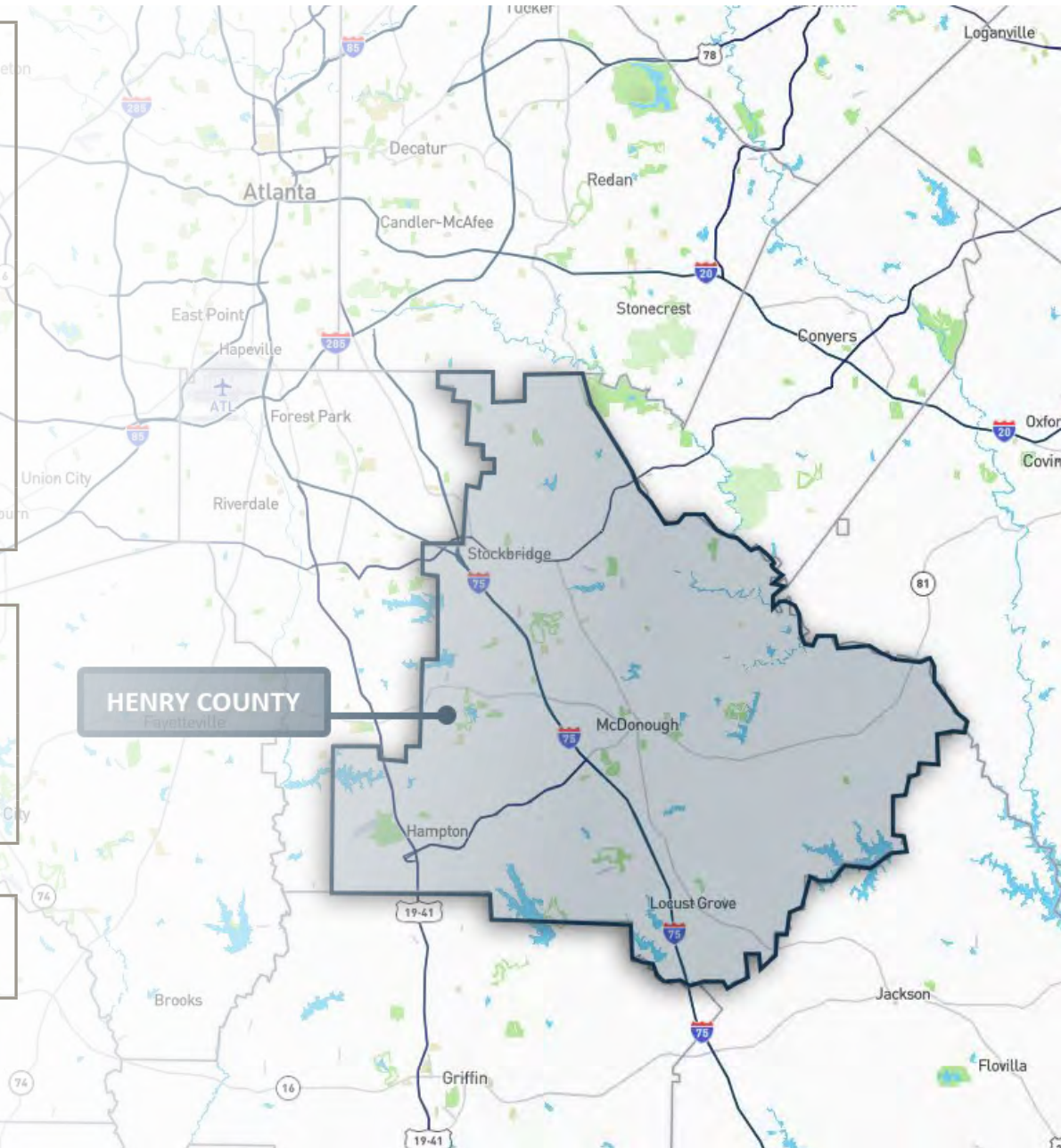
PROPERTY ADDRESS:	3084 Highway 81 W Hampton, Georgia 30228
COUNTY:	Henry
PARCEL ID:	019-02038000 & 019-02039000
ZONING:	Residential Agriculture (RA)
YEAR BUILT:	1968
YEAR RENOVATED:	2023
SIGNAGE:	Monument Sign
PARKING TYPE:	Surface
	<i>* 9 new unit addition waiting for Certificate of Occupancy</i>

BUILDING:

TOTAL BUILDING SIZE:	±20,609 SF
NO. OF BUILDINGS:	1
NO. OF FLOORS:	1
TOTAL NO. OF UNITS:	45* (Memory Care)
TOTAL NO. OF BEDS:	45 (Licensed)

FINANCIALS:

SALE PRICE:	\$3,500,000
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Ask about a NNN Lease Option

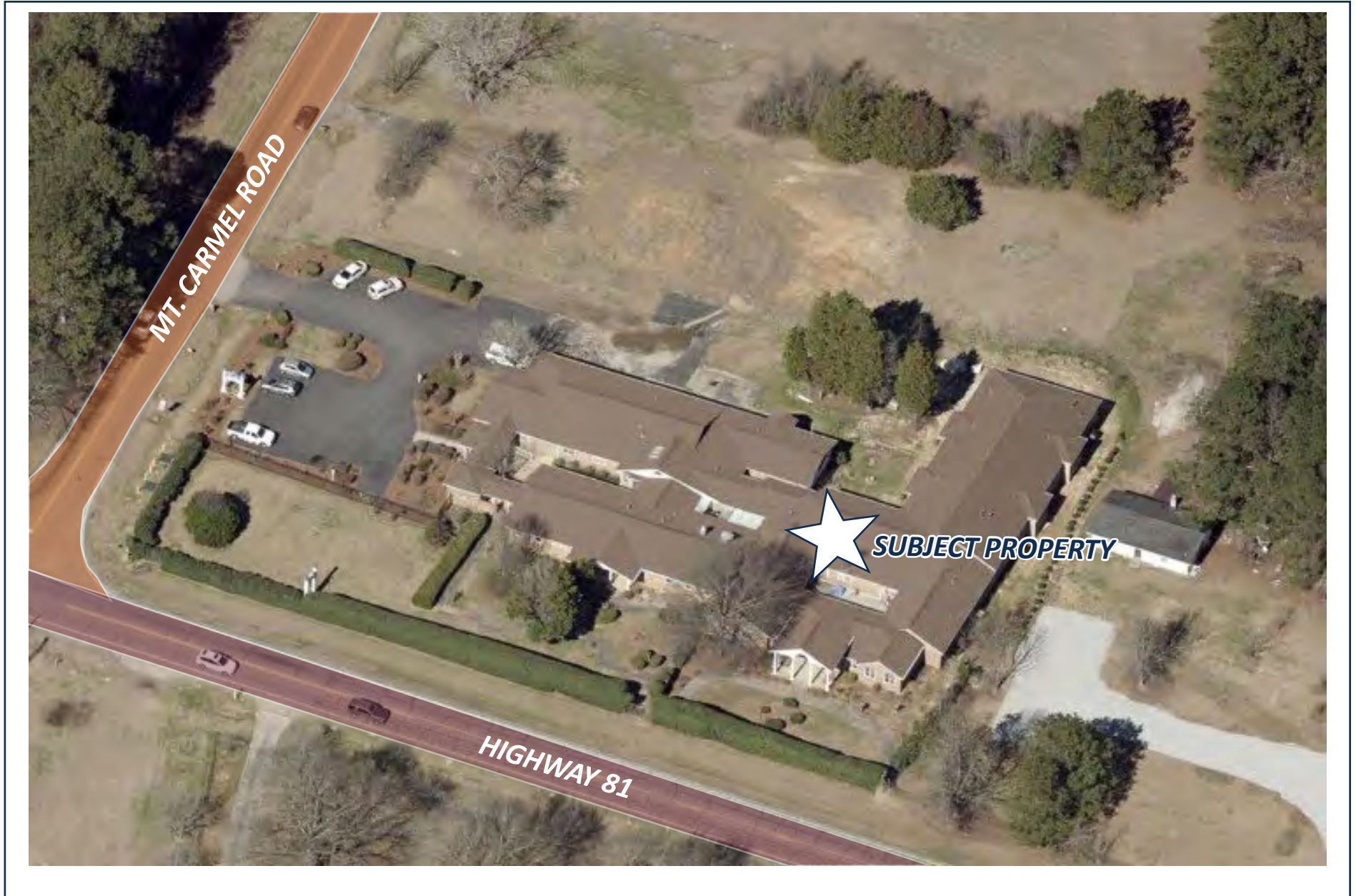
PROPERTY PHOTOS



PROPERTY PHOTOS- NEW ADDITION



AERIAL VIEW



CASH SALE PRO FORMA @ STABILIZATION

INITIAL INVESTMENT

Purchase Price	\$3,500,000
+ Acquisition Costs	\$15,750
- Mortgage(s)	\$0
+ Loan Fees Points	\$0
Initial Investment	\$3,515,750

MORTGAGE DATA

1ST LIEN	
Loan Amount	\$0
Interest Rate (30/360)	0.000%
Amortization Period	0 Years
Loan Term	0 Years
Loan Fees Points	0.00%
Periodic Payment	\$0.00
Annual Debt Service	\$0

CASH FLOW

For the Year Ending	Year 1 Jun-2025	Year 2 Jun-2026	Year 3 Jun-2027	Year 4 Jun-2028	Year 5 Jun-2029	Year 6 Jun-2030	Year 7 Jun-2031	Year 8 Jun-2032	Year 9 Jun-2033	Year 10 Jun-2034
POTENTIAL RENTAL INCOME (PRI)	\$2,160,000	\$2,224,800	\$2,291,544	\$2,360,290	\$2,431,099	\$2,504,032	\$2,579,153	\$2,656,528	\$2,736,223	\$2,818,310
- Vacancy / Credit Loss	\$216,000	\$222,480	\$229,154	\$236,029	\$243,110	\$250,403	\$257,915	\$265,653	\$273,622	\$281,831
EFFECTIVE RENTAL INCOME	\$1,944,000	\$2,002,320	\$2,062,390	\$2,124,261	\$2,187,989	\$2,253,629	\$2,321,238	\$2,390,875	\$2,462,601	\$2,536,479
+ Other Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
GROSS OPERATING INCOME (GOI)	\$1,944,000	\$2,002,320	\$2,062,390	\$2,124,261	\$2,187,989	\$2,253,629	\$2,321,238	\$2,390,875	\$2,462,601	\$2,536,479
- Operating Expenses	\$1,512,000	\$1,542,240	\$1,573,085	\$1,604,546	\$1,636,637	\$1,669,370	\$1,702,758	\$1,736,813	\$1,771,549	\$1,806,980
NET OPERATING INCOME (NOI)	\$432,000	\$460,080	\$489,305	\$519,715	\$551,352	\$584,259	\$618,480	\$654,062	\$691,052	\$729,499
Net Operating Income (NOI)	\$432,000	\$460,080	\$489,305	\$519,715	\$551,352	\$584,259	\$618,480	\$654,062	\$691,052	\$729,499
- Capital Expenses / Replacement Reserves	\$7,875	\$7,875	\$7,875	\$7,875	\$7,875	\$7,875	\$7,875	\$7,875	\$7,875	\$7,875
- Annual Debt Service 1st Lien	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
CASH FLOW BEFORE TAXES	\$424,125	\$452,205	\$481,430	\$511,840	\$543,477	\$576,384	\$610,605	\$646,187	\$683,177	\$721,624
Sales Proceeds	1	2	3	4	5	6	7	8	9	10
Sale Price Per Unit	\$146,067	\$155,333	\$165,000	\$175,022	\$185,489	\$196,333	\$207,644	\$219,378	\$231,578	\$244,267
Sales Price	\$6,573,000	\$6,990,000	\$7,425,000	\$7,876,000	\$8,347,000	\$8,835,000	\$9,344,000	\$9,872,000	\$10,421,000	\$10,992,000
- Sales Expenses	\$197,190	\$209,700	\$222,750	\$236,280	\$250,410	\$265,050	\$280,320	\$296,160	\$312,630	\$329,760
- Mortgage Balance 1st Lien	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Sales Proceeds Before Tax	\$6,375,810	\$6,780,300	\$7,202,250	\$7,639,720	\$8,096,590	\$8,569,950	\$9,063,680	\$9,575,840	\$10,108,370	\$10,662,240

Note: Vacant property. Calculations assume 90% occupancy at stabilization.

Information contained herein may have been provided by outside sources and while deemed reliable, may be estimated, projected, subject to change, and/or limited in scope, and therefore should not be relied upon as accurate. Information should be independently confirmed within an applicable due diligence period. This is not an appraisal.

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LOCATED ON PAGE 19 OF THIS DOCUMENT OR ONLINE AT BULLREALTY.COM

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AGREEMENT ONLINE

CASH SALE PRO FORMA @ STABILIZATION

Acquisition CAP Rate	12.34%
Cost of Sale upon Disposition	3.00%

Combined LTV at Acquisition	0.00%
Combined DSCR at Acquisition	0.00
Purchase Price per Unit	\$77,778

Summary of Investment Measures

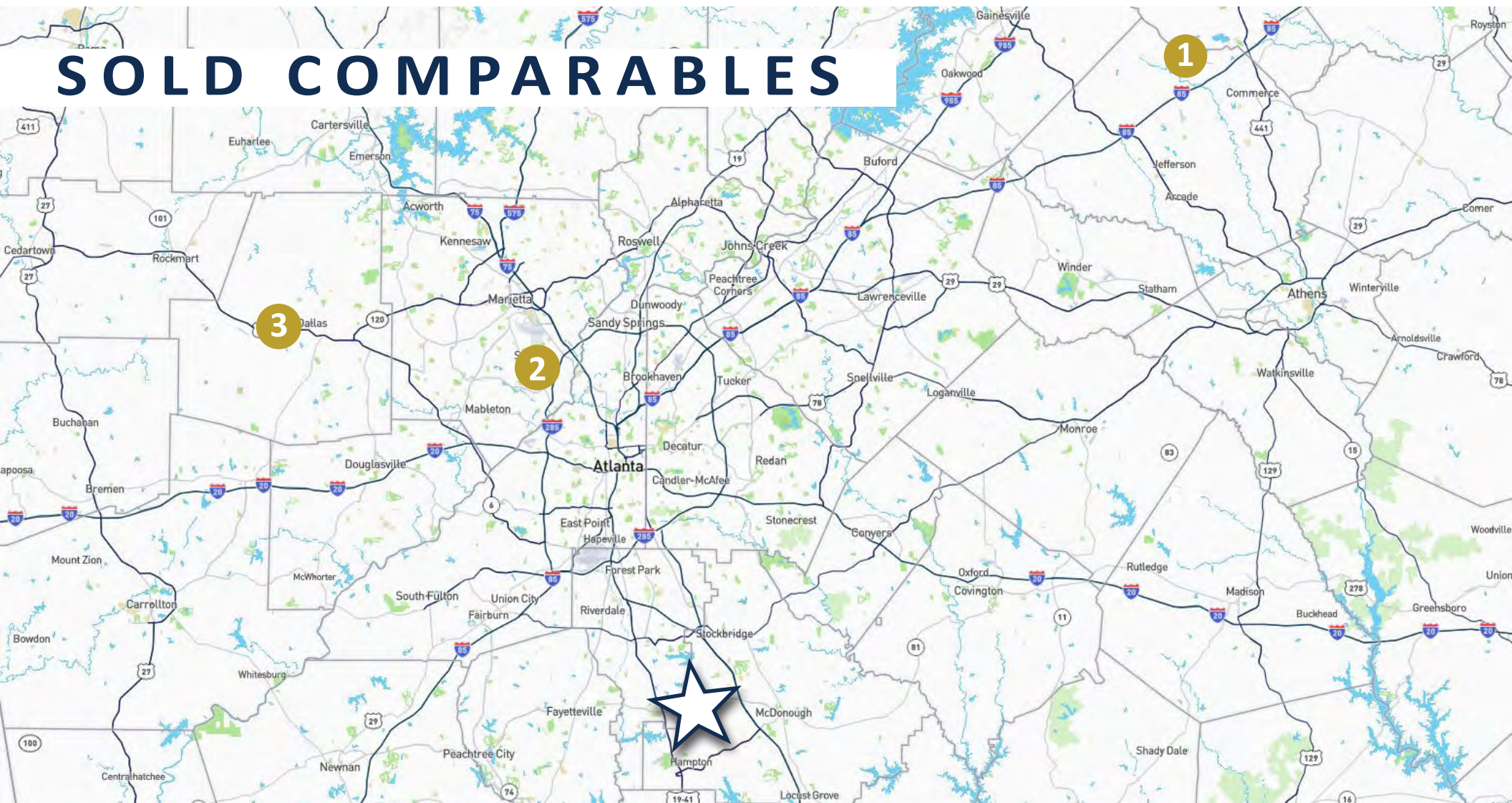
For the Year Ending	Year 1 Jun-2025	Year 2 Jun-2026	Year 3 Jun-2027	Year 4 Jun-2028	Year 5 Jun-2029	Year 6 Jun-2030	Year 7 Jun-2031	Year 8 Jun-2032	Year 9 Jun-2033	Year 10 Jun-2034
Loan-to-Value (LTV) - 1st Lien	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Combined Lien Loan-to-Value (LTV)	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
DSCR - 1st Lien	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Combined DSCR	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Return on Equity	6.65%	6.67%	6.68%	6.70%	6.71%	6.73%	6.74%	6.75%	6.76%	6.77%
Before Tax Cash on Cash	12.06%	12.86%	13.69%	14.56%	15.46%	16.39%	17.37%	18.38%	19.43%	20.53%
Year Property Sold	1	2	3	4	5	6	7	8	9	10
Before Tax Unleveraged Property Yield (IRR)	93.41%	49.59%	37.32%	31.56%	28.23%	26.05%	24.51%	23.38%	22.50%	21.81%
Effective Annual Cost of Borrowed Funds	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Before Tax Impact of Leverage	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Equity Multiple	1.93	2.18	2.43	2.70	2.99	3.29	3.60	3.93	4.28	4.64
Before Tax EQUITY Yield (IRR)	93.41%	49.59%	37.32%	31.56%	28.23%	26.05%	24.51%	23.38%	22.50%	21.81%

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SOLD COMPARABLES



	ADDRESS	SALE PRICE	YEAR BUILT	PRICE/SF	SITE SIZE	SQFT	SOLD DATE
★	3084 Highway 81, Hampton, GA	\$3,500,000	1968	\$169.82	4.34	20,609	--
1	258 College St, Maysville, GA	\$2,500,000	1998	\$188.92	8.77	13,233	2/1/2023
2	1418 Spring St SE, Smyrna, GA	\$4,400,000	1973	\$367.06	0.60	11,987	5/2/2022
3	700 W Memorial Dr, Dallas, GA	\$3,360,000	1998	\$275.73	1.03	12,186	12/23/2021

ASSISTED LIVING MARKET OUTLOOK

DEMAND CALCULATION

The total demand is 787 Assisted living units today growing to 985 units in 2027 in the PMA, a 25.08% increase. There is a total of 485 Assisted Living competitive units (including subject property) within the 10-mile PMA with 0 units under construction. The Total Demand for Memory Care units is 236 growing to 295 units in 2027. There are a total of 143 Memory Care units within the 10-mile PMA with 0 under construction.

As the model indicates, the Unmet Demand for Assisted Living units in the Hampton PMA totals 302 units growing to 500 units in 2027, an 63.30 % increase. The Unmet Demand for Memory Care is 93 units growing to 152 units in 2027, a 63.55% increase. There are 9 competitive Assisted Living Facilities with an average age of 17 years within the 10-mile PMA, 4 of the 9 also offer Memory Care.

MARKET RENTS ALF | OCCUPANCY (10 MILE)

Assisted Living: \$4,491.00 | 78.4%

Memory Care: \$4,719.00 | 69.9%

DISABILITY STATISTICS | AGE 75+ IN HAMPTON, GA

11.6%

COGNITIVE
DIFFICULTY

31.8%

AMBULATORY
DIFFICULTY

15.9%

SELF-CARE

28.7%

INDEPENDENT
LIVING DIFFICULTY

PMA DEMOGRAPHICS | 5 MILE RADIUS

AVERAGE HOUSEHOLD INCOME



55 TO 64 YEARS OLD
\$95,533



65 TO 74 YEARS OLD
\$83,646



75+ YEARS
\$61,659

AVERAGE NET WORTH



55 TO 64 YEARS OLD
\$937,479



65 TO 74 YEARS OLD
\$1,140,900



75+ YEARS
\$976,083

ABOUT THE AREA

HAMPTON, GEORGIA

Hampton enjoys the benefits of a small town atmosphere, is where history has a future and offers much to residents and visitors alike. Established in 1873, our city is one of tradition and history, while embracing change. The old cotton mill was converted into lofts; former stores on Cherry Street are now townhouses; the old jail is a booming brewery. Beautiful historic homes and old oak trees line the streets of Hampton.

Hampton prides itself on being designated as a “Tree City” and a “Bird Sanctuary” city. In 2012, Hampton also achieved the status of “Playful City” - one of 213 communities in the United States to be so designated. In 2013, Hampton was one of 217 cities designated as a “Playful City”—the only city in Henry County to achieve this designation. Visit McBrayer City Park, complete with playground equipment, a splash pad, tennis court, soccer goals, basketball court and much more. The R.W. and Mary Lou Coley Park, located on West Main Street N, hosts many ball games throughout the season, and Atlanta Motor Speedway is just 1.5 miles from downtown Hampton always has plenty of fun activities scheduled throughout the year.

[*City of Hampton](#)



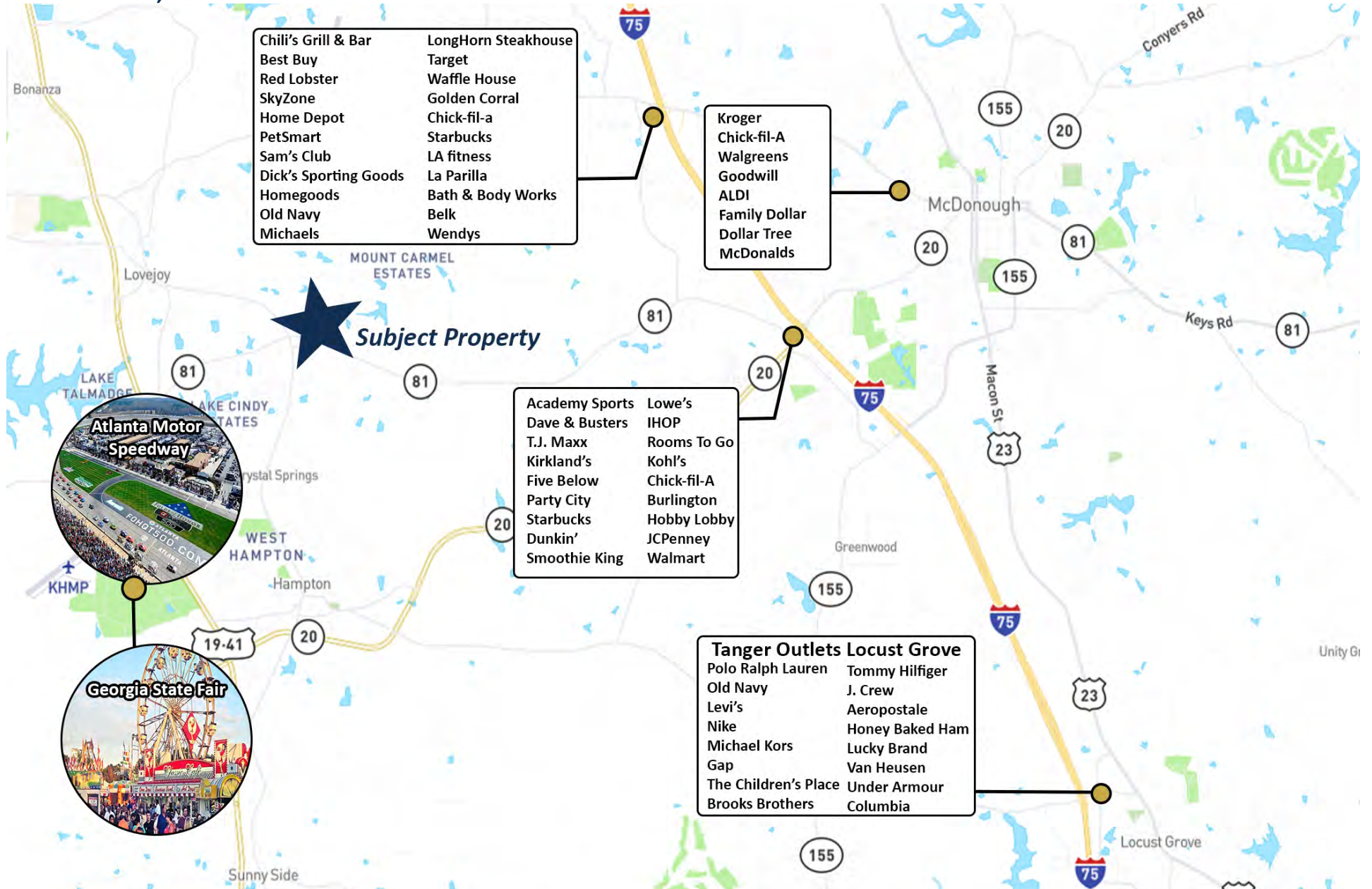
Atlanta Motor Speedway



Downtown Hampton

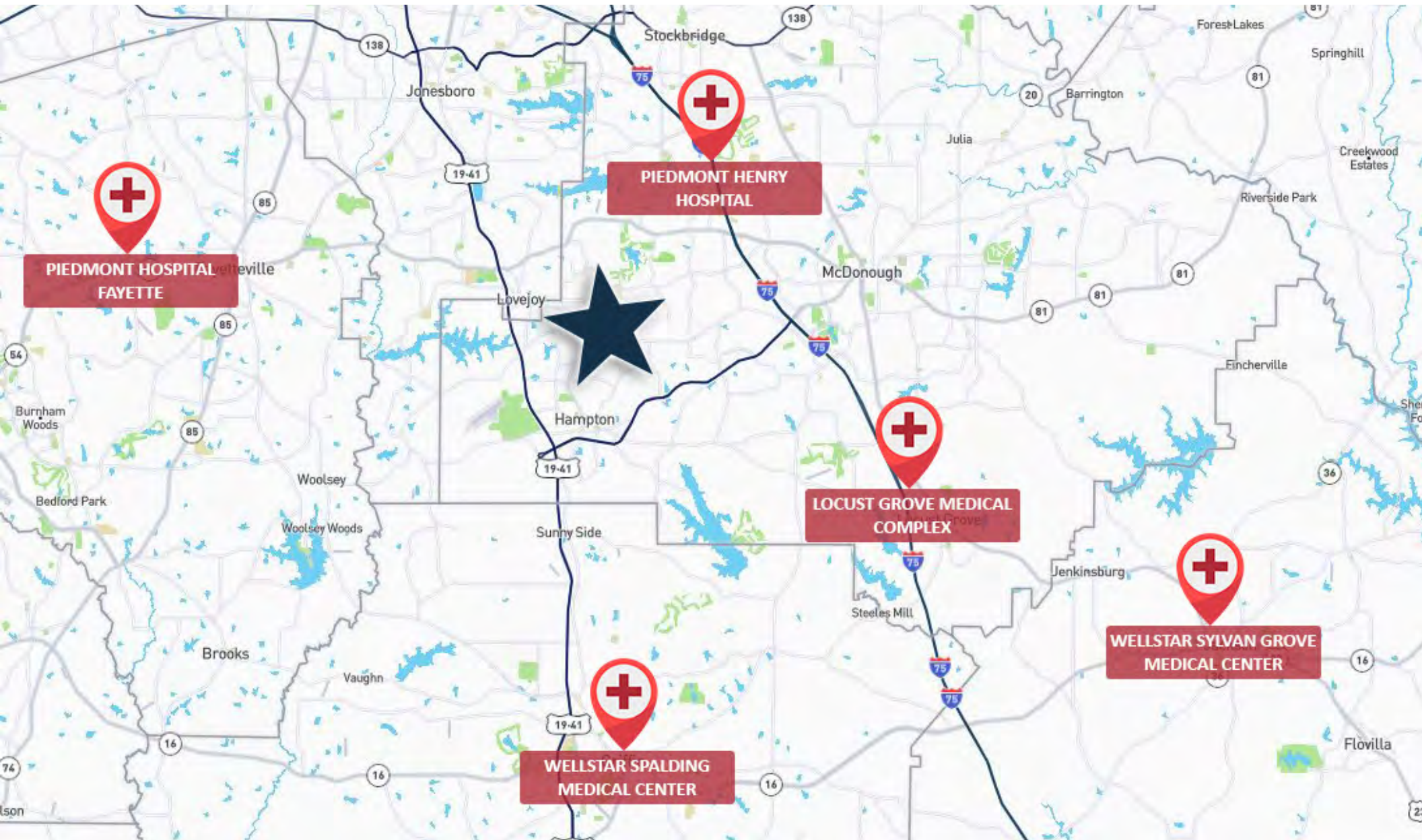
IN THE AREA

HAMPTON, GEORGIA



NEARBY HOSPITALS

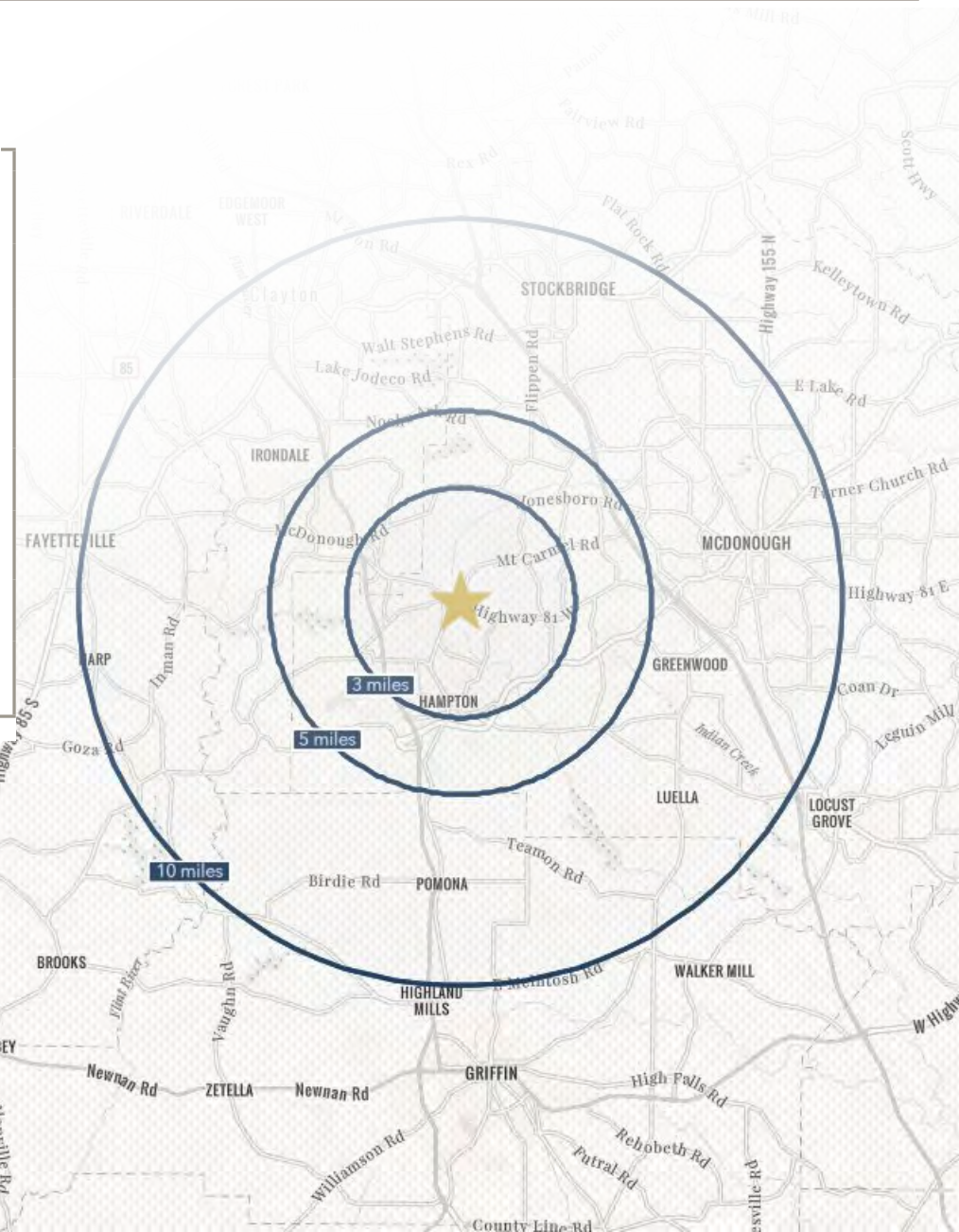
HAMPTON, GEORGIA



DEMOGRAPHIC OVERVIEW

DEMOGRAPHICS IN HAMPTON, GEORGIA

	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	27,605	63,975	313,853
POPULATION 50+ YEARS	8,267	19,561	99,276
POPULATION 65+ YEARS	3,234	7,483	40,575
POPULATION 75+ YEARS	1,176	2,568	14,452
POPULATION 85+ YEARS	246	507	3,140
AVERAGE HOUSE VALUE	\$230,665	\$242,043	\$237,414
% OF HOUSEHOLDS 55+	38.4%	37.9%	39.4%
AVERAGE HOUSEHOLD INCOME 75+	\$54,421	\$55,481	\$61,659



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.

JOIN OUR TEAM

Bull Realty is continuing to expand by merger, acquisition and attracting agents with proven experience. As a regional commercial brokerage firm doing business across the country, the firm recently celebrated 25 years in business and \$1.9 billion annual transaction volume.


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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

President, Senior Housing Group
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 3084 Highway 81, Hampton, GA. 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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