OFFERING MEMORANDUM

24 UNITS MEMORY CARE | POTENTIAL FOR 48 UNITS

WOODSTOCK, GEORGIA

BULL REALTY
CELEBRATING 25 YEARS

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.

TABLE OF CONTENTS

2 DISCLAIMER & LIMITING CONDITIONS

OPPORTUNITY OVERVIEW

4 EXECUTIVE SUMMARY
5 PROPERTY INFORMATION
6 FLOOR PLAN
7 PROPERTY PHOTOS
9 SITE PLAN ADDITION

MARKET OVERVIEW

11 SOLD COMPARABLES
12 ASSISTED LIVING MARKET OUTLOOK
13 ABOUT THE AREA
14 IN THE AREA
15 DEMOGRAPHIC OVERVIEW

CONTACT INFORMATION

16 ABOUT BULL REALTY
17 BROKER PROFILE
18 CONFIDENTIALITY AGREEMENT

CONTACT INFORMATION

ERNIE ANAYA, MBA

President, Senior Housing Group
Ernie@BullRealty.com
404-876-1640 x 130

BULL REALTY, INC.

50 Glenlake Parkway, Suite 600
Atlanta, GA 30328
BullRealty.com

BULL REALTY
CELEBRATING 25 YEARS

EXECUTIVE SUMMARY

THE OFFERING

Newly built Beehive Homes of Woodstock is a 24-unit facility licensed for memory care. The facility boasts a beautiful new design, featuring an open and modern kitchen, family room, large dining room, vaulted ceilings, sun-room, additional living room, laundry room, family waiting room, office space, and more. The facility is in *process of stabilization* with the help from the Beehive Franchise, expecting 80% occupancy in 90 days.

All rooms include a private bathroom. The facility sits on Hickory Flat Hwy directly across the street from popular businesses such as: Piedmont Urgent Care. Beehive Home of Woodstock construction was completed in January of 2023 and opened its doors in February of 2023.

PROPERTY HIGHLIGHTS

- Newly built 13,357 SF on 2.99 Acres zoned PUD
- Memory Care Average rent is $5,695 versus $6,117 (Market)
- Option to be acquired as a Beehive Franchise | Beehive Trained Staff
- Available below replacement value (today's costs)
  - $516,000/Acre
  - $390/SF Construction Costs
  - Land Prep, utilities, permits
- Plus, plans for a 24-unit addition to increase size to 48 units.
- Includes 1.5+/- acre construction-ready site with all utilities on site.
- Potential Joint Venture

PRICE:
$5,200,000.00

PRO FORMA CAP RATE: ***13.25%***

PRO FORMA NOI: ***$688,900.00***
@90% Occupancy

PROPERTY INFORMATION

SITE:

PROPERTY ADDRESS:	7819 Hickory Flat Hwy, Woodstock, Georgia 30188
COUNTY:	Cherokee
COMPLEX NAME:	Beehive Homes of Woodstock
PARCEL ID:	02N03137C
ZONING:	PUD
YEAR BUILT:	2023
IDEAL AND PERMITTED USES:	Personal Care Home
PARKING TYPE:	Surface
TRAFFIC COUNTS (VPD) AND ROAD NAME:	16,800 Hickory Flat Highway
CROSS STREETS:	Park Creek Drive
FRONTAGE (FT) AND ROAD NAME:	453 FT, Hickory Flat Highway

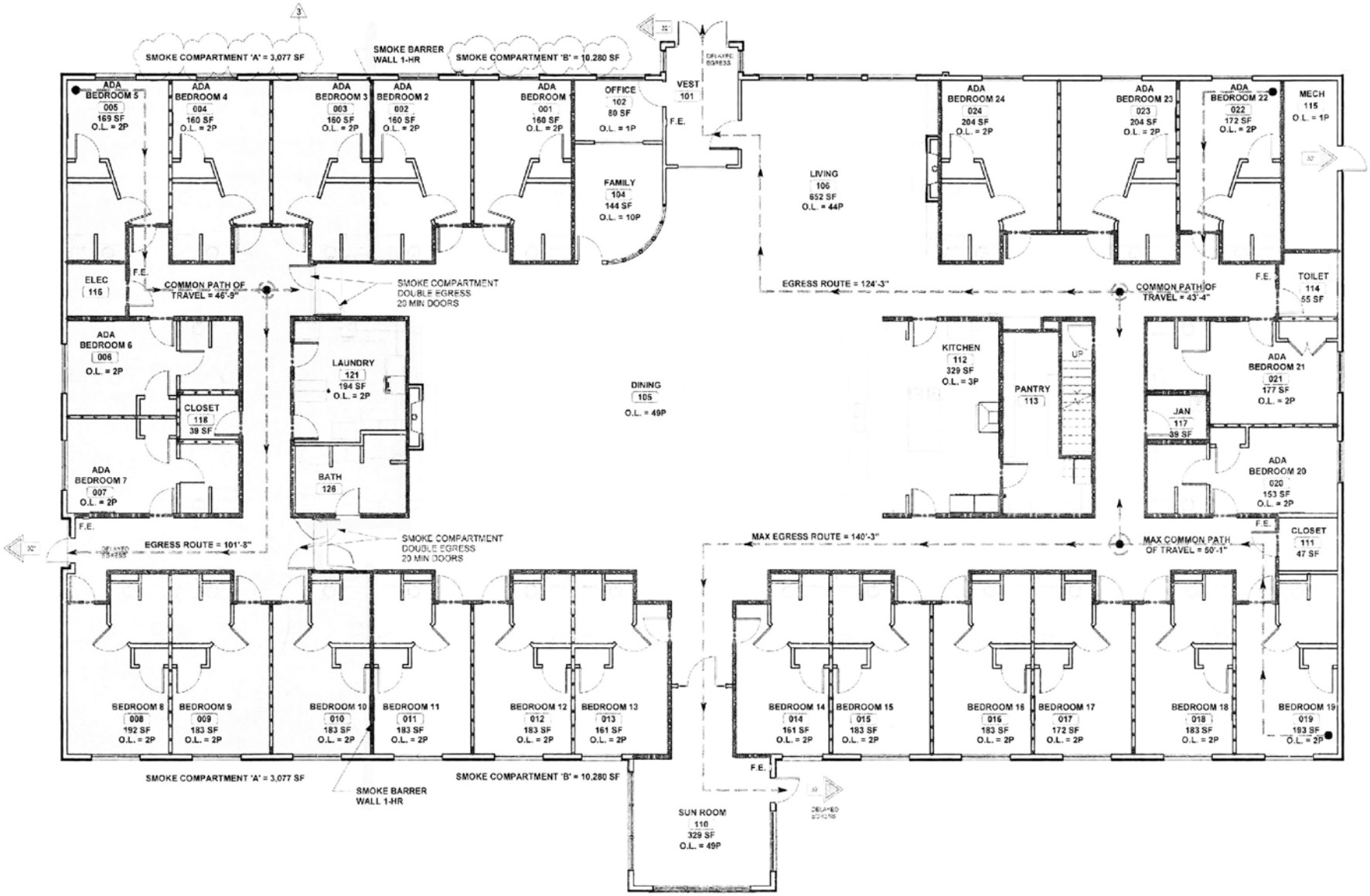
BUILDING:

TOTAL BUILDING SIZE: NO.	13,357 SF
OF BUILDINGS: NO. OF	1
FLOORS:	1
TOTAL NO. OF UNITS:	24 | Potential 48
LICENSED NO. OF BEDS:	24 (Memory Care)

PRICING:

SALE PRICE:	$5,200,000

FLOOR PLAN

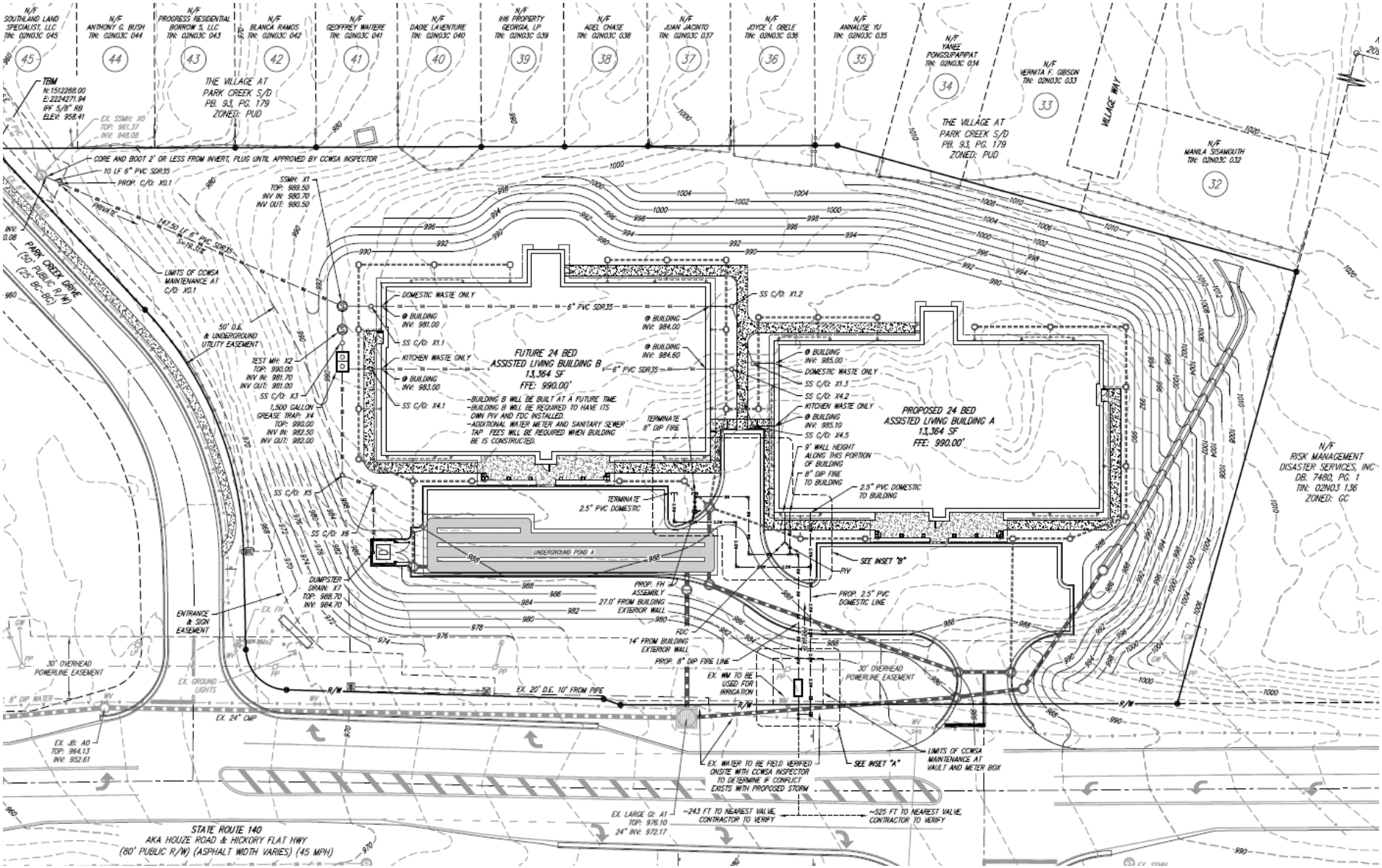


BULL REALTY
CELEBRATING 25 YEARS

PROPERTY PHOTOS

PROPERTY PHOTOS

SITE PLAN ADDITION+ 24 UNITS

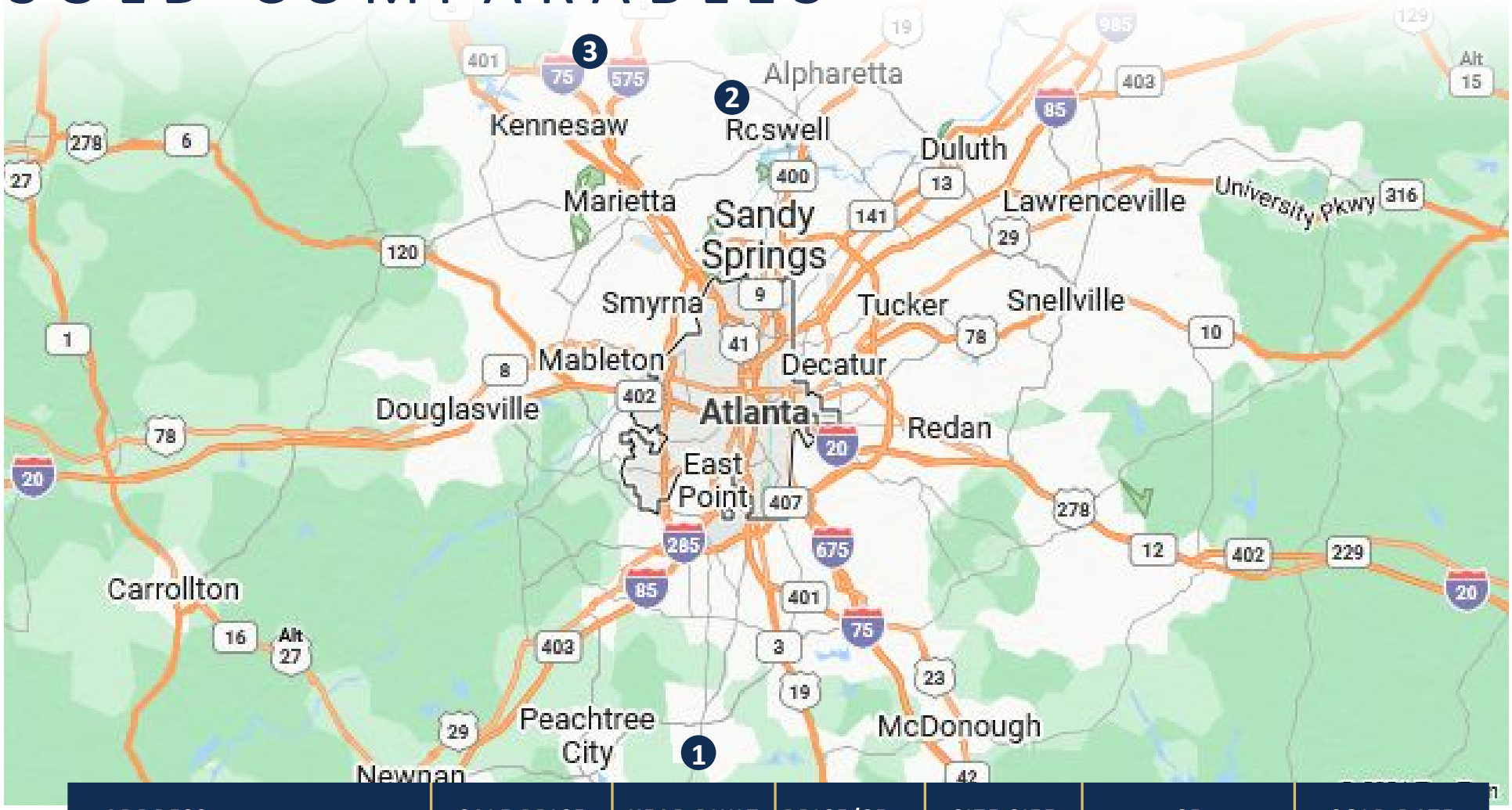


BULL REALTY
CELEBRATING 25 YEARS

SITE PLAN ADDITION+ 24 UNITS

BULL REALTY
CELEBRATING 25 YEARS

SOLD COMPARABLES



	ADDRESS	SALE PRICE	YEAR BUILT	PRICE/SF	SITE SIZE	SF	SOLD DATE
1	277 Medical Way, Riverdale	$6,250,000	1989	$460.30	1.42 Acres	13,578	3/19/2024
2	1076 Old Peachtree Rd., Roswell	$12,696,000	1998	$405.52	2.20 Acres	31,308	9/29/2023
3	Subject | 7819 Hickory Flat, Woodstock	$5,200,000	2023	$389.31	2.99 Acres	13,357	9/29/2023

BULL REALTY
CELEBRATING 25 YEARS

ASSISTED LIVING MARKET OUTLOOK

DEMAND CALCULATION

There is a total of 10 Memory Care units in Woodstock with 0 under construction within a 5-mile radius. As the model indicates, the Unmet Demand for memory care units in Woodstock PMA will total 93 units in addition to current and planned by 2022; and could total 159 units by 2027, a 70.9% increase.

DISABILITY STATISTICS | AGE 75+ IN WOODSTOCK, GA

14.9%	26.4%	7.4%	18.6%
COGNITIVE DIFFICULTY	AMBULATORY DIFFICULTY	SELF-CARE	INDEPENDENT LIVING DIFFICULTY

PMA DEMOGRAPHICS | 15 MILE RADIUS

AVERAGE HOUSEHOLD INCOME

55 TO 64 YEARS OLD	65 TO 74 YEARS OLD	75+ YEARS
$168,563	$125,683	$92,810

AVERAGE NET WORTH

55 TO 64 YEARS OLD	65 TO 74 YEARS OLD	75+ YEARS
$3,176,136	$2,591,491	$1,946,807

ABOUT THE AREA

WOODSTOCK

HOLLY SPRINGS

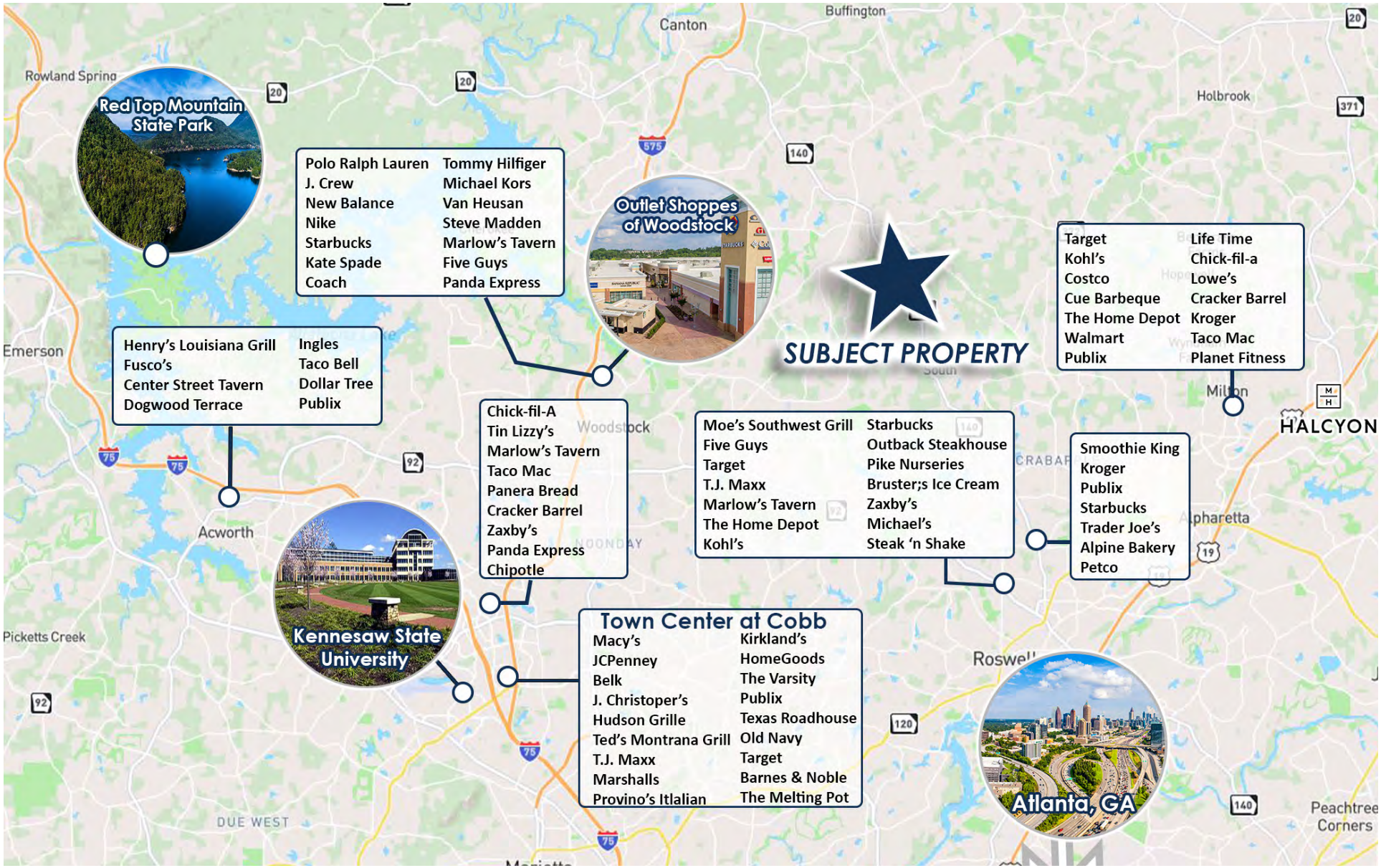
WOODSTOCK, GEORGIA

Woodstock, GA is located in south Cherokee County just east of Red Top Mountain State Park and a short drive from the Chattahoochee-Oconee National Forests. This beautiful town is part of the Atlanta metropolitan area, but distanced enough from the city's hustle and bustle to offer peace and relaxation. The towns of Canton and Holly Springs are also nearby, with their share of events, shops, and places to eat. Canton offers a rich blend of history and modern appeal, while Holly Springs is a cozy little town perfect for a day out. The area is conveniently located to all major highways and interstate systems, making it easily accessible to other major metropolitan areas such as Chattanooga, Nashville, Birmingham and Huntsville.

CANTON

IN THE AREA

WOODSTOCK, GEORGIA

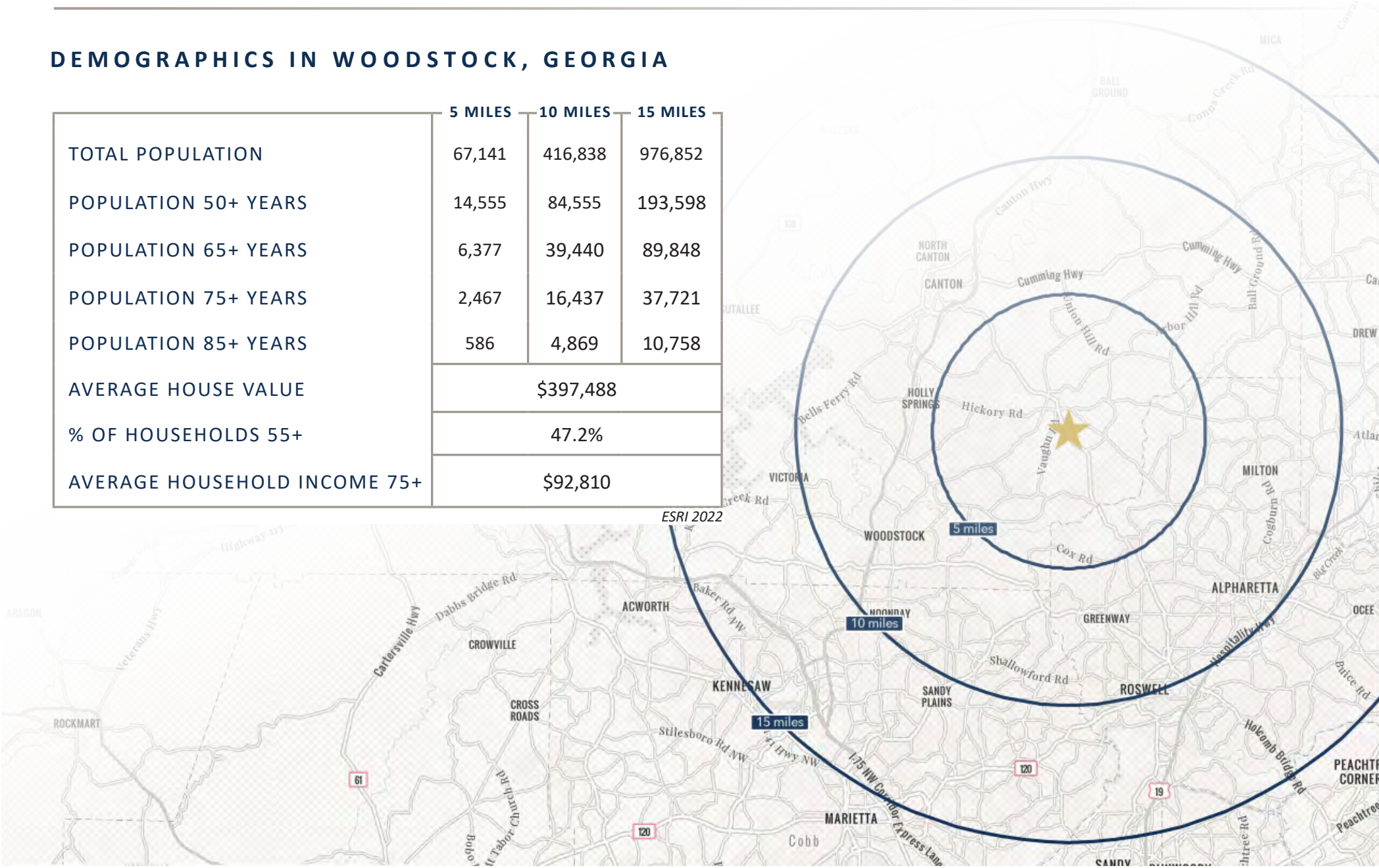


DEMOGRAPHIC OVERVIEW

DEMOGRAPHICS IN WOODSTOCK, GEORGIA

	5 MILES	10 MILES	15 MILES
TOTAL POPULATION	67,141	416,838	976,852
POPULATION 50+ YEARS	14,555	84,555	193,598
POPULATION 65+ YEARS	6,377	39,440	89,848
POPULATION 75+ YEARS	2,467	16,437	37,721
POPULATION 85+ YEARS	586	4,869	10,758
AVERAGE HOUSE VALUE	$397,488		
% OF HOUSEHOLDS 55+	47.2%		
AVERAGE HOUSEHOLD INCOME 75+	$92,810		

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.

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.

CONNECT WITH US:
https://www.bullrealty.com/

BULL REALTY
CELEBRATING 25 YEARS

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
Ernie@BullRealty.com
404-876-1640 x 130

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 7819 Hickory Flat Hwy, Woodstock, Georgia 30188. 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
404-876-1640 x 130

BULL REALTY, INC.
50 Glenlake Parkway, Suite 600
Atlanta, GA 30328
BullRealty.com

SIGN CONFIDENTIALITY AGREEMENT ONLINE

BULL REALTY
CELEBRATING 25 YEARS