



OFFERING MEMORANDUM

**MEDICAL OFFICE BUILDING
VACANT MEDICAL CLINIC AND OUTPATIENT DIAGNOSTIC IMAGING CENTER**

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.

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Bull Realty, Inc.
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EMORY IMAGING CENTER

EMORY HEALTHCARE THE DOCTOR'S OFFICE
FAMILY MEDICINE MCKENNAUGH

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BULL REALTY
ASSET & OCCUPANCY SOLUTIONS

Exclusively listed by Bull Realty, Inc.

PROPERTY INFORMATION



MCDONOUGH PKWY

SYNOVUS

WAFFLE
HOUSE

Walgreens



JONESBORO ROAD

Parking Easement for
access to 2nd floor

Ample surface parking
& monument signage

SUBJECT PROPERTY

EXECUTIVE SUMMARY



PROPERTY DESCRIPTION

Bull Realty is pleased to present this ±12,500 SF medical office building for sale or lease to retail, office and medical office users in the market. Emory Healthcare recently occupied the property and moved their operation to another location. The first floor is fully built out as an outpatient diagnostic imaging center which includes an RF Secure room for MRI, lead lined walls for X-Ray and CT and other imaging center attributes. The first floor also has some general office space. The second floor is built out entirely for medical clinic with numerous exam rooms, nurses' stations, laboratory, physician offices, waiting room and back office.

This property has high visibility from Jonesboro Road and presents an outstanding opportunity for a medical office and imaging center user to move in and avoid the high cost of buildout for these specialties.

The Seller will move forward with the first acceptable offer.

PROPERTY HIGHLIGHTS

- ± 12,500 SF medical office available for sale or lease
- High visibility on Jonesboro Road
- Built out medical office & outpatient diagnostic imaging center
- Fast growing community with excellent track record
- Ample parking
- Topography allows for parking and walking directly into second floor entrance

SPACES	LEASE RATE	SPACE SIZE
Suite A	\$20.00 SF/yr	2,008 SF
Suite B	\$20.00 SF/yr	6,250 SF
Suite C	\$20.00 SF/yr	4,242 SF



Sale | \$3,250,000
Lease | \$20/SF



± 12,500 SF

PROPERTY INFORMATION

BUILDING

Property Address:	249-259 Jonesboro Road McDonough, GA 30253
County:	Henry
Building Size:	± 12,500 SF
Number of Suites:	3
Year Built:	2005
Signage:	Monument & Façade

SITE

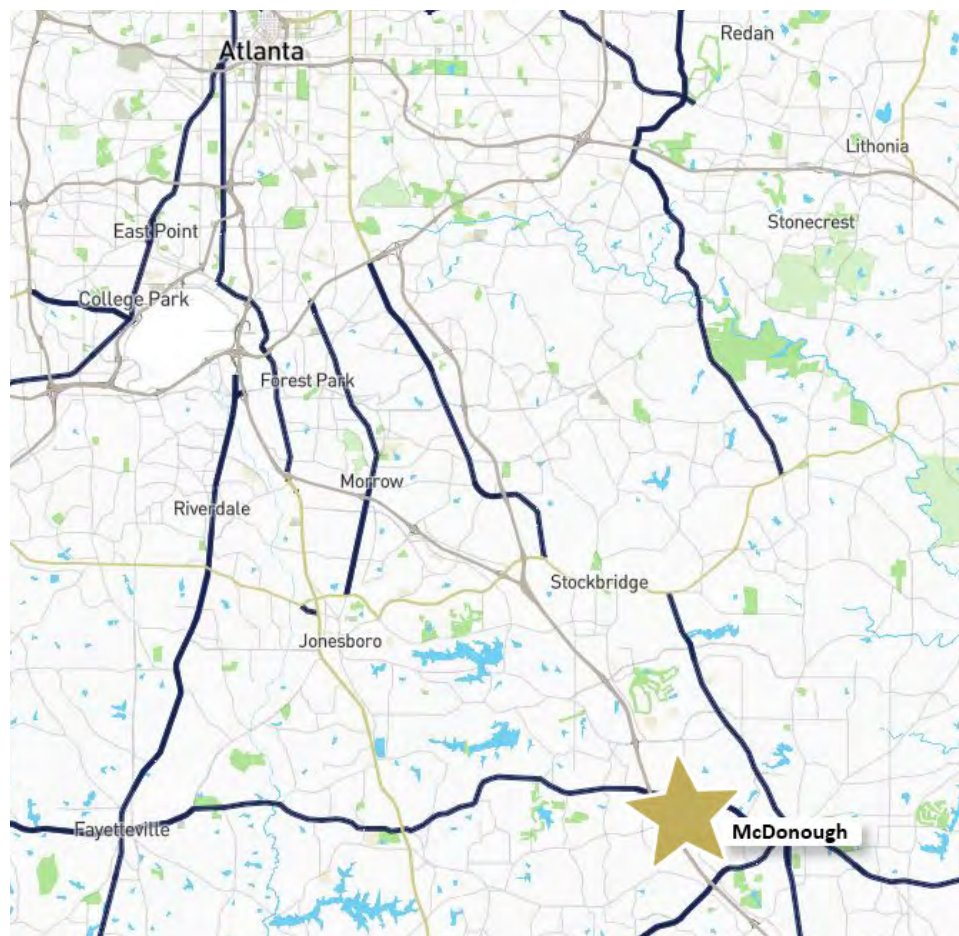
Zoning:	C3, C, OI
Parcel ID:	091G-01-001-005
Parking Spaces:	64 (Surface-Parking Easement with Adjacent Property)
Parking Ratio:	5: 1,000

CONSTRUCTION

HVAC:	Multiple Rooftop Units
Exterior:	Brick
Number of Stories:	2
Build-out:	Built-out Medical Clinic and Outpatient Diagnostic Imaging Center

FINANCIAL

Occupancy:	34% until January 1st, 2023
Lease Rate:	\$20/SF NNN
Sale Price:	\$3,250,000
Price/SF:	\$260/SF



VACANT 1ST FLOOR SPACE: ± 4,242 SF



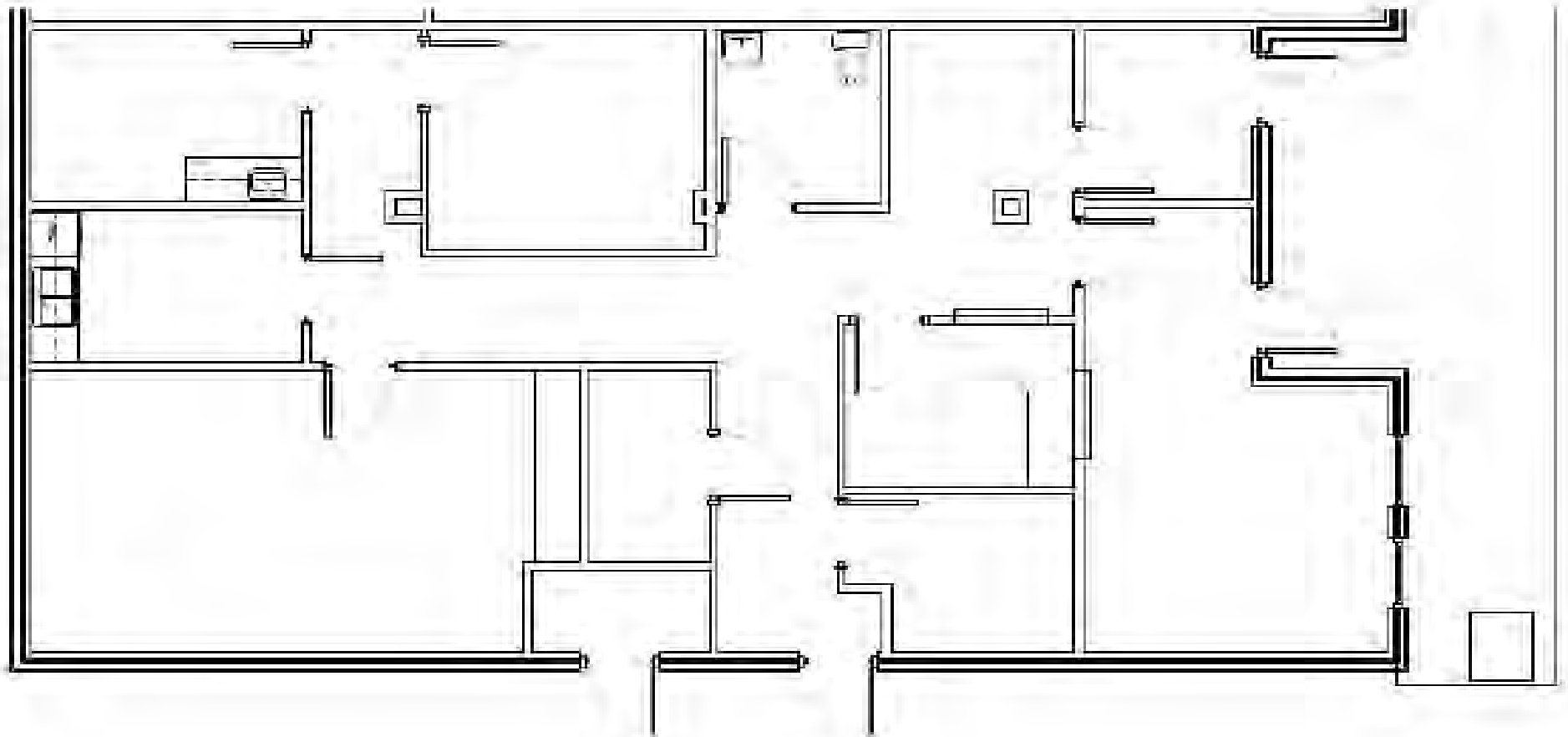
VACANT 1ST FLOOR SPACE: ± 4,242 SF



VACANT 2ND FLOOR SPACE: ± 6,250 SF



1ST FLOOR GENERAL OFFICE FLOOR PLAN: ± 2,008 SF



The Imaging Center floor plan is in process

2ND FLOOR MEDICAL CLINIC FLOOR PLAN: ± 6,250 SF



AREA OVERVIEW



ABOUT THE AREA

MCDONOUGH, GA

Easy access to I-75 makes this location convenient and easy for patients to locate living on the south side of Atlanta. The property is located approximately 7.4 miles from Piedmont Henry Hospital and 4.5 miles from Kaiser Permanente Henry Towne Center Medical Center.

Located just 30 minutes south of Atlanta on I-75, McDonough is a town for all seasons with a charming downtown that is bustling with energy all year long. Experience Broadway at a Henry Players performance, browse the works of Henry County artists at local galleries or listen to live music at venues around town. From unique shops in historic storefronts to larger retailers, global cuisine to a 1950's diner, McDonough is a delight.

DEMOGRAPHICS



POPULATION

1 Mile	5,610
3 Miles	33,738
5 Miles	69,157



HOUSEHOLDS

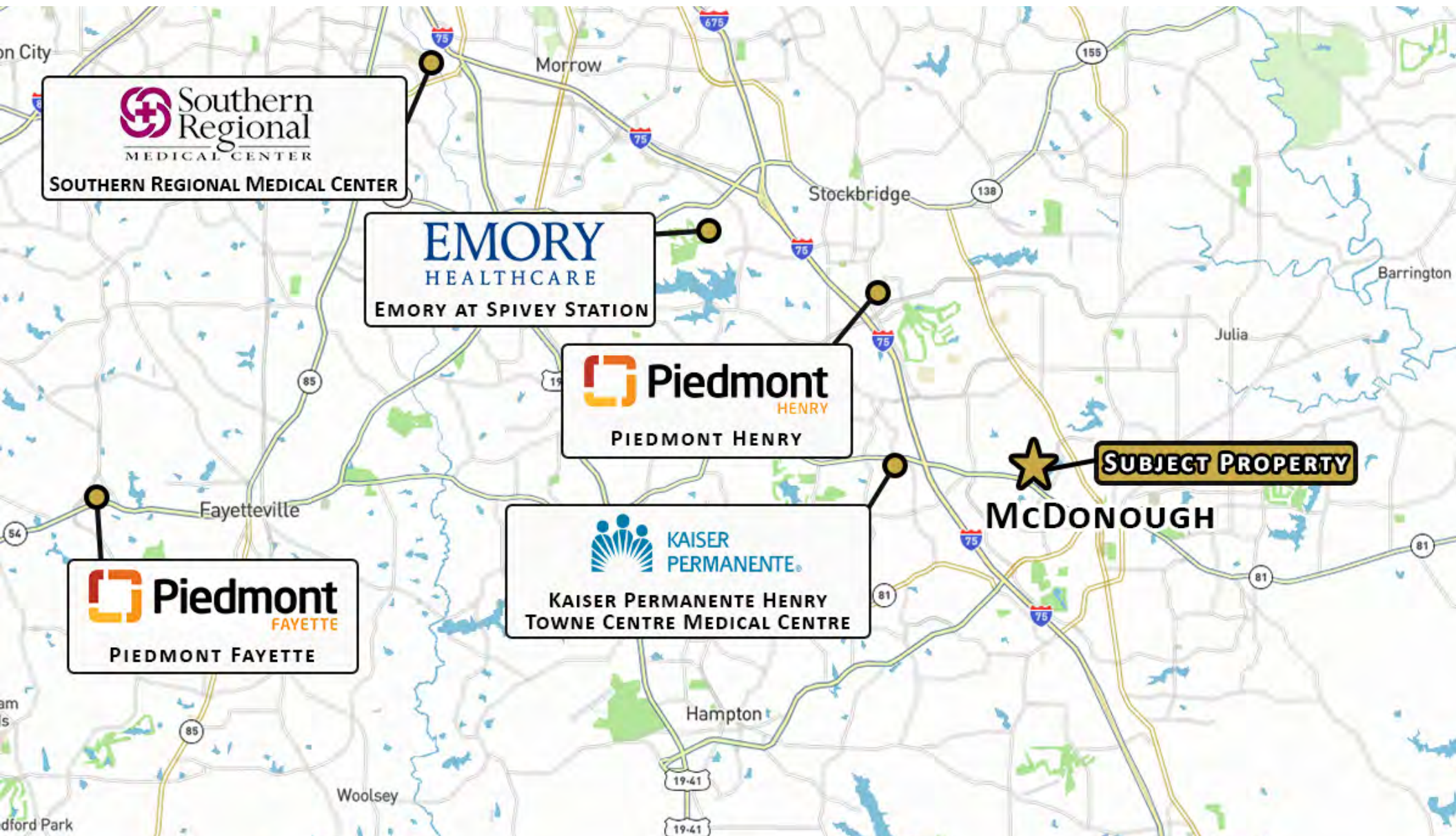
1 Mile	2,047
3 Miles	12,019
5 Miles	24,135



AVG. HH INCOME

1 Mile	\$55,276
3 Miles	\$61,997
5 Miles	\$72,270

MEDICAL PROVIDERS IN THE AREA



BROKER PROFILE

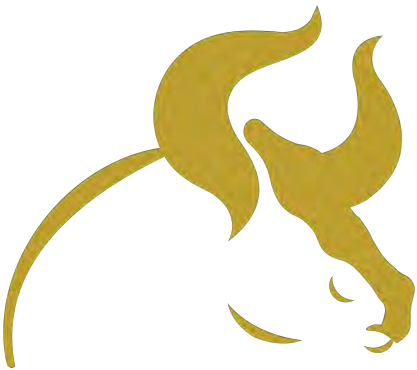
PAUL ZEMAN

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.



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 **259 Jonesboro Road McDonough, GA 30253**. 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 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

Bull Realty, Inc.
50 Glenlake Parkway, Suite 600
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**SIGN CONFIDENTIALITY
AGREEMENT ONLINE**

