



Clearview Regional
Medical Center
Physicians at Loganville



*Clearview Regional Medical Center becomes Piedmont
Walton Hospital 3/31/2018*

Offering Memorandum

TWO MEDICAL OFFICE BUILDINGS OCCUPIED BY
PIEDMONT HEALTHCARE | ATLANTA MSA



BULL REALTY
Asset & Occupancy Solutions

TABLE OF CONTENTS

DISCLAIMER & LIMITING CONDITIONS	3
EXECUTIVE SUMMARY	4
PROPERTY OVERVIEW	5
TENANT PROFILE	6
PHOTOS	7
TAX PARCELS	13
SURVEYS	15
IN THE AREA	17
DEMOGRAPHICS & TRAFFIC COUNTS	19
ABOUT THE AREA	20
BROKER PROFILE	21
CONFIDENTIALITY AGREEMENT	22

Paul Zeman
President, Healthcare Real Estate Services
404-876-1640 x 133
PZeman@BullRealty.com

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



BULL REALTY
ASSET & OCCUPANCY SOLUTIONS

Exclusively listed by Bull Realty, Inc.

DISCLAIMER & LIMITING CONDITIONS

TWO MOB_s OCCUPIED BY PIEDMONT HEALTHCARE | ATLANTA MSA

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 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 Bull Realty, Inc. or Owner/Seller. The terms and conditions set forth above apply to this Offering Memorandum in its entirety and all documents, disks and other information provided in connection therewith.



BULL REALTY
ASSET & OCCUPANCY SOLUTIONS

EXECUTIVE SUMMARY

TWO MOB_s OCCUPIED BY PIEDMONT HEALTHCARE | ATLANTA MSA



OVERVIEW

Bull Realty is pleased to present you with 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 renamed Piedmont Walton Hospital, Inc. The practices at this satellite Medical Office Building (MOB) were included in the 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, two 5-year options to extend at the continuing rate and continuing escalation and a Corporate Guarantee from Piedmont Healthcare. Moody's Credit Rating on Piedmont is currently Aa3 and the S&P Rating is AA-. Piedmont currently owns and operates 11 hospitals, has 100+ locations and over 14,000 employees.

Also offered with this opportunity, or separately, a Piedmont Pediatric MOB in Newnan, GA is available for your consideration. This single tenant lease has minimal landlord obligations, established base years for taxes and insurance, 2.5% annual escalations and renewal options.

Piedmont Pediatrics has been at this location since 1992 and contributed \$158,000 in capital improvements when the property was completely renovated in 2014. This location is strategically positioned in the suburbs near high-end retail and restaurants.

The Seller would like to move forward with the first acceptable offer for either or both assets. If you would like to receive additional information on the opportunity, please execute and return the CA on the last page of this Offering Memorandum.

LOGANVILLE: \$7,515,000 (6.75% CAP RATE)

NEWNAN: \$1,200,000 (7% CAP RATE)

\$8,715,000



TWO MOB_s OCCUPIED BY PIEDMONT HEALTHCARE | ATLANTA MSA[illegible]

BULL REALTY
ASSET & OCCUPANCY SOLUTIONS



It's Time to Get Better

For more than a century, Piedmont Healthcare has been a recognized leader in delivering expert care. Last year, Piedmont served nearly two million patients - performing over 44,000 surgeries, delivering 8,000 babies, providing 471,695 outpatient encounters, completing 235 organ transplants and handling nearly 250,000 emergency room visits. For most, that would be a great track record. For us, it's a good start.

At Piedmont, we believe it's always time to get better.

Time to build on our reputation of excellence and enhance our services to deliver a whole new level of compassionate care, and time for discovering new treatment options while providing technology and tools that give patients the information they need - and the voice they deserve in choosing their healthcare.

Of course, the power of technology will never replace the power of a personal touch. That's why at Piedmont, we build long-term patient relationships and strong connections within our communities. What started as a single hospital a century ago has grown into an integrated healthcare system of 11 hospitals and close to 100 physician and specialist offices across greater Atlanta and North Georgia.

IN THE NEWS

[Quorum Health sells 77-bed Georgia hospital to Piedmont](#)

[Clearview Regional Medical Center becomes Piedmont Walton Hospital](#)



PHOTOS

TWO MOB_s OCCUPIED BY PIEDMONT HEALTHCARE | ATLANTA MSA

3869 HIGHWAY 81



PHOTOS

TWO MOB_s OCCUPIED BY PIEDMONT HEALTHCARE | ATLANTA MSA

3869 HIGHWAY 81



PHOTOS

TWO MOB_s OCCUPIED BY PIEDMONT HEALTHCARE | ATLANTA MSA

3869 HIGHWAY 81



PHOTOS

TWO MOB_s OCCUPIED BY PIEDMONT HEALTHCARE | ATLANTA MSA

189 JEFFERSON PARKWAY



PHOTOS

TWO MOB_s OCCUPIED BY PIEDMONT HEALTHCARE | ATLANTA MSA

189 JEFFERSON PARKWAY



PHOTOS

TWO MOB_s OCCUPIED BY PIEDMONT HEALTHCARE | ATLANTA MSA

189 JEFFERSON PARKWAY



TAX PARCELS

TWO MOB_s OCCUPIED BY PIEDMONT HEALTHCARE | ATLANTA MSA

3869 HIGHWAY 81



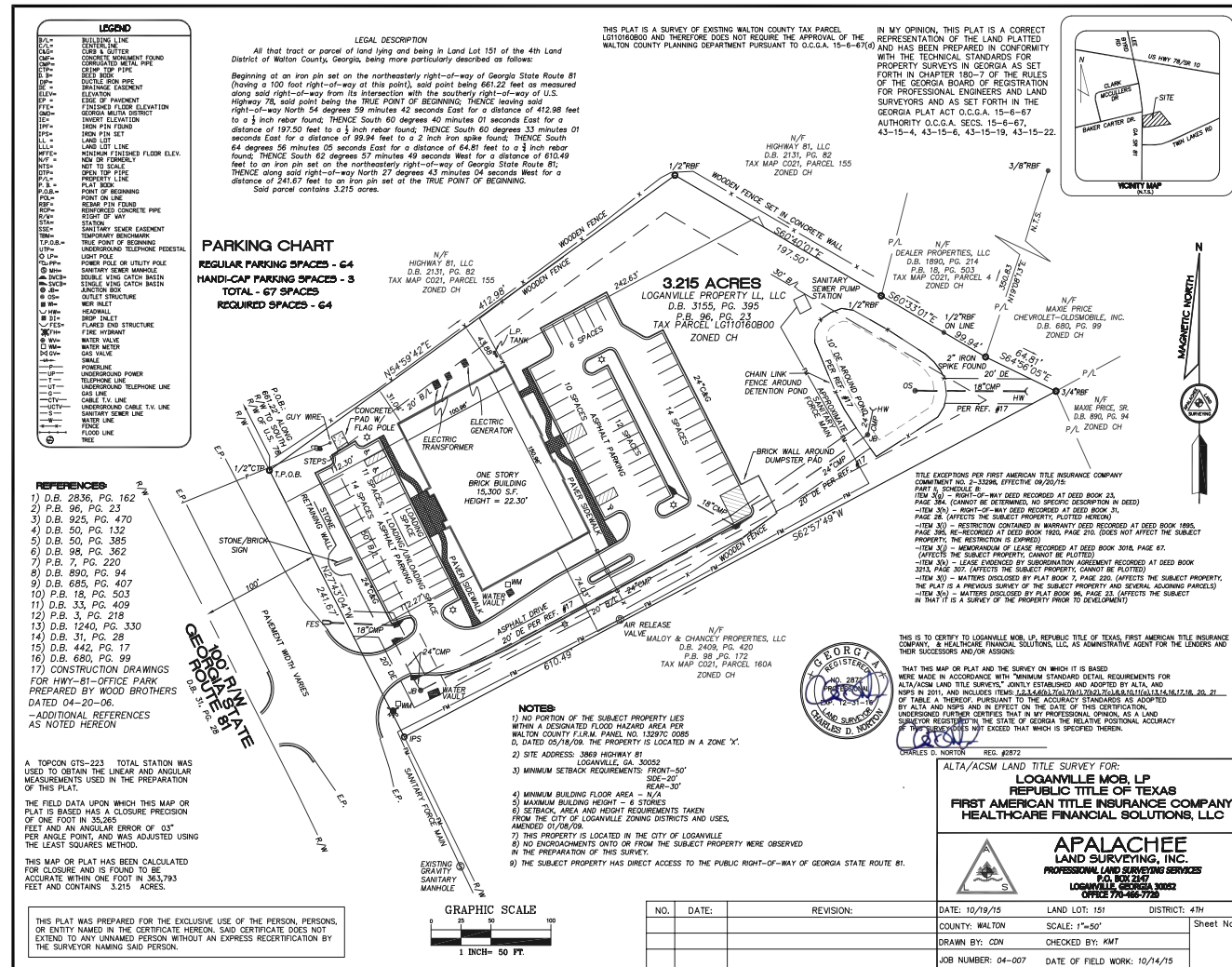
TAX PARCELS

TWO MOB_s OCCUPIED BY PIEDMONT HEALTHCARE | ATLANTA MSA

189 JEFFERSON PARKWAY



3869 HIGHWAY 81



BULL REALTY
ASSET & OCCUPANCY SOLUTIONS

SCHEDULE B-2 EASEMENT NOTES

14. The surveyed description system notion forms a mathematically formed figure.

LEGEND OF SYMBOLS:

ZONING INFORMATION

GENERAL SURVEY NOTES:

The Basis of Review for this survey is NAD83 Georgia West State Plane.

2. Allowing this: The underground utility shown does not match from field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown accurately as such in the data, either in form or in substance. It is the responsibility of the user of the data to determine the utility location and the exact location indicated includes how they verify that they are located close to completely all information available. The surveyor has not physically located the utility.
3. This survey was made in accordance with laws and the Minimum Standard of the Florida State Insurance Company.
4. The property described herein is the same as the property described in the First American Title Insurance Company Policy No. 1-123456789. The surveyor makes no guarantee that the property described in the policy is the same as the property described in the policy. The surveyor makes no guarantee that the property described in the policy is the same as the property described in the policy.
5. Said described property is located within an area having a Zone Designation 1 & 2 by the Environmental Management Agency (FEMA), on Flood Insurance Map No. 1-123456789, with a date of identification of 05/04/2015, for community No. 123456789. The surveyor makes no guarantee that the property described in the policy is the same as the property described in the policy.
6. The survey is not intended to affect a future purchase, a distributed public record or otherwise.
7. The total number of copies of the survey is 10, including 2 additional copies of hardcopy.
8. There is no observed evidence of recent earth moving work, building construction or building additions.
9. There is no proposed change in street right-of-way of this location, according to County Georgia, Florida. There is no observed evidence of recent street or sidewalk construction or repairs.
10. There is no observed evidence of any of a solid waste dump, survey or utility landfill.
11. No Party shall state or adjust any part of the survey.
12. There were no observed evidence on any subject property.
13. The amount of liability insurance for this job is \$1,000,000.
14. The surveyed description shows herein to be a mathematically formed figure.

VICINITY MAP



SURVEYOR'S CERTIFICATE

Date of Plot or Map: 6/8/2015



CORD LEGAL DES

RECORD LEGAL DESCRIPTION

Tract 1:

All that tract or parcel of land lying, being and situated in the City of Newman, Land Township 7S, fifth Land District, Coweeta County, Georgia containing one acre according to a plat prepared for Dr. Royce Thomas by Lindmark Surveying, Inc., dated May 12, 1991, recorded in Plat Book 53, Page 156, in the Office of the Clerk of the Superior Court of Coweeta County, Georgia to which said reference is hereby made. The tract is more fully described as follows: To find the TRUE POINT of BEGINNING back at the intersection of the Southern right of way of Millard Farm Industrial Boulevard with the Eastern right of way of Jefferson Parkway a distance of 350 feet to the TRUE POINT of BEGINNING, to which said TRUE POINT of BEGINNING run North 63° 23' 42" East a distance of 209 feet; thence run South 41° 33' 48" East a distance of 192.7 feet; thence run South 33° 42' 42" West a distance of 209.30 feet to a point located on the Eastern right of way of Jefferson Parkway; thence run North 26° 20' 18" West a distance of 186 feet along the Eastern right of way of Jefferson Parkway to the TRUE POINT of BEGINNING.

Tract 2:

All that tract or parcel of land lying, being and situated in the City of Newman, Land Lot 75, 5th Land District, Coosue County, Georgia, containing 1.13 acres according to a plat prepared for Thomas & Warren, Inc. by Landmark Surveying, Inc., recorded in Plat Book 56, Page 238, in the Office of the Clerk of the Superior Court of Coosue County, Georgia, subject to the easement and covenants contained in said plat.

To find the true point of beginning, begin at the intersection of the southern right of way of Millard Farm Industrial Blvd with the eastern right of way of Jefferson Parkway and from said intersection run in a southeasterly direction along the southern right of way of Millard Farm Industrial Blvd a distance of 290 feet to the true point of beginning. From said true point of beginning run along the southern right of way of Millard Farm Industrial Blvd a distance of 280 feet along the arc of a curve having a radius of 1047.41 feet subtended by a chord bearing S 49°08'25" E a chord distance of 259.7 feet. Thence run S 22°34'28" W a distance of 273.6 feet. Thence run N 10°00'32" E a distance of 145.61 feet to the true point of beginning. A distance of 15.15 feet. Thence run N 10°00'32" E

SURVEYED LEGAL DESCRIPTION

(Combined)

ALL THAT TRACT OR PARCEL OF LAND BEING IN LAND LOT 75 OF THE 5TH DISTRICT OF COWETA COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Beginning At A 1/2 Inch Iron Rod 350 Feet from the intersection of the Southern right of Way of Millard Farmer Industrial Boulevard with the Eastern right of way of Jefferson Parkway; Thence N 64°13'33" E A Distance of 208.96 Feet To A 1/2 Inch Iron Pin; Thence S 25°42'26" E A Distance of 110.15 Feet To A 1/2 Inch Iron Pin; Thence N 10°38'26" E A Distance of 155.56 Feet To An Iron Pin Set; Thence With A Curve Turning To The Right With An Arc Length of 260.00, With A Central Angle of 184.47, With A Chord Bearing of S 85°23'28" E, With A Chord Length of 229.79, To An Iron Pin Set; Thence S 33°04'45" W A Distance of 273.16 Feet To An Iron Pin Set; Thence S 64°13'31" W A Distance of 259.19 Feet To An Iron Pin Set; Thence N 25°42'26" W A Distance of 185.97 Feet To A 1/2 Inch Iron Rod; Which is the Point of Beginning.

TOGETHER WITH those easement rights arising under that certain Agreement by and between James Boyce Thomas and

Book 636, Page 209, Records of Coweta County, Georgia. (Appurtenant to Tract 1)

No.	REVISIONS	Date

COORDINATED BY:
 SMITH-ROBERTS
NATIONAL CORPORATION
100 NE 5th Street
OKLAHOMA CITY, OK 73104
800.411.2010
www.smith-roberts.com

ALTA/ACSM LAND TITLE SURVEY

PIEDMONT MEDICAL BUILDING
SITE # 17585
189 JEFFERSON PARKWAY
NEWNAN, GA 30263



Sheet No. 1 of 1



IN THE AREA

TWO MOB_s OCCUPIED BY PIEDMONT HEALTHCARE | ATLANTA MSA



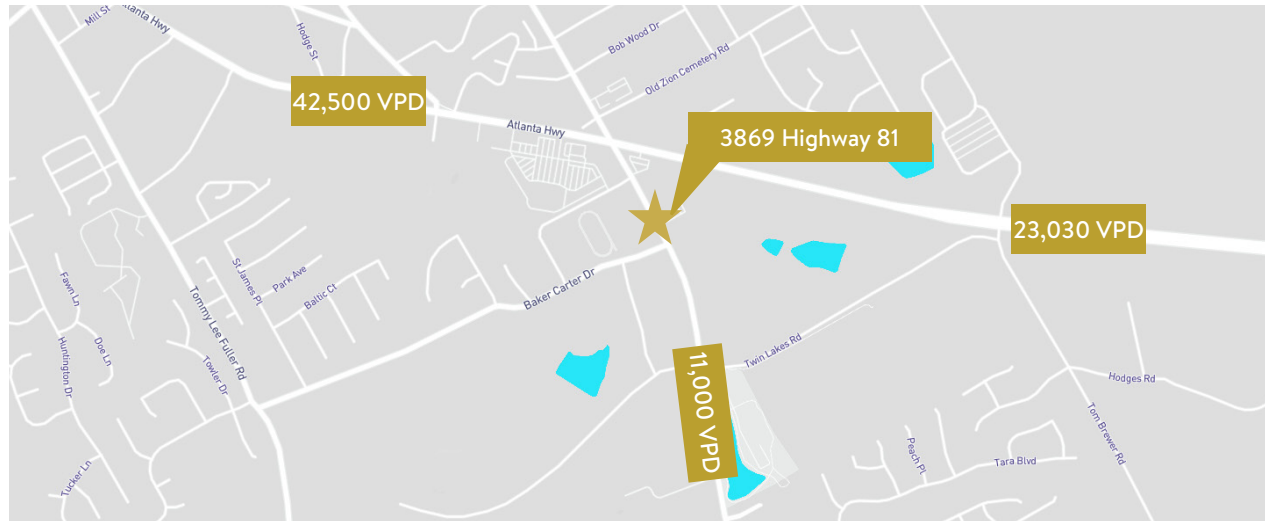
IN THE AREA

TWO MOB_s OCCUPIED BY PIEDMONT HEALTHCARE | ATLANTA MSA



DEMOGRAPHICS & TRAFFIC COUNTS

TWO MOB_s OCCUPIED BY PIEDMONT HEALTHCARE | ATLANTA MSA



2017 DEMOGRAPHICS (esri) 1 MILE

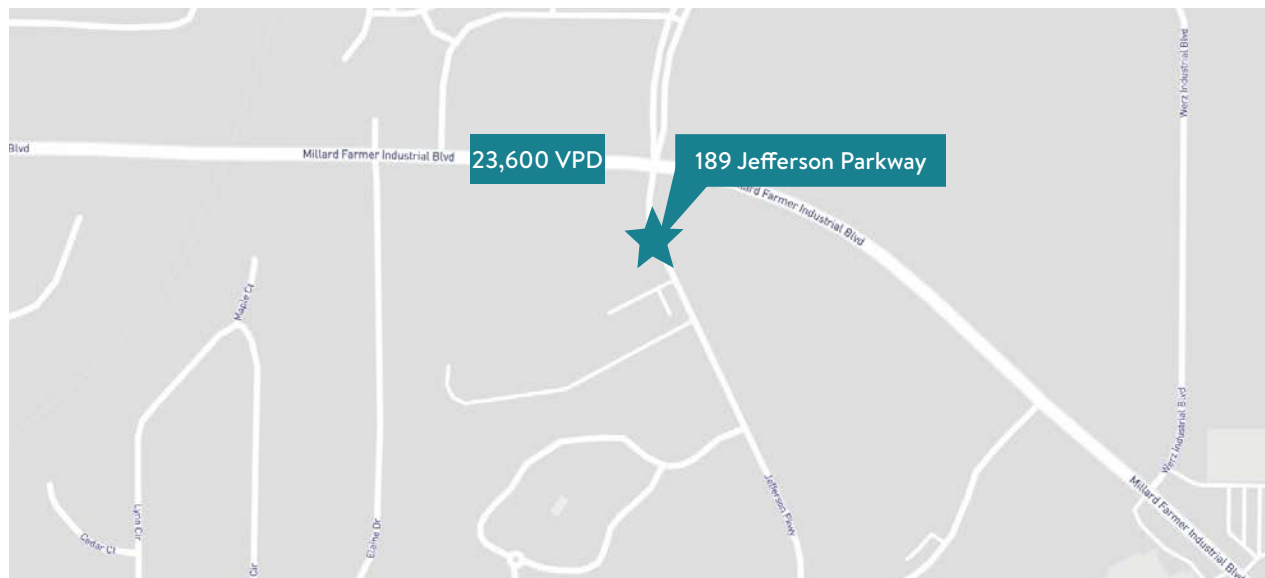
Population	4,207
Households	1,640
Average Household Income	\$66,991

3 MILES

Population	24,108
Households	8,527
Average Household Income	\$72,742

5 MILES

Population	59,423
Households	19,874
Average Household Income	\$77,965



2017 DEMOGRAPHICS (esri) 1 MILE

Population	3,765
Households	1,578
Average Household Income	\$53,785

3 MILES

Population	36,869
Households	14,111
Average Household Income	\$65,713

5 MILES

Population	67,201
Households	24,822
Average Household Income	\$71,382



ABOUT THE AREA

TWO MOB_s OCCUPIED BY PIEDMONT HEALTHCARE | ATLANTA MSA

LOCATION LOGANVILLE

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.

City officials have created an economic development team who, in working with Loganville's elected leaders, are putting pieces in place to continue fostering positive relationships in the business community while also focusing efforts in redeveloping the historic downtown center.

The City of Loganville hosts monthly business breakfasts, is involved with the Walton and Gwinnett Chambers of Commerce as well as the Greater Eastside Chamber and also has a development authority.



NEWNAN

Newnan is approximately 19.5 square miles, and Coweta County covers 443 square miles. Coweta County includes the municipalities of Newnan, the county seat, Grantville, Haralson, Moreland, Senoia, Sharpsburg, Turin and a portion of the city of Palmetto.

With more than 22,464 students in 30 schools, the Coweta County School is experiencing a growth rate of 4-6% each year. The Coweta County School System consists of 1 Pre-K school, 20 elementary schools, 7 middle schools, 3 high schools, 1 technology charter school and an alternative school.

Diverse programs such as art, tennis, dancing, aerobics, basketball, karate, etc. are offered by the Coweta County Parks and Recreation Department. The Recreation Department maintains several county recreational parks and facilities. Private and public golf courses, located throughout the county, are a regional draw for the area. The City of Newnan's Beautification Department maintains neighborhood and 10 parks at locations throughout the city including Temple Avenue Park, Greenville Street Park, C.J. Smith Park, Cranford Park, Lynch Park, and Ray Park.



BULL REALTY
ASSET & OCCUPANCY SOLUTIONS

BROKER PROFILE

TWO MOB_s OCCUPIED BY PIEDMONT HEALTHCARE | ATLANTA MSA



PAUL ZEMAN

Paul and his team specialize in advising clients in the acquisition and disposition of institutional quality medical office buildings. 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 National Healthcare Real Estate Conferences including Interface Charlotte, Chicago, Dallas, Los Angeles & Atlanta and BOMA Philadelphia, Chicago, Dallas, San Francisco, Nashville, Cleveland & Atlanta.

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 traveling, tennis, boating, and sports with his children.



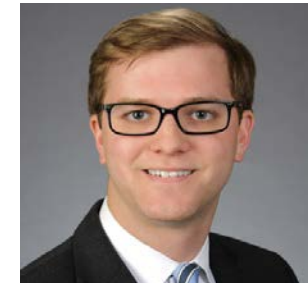
Michael Bull
CEO



Aubri Lienemann
Marketing



Guy Minick
Marketing



Scott Jackson
Analyst



CONFIDENTIALITY AGREEMENT

TWO MOB_s OCCUPIED BY PIEDMONT HEALTHCARE | ATLANTA MSA

This Confidentiality Agreement ("Agreement") is made and agreed to for the benefit of the undersigned party ("Receiving Party"), the owner of the subject property and undersigned agent for the owner 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 a property referred to as 3869 Highway 81, Loganville, GA & 189 Jefferson Parkway, Newnan, GA. Receiving party agrees to not disclose with any person that the property may be available for sale or lease, or that discussions or negotiations are taking place concerning a possible purchase or lease of 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 and shall exclude

directors, officers, employees, agents, affiliates, counsel, lending sources, accountants, or representatives of Receiving Party. 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.

This agreement will expire on the earlier of: (a) the date the materials are no longer confidential information within the meaning of this Agreement; (b) the date a contract establishing a business relationship between the parties is signed by both parties; or (c) two years from the date hereof.

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 Bull Realty Inc. is representing the Seller in this transaction and will be compensated per separate agreement. Receiving Party reserves the right to involve any agent, broker, attorney, or other advisor in the transaction to represent the Receiving Party provided said party is paid by the Receiving Party and said party has agreed in writing to this agreement.

This Agreement shall be governed and construed in accordance with the laws of Georgia.

Accepted and agreed to this _____ day _____ of, 20____.

Receiving Party _____

Signature _____

Printed Name _____

Title _____

Company Name _____

Address _____

Email _____

Phone _____

Paul Zeman
404-876-1640 x 133
PZeman@BullRealty.com
Fax: 404-876-7073
GA License #: 310946

Bull Realty GA License #: H-20209

50 Glenlake Parkway
Suite 600
Atlanta, GA 30328



BULL REALTY
ASSET & OCCUPANCY SOLUTIONS