



Offering Memorandum

ADAPTIVE REUSE HEALTHCARE
OPPORTUNITY | 29,289 SF



BULL REALTY
ASSET & OCCUPANCY SOLUTIONS

TABLE OF CONTENTS

DISCLAIMER	3
EXECUTIVE SUMMARY	4
PROPERTY OVERVIEW	5
LOCATION MAPS	6
AERIAL MAP	7
PHOTOS	8
FLOOR PLAN	10
SALE COMPS	11
IN THE AREA	14
DEMOGRAPHICS MAP	15
ABOUT THE AREA	16
BROKER PROFILE	17
CONFIDENTIALITY AGREEMENT	18

Ernie Anaya, MBA
President, Senior Housing Group
Ernie@BullRealty.com
404-876-1640 x130

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



DISCLAIMER

ADAPTIVE REUSE HEALTHCARE OPPORTUNITY | 29,289 SF

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.

EXECUTIVE SUMMARY

ADAPTIVE REUSE HEALTHCARE OPPORTUNITY | 29,289 SF



PROPERTY OVERVIEW

Bull Realty is pleased to offer this adaptive reuse/redevelopment opportunity for a 25-bed inpatient healthcare facility. This property is 29,289 SF and situated on ± 4.66 acres, with an additional medical office building offering 3,763 SF of space on an additional ± 0.17 acres. There is also an optional 1.36 acres with 125' frontage on US Hwy 278.

The property is zoned PI (Professional/Office/Institutional) and CDO (Corridor Design Overlay District.) Approved zoning uses allow for nursing homes, personal care establishments, medical/professional offices and townhouses.

PROPERTY HIGHLIGHTS

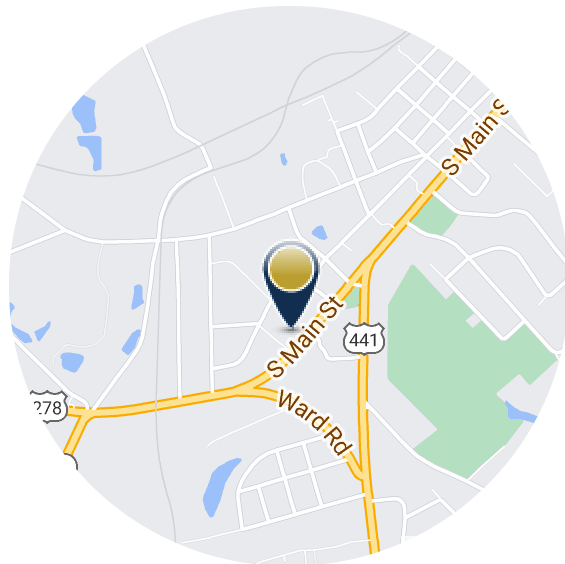
- 29,289 SF adaptive reuse building with 25 in-patient beds
- 1 hour from Hartsfield-Jackson International Airport off I-20
- Additional 3,763 SF office building on 0.17 site
- Optional 1.36 acres with 125' frontage on US Hwy 278
- Building upgraded in 2008

PRICE | \$1,959,000

PROPERTY OVERVIEW

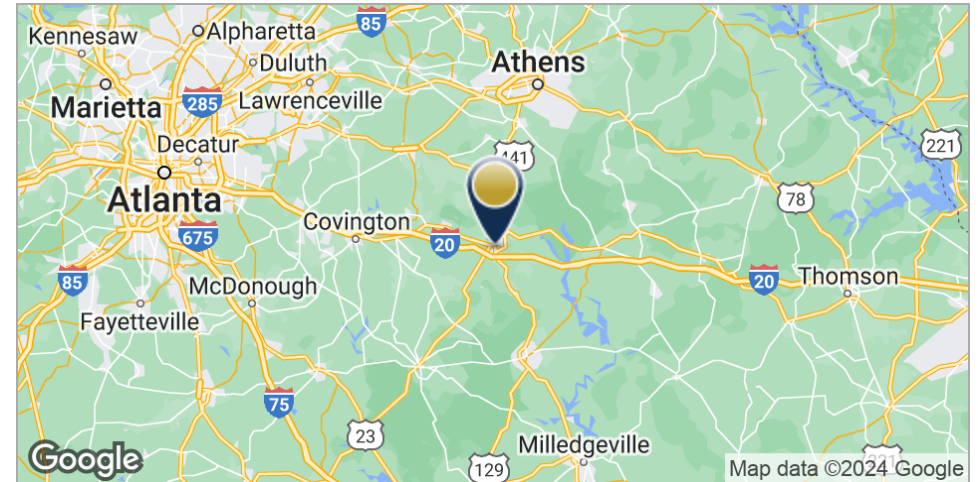
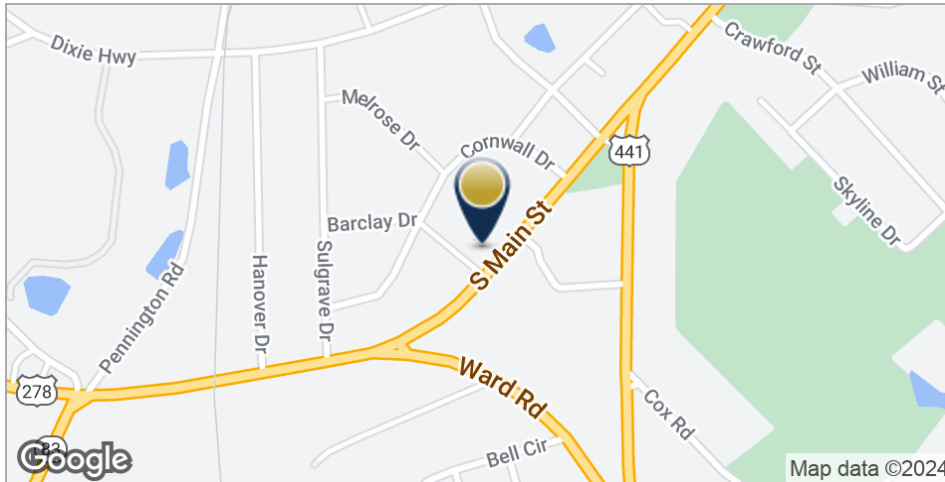
ADAPTIVE REUSE HEALTHCARE OPPORTUNITY | 29,289 SF

Address:	1077 S. Main Street, Madison, GA 30650
County:	Morgan
Site Size:	± 4.66 Acres
Year Built/Renovated:	1960 / 2008
Building Size:	29,289 SF (Main building & annex building) 3,763 SF (Medical office building)
Zoning:	P1 Professional/Office/Institutional District & CDO (Corridor Design Overlay District)
Parcel IDs:	M22 001 & M22 001C
Proposed Use:	Adaptive reuse
Sale Price:	\$1,959,000



LOCATION MAPS

ADAPTIVE REUSE HEALTHCARE OPPORTUNITY | 29,289 SF

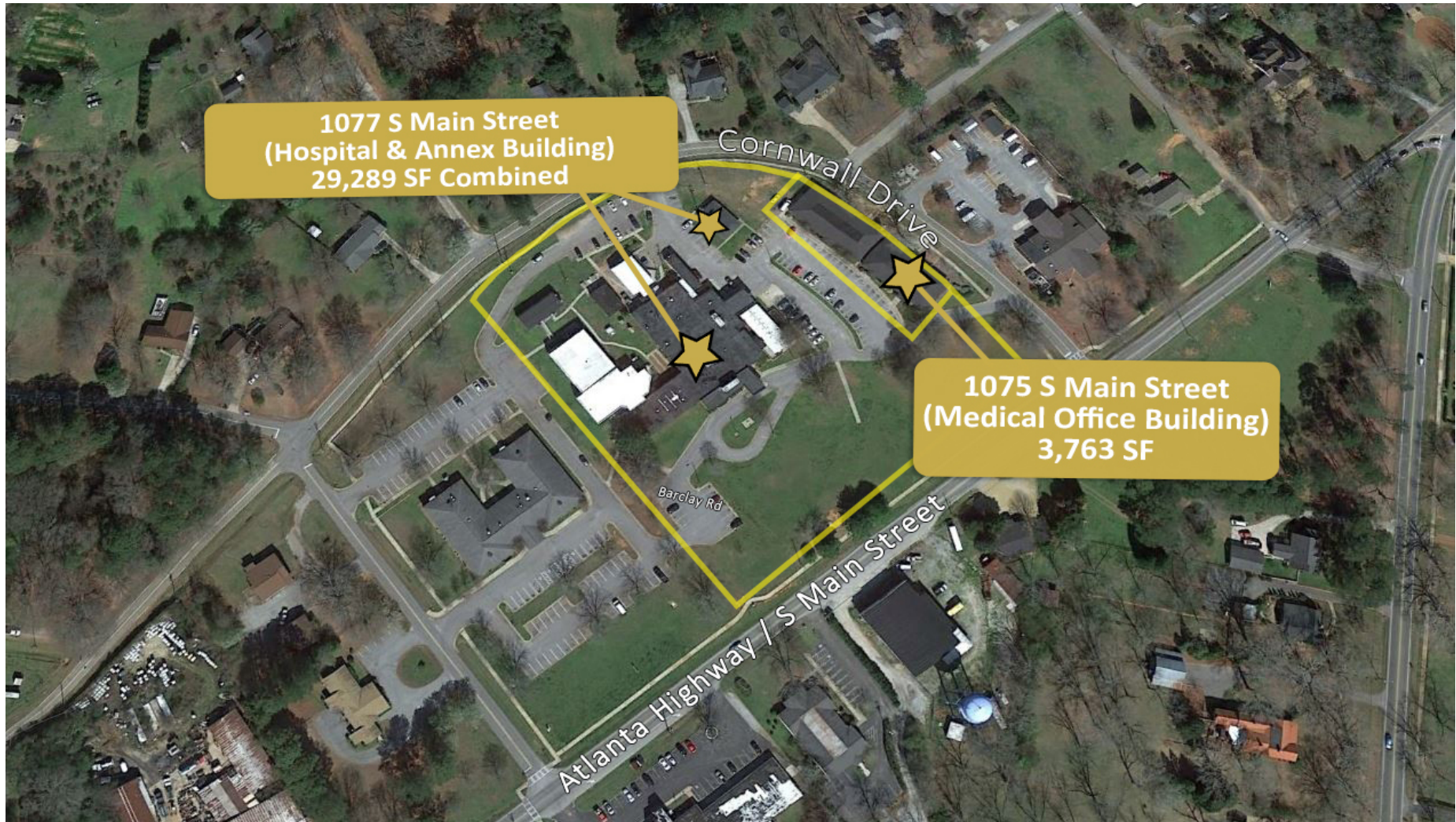


POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	302	6,880	16,634
MEDIAN AGE	35.9	36.3	38.9
MEDIAN AGE (MALE)	32.9	33.6	37.4
MEDIAN AGE (FEMALE)	40.1	40.2	40.9
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	109	2,502	6,098
# OF PERSONS PER HH	2.8	2.7	2.7
AVERAGE HH INCOME	\$73,159	\$72,653	\$72,007
AVERAGE HOUSE VALUE	\$257,697	\$254,413	\$254,434

Source: ESRI

LOCATION DESCRIPTION

The subject property is located on the western corner of the intersection of S. Main Street and Cornwall Drive in Madison, GA



HOSPITAL PHOTOS

ADAPTIVE REUSE HEALTHCARE OPPORTUNITY | 29,289 SF



MEDICAL OFFICE PHOTOS

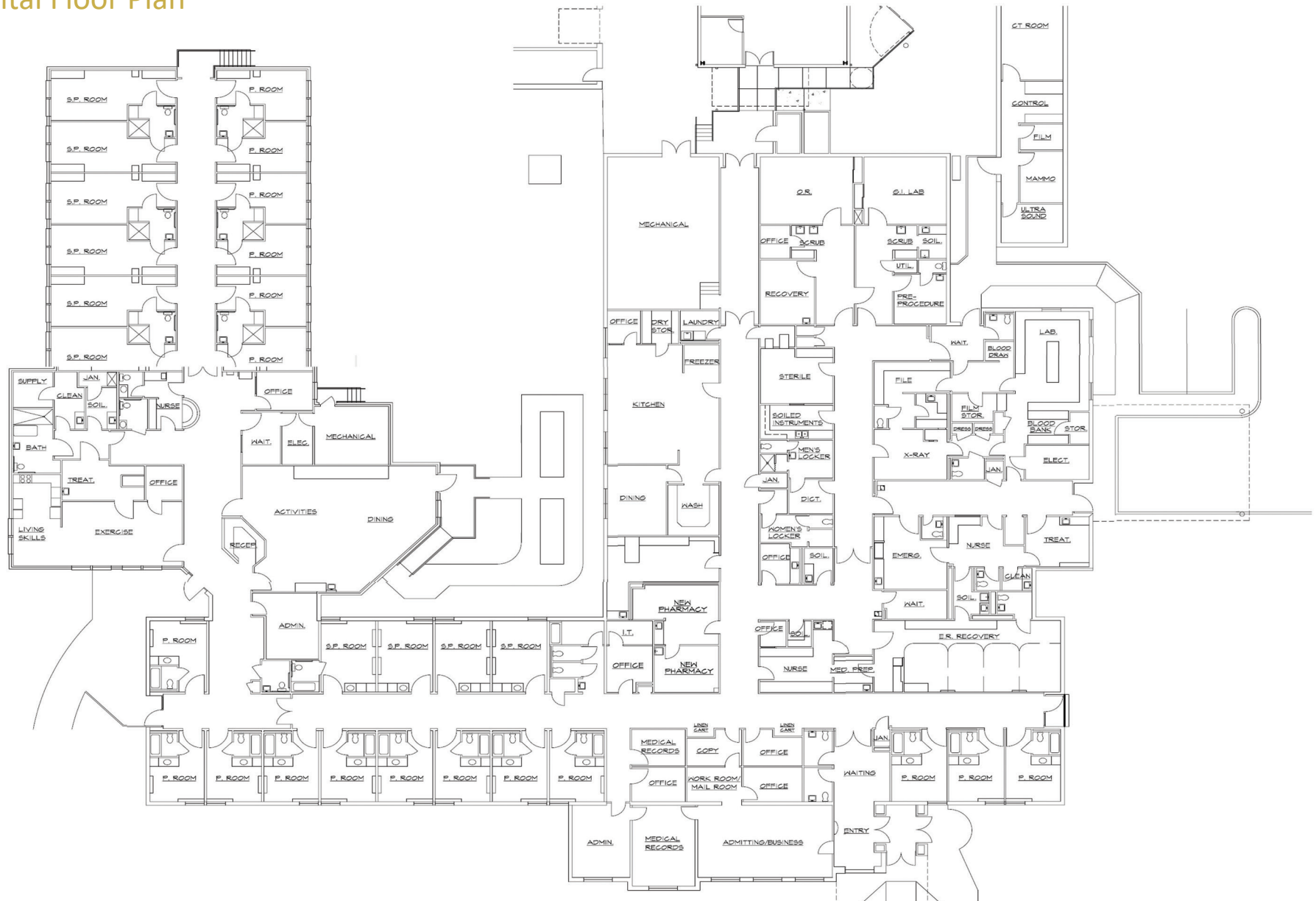
ADAPTIVE REUSE HEALTHCARE OPPORTUNITY | 29,289 SF



FLOOR PLAN

ADAPTIVE REUSE HEALTHCARE OPPORTUNITY | 29,289 SF

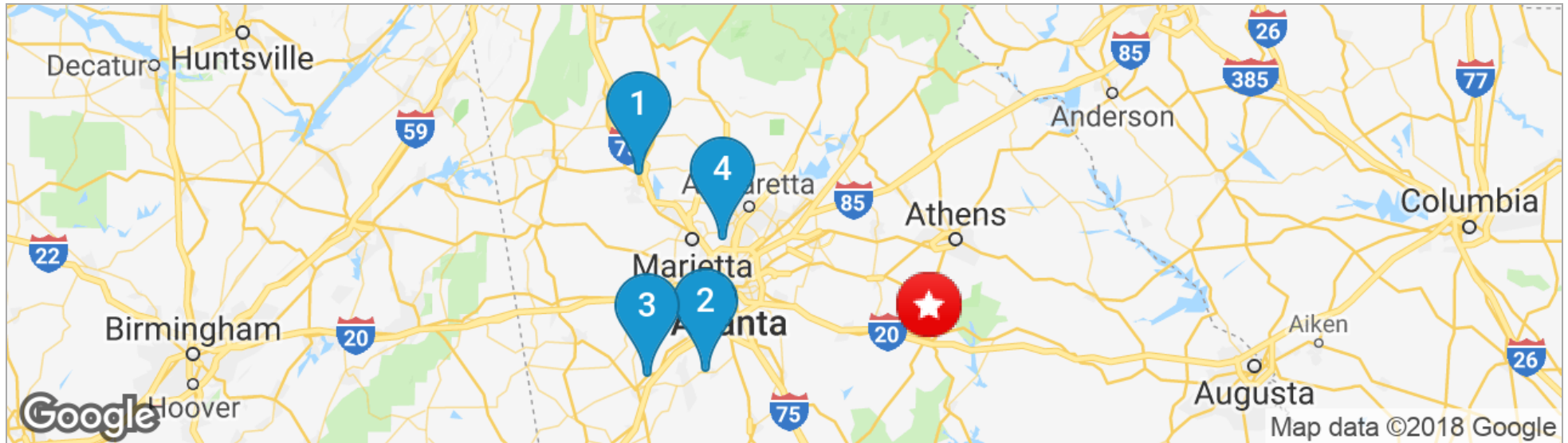
Hospital Floor Plan



HEALTHCARE SALE COMPS

ADAPTIVE REUSE HEALTHCARE OPPORTUNITY | 29,289 SF

 Subject Property



SUBJECT PROPERTY

	Address	City	Sale Price	Year Built	Building Size	# Units	Price PSF	Site Size	Sold Date
	1075 S. Main Street	Madison	\$1,959,000	1960/2008	29,289 SF	25	Undisclosed	6.02 AC	-
	Address	City	Sale Price		Building Size	# Units	Price PSF	Site Size	Sold Date
1	5 Bowen Court	Cartersville	\$1,815,000	2009	8,878 SF	12	\$204.44	1.09 AC	06/14/2018
2	1008 W Ga-54 Hwy	Fayetteville	\$1,650,000	2008	8,878 SF	-	\$185.85	3.09 AC	03/06/2018
3	22 Madras Parkway	Newnan	\$1,550,000	2009	8,878 SF	12	\$174.59	2.68 AC	03/06/2018
4	200 Village Parkway NE	Marietta	\$1,688,000	1991	11,601 SF	12	\$145.50	1.47 AC	09/09/2016

HEALTHCARE SALE COMPS

ADAPTIVE REUSE HEALTHCARE OPPORTUNITY | 29,289 SF



SUBJECT PROPERTY

1077 S. Main Street | Madison, GA 30650

Asking Price:	\$1,959,000	Year Built:	1960
Building SF:	29,289 SF		
Site Size:	6.02 AC	No. Units:	25



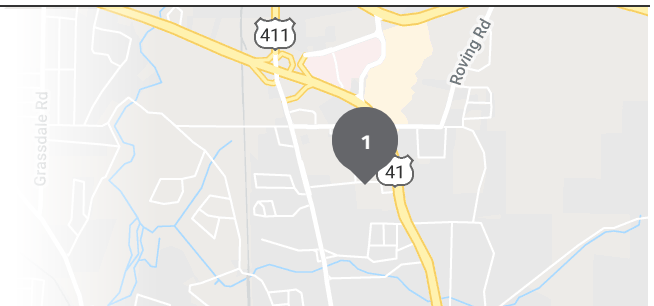
1



HEALTHCARE/SENIOR HOUSING FACILITY

5 Bowen Court | Cartersville, GA 30120

Sale Price:	\$1,815,000	Year Built:	2009
Building SF:	8,878 SF	Price PSF:	\$204.44
Sold Date:	06/14/2018	Site Size:	1.09 AC



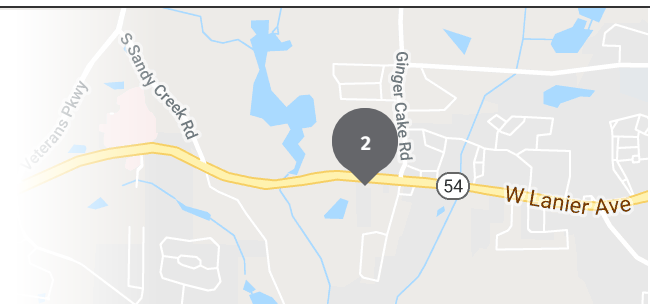
2



1008 W GA-54 HWY

Fayetteville, GA 30214

Sale Price:	\$1,650,000	Year Built:	2008
Building SF:	8,878 SF	Price PSF:	\$185.85
Sold Date:	03/06/2018	Site Size:	3.09 AC



HEALTHCARE SALE COMPS

ADAPTIVE REUSE HEALTHCARE OPPORTUNITY | 29,289 SF

3



22 MADRAS PARKWAY

Newnan, GA 30263

Sale Price:	\$1,550,000	Year Built:	2009
Building SF:	8,878 SF	Price PSF:	\$174.59
Closed:	03/06/2018	Site Size:	2.68 AC



4

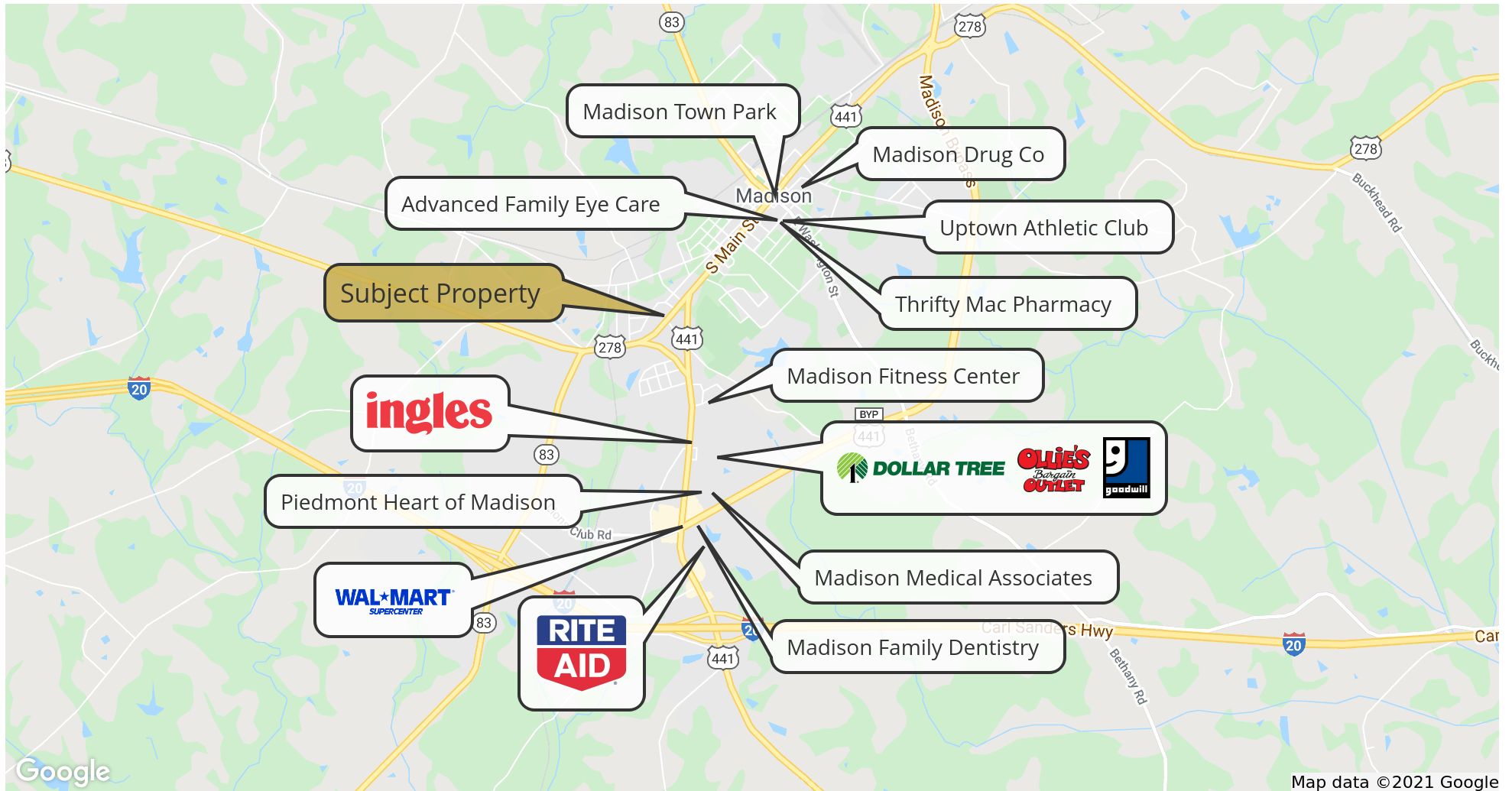


200 VILLAGE PARKWAY NE

Marietta, GA 30067

Sale Price:	\$1,688,000	Year Built:	1991
Building SF:	11,601 SF	Price PSF:	\$145.50
Closed:	09/09/2016	Site Size:	1.47 AC

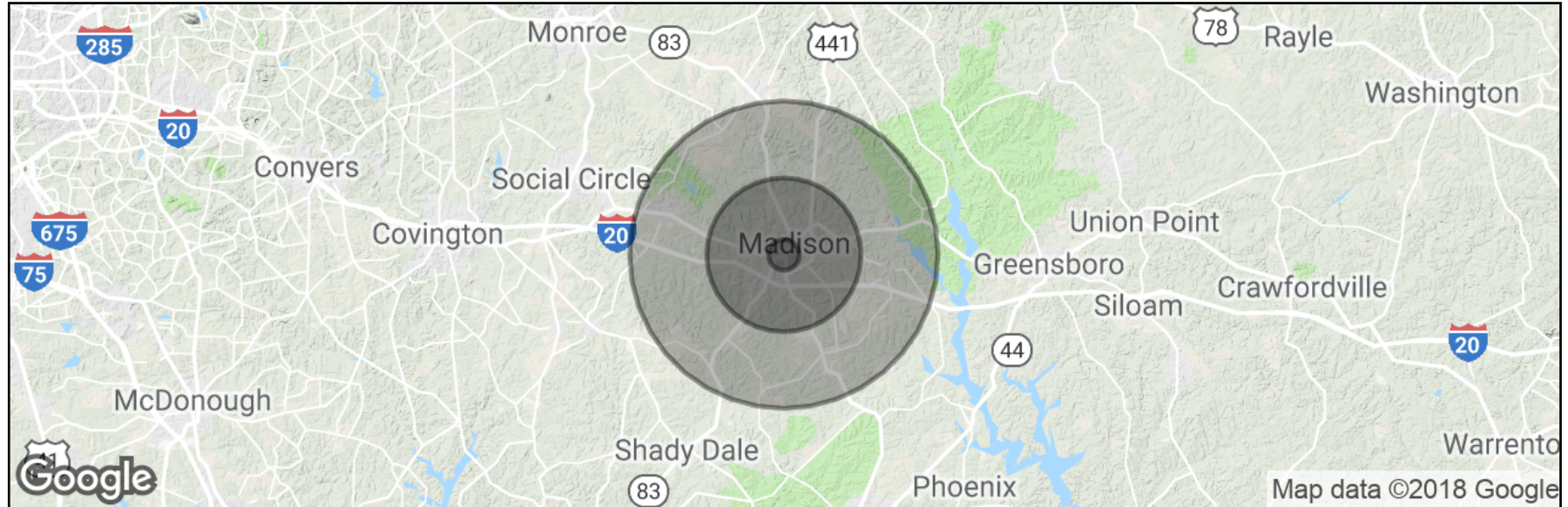




DEMOGRAPHICS MAP

ADAPTIVE REUSE HEALTHCARE OPPORTUNITY | 29,289 SF

NET WORTH PROFILE



2018 Net Worth by Age of Householder	Number of Households						
	<25	25-34	35-44	45-54	55-64	65-74	75+
Total	80	391	427	544	589	479	368
<\$15,000	43	203	129	164	152	84	40
\$15,000-\$34,999	12	59	46	47	34	29	12
\$35,000-\$49,999	5	17	22	24	32	17	5
\$50,000-\$99,999	10	54	62	47	47	48	40
\$100,000-\$149,999	1	24	36	43	45	34	20
\$150,000-\$249,999	4	16	43	69	71	65	43
\$250,000+	6	18	91	149	209	202	208
Median Net Worth	\$14,128	\$14,446	\$59,552	\$84,780	\$130,146	\$183,032	\$250,001
Average Net Worth	\$80,837	\$76,499	\$342,815	\$613,370	\$925,881	\$851,341	\$1,140,827

Source: ESRI

ABOUT THE AREA

ADAPTIVE REUSE HEALTHCARE OPPORTUNITY | 29,289 SF

MADISON, GA

Madison, an Atlanta Bedroom community, is located off I-20 and about 1 hour from Atlanta's Hartsfield–Jackson International Airport. If Norman Rockwell would have visited Madison, he would have painted the line-up of red-white-and-blue flags flying from the Greek Revival, Neoclassical Victorian and Romanesque homes along sun-dappled, oak-lined streets in and around the historic district. Main Street is enveloped under the canopy of ancient oaks that line the columned front porches, you're sure to feel the quietude of a quaint and unique town. Notable for being one of the largest historic districts in the State of Georgia and just designated by Budget Travel as one of 16 'Most Picturesque Villages in the World', Madison stands as a true testament to the time when cotton was king. Madison represents a rendezvous with the past, these historic streets encompass a wealth of Antebellum and Victorian buildings – from simple cottages to opulent mansions.

MORGAN COUNTY

Morgan County has a balanced economy of agriculture, tourism, and manufacturing. The County has over 1,400 manufacturing jobs with both national and international firms. Find out why you should consider Madison and Morgan County for your expansion and relocation. The county's median income is \$54,506 is one of the highest in the state. From 2015 to 2016, employment in Morgan County, GA grew at a rate of 2.75%. The most common job groups, by number of people living in Morgan County, GA, are Management, Business, Science, & Arts, Sales & Office, and Production & Transportation. This chart illustrates the share breakdown of the primary jobs held by residents of Morgan County, GA.

Source: <https://madisonga.org>





ERNIE ANAYA, MBA

President, Senior Housing Group



Bull Realty Inc.

50 Glenlake Parkway, Suite 600
Atlanta, GA 30328

404-876-1640 x130
Ernie@BullRealty.com
SC #93244



Professional Background

As President of Bull Realty's Senior Housing Group, Ernie Anaya focuses on providing real estate investment advice to senior housing investors in the Age Restricted Multifamily, Independent Living, Assisted Living/Memory Care, Skilled Nursing, Hospice, and Drug Treatment sectors.

Anaya's services focuses on supporting senior housing investors develop and execute successful real estate strategies that deliver growth and profitability goals. From acquisition, disposition, pre-development, site selection, market analysis, to note brokering.

Anaya has 20+ years of experience in Fortune 500 Business-to-Business and Management Consulting with a focus on the healthcare industry. His consulting experience includes Client Solutions Director with EMC Corporation covering Department of the Army in US and Germany, and Principal, Healthcare Sector with SunGard Consulting Services. He is experienced in Meaningful Use and HIPAA compliance covering the US and Latin America and has over 15 years of experience in data center design, migration and co-location services; and is a former Army Officer with the 1st Cavalry Division.

Memberships & Affiliations

Ernie is a member of the National Association of Realtors, Atlanta Commercial Board of Realtors, Association of Professional Mergers & Acquisition Advisors, Georgia Senior Living Association, National Investment Center for Senior Housing (NIC), and National Apartment Association. He is also a member of the Military Order of

Bull Realty is a commercial real estate sales, leasing, management and advisory firm headquartered in Atlanta licensed in nine Southeast states. 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, automotive, 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 iTunes, YouTube and www.CREshow.com. The firm also produces Atlanta's Commercial Real Estate Show.

CONFIDENTIALITY AGREEMENT

ADAPTIVE REUSE HEALTHCARE OPPORTUNITY | 29,289 SF

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 1077 S. Main Street. 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 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, 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 __ / __ / __

Receiving Party

Signature

Printed Name

Title

Company Name

Address

Email

Phone

Bull Realty, Inc.
50 Glenlake Parkway, Suite 600
Atlanta, GA 30328

Ernie Anaya, MBA
404-876-1640 x130
Ernie@BullRealty.com

