



Property Drone Video



OFFERING MEMORANDUM
HEALTHCARE/SENIOR HOUSING FACILITY
8,878 SF



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

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

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PROPERTY INFORMATION





PROPERTY OVERVIEW

Bull Realty is pleased to offer this 8,878 SF healthcare facility, originally built as a hospice. The 12-unit healthcare facility is currently vacant and is zoned R-C (Rural Conservation). Suitable uses include: senior living facility/memory care, inpatient physical rehab with Certificate of Need, nursing home or other medical/healthcare uses.

The facility is configured as follows: 12 patient rooms suitable for double occupancy, reception/lobby area, two offices, chapel, conference room, nurses' work room, dining room, staff break room/kitchenette can be easily converted to a full kitchen, laundry room, medical waste room, linen storage room, supply room, medication room, and utility/wash room. Each patient room contains a living area and a shared bathroom arrangement with shower, commode and sink.

PROPERTY HIGHLIGHTS

- 8,878 SF healthcare/senior housing facility
- 12 patient/resident units suitable for double occupancy
- Available for immediate occupancy
- Fully-functioning staff and medical operational areas
- Built in 2009
- Average Household Income 55+: \$78,369
- Average Home Values: \$252,284
- A 2017 appraisal, in depth market and demographic reports are available with the signing of a Confidentiality Agreement



Price | \$1,900,000



8,878 SF

PROPERTY INFORMATION

HEALTHCARE/SENIOR HOUSING FACILITY | 8,878 SF

BUILDING

Property Address:	22 Madras Parkway Newnan, GA 30263
County:	Coweta
Year Built:	2009
Number of Buildings:	1
Total Building Size:	8,878 SF
Number of Units:	12
Number of Beds:	12
Unit Mix:	1 B / 1 BA

SITE

Site Size:	2.68 Acres
Parcel ID:	084 5140 007A
Zoning:	R-C

FINANCIAL

Occupancy:	Vacant
Sale Price:	\$1,900,000



AERIAL MAP

HEALTHCARE/SENIOR HOUSING FACILITY | 8,878 SF



PHOTOS

HEALTHCARE/SENIOR HOUSING FACILITY | 8,878 SF



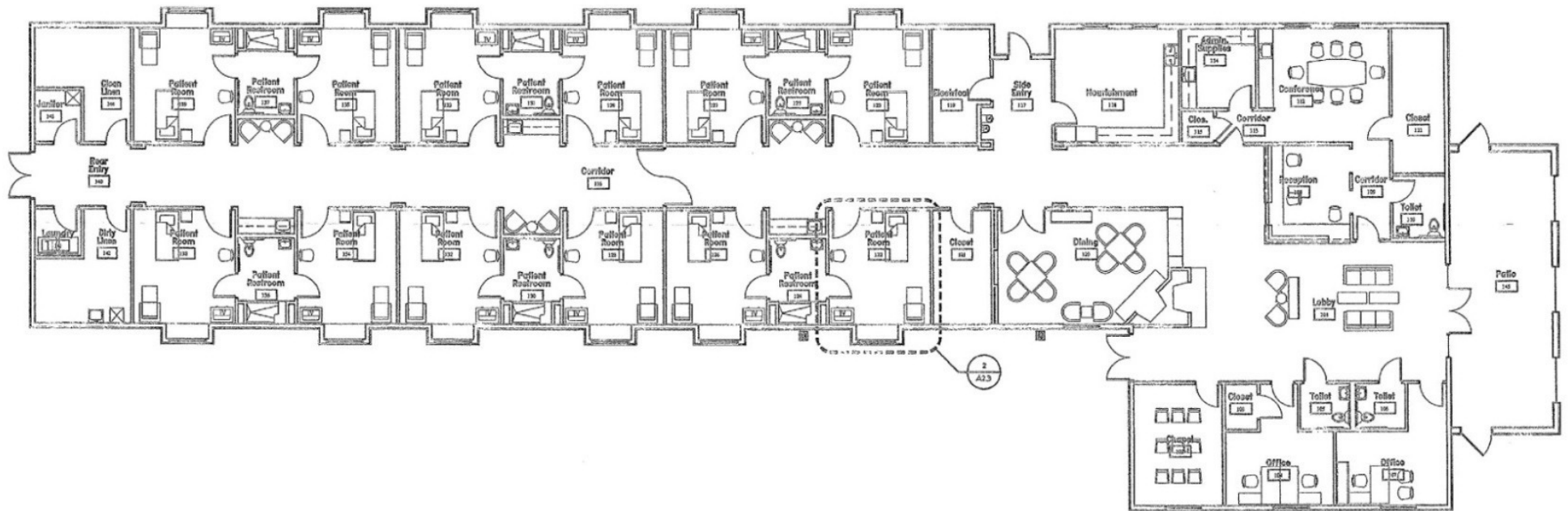
PHOTOS

HEALTHCARE/SENIOR HOUSING FACILITY | 8,878 SF



FLOOR PLANS

HEALTHCARE/SENIOR HOUSING FACILITY | 8,878 SF



AREA OVERVIEW



COWETA COUNTY

Coweta, an original county, was created by Acts of June 9, 1825 and Dec. 11, 1826 from Creek cessions of Jan. 24, 1826 and Mar. 31, 1826. It was named Coweta to perpetuate the fame of the head chief of the Coweta Towns, Gen. William McIntosh, half-blood Creek Indian. Gen. McIntosh, daring soldier and useful ally during the War with the British, was killed in his home by some of his own people after he signed the Treaty at Indian Springs, ceding land to the Whites. First officers of Coweta County, commissioned May 15, 1827 were: Josiah B. Beall, Sheriff; John F. Beavers, Clk. Sup. Ct.; Henry Taulett, Clk. Inf. Ct.; Irwin Baggett, Surveyor; Shadrach Green, Coroner.

CSG-4

GEORGIA

HISTORICAL

COMMISSION

1998

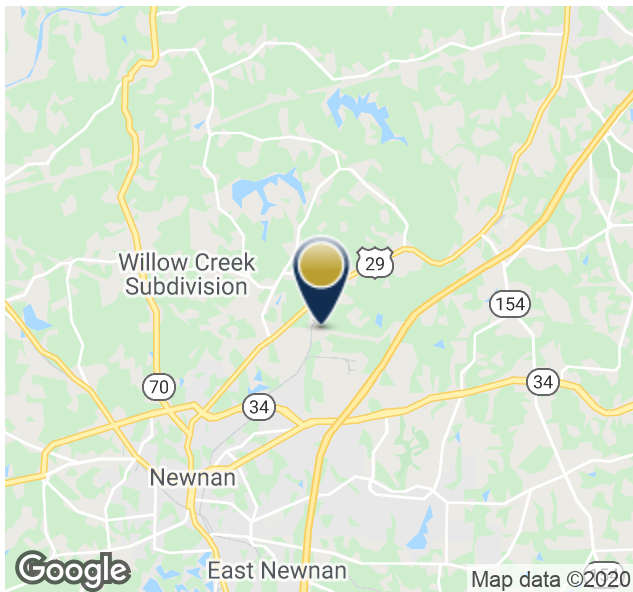


ABOUT THE AREA

HEALTHCARE/SENIOR HOUSING FACILITY | 8,878 SF

NEWNAN, GA

Newnan is the county seat of Coweta County, the eighteenth most populated county in Georgia. It is strategically located along Interstate-85 and has CSX & Norfolk Southern rail sites. The city and county enjoy quality healthcare with Piedmont Healthcare, HealthSouth and Cancer Treatment Centers of America locations. There is a commitment to a highly educated workforce with the new West Georgia Technical College campus that opened in the fall of 2013 and University of West Georgia's new downtown Newnan campus. Top employers in the county include the Coweta County School System, Yamaha Motor Manufacturing Corp of America, Piedmont Newnan Hospital, Coweta County Government, Cancer Treatment Center of America, Walmart, PetSmart (distribution center), Cargill Corp (beef/ pork processing) and Yokogawa Corporation of America (analytic instruments).



DEMOGRAPHICS (5-MILE)

POPULATION



118,055

MEDIAN INCOME



\$73,792

MEDIAN AGE



36.1

EMPLOYMENT RATE



96.2%

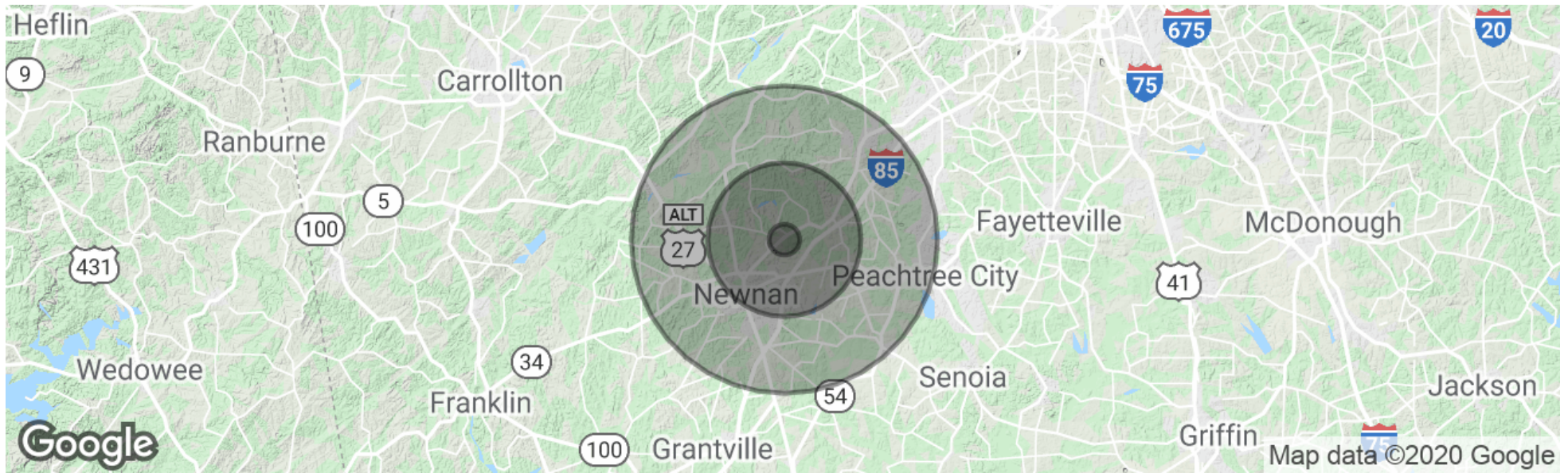
MED. HOME PRICE



\$226,212

DEMOGRAPHICS MAP & REPORT

HEALTHCARE/SENIOR HOUSING FACILITY | 8,878 SF



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,010	47,230	118,055
Average age	34.9	34.9	36.1
Average age (Male)	34.2	33.7	35.4
Average age (Female)	36.0	35.9	36.7

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	774	17,504	42,963
# of persons per HH	2.6	2.7	2.7
Average HH income	\$63,994	\$73,469	\$73,792
Average house value	\$200,423	\$225,108	\$226,212

* Demographic data derived from 2010 US Census

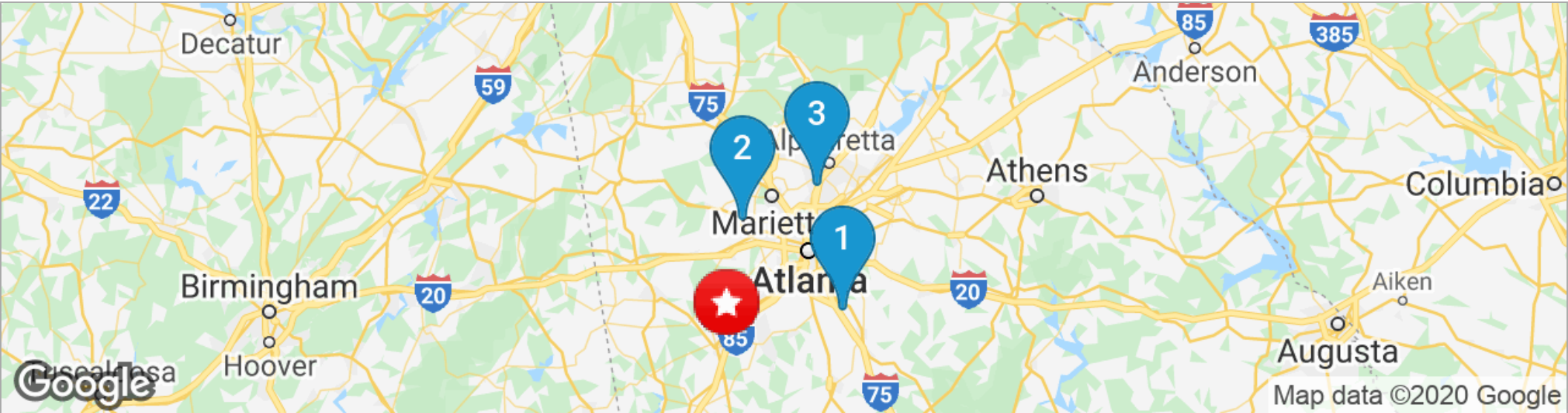
COMPS



SALE COMPS

HEALTHCARE/SENIOR HOUSING FACILITY | 8,878 SF

 Subject Property



SUBJECT PROPERTY								
Address	City	Asking Price	Year Built	Building Size	No. Of Units:	Price/SF	Site Size	Sold Date
22 Madras Parkway	Newnan	\$1,900,000	2009	8,878 SF	12	\$214.01	2.68 AC	-
SALES COMPS								
Address	City	Sale Price	Year Built	Building Size	No. Of Units:	Price PSF	Site Size	Sold Date
1 931 Rock Quarry Road	Stockbridge	\$2,200,000	2006	8,878 SF	12	\$247.80	1.75 AC	04/28/2017
2 3805 Jackson Way	Powder Springs	\$5,100,000	1998	19,248 SF	-	\$264.96	0.95 AC	06/30/2017
3 1262 Hightower Trail	Atlanta	\$3,700,000	-	9,300 SF	-	\$397.85	2.0 AC	09/19/2019



SUBJECT PROPERTY

22 Madras Parkway | Newnan, GA 30263

Asking Price:	\$1,900,000	Year Built:	2009
Building SF:	8,878 SF	Price PSF:	\$214.01
Site Size:	2.68 AC	No. Units:	12



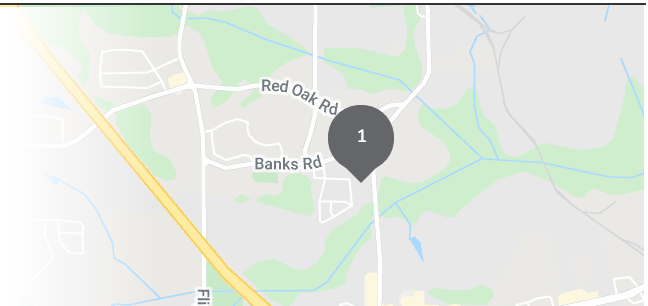
1



VITAS HEALTHCARE (SISTER FACILITY)

931 Rock Quarry Road | Stockbridge, GA 30281

Sale Price:	\$2,200,000	Year Built:	2006
Building SF:	8,878 SF	Price PSF:	\$247.80
Sold Date:	04/28/2017	Site Size:	1.75 AC



2



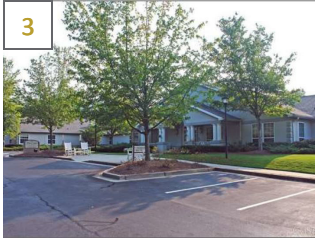
BETHEL GARDENS

3805 Jackson Way | Powder Springs, GA 30127

Sale Price:	\$5,100,000	Year Built:	1998
Building SF:	19,248 SF	Price PSF:	\$264.96
Sold Date:	06/30/2017	Site Size:	0.95 AC



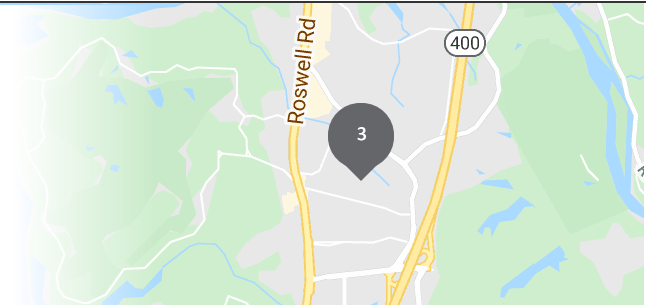
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EMERITUS AT SANDY SPRINGS PLACE

1262 Hightower Trail | Atlanta, GA 30350

Sale Price:	\$3,700,000	Year Built:	-
Building SF:	9,300 SF	Price PSF:	\$397.85
Sold Date:	09/19/2019	Site Size:	2 AC



ERNIE ANAYA, MBA

President, National Senior Housing Group



Bull Realty Inc.

50 Glenlake Parkway, Suite 600
Atlanta, GA 30328

O: 404-876-1640 x130
EAnaya@BullRealty.com



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.

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.

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. He has a BA in Astrophysics from Ole Miss and an MBA from Michigan State University, including their Global Management Course in Japan & Singapore; was a part of the Executive Program in Supply Chain at Massachusetts Institute of Technology; and is a former Army Officer with the 1st Cavalry Division, a Life Member of the American Legion, Strathmore Who's Who Worldwide, and Knights of the Silver Circle, Army & Navy Club in Washington, D.C.

Bull Realty is a commercial real estate sales, leasing, 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 Apple Podcast, all major podcast sites, YouTube and www.CREshow.com.

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, disks and other information provided in connection therewith.

CONFIDENTIALITY AGREEMENT

HEALTHCARE/SENIOR HOUSING FACILITY | 8,878 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 **22 Madras Parkway Newnan, GA 30263**. 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

Fax

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

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

**SIGN CONFIDENTIALITY
AGREEMENT ONLINE**

