



Offering Memorandum

12,100 SF MULTI-TENANT OWNER-
USER MEDICAL OPPORTUNITY



BULL REALTY
ASSET & OCCUPANCY SOLUTIONS

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DISCLAIMER & LIMITING CONDITIONS

12,100 SF MULTI-TENANT MEDICAL OFFICE BUILDING

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.



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EXECUTIVE SUMMARY

12,100 SF MULTI-TENANT MEDICAL OFFICE BUILDING



PROPERTY HIGHLIGHTS

- 12,100 SF two-story all brick office building with 8,631 SF of move-in ready medical suites
- Located a mile and a half from Emory Johns Creek Hospital
- Existing income on a month-to-month basis from 2,789 SF occupied by Power Integrations Inc. (POWI)
- Excellent owner-user opportunity for healthcare practitioner
- Building faces McGinnis Ferry Road with a daily traffic count of 27,800
- Large monument signage available
- Easy access to I-85, GA-400, and SR-141
- Located in affluent Johns Creek with a population of 184,265 and an average household income of \$132,204 inside a 5-mile radius

AVAILABLE SPACE

- Lower Level: 5,841 SF Available (Medical)
- 1st Floor: 2,790 SF Available (Medical) / 2,789 SF occupied by Power Integrations

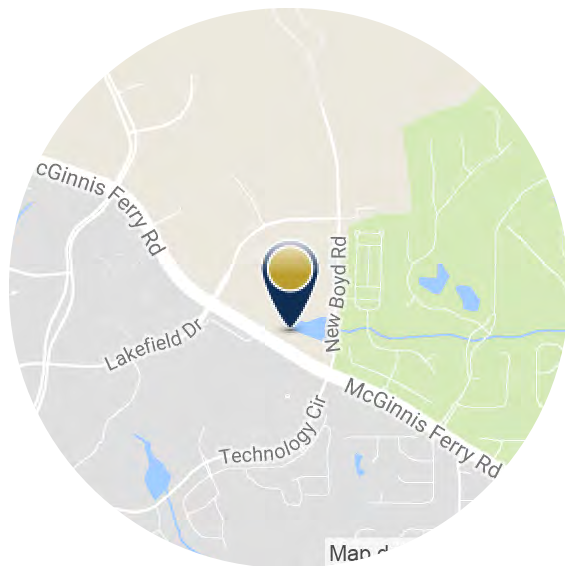
PRICE | \$2,200,000



PROPERTY OVERVIEW

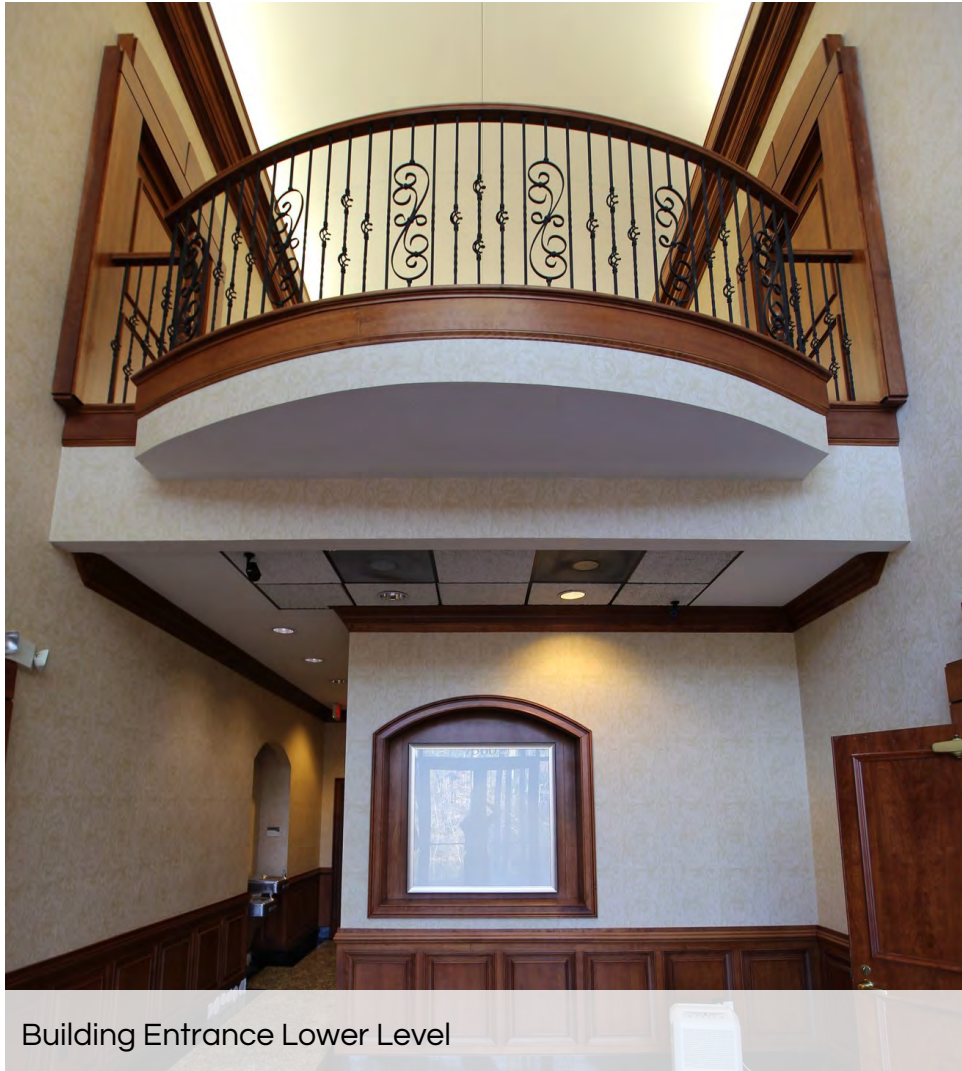
12,100 SF MULTI-TENANT MEDICAL OFFICE BUILDING

Address:	7360 McGinnis Ferry Road, Johns Creek, GA 30024
County:	Forsyth
Site Size:	1.15 Acres
Building Size:	12,100 SF
Parcel ID:	141 003
Zoning:	M1
Stories	2
Year Built:	2001
Current Occupancy:	28%
Current Gross Annual Income:	\$30,483.72
Sale Price:	\$2,200,000



COMMON AREAS

12,100 SF MULTI-TENANT MEDICAL OFFICE BUILDING



Building Entrance Lower Level



Suite 200 Entrance

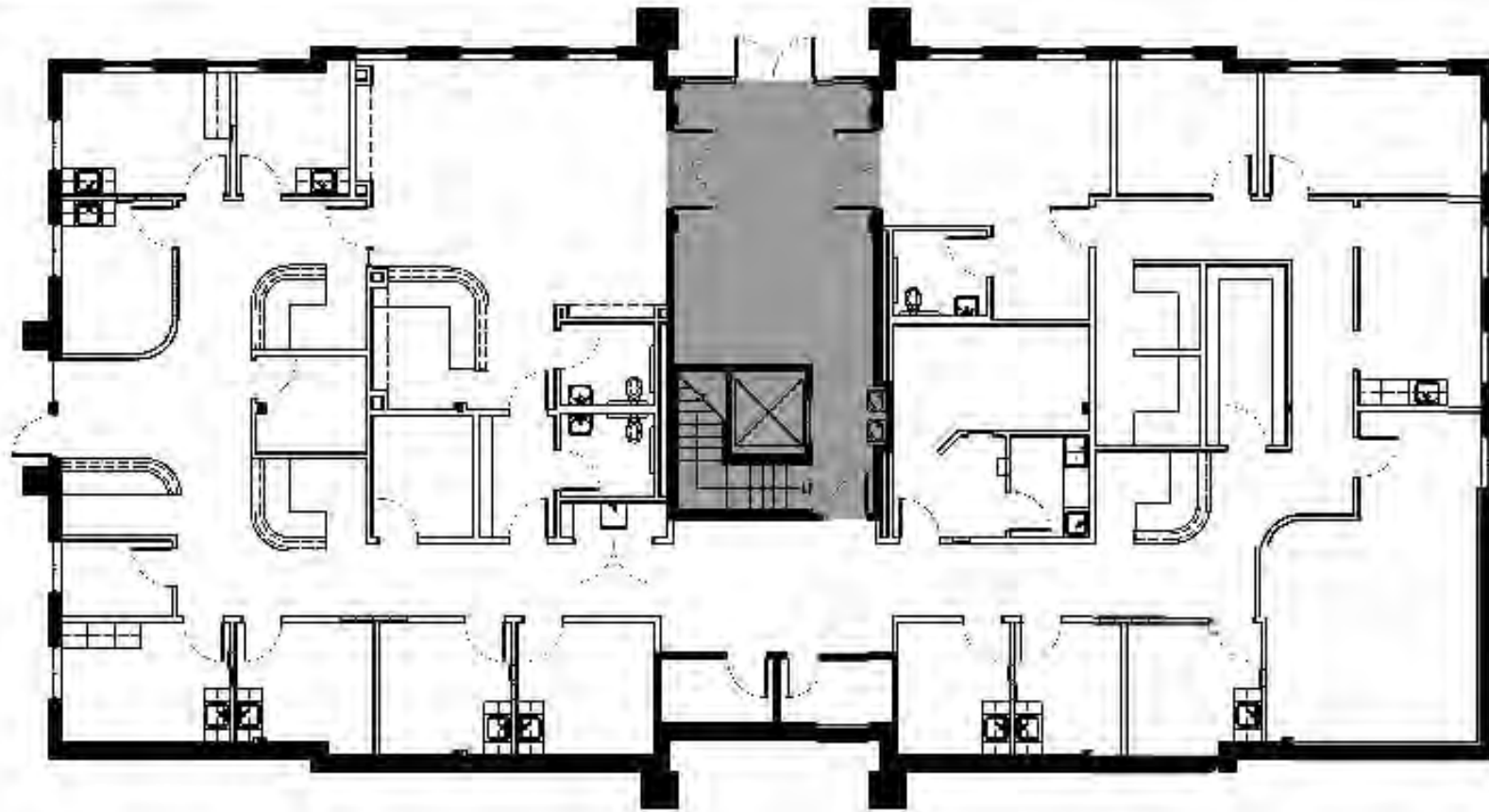


Suite 100 Entrance



SUITE 100 FLOORPLAN

12,100 SF MULTI-TENANT MEDICAL OFFICE BUILDING



0 5 10 20



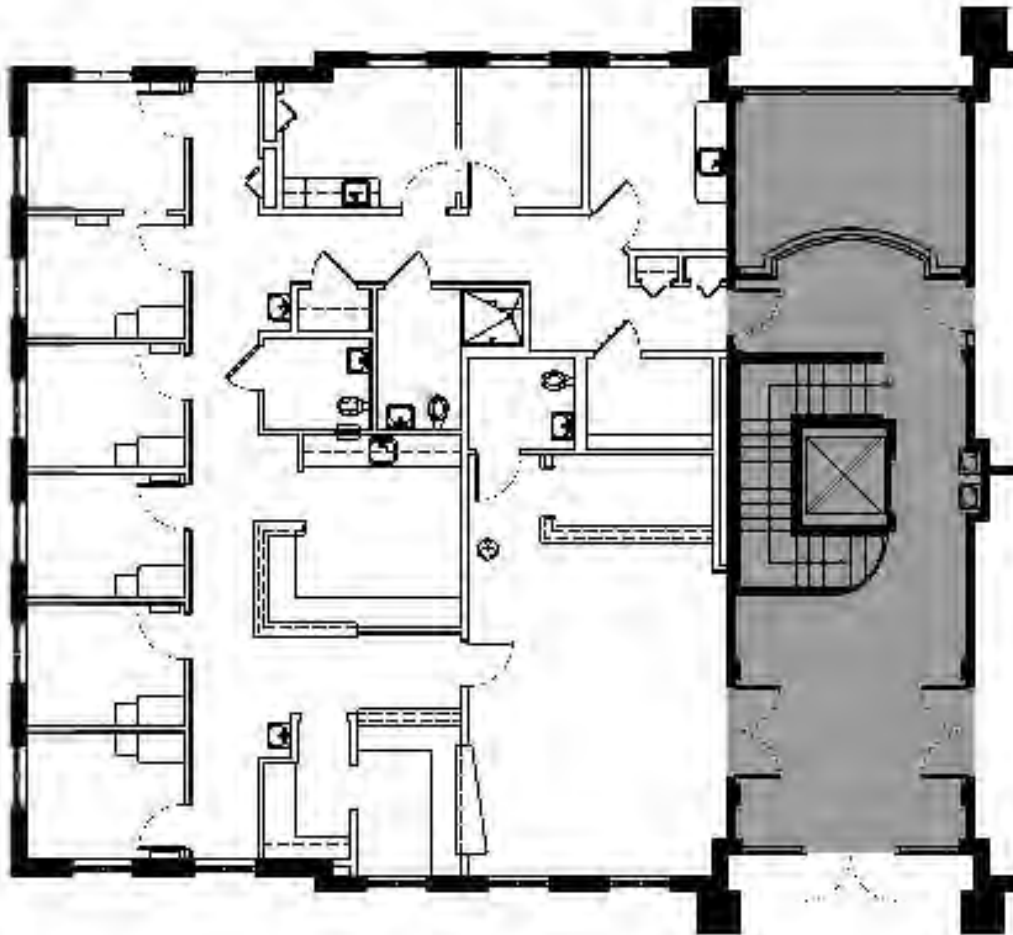
SUITE 100 | 5,841 SF

12,100 SF MULTI-TENANT MEDICAL OFFICE BUILDING



SUITE 200 FLOORPLAN

12,100 SF MULTI-TENANT MEDICAL OFFICE BUILDING



Key Plan

0 5 10 20



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SUITE 200 | 2,790 SF

12,100 SF MULTI-TENANT MEDICAL OFFICE BUILDING



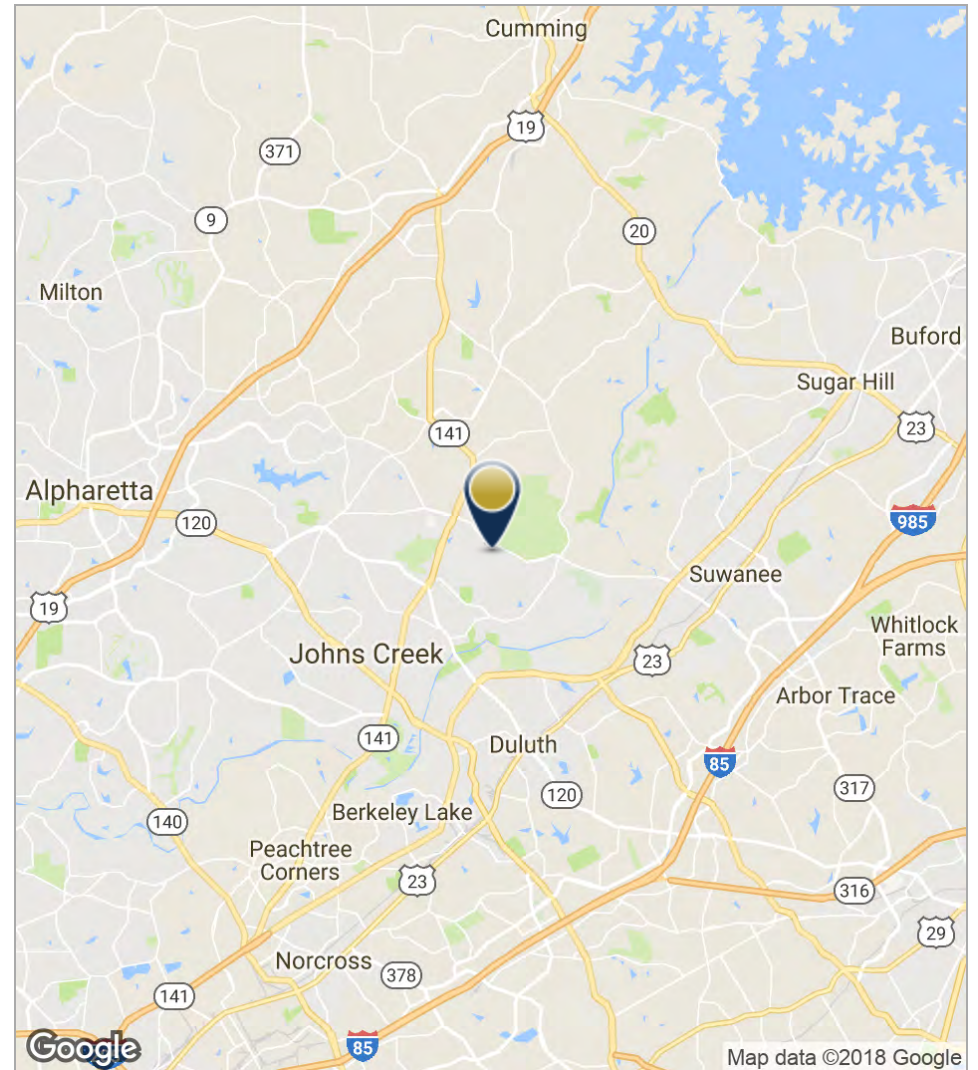
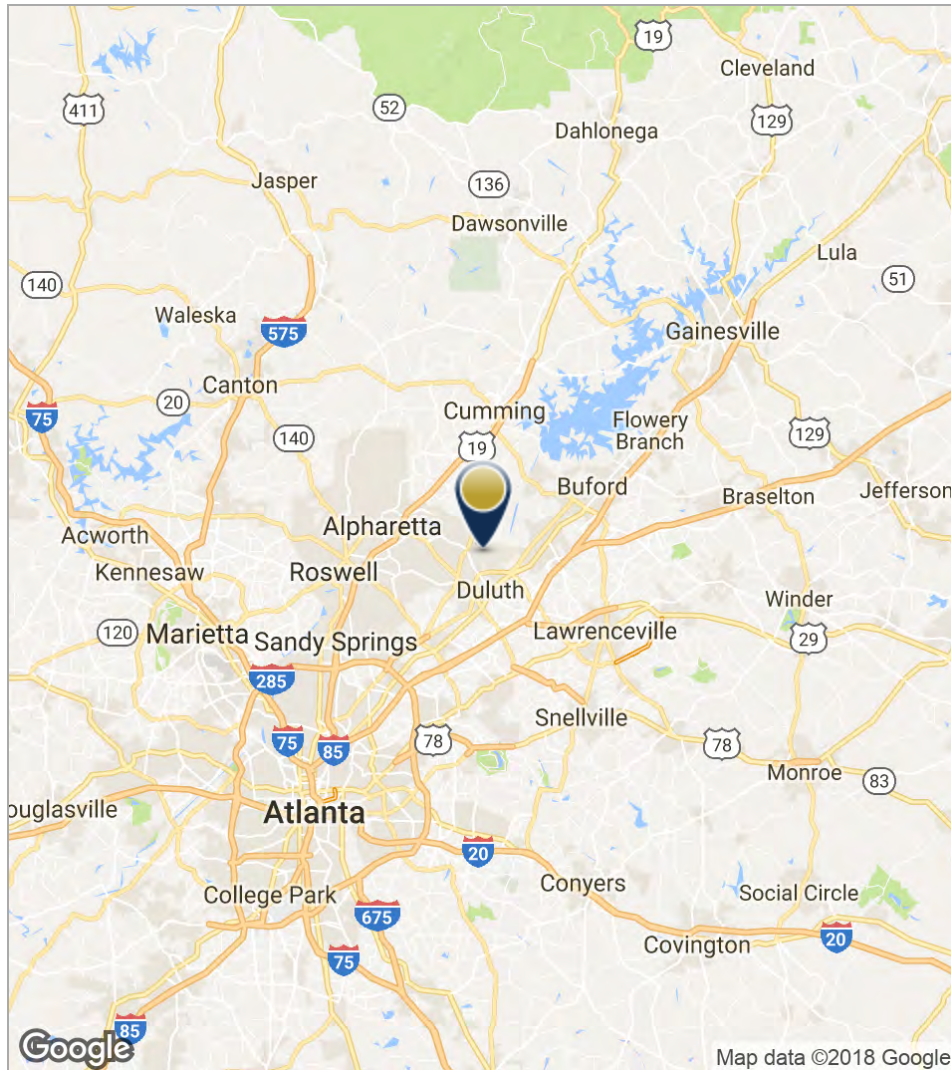
RETAILER MAP

12,100 SF MULTI-TENANT MEDICAL OFFICE BUILDING



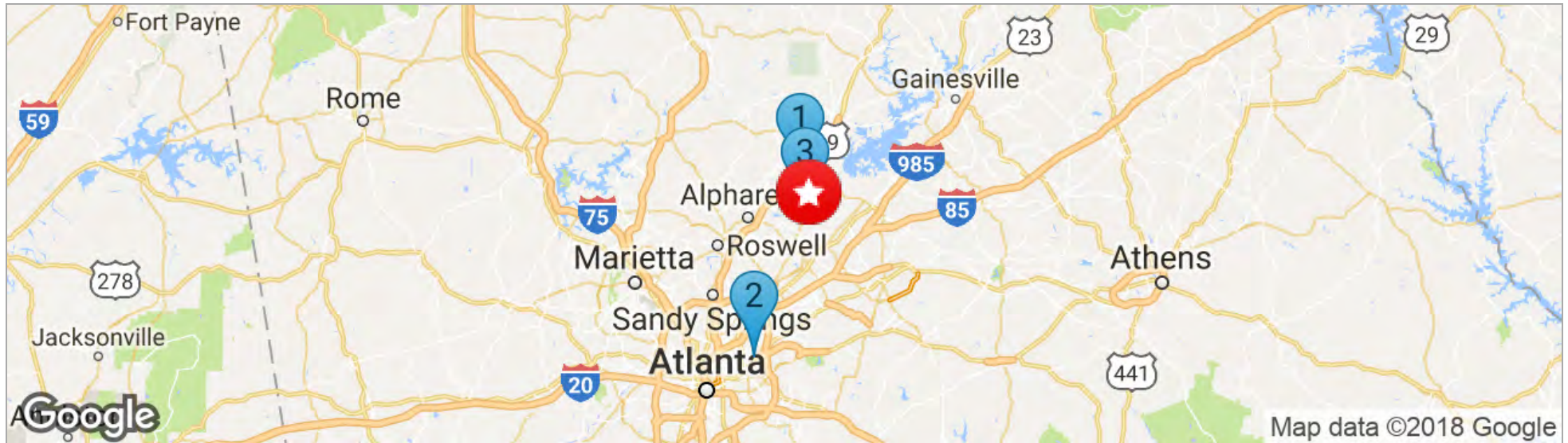
LOCATION MAPS

12,100 SF MULTI-TENANT MEDICAL OFFICE BUILDING



SALE COMPS MAP

12,100 SF MULTI-TENANT MEDICAL OFFICE BUILDING



SUBJECT PROPERTY

Address	City	Sale Price	Year Built	Building Size	Price PSF	Site Size	Sold Date
7360 McGinnis Ferry Road	Johns Creek	\$2,200,000	2001	12,100 SF	\$181.82	1.15 AC	-

SALES COMPS

	Address	City	Sale Price	Year Built	Building Size	Price PSF	Site Size	Sold Date
1	634 Peachtree Pky	Cumming	\$3,880,000	2000	18,704 SF	\$207.44	1.14 AC	08/11/2017
2	3775 N Druid Hills Rd	Decatur	\$1,272,000	2009	7,000 SF	\$181.71	1.1 AC	10/18/2017
3	3380 Paddocks Parkway	Suwanee	\$1,485,000	2017	6,600 SF	\$225.00	0.15 AC	03/01/2017



SALE COMPS

12,100 SF MULTI-TENANT MEDICAL OFFICE BUILDING



634 PEACHTREE PKY

Cumming, GA 30041

Sale Price: \$3,880,000

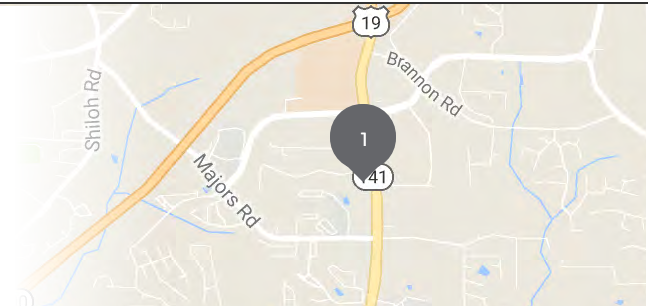
Building SF: 18,704 SF

Closed: 08/11/2017

Year Built: 2000

Price PSF: \$207.44

Site Size: 1.14 AC



3775 N DRUID HILLS RD

Decatur, GA 30033

Sale Price: \$1,272,000

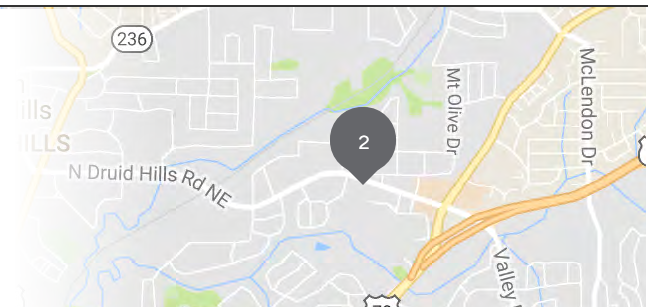
Building SF: 7,000 SF

Closed: 10/18/2017

Year Built: 2009

Price PSF: \$181.71

Site Size: 1.1 AC



3380 PADDOCKS PARKWAY

Suwanee, GA 30024

Sale Price: \$1,485,000

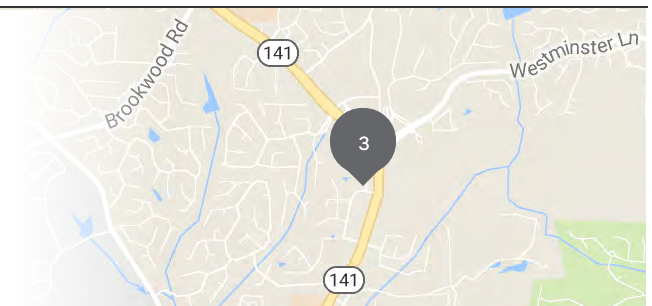
Building SF: 6,600 SF

Closed: 03/01/2017

Year Built: 2017

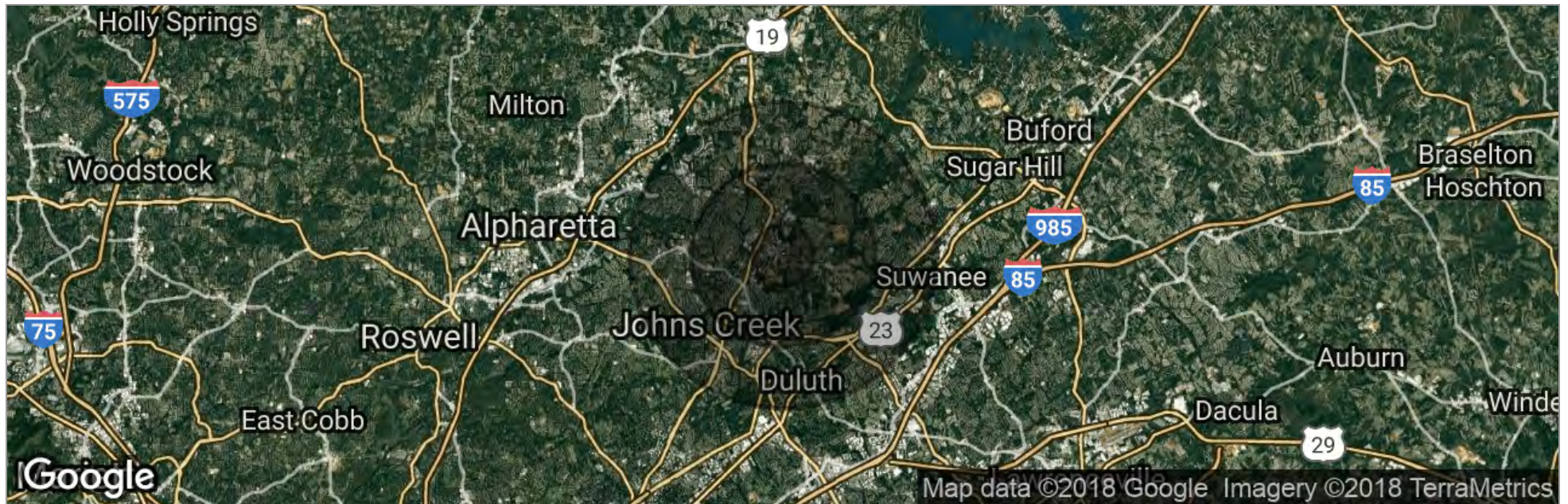
Price PSF: \$225.00

Site Size: 0.15 AC



DEMOGRAPHICS MAP

12,100 SF MULTI-TENANT MEDICAL OFFICE BUILDING



	1 Mile	3 Miles	5 Miles
Total Population	6,711	60,812	184,265
Population Density	2,136	2,151	2,346
Median Age	40.4	38.4	38.1
Median Age (Male)	36.9	36.8	36.3
Median Age (Female)	36.0	37.2	37.1
Total Households	2,050	19,292	61,495
# of Persons Per HH	3.27	3.15	3.0
Average HH Income	\$165,206	\$143,834	\$132,204
Average House Value	\$548,650	\$436,330	\$411,006



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ABOUT THE AREA

12,100 SF MULTI-TENANT MEDICAL OFFICE BUILDING

JOHNS CREEK

Johns Creek is Georgia's ninth largest city with more than 82,000 residents, located approximately 25 miles northeast of Atlanta. It has also been recognized as the safest large city in Georgia (National Council for Home Safety and Security, 2018).

The schools within this exceptional city are not only among the top 20 in Georgia, but they are routinely recognized nationally for their academic performance. U.S. News and World Report's Top High Schools in the U.S.; all three high schools within Johns Creek rank in top 300 nationally. Within the state of Georgia, Northview High School ranks #8, Johns Creek High School ranks #11, and Chattahoochee High School ranks #12 (2017).

Johns Creek is home to more than 300 acres of parks and recreation. Johns Creek is home to the #3 Best Dog Park in the U.S. (USA Today, 2016) and has just been approved to spend up to \$40 million dollars over the next 5 years to maintain the high standard of parks. There are three national recreation outdoor areas, 13 miles of Chattahoochee Riverfront, and some of the most beautiful golf courses in Georgia.

Johns Creek was ranked by USA TODAY as #3 on the "50 Best Cities to Live In" in 2017. The city is home to Fortune 500 companies as well as highly acclaimed medical facilities such as Emory Johns Creek Hospital. The outstanding culture and multitude of high end housing developments make it easy to see why this affluent city attracts top entertainers, sports figures, senior executives, and businesses from all over the globe.





MITCH SMITH

V.P. Healthcare Real Estate Services



Professional Background

Mitch Smith specializes in providing users, investors, and owners of healthcare facilities with real estate services focused on realizing client-defined goals. He leverages his knowledge and background in the healthcare industry in order to provide and execute leasing strategies and marketing plans designed to maximize value and returns. He assists investors and owners in acquisitions, dispositions, and market analysis. Mitch prides himself on building and maintaining strong relationships while delivering value-driven services.

Mitch has a record of achieving favorable client outcomes in consultative sales processes stemming from his background in medical device sales where he worked with healthcare systems, retail clinics, pharmaceutical distributors, and national chain drug stores across the United States and in the Caribbean. His experience working across various sectors of the healthcare industry provide him with unique insights into the markets and trends, thus supporting his identification of strategies and indicators necessary to improve upon his client satisfaction and results.

Mitch is an Atlanta native and graduate of Auburn University. He lives in Dunwoody and enjoys traveling, offshore fishing, scuba diving and sports.

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Bull Realty is a commercial real estate sales, leasing and advisory firm headquartered in Atlanta and licensed in nine Southeast states. The firm was founded in 1998 with two primary missions: to provide a company of advisors known for their integrity and to provide the best disposition marketing in the nation. Client services include disposition, acquisition, project leasing, tenant representation, asset management and consulting services. Advisors focus on specific property types including office, retail, industrial, multifamily, land, healthcare, senior housing, self-storage, automotive, hospitality and single tenant net lease properties.

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 available on AtlCREshow.com



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