



Offering Memorandum

SENIOR HOUSING AND MEDICAL
MIXED-USE DEVELOPMENT



BULL REALTY

ASSET & OCCUPANCY SOLUTIONS

TABLE OF CONTENTS

COVER PAGE	1
TABLE OF CONTENTS	2
DISCLAIMER & LIMITING CONDITIONS	3
EXECUTIVE SUMMARY	4
PROPERTY OVERVIEW	5
LOCATION MAPS	6
AERIAL MAP	7
RETAILER MAP	8
SITE PLAN	9
AGE 50+ DEMOGRAPHIC PROFILE	10
7-MILE OCCUPANCY & RENTS	11
DEMOGRAPHICS & TRAFFIC COUNT	12
ABOUT THE AREA	13
BROKER PROFILE	15
TEAM PROFILE	17

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DISCLAIMER & LIMITING CONDITIONS

SENIOR HOUSING AND MEDICAL MIXED-USE DEVELOPMENT

Bull Realty has been retained as the exclusive listing broker to arrange the sale of the Subject Property.

This Confidential 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 Confidential 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 Confidential 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 Confidential 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 Confidential Memorandum may be used only by parties approved by the Owner. The Property is privately offered, and by accepting this Confidential Memorandum, the party in possession hereof agrees (i) to return it if requested and (ii) that this Confidential Memorandum and its contents are of a confidential nature and will be held and treated in the strictest confidence. No portion of this Confidential 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 Confidential Memorandum in its entirety and all documents, disks and other information provided in connection therewith.

EXECUTIVE SUMMARY

SENIOR HOUSING AND MEDICAL MIXED-USE DEVELOPMENT



PROPERTY OVERVIEW

The National Senior Housing Group at Bull Realty, Inc. is pleased to present an opportunity to acquire a mixed-use development consisting of Parcels 1 and 2 with $\pm$ 13.28 acres for independent living, medical office, and retail. Parcel 3 is under contract for 85 age restricted/55+ town homes. Site has a pending permit application for 225 Independent Living units, 55 Assisted Living units, and 24 Memory Care units. In addition, application includes two 9,000 SF medical office buildings, and one 7,000 SF retail building perfect for a pharmacy. Site is located approximately 3 miles from Eastside Medical Center. There are no medical offices within a 1 – 2 mile radius of the site.

The site is in the middle of an affluent community and near the Summit Chase Country Club and located at the corner of Athens Way and South Crestview Drive. Grayson is located in Gwinnett County, one of the fastest growing counties in the U.S.

PROPERTY HIGHLIGHTS

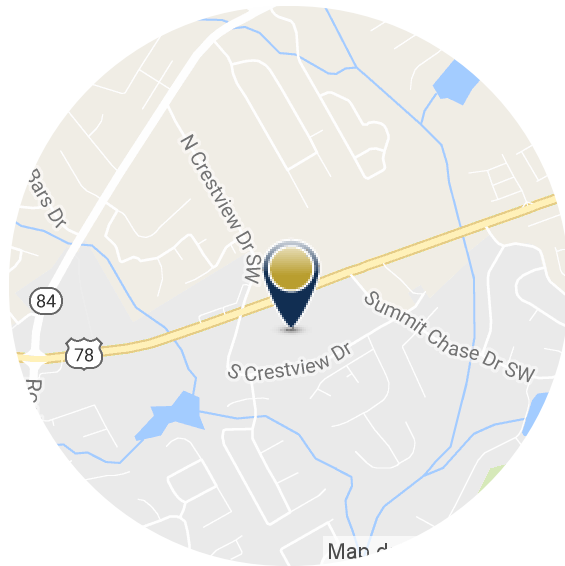
- Senior Housing Demand 1,009
- No existing Independent Living Units
- Retail Gap is \$252,760,347
- Average Household Income 55+ (5-mile radius): \$91,561
- Traffic Count: 38,255 VPD
- Parcels to be delivered rough graded
- All utilities available

PRICE | \$5,300,000

PROPERTY OVERVIEW

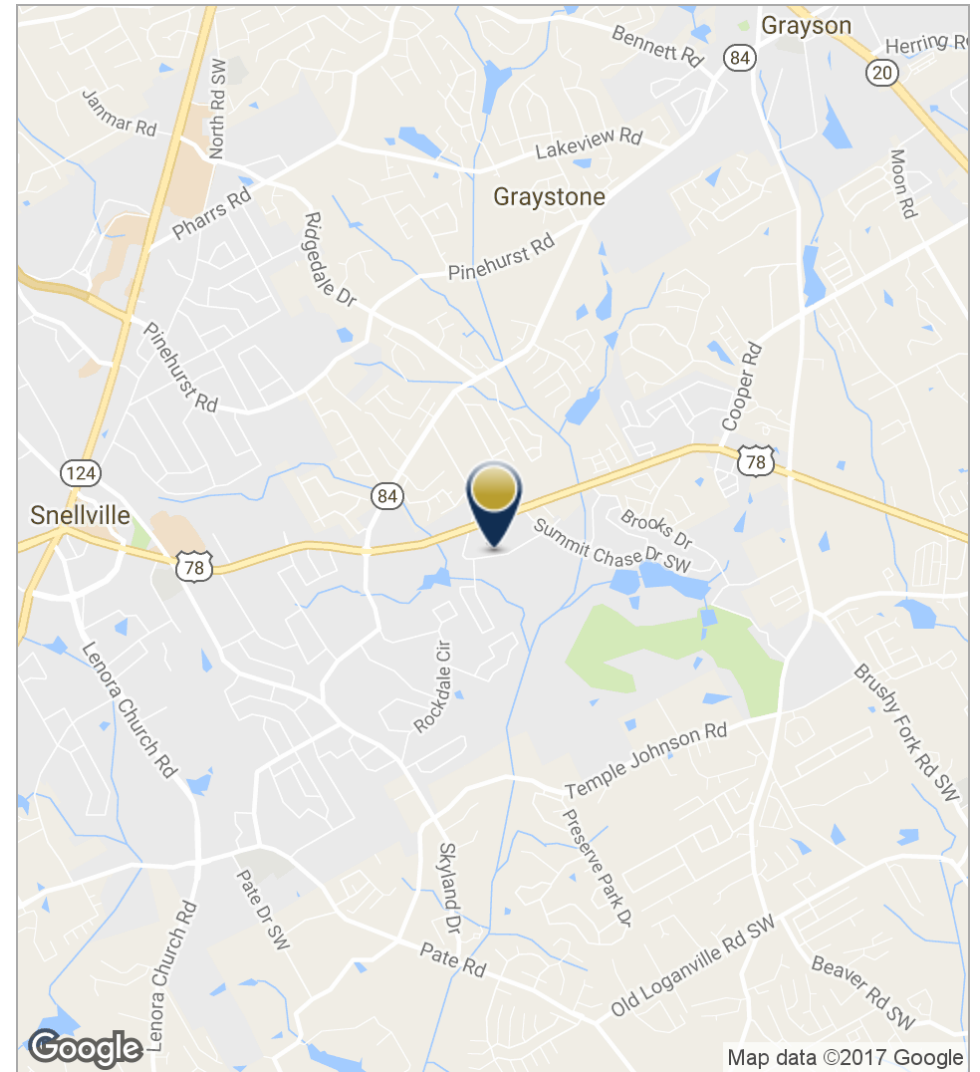
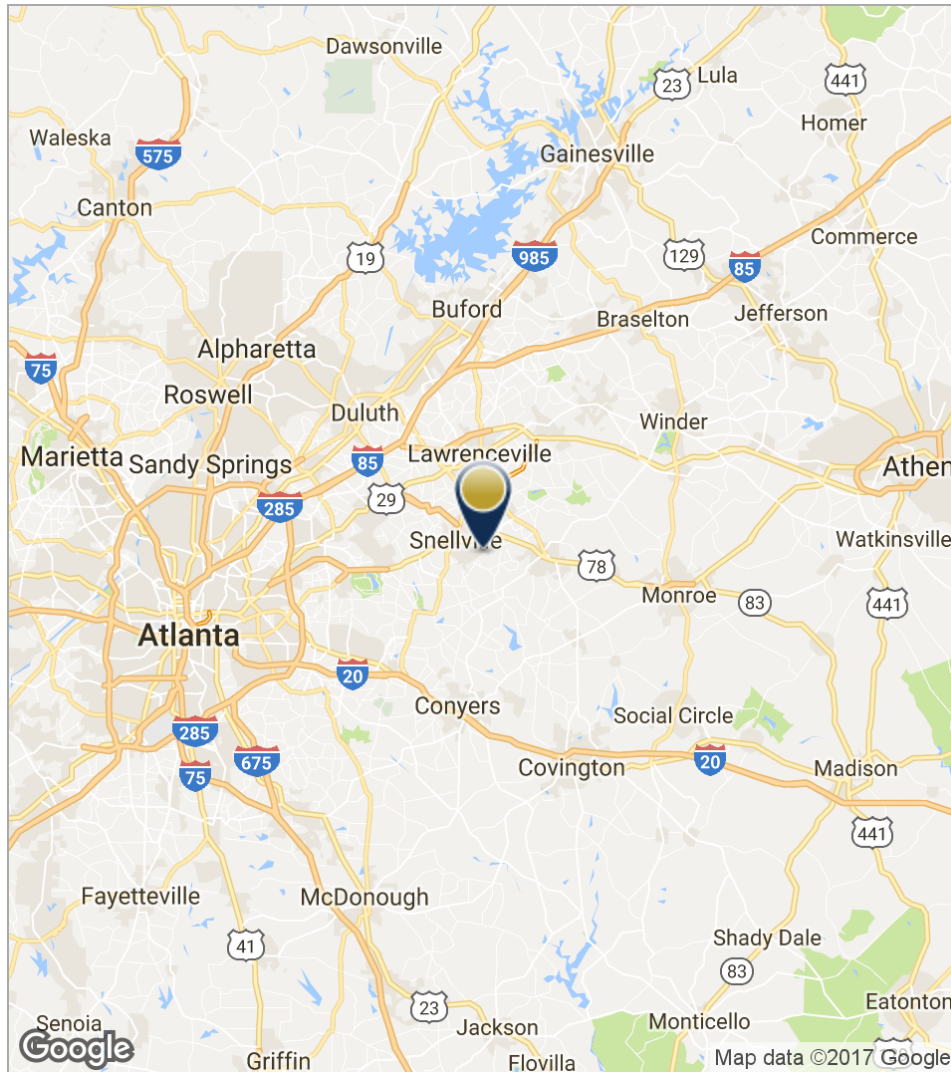
SENIOR HOUSING AND MEDICAL MIXED-USE DEVELOPMENT

Address:	1642 Athens Highway, Grayson, GA 30017
County:	Gwinnett
Site Size:	±13.28
Zoning:	Application pending for BG, R-HOP-62
Utilities:	All utilities available
Traffic Count:	38,255 VPD on Athens Highway
Sale Price:	\$5,300,000



LOCATION MAPS

SENIOR HOUSING AND MEDICAL MIXED-USE DEVELOPMENT



AERIAL MAP

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RETAILER MAP

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AGE 50+ DEMOGRAPHIC PROFILE

SENIOR HOUSING AND MEDICAL MIXED-USE DEVELOPMENT

AVERAGE NET WORTH

1-Mile Radius

55-64:	\$761,320
65-74:	\$1,384,496
75+:	\$637,629

3-Mile Radius

55-64:	\$927,685
65-74:	\$1,340,722
75+:	\$656,711

5-Mile Radius

55-64:	\$ 994,766
65-74:	\$ 1,284, 950
75+:	\$631,689

AVERAGE HOUSEHOLD INCOME

1-Mile Radius

55-64:	\$97,433
65-74:	\$80,480
75+:	\$47,997

3-Mile Radius

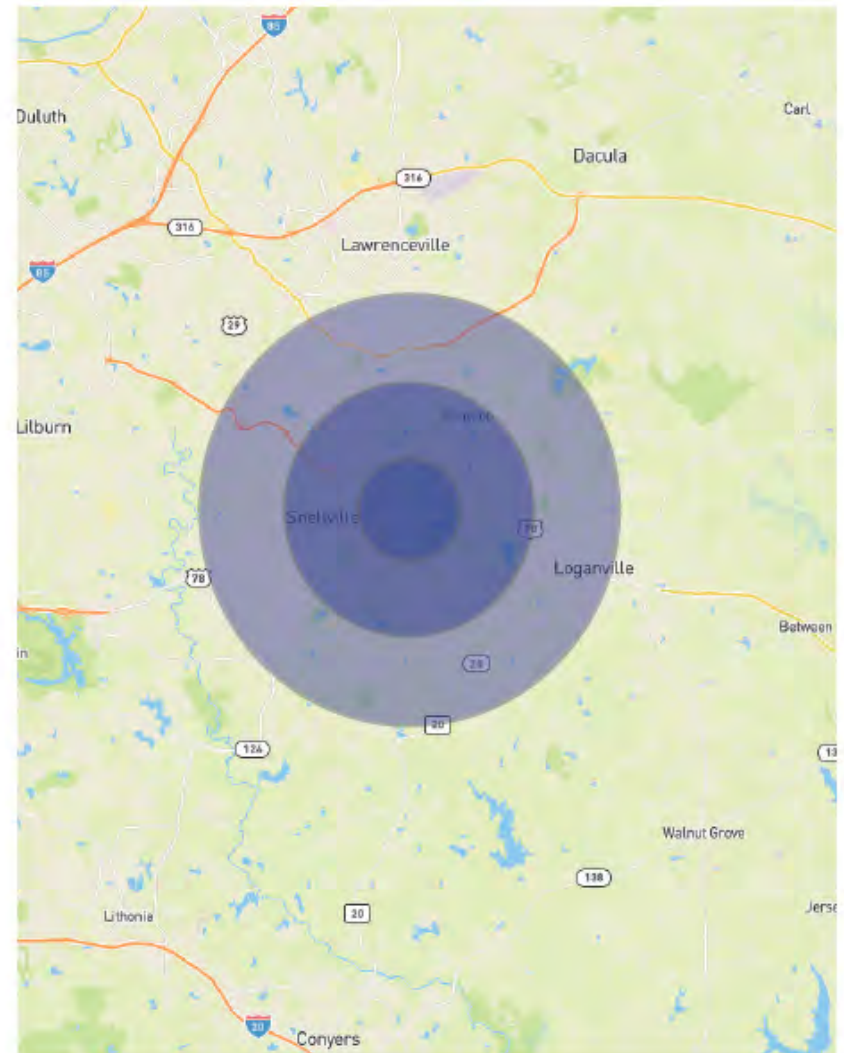
55-64:	\$89,758
65-74:	\$72,902
75+:	\$43,664

5-Mile Radius

55-64:	\$91,561
65-74:	\$73,983
75+:	\$43,830

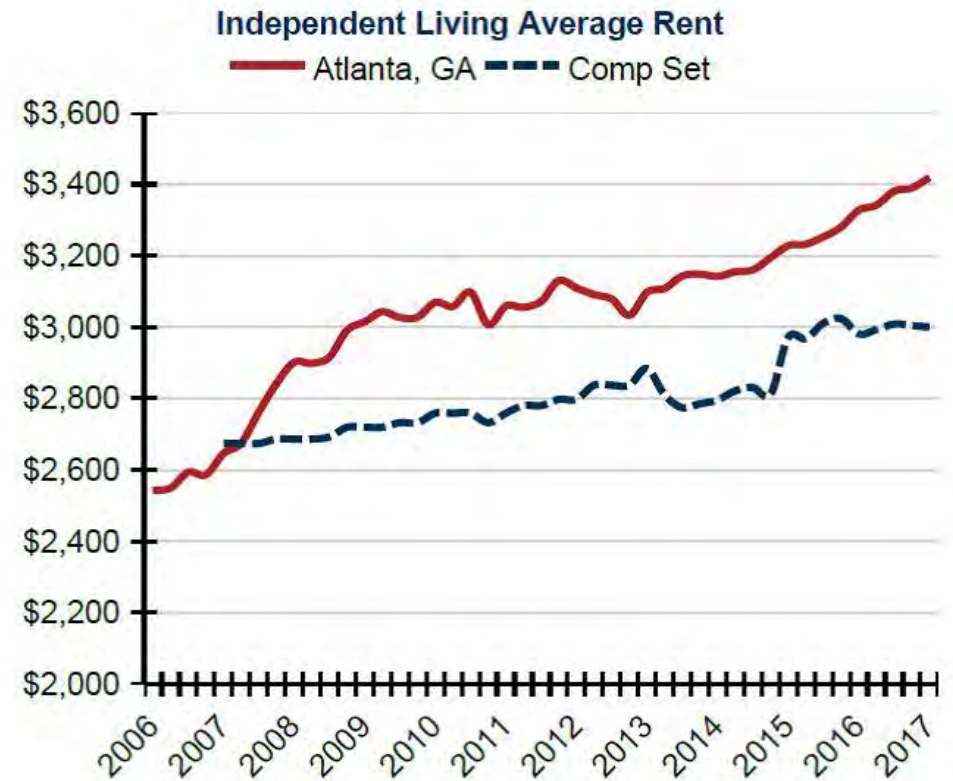
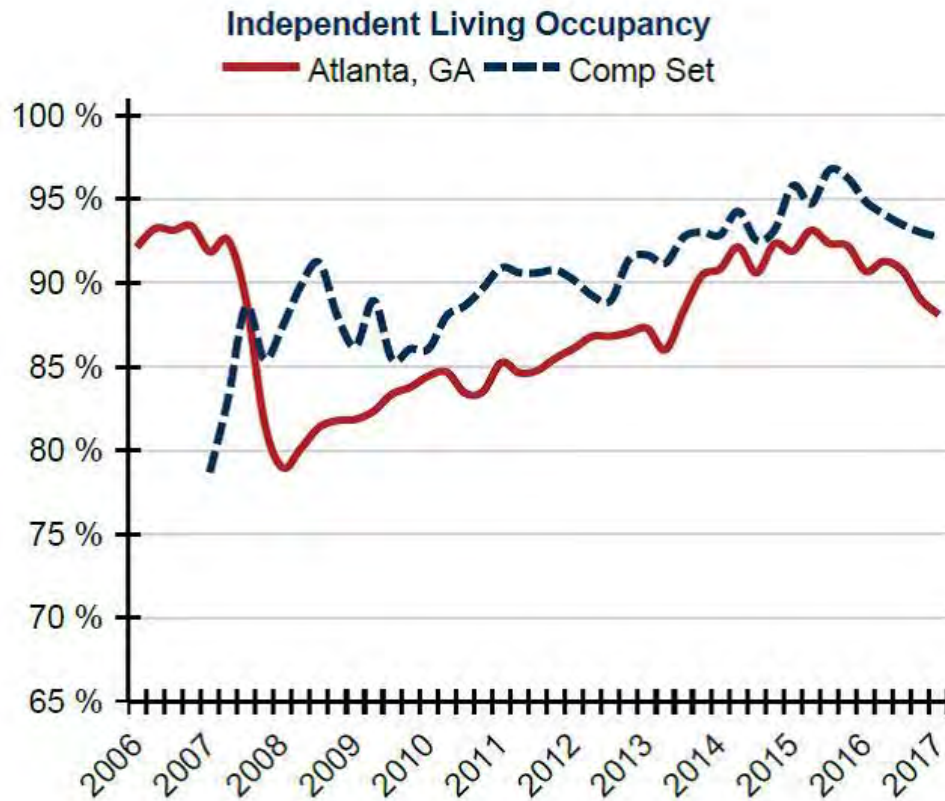
% Households 55+:	40.3%
Average Home Value 5-Mile Radius:	\$222,343
Traffic Count (Athens Way & S Crestview):	38,255

Source: ESRI



7-MILE OCCUPANCY & RENTS

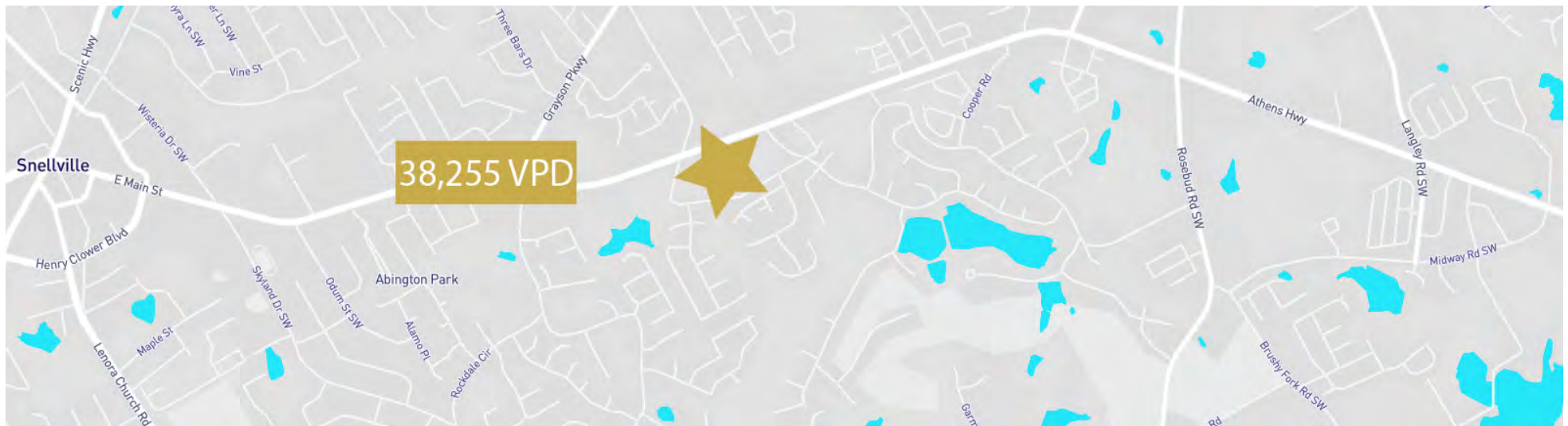
SENIOR HOUSING AND MEDICAL MIXED-USE DEVELOPMENT



DEMOGRAPHICS & TRAFFIC COUNT

SENIOR HOUSING AND MEDICAL MIXED-USE DEVELOPMENT

INDUSTRY SUMMARY	NAICS	DEMAND (Retail Potencial)	SUPPLY (Retail Sales)	RETAIL GAP	LEAKAGE/SURPLUS FACTOR	NUMBER OF BUSINESSES
Total Retail Trade and Food & Drink	44-45,722	\$2,031,976,917	\$1,779,216,570	\$252,760,347	^ 6.6	929
Total Retail Trade	44-45	\$1,837,676,456	\$1,578,441,021	\$259,235,435	^ 7.6	679
Total Food & Drink	722	\$194,300,461	\$200,775,549	-\$6,475,088	v -1.6	250



ABOUT THE AREA

SENIOR HOUSING AND MEDICAL MIXED-USE DEVELOPMENT

ATLANTA, GA

Atlanta is an exciting destination with world-class restaurants, a festive nightlife, several major league sports teams and an abundance of cultural attractions.

Home to the busiest and most efficient airport in the world, Hartsfield-Jackson Atlanta International Airport, and the Maynard H. Jackson International Terminal, getting to Atlanta is easy. With a variety of transportation options throughout the city, our guides, maps, shuttles, tours and Atlanta Ambassadors make getting around Atlanta easy too.

Encompassing \$304 billion, the Atlanta metropolitan area is the eighth-largest economy in the country and 17th-largest in the world. Corporate operations comprise a large portion of the Atlanta's economy, with the city serving as the regional, national, or global headquarters for many corporations. Atlanta contains the country's third largest concentration of Fortune 500 companies, and the city is the global headquarters of corporations such as The Coca-Cola Company, The Home Depot, Delta Air Lines, AT&T Mobility, UPS, and Newell-Rubbermaid. Over 75 percent of Fortune 1000 companies conduct business operations in the Atlanta metropolitan area, and the region hosts offices of about 1,250 multinational corporations. Many corporations are drawn to Atlanta on account of the city's educated workforce; as of 2010, nearly 43% of adults in the city of Atlanta have college degrees, compared to 27% in the nation as a whole and 41% in Boston.



ABOUT THE AREA

SENIOR HOUSING AND MEDICAL MIXED-USE DEVELOPMENT

GWINNETT COUNTY

Gwinnett County is a county in the north central portion of the U.S. state of Georgia. As of 2016, the population is estimated to be 907,135, making it the second-most populous county in Georgia. Its county seat is Lawrenceville. Gwinnett County includes the cities of Auburn, Berkeley Lake, Braselton, Buford, Dacula, Duluth, Grayson, Lawrenceville, Lilburn, Loganville, Norcross, Peachtree Corners, Rest Haven, Snellville, Sugar Hill and Suwanee.

Gwinnett County boasts some of Metro Atlanta's greatest outdoor destinations including Lake Lanier, the Chattahoochee River and Stone Mountain. It is also hosts many arts and entertainment options such as the Infinite Energy Center, Gwinnett Braves, Atlanta Gladiators, Hudgens Center for the Arts and the Gwinnett History Museum.

Gwinnett County is also home to Georgia Gwinnett College. GGC opened its doors in 2006 as the first four-year college founded in Georgia in more than 100 years, and the first four-year, public college created in the U.S. in the 21st century.

More than 20 films (The Hunger Games, Divergent, Captain America: Civil War) and 50-plus TV shows ("The Walking Dead," "The Vampire Diaries") filmed in Atlanta and the metro area, with a vast majority setting up shop in Gwinnett County. In the last year, television and film productions generated \$1.68 billion in the state for wages to local workers in over 9,000 jobs.





ERNIE ANAYA

V.P. Healthcare Real Estate Services



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Professional Background

Ernie Anaya, MBA is a veteran healthcare practice consultant. As Vice President for the Healthcare Real Estate Services at Bull Realty, Ernie focuses on senior housing and delivering development and site selection, acquisition and disposition solutions to healthcare providers, including medical practices and hospitals, that meet client demographic profiles, growth requirements, increase profitability and valuation.

Anaya has over 20 years of experience in Fortune 500 Business-to-Business and Management Consulting, with a focus on the healthcare industry. Previous Fortune 500 experience includes Abbott Laboratories - Diagnostics Division, GE Medical Systems, Cardinal Health, and Xerox Corporation. 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.

Anaya has a BA in Astrophysics from Ole Miss and an MBA from Michigan State University, including their Global Management Course in Japan & Singapore. He is also a graduate of the Executive Program in Supply Chain at Massachusetts Institute of Technology.

Ernie is a member of the Georgia Senior Housing Association, Atlanta Commercial Board of Realtors, National Association of Realtors and the Association of Professional Mergers & Acquisition Advisors. He is licensed in Georgia and South Carolina.

In addition, he is a former Army Officer with the 1st Cavalry Division, a Life Member of the American Legion, and Strathmore Who's Who Worldwide. He is also a member of the Army & Navy Club in Washington, D.C. and the Yacht Club of Hilton Head Island.

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 and talk radio show 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 radio stations, iTunes, YouTube and www.CREshow.com. The firm also produces Atlanta's Commercial Real Estate Show available on Sunday afternoons on AM920 WGKA and www.AtICREshow.com.

**JOHN DEYONKER**

V.P. Land & Developer Services

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JDeyonker@BullRealty.com**Professional Background**

John DeYonker has been selling and developing real estate in the Atlanta area for the past 21 years, 15 years as Managing Broker of his own real estate brokerage and development company. Mr. DeYonker joined Bull Realty in 2008 to provide his clients a marketing platform proven to maximize asset value in this economic cycle. The Atlanta Commercial Board of Realtors named John the #5 land broker for 2010, the #4 land broker for 2011, and again in 2013 and 2014 he was recognized as a top 10 producing land broker in Atlanta. John uses his experience in land sales, commercial acquisitions and development skills to add value to his clients' real estate transactions.

Originally from the state of Michigan, John received a B.A. in Business Administration from Michigan State University and has called Atlanta home since 1983. He currently resides in Brookhaven with his wife and one of his sons while his other son is pursuing his career in NYC. John spends much of his free time playing golf and enjoying his family while also serving as a director on the Baseball Committee at the Northside Youth Organization.

John is a member of the National Association of Realtors, the Atlanta Commercial Board of Realtors and the Urban Land Institute.

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TEAM PROFILE

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