

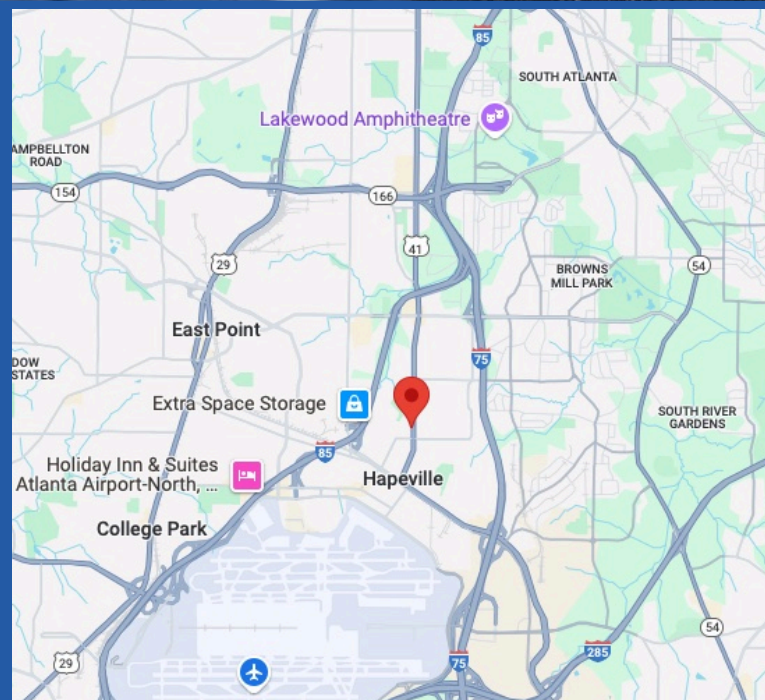
30 Bed Assisted Living For Sale Potential Business included

601 Coleman St
Atlanta, GA 30354



Property Highlights

- 7,500 +/- Sq Ft on 1 +/- Acres Fenced
- (NOI) - \$144,685
- CAP RATE: 9.65%
- 31 Bed Facility
- Contracts with local hospitals in place
- 100% Leased 8 Years Remaining
- Year Built: 1989
- Value add opportunities



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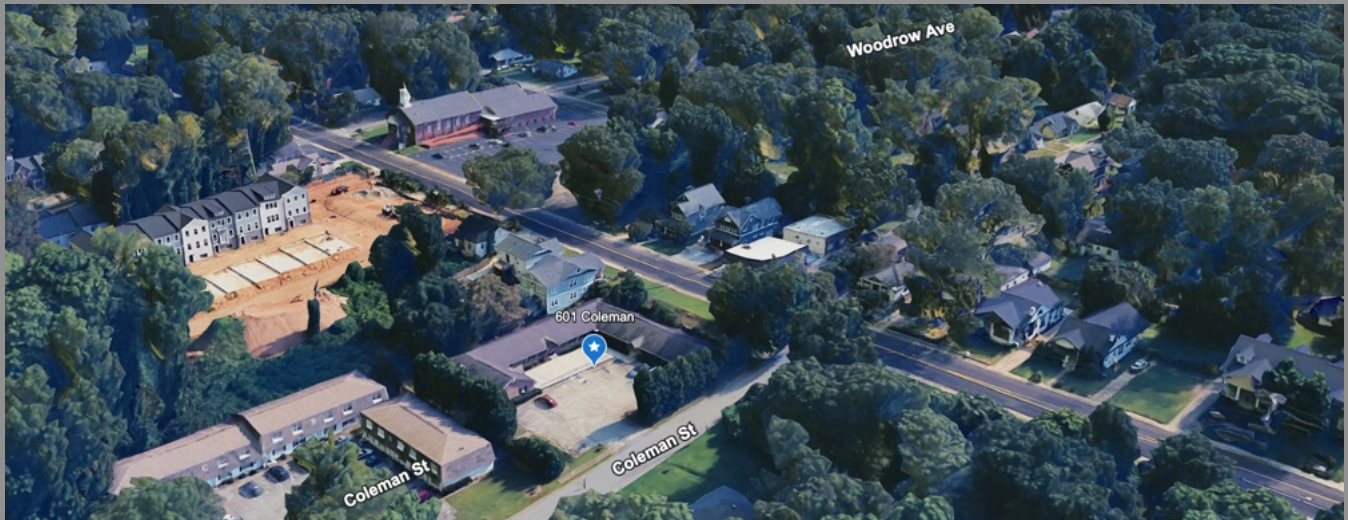
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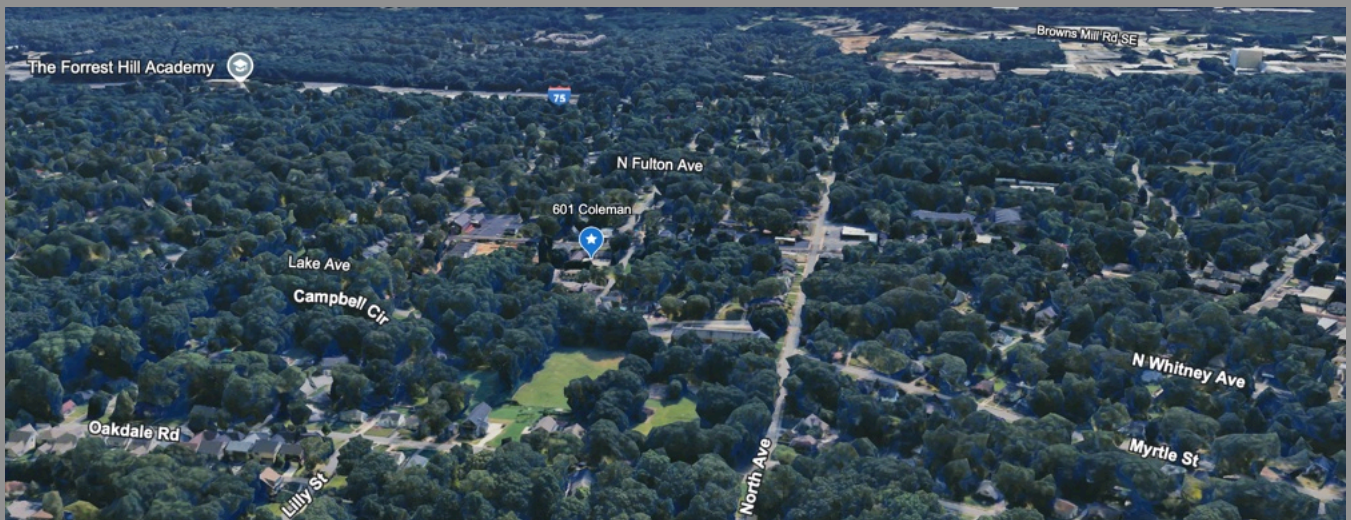
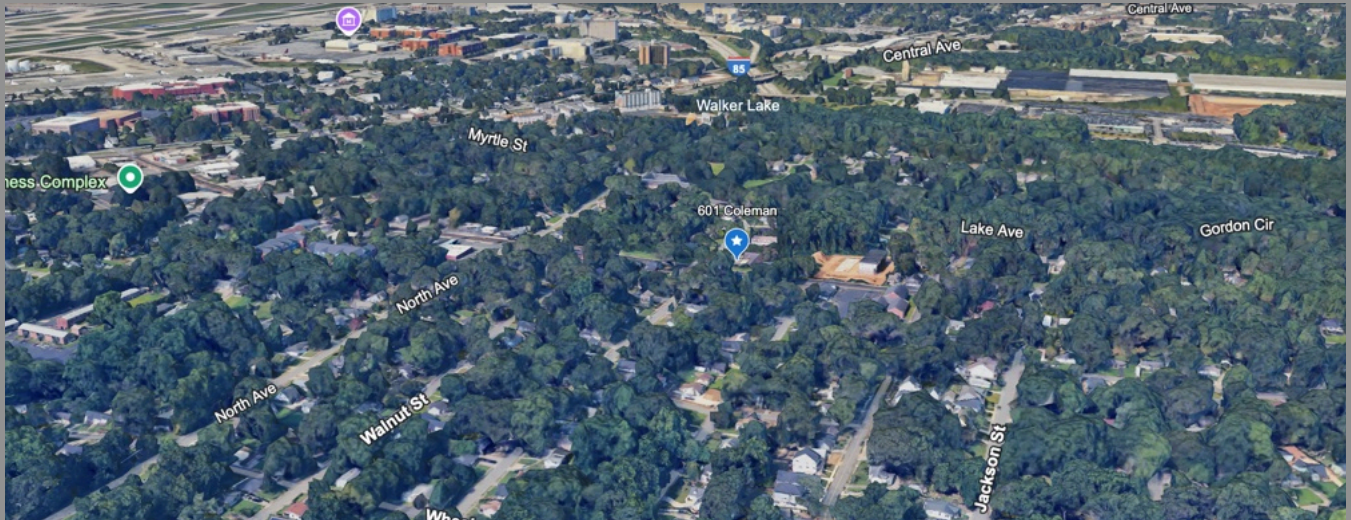
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Demographic Summary Report

Hapeville Manor Assisted Living			
601 Coleman St, Atlanta, GA 30354			
Building Type: Health Care	Total Available: 0 SF		
Class: -	% Leased: 100%		
RBA: 7,500 SF	Rent/SF/Yr: -		
Typical Floor: 7,500 SF			
			
Radius	1 Mile	3 Mile	5 Mile
Population			
2029 Projection	10,750	54,390	193,746
2024 Estimate	10,404	52,321	186,865
2020 Census	10,217	49,564	173,061
Growth 2024 - 2029	3.33%	3.95%	3.68%
Growth 2020 - 2024	1.83%	5.56%	7.98%
2024 Population by Hispanic Origin			
2024 Population	10,404	52,321	186,865
White	1,979 19.02%	7,453 14.24%	22,717 12.16%
Black	5,449 52.37%	36,539 69.84%	137,362 73.51%
Am. Indian & Alaskan	73 0.70%	209 0.40%	693 0.37%
Asian	349 3.35%	695 1.33%	3,334 1.78%
Hawaiian & Pacific Island	5 0.05%	24 0.05%	56 0.03%
Other	2,550 24.51%	7,400 14.14%	22,703 12.15%
U.S. Armed Forces	0	20	66
Households			
2029 Projection	4,289	22,339	77,538
2024 Estimate	4,148	21,474	74,703
2020 Census	4,100	20,460	69,576
Growth 2024 - 2029	3.40%	4.03%	3.80%
Growth 2020 - 2024	1.17%	4.96%	7.37%
Owner Occupied	1,351 32.57%	8,005 37.28%	27,277 36.51%
Renter Occupied	2,797 67.43%	13,469 62.72%	47,425 63.48%
2024 Households by HH Income			
Income: <\$25,000	887 21.39%	6,428 29.93%	23,082 30.90%
Income: \$25,000 - \$50,000	908 21.90%	4,472 20.83%	18,506 24.77%
Income: \$50,000 - \$75,000	685 16.52%	3,624 16.88%	10,998 14.72%
Income: \$75,000 - \$100,000	779 18.78%	2,804 13.06%	8,122 10.87%
Income: \$100,000 - \$125,000	334 8.05%	1,449 6.75%	4,818 6.45%
Income: \$125,000 - \$150,000	217 5.23%	1,093 5.09%	3,224 4.32%
Income: \$150,000 - \$200,000	233 5.62%	1,019 4.75%	3,156 4.22%
Income: \$200,000+	104 2.51%	585 2.72%	2,797 3.74%
2024 Avg Household Income	\$70,688	\$64,540	\$63,875
2024 Med Household Income	\$59,041	\$48,999	\$43,486

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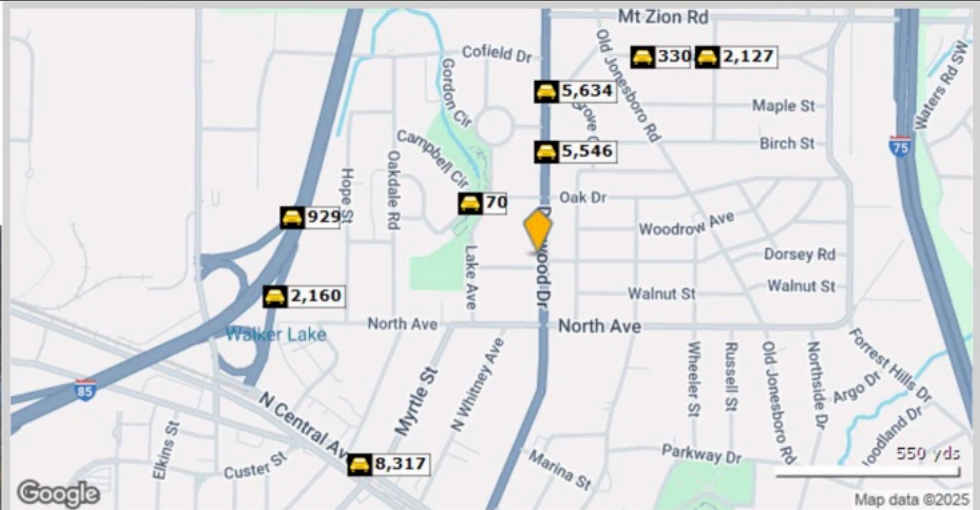


Traffic Count Report

Hapeville Manor Assisted Living

601 Coleman St, Atlanta, GA 30354

Building Type: **Health Care**
 Class: -
 RBA: **7,500 SF**
 Typical Floor: **7,500 SF**
 Total Available: **0 SF**
 % Leased: **100%**
 Rent/SF/Yr: -



Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 Campbell Cir	Rose Ter	0.08 W	2022	70	MPSI	.15
2 Dogwood Dr	Gordon Cir	0.04 N	2020	5,952	MPSI	.18
3 Dogwood Dr	Gordon Cir	0.04 N	2022	5,546	MPSI	.18
4 Dogwood Drive	Grove Cir	0.02 SE	2022	5,551	MPSI	.29
5 Dogwood Drive	Grove Cir	0.02 SE	2020	5,634	MPSI	.29
6 Moreland Way	5th St	0.01 E	2019	330	AADT	.39
7 I-85	Sylvan Rd	0.23 SW	2018	929	MPSI	.43
8 Moreland Way	5th St	0.01 E	2022	2,127	MPSI	.45
9 I-85	Sylvan Rd	0.13 SW	2018	2,160	MPSI	.45
10 North Central Avenue		0.00	2022	8,317	MPSI	.47

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Every effort has been made to provide accurate information, but no liability is assumed for errors and omissions.