

OFFERING MEMORANDUM

# 6612 EXCHANGE PLACE MORROW, GA 30260

SINGLE-TENANT MEDICAL OFFICE INVESTMENT

 SOUTHERN SMILES  
DENTAL ASSOCIATES



Tommy Watkins, SVP, SIOR

Hailey Realty Company, Inc.

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**HAILEY**

REALTY COMPANY

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## Exclusive Listing Agent



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# Executive Summary

## Property Overview

Hailey Realty Company is pleased to offer the single-tenant medical office building leased to Southern Smiles Dental Associates, LLC ("Southern Smiles") located at 6612 Exchange Place, Morrow, GA 30260 ("Property"). Southern Smiles and its providers have operated at the Property for over 30 years. The Property consists of a ±6,557 SF medical office building on 1.08 acres with very close access to I-75 at Exit 233 (Jonesboro Rd).

<b>Sale Price:</b>	<b>\$985,000</b>
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## Offering Summary

<b>Cap Rate:</b>	8.25%
<b>NOI:</b>	\$81,200
<b>Price/SF:</b>	\$150
<b>Guarantor:</b>	Corporate

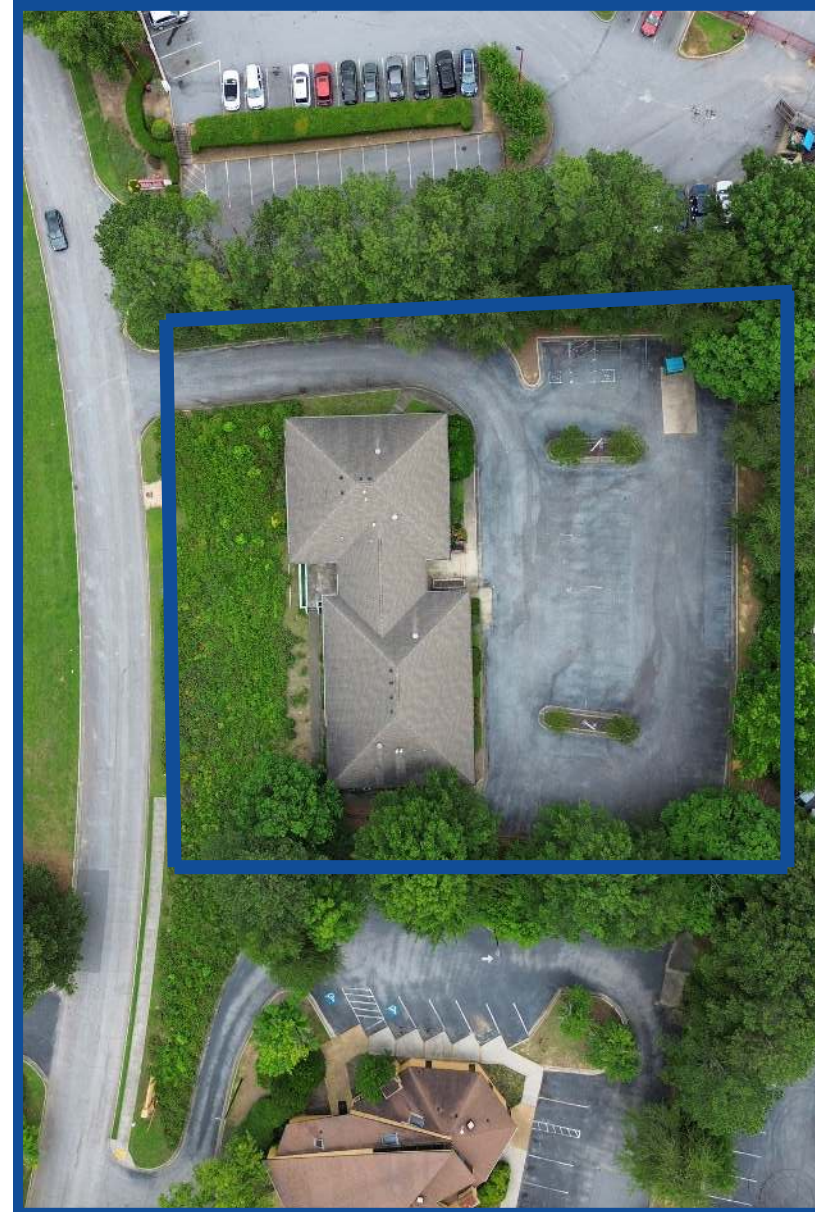
## Property Information

<b>Address:</b>	6612 Exchange Place, Morrow, GA 30260
<b>County:</b>	Clayton
<b>Municipality:</b>	City of Morrow
<b>Parcel Number:</b>	12112A A039
<b>Building Size:</b>	±6,557 SF
<b>Acreage:</b>	±1.08
<b>Year Built:</b>	1980
<b>Zoning:</b>	BG - General Business District
<b>Parking Spaces:</b>	50
<b>Roof:</b>	May 2013



# Lease Abstract

<b>Premises:</b>	6612 Exchange Place, Morrow, GA 30260
<b>Tenant:</b>	Southern Smiles Dental Associates, LLC
<b>Building Size:</b>	±6,557 SF
<b>Acreage:</b>	±1.08
<b>Use:</b>	Dental Office
<b>Lease Type:</b>	Modified Gross
<b>Initial Term:</b>	4 Years (48 Months)
<b>Rent Commencement:</b>	Upon Closing
<b>Monthly Base Rent (Year 1):</b>	\$9,000
<b>Annual Rent (Year 1):</b>	\$108,000
<b>Annual Escalations:</b>	3%
<b>Renewal Option:</b>	One (1) - Five (5) year option at FMV
<b>Real Estate Taxes:</b>	Tenant reimburses Landlord above Base Year
<b>Property Insurance:</b>	Tenant reimburses Landlord above Base Year
<b>Base Year Stop:</b>	2027
<b>Utilities:</b>	Paid directly by Tenant
<b>Maintenance Responsibilities – Tenant:</b>	All interior repairs except hvac
<b>Maintenance Responsibilities – Landlord:</b>	Roof, structure, foundation, parking lot, hvac, and landscaping



# Aerial Map



**6612 EXCHANGE PLACE,  
MORROW, GA 30260**

# Aerial Map



6612 EXCHANGE PLACE,  
MORROW, GA 30260

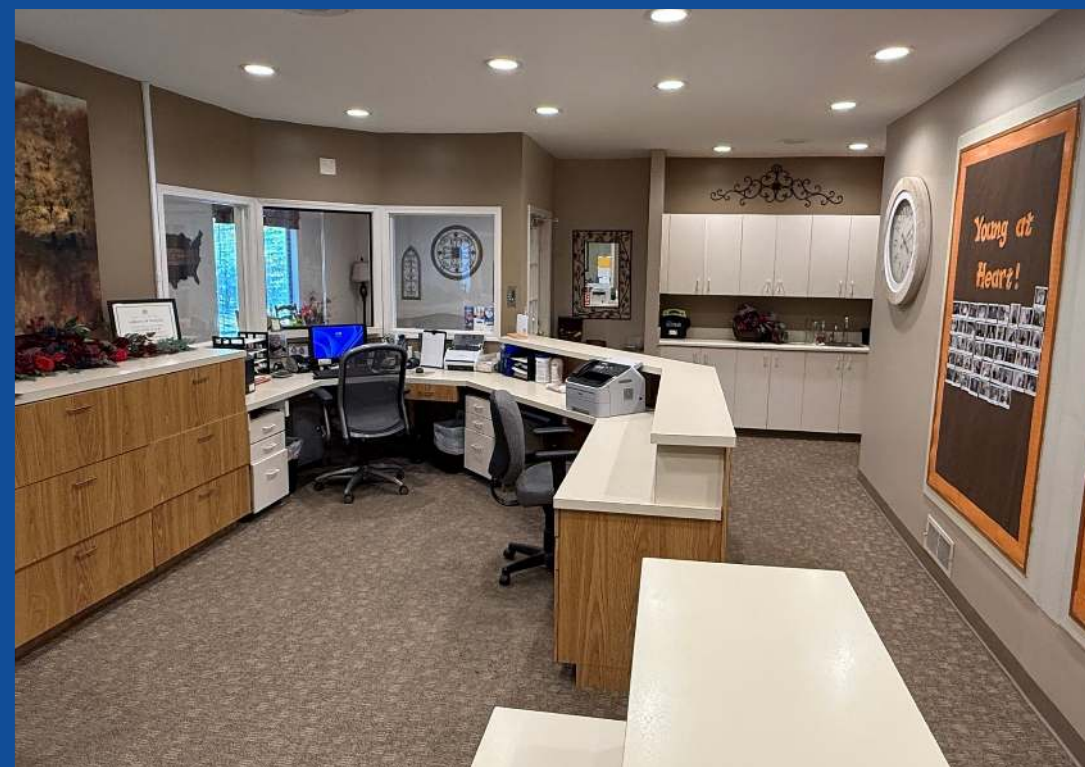
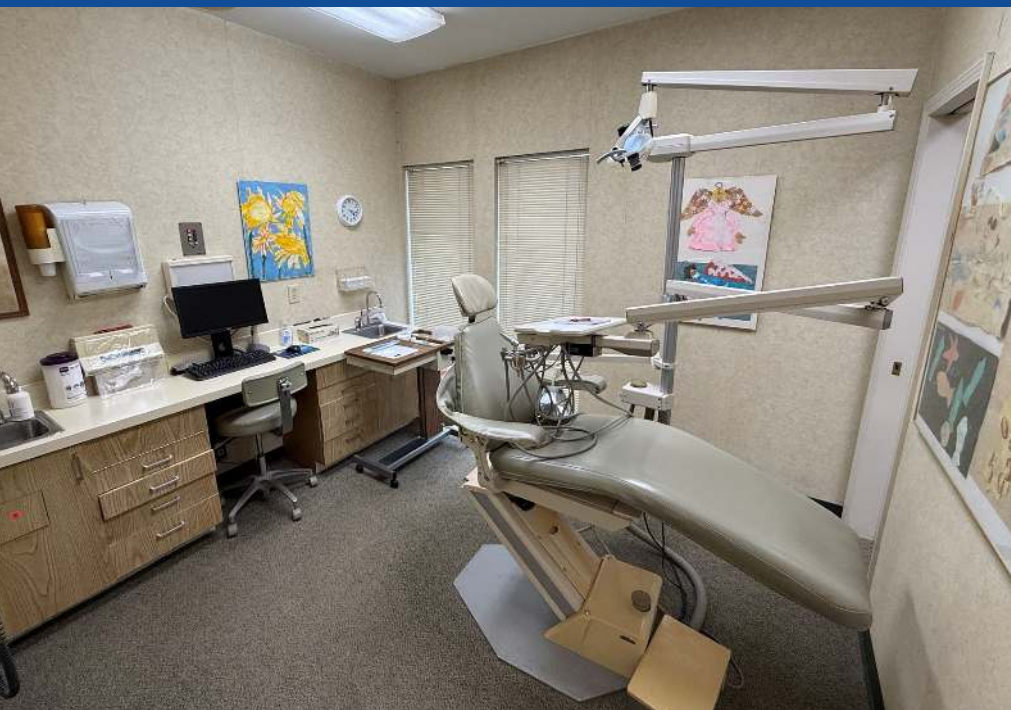
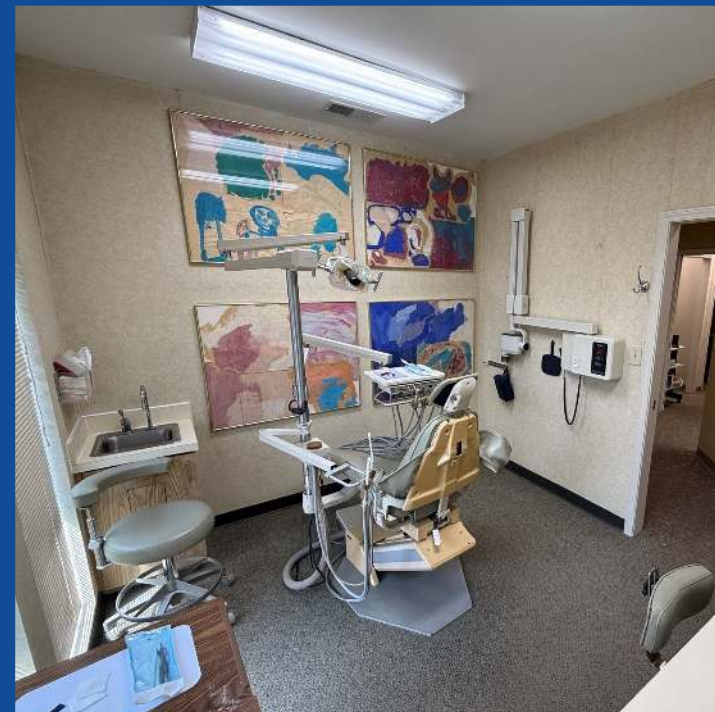
# Location Map

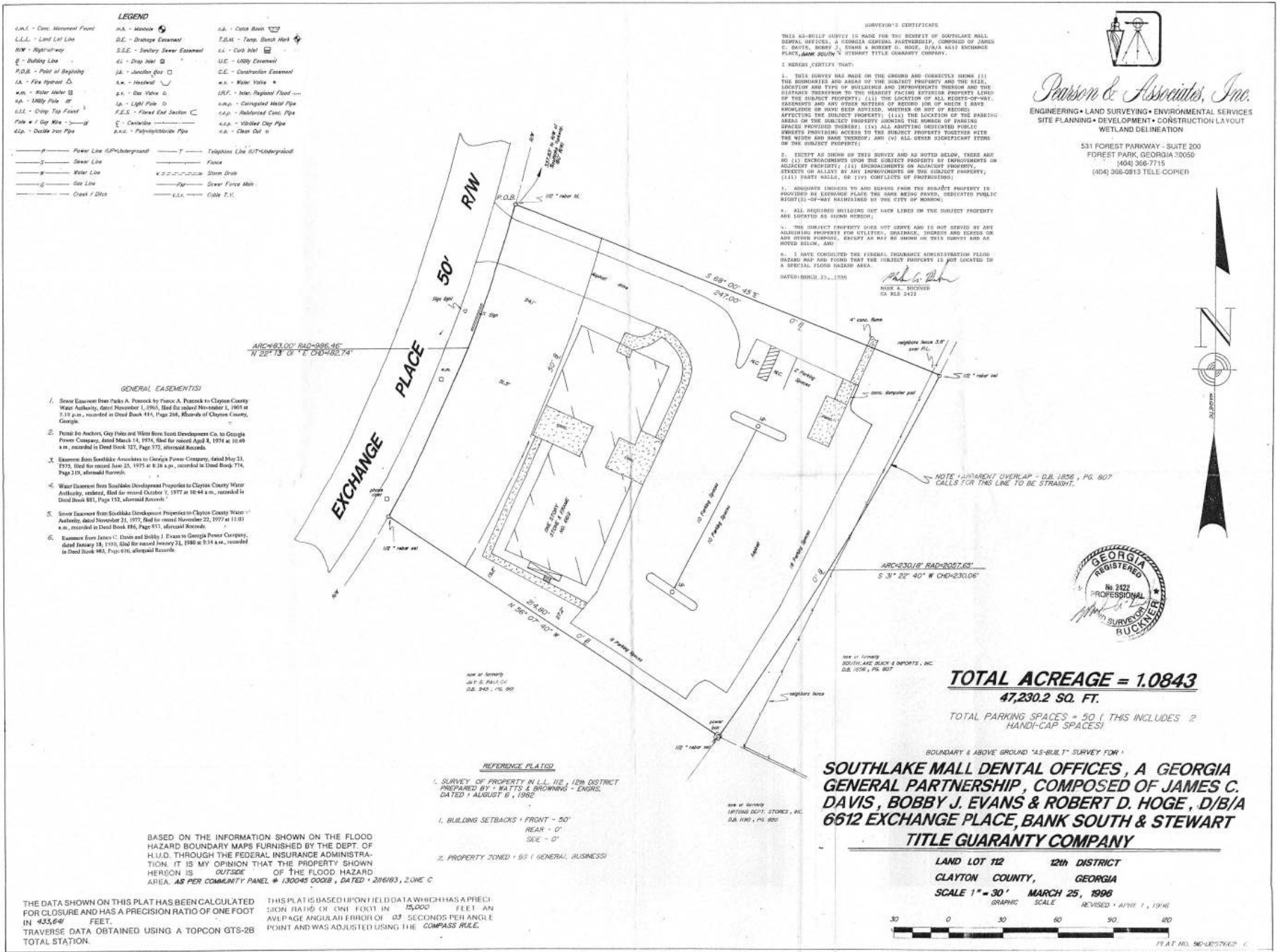


# Exterior Photos



# Interior Photos





## Tenant Profile

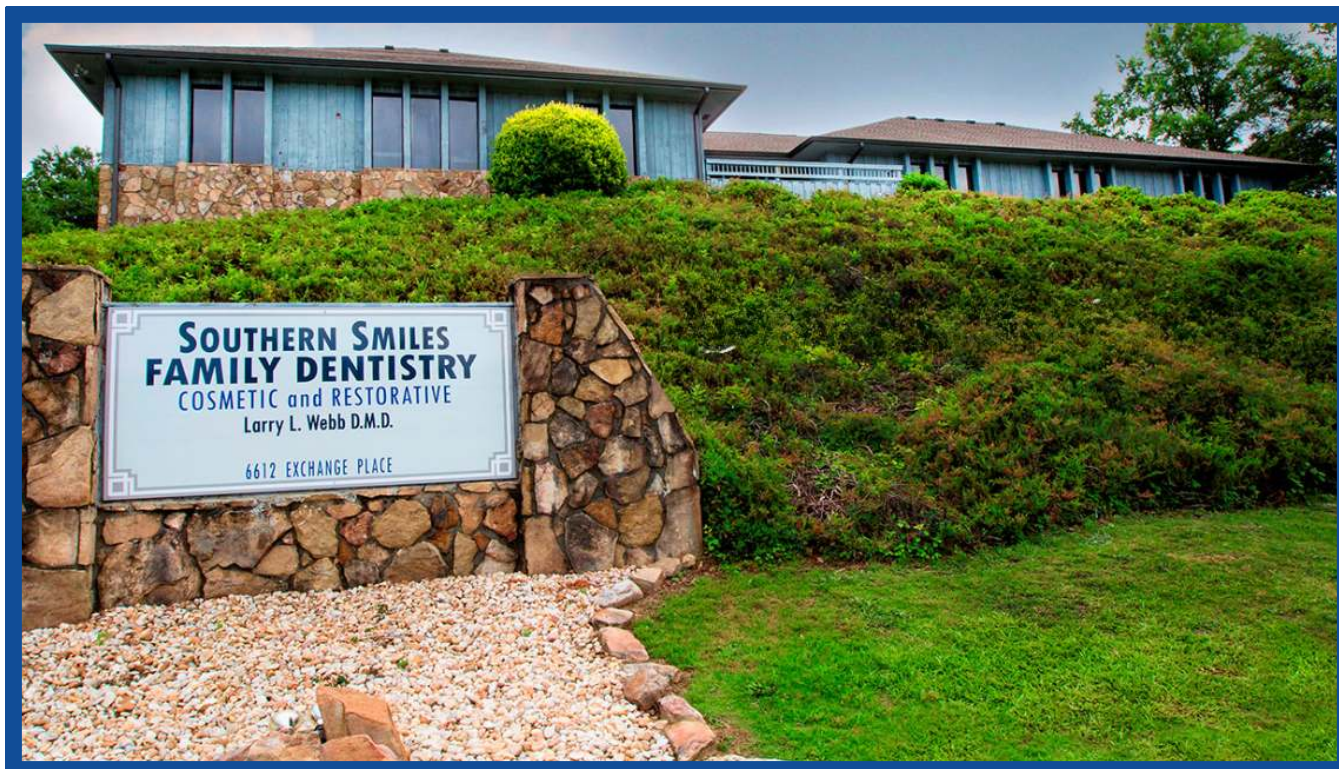
# SOUTHERNSMILES

DENTAL ASSOCIATES

Established in 1995, Southern Smiles Dental Associates is a general and family-oriented dental practice led by Dr. Larry Webb providing diagnostic, preventative, restoration, prosthodontic, and cosmetic dentistry services.

### Company Overview

<b>Ownership</b>	Privately Held
<b>Established</b>	1995
<b>Website</b>	<a href="http://www.southernsmiles.com">www.southernsmiles.com</a>



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