



VIEW VIRTUAL WALKTHROUGH



OFFERING MEMORANDUM

PERSONAL CARE HOME | 15 UNITS

SENIOR HOUSING FACILITY | NEWNAN, GA



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Exclusively listed by Bull Realty, Inc.

PROPERTY OVERVIEW



EXECUTIVE SUMMARY

CORINTH ROAD PERSONAL CARE

Bull Realty is pleased to offer this 15-unit licensed Personal Care Home, including real estate and business, on 5.11 acres, with ability to add cottages, in Newnan, GA (Metro Atlanta). 100% occupancy. Below market rental rates.

The total demand is 322 Assisted Living units today growing to 421 in 2026 in the PMA, a 30.74 % increase. There is a total of 286 units with within the 10-mile PMA with 0 planned new units. As the model indicates, the Unmet Demand for Assisted Living units in the Newnan PMA totals 36 units growing to 135 units in 2026, an 275.0 % increase. Demographics for Age 75+ within the 10 mile radius are as follows: Average Household Income is \$54,914, average net worth is \$910,804, and average housing values are \$274,022.

DISABILITY STATISTICS AGE 75+ IN NEWNAN

- Cognitive Difficulty (e.g., Alzheimer's) – 37.5%
- Ambulatory Difficulty – 45.7%
- Self-Care – 34.5%
- Independent Living Difficulty – 62.2%



PRICE:
\$2,100,000



UNITS:
15

PROPERTY HIGHLIGHTS

- 100% Occupancy | Metro Atlanta is 74.6% Occupancy
- 15 Units licensed personal care home
- Includes both real estate and business
- Fully furnished
- 10-mile unmet demand is 36 units, growing to 135 units by 2026, 275% increase
- 10-mile net worth at age 75+ is \$910,804
- 10-mile average home value is \$274,022
- 10-mile PMA average rents for assisted living is \$5,124
- Zoned RC

OWNER FINANCING TERMS

Owner Financing

1. Sale Price: \$2.1 Million
2. 10% owner financing
3. 5-year term - no payments for 24 months

SBA Financing

1. 85% LTC
2. 25-year term
3. Interest at market rate

PROPERTY INFORMATION



ADDRESS 1141 Corinth Road
Newnan, GA 30263

UNITS 15 single rooms each with a private half bath

STORIES 1

TOTAL SIZE ± 5,574 SF

YEAR BUILT 1996

RENOVATIONS New Roof: 2020
New Gutter System: 2021

FEATURES Large Family Room
TV Room
Kitchen with Dining Room
Front Porch with Seating
Two Outside Patios

SITE SIZE ± 5.11 Acres

ZONING RC

ASKING PRICE \$2,100,000

ASSISTED LIVING & MEMORY CARE SUPPLY AND DEMAND

The total demand for Assisted Living units is 322 today and is growing to 421 in 2026 (30.74% increase). There is a total of 286 Assisted Living units within the 10-mile Primary Market Area (PMA) with 0 AL new units under construction.

As the model indicates, the Unmet Demand for Assisted Living units in the Newnan PMA will total 36 units growing to 135 units in 2026, a 275% increase.

Average home values: \$274,022*

*Based on a 10-mile radius

	55 to 64	65 to 74	75+
Average Household Income*	\$88,029	\$76,914	\$54,914
Average Net Worth*	\$829,104	\$1,069,860	\$910,804

*Based on a 10-mile radius



ASSISTED LIVING DEMAND

Assisted Living Demand

PMA: 5-Mile Radius

2021 Income-Qualified Households

MARKET PENETRATION*** 4.75%

Age	Achievable Penetration	Senior Qualified Hholds *	#Draw from Qualified AL
65+	2.020%	16,386	331
75+	6.630%	6,017	399
75+ \$50K+	21.600%	1,468	317
55 - 64	1.140%	21,151	241
		Mean	322

2026

Age	Achievable Penetration	Senior Qualified Hholds *	#Draw from Qualified AL
65+	2.020%	19,635	397
75+	6.630%	8,078	536
75+ \$50K+	21.600%	2,324	502
55-64	1.140%	21,749	248
		Mean	421

		2021	2026	% Inc.
1.	Assisted Living Calculated Market Potential	322	421	30.74%
2.	Identified Competitive Units in Market Area **	286	286	0%
3.	Identified Units under Construction in Market Area **	0	0	0%
4.	UNMET Assisted Living DEMAND [Line 1 - Line 2]	36	135	275.00%

References:

* ESRI Demographics Data | ** NICMAP

*** Penetration calculated according to NIC # current units/75+ Age population

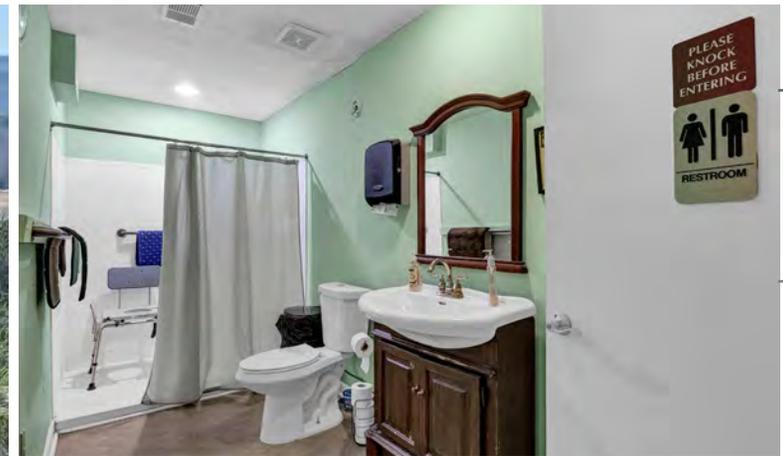
SENIOR HOUSING ANALYTICS IN 5-MILE PMA

- 10-mile PMA Average occupancy is 52.8%
- 10-mile PMA Average rents is \$5,124
- Metro Atlanta Average occupancy is 74.6%
- Metro Atlanta Average rents for Memory Care is \$4,691
- Subject Property Occupancy is 100%
- Subject Property average rents are \$2,684

COMMUNITY PHOTOS







FINANCIALS

**PLEASE SIGN CONFIDENTIALITY AGREEMENT
LOCATED ON PAGE 20 OF THIS DOCUMENT
OR
ONLINE AT [BULLREALTY.COM](https://www.bullrealty.com)**

SIGN
CONFIDENTIALITY AGREEMENT
ONLINE

MARKET OVERVIEW



REGIONAL MAP



NEWNAN, GA

Newnan 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).

Source: <https://www.exploregeorgia.org/city/newnan>

COWETA COUNTY, GA

Coweta County, Georgia's sixty-fourth, encompasses 443 square miles in west central Georgia, bordered by Carroll, Fayette, Fulton, Heard, Meriwether and Troup counties. It was one of five counties created by the 1825 Treaty of Indian Springs, when Chief William McIntosh relinquished Creek Indian lands to the United States.

Source: <https://www.georgiaencyclopedia.org/articles/counties-cities-neighborhoods/coweta-county/>

AREA MAP



CONTACT INFORMATION

BROKER PROFILE



ERNIE ANAYA, MBA

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Ernie Anaya is President of Bull Realty's Senior Housing & Behavioral Health Group, where he advises investors, owners, and operators on the sale and acquisition of age-restricted multifamily and healthcare-related real estate nationwide. His practice specializes in Independent Living, Assisted Living/Memory Care, Skilled Nursing, Hospice, and Behavioral Health facilities, with a strong emphasis on maximizing value through data-driven strategy and deep sector knowledge.

Ernie founded Bull Realty's Senior Housing Practice in 2016 and has consistently ranked among Atlanta's top commercial real estate professionals, earning Atlanta Commercial Board of REALTORS® Million Dollar Club honors in 2020, 2021, 2022, 2023, 2025, and 2026. He is licensed in Georgia and South Carolina and brings more than 20 years of experience spanning investment sales, healthcare consulting, and executive leadership.

With a background that bridges real estate, healthcare operations, and institutional risk management, Ernie offers clients a uniquely comprehensive perspective. His prior experience includes senior leadership and consulting roles with Fortune 500 companies such as Abbott Laboratories, GE Medical Systems, Cardinal Health, Xerox Corporation, EMC, and SunGard, advising healthcare organizations across the U.S., Europe, and Latin America.

Ernie is an active member of leading industry organizations including the National Association of REALTORS®, Atlanta Commercial Board of REALTORS®, National Investment Center for Seniors Housing & Care (NIC), Assisted Living Association of Georgia, and the Association of Professional Mergers & Acquisition Advisors. He is also a Fellow of the Royal Anthropological Institute of Great Britain and Ireland, where his work focuses on the anthropology of aging—an academic foundation that directly informs his senior housing investment strategy.

A frequent expert speaker at national and international conferences, Ernie has presented on healthcare risk, enterprise systems, and operational continuity, reinforcing his reputation as a trusted advisor to sophisticated investors. He holds a BA in Astrophysics from the University of Mississippi and an MBA from Michigan State University, with additional executive education from MIT and international coursework in Japan, Singapore, and Spain focused on senior housing and the built environment.

Ernie's disciplined, analytical approach—combined with real-world healthcare and operational insight—makes him a valued partner for owners and investors navigating the complexities of the senior housing and behavioral health real estate markets.

Bull Realty is a commercial real estate sales, leasing, and advisory firm licensed in nine Southeast states headquartered in Atlanta. 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, 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.



CONFIDENTIALITY AGREEMENT

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 **1141 Corinth Road, 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 this _____ day _____ of , 20__.

Receiving Party _____

Signature _____

Printed Name _____

Title _____

Company Name _____

Address _____

Email _____

Phone _____

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SIGN
CONFIDENTIALITY AGREEMENT
ONLINE



DISCLAIMER & LIMITING CONDITIONS

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.

ERNIE ANAYA, MBA

President, Senior Housing Group

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**Do not visit site without an appointment.
Do not disturb management or tenants.**

Information contained herein may have been provided by the seller, management or other outside sources. While deemed reliable, it may be estimated, projected, is limited in scope and is subject to change or inaccuracies. Pertinent information should be independently confirmed prior to purchase offer or within an applicable due diligence period.