



Property Drone Video



OFFERING MEMORANDUM 12-UNIT HEALTHCARE FACILITY

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EXECUTIVE SUMMARY



PROPERTY OVERVIEW

This ±8,878 SF property is immediately available and located in the area of Newnan, GA. This 12-unit healthcare facility was recently built in 2009 and zoned R-C (Rural Conservation.) Seller will support rezoning or Special Use Permit application. Originally built as a hospice, with special use permit, the property is also suited for other senior housing and medical uses such as a clinic or urgent care center requiring zoning approval. This facility includes fully operational medical areas including a medication room, medical waste room and nurses' work room. The 12 patient quarters are suitable for double occupancy; each room contains a living area and a shared bathroom arrangement with shower, commode and sink. Property amenities also include a reception area, conference room, chapel, kitchenette and laundry room. Patient rooms could be converted into exam and treatment rooms in a clinic or urgent care center setting. Gas-powered generator, sprinkler, video cameras.

PROPERTY HIGHLIGHTS

- ±8,878 SF property is suited for healthcare or senior housing facility purposes
- 12 double occupancy units for residents
- Immediate occupancy available
- Fully functioning staff and medical operational areas
- Built in 2009
- Septic tank just replaced with sewer connection (>\$50,000 cost)
- Plans under way to connect Madras Parkway to Highway I-85
- Seller will offer a credit to convert present Kitchenette to a professional Kitchen



\$1,950,000



±8,878 SF

PROPERTY INFORMATION

BUILDING

Property Address:	22 Madras Parkway Newnan, GA 30263
County:	Coweta
Year Built:	2009
Number of Buildings:	1
Total Building Size:	±8,878 SF
Number of Units:	12
Proposed Use:	Hospice, Nursing Home, Senior Living Facility/Memory Care, or other healthcare with zoning approval
Unit Mix:	1 B / 1 BA

SITE

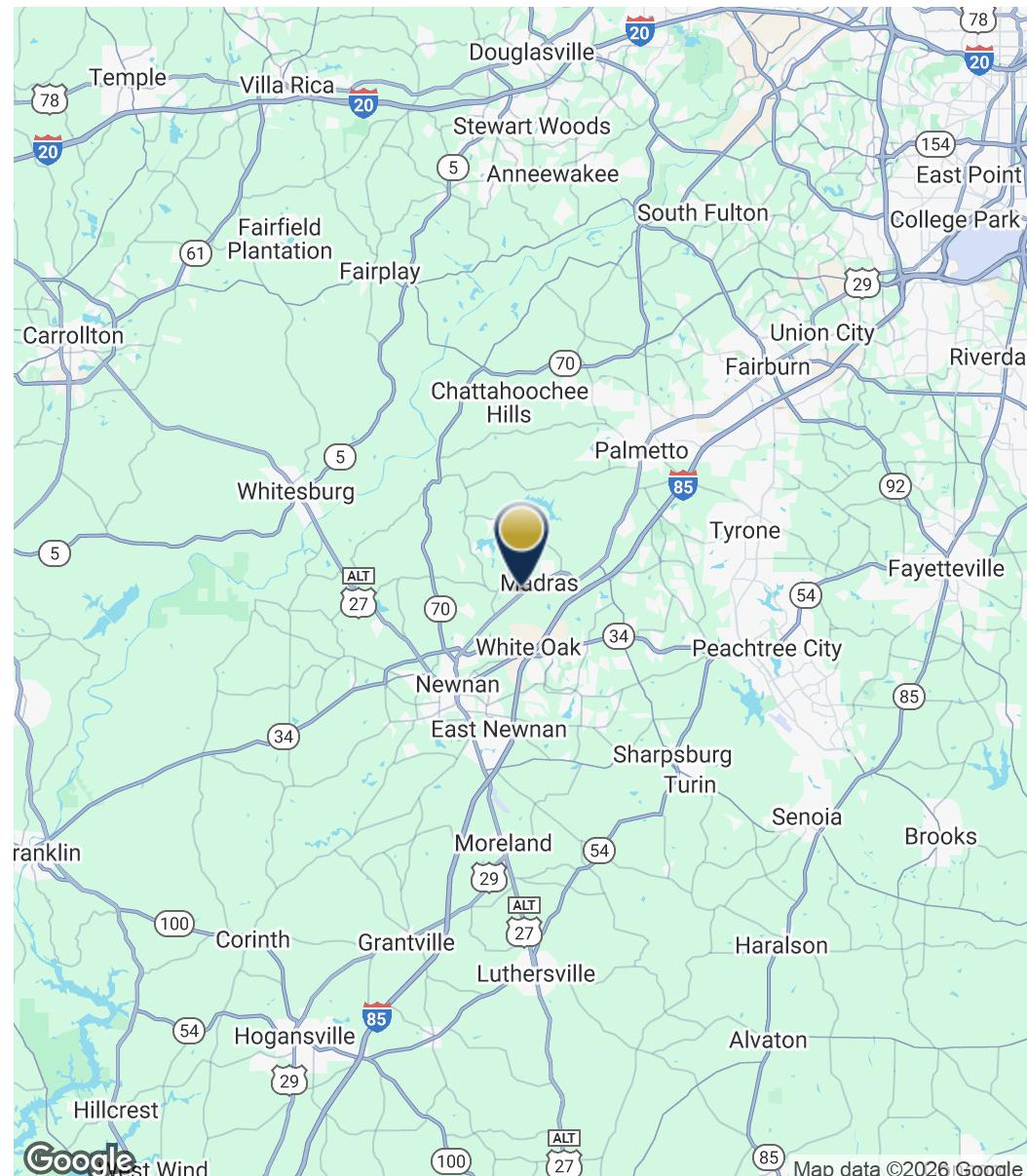
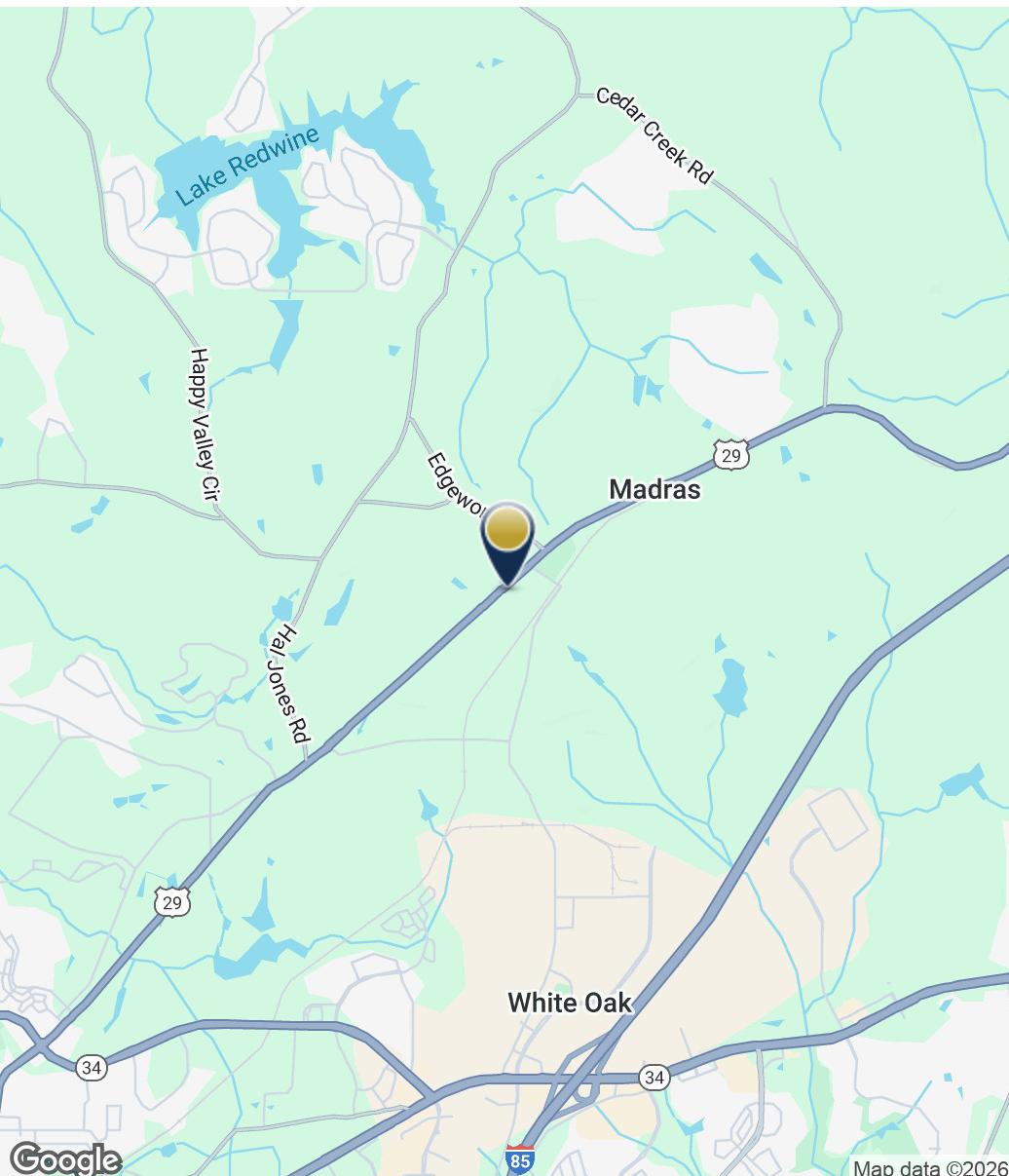
Site Size:	±2.68 Acres
Parcel ID:	084 5140 007A
Zoning:	R-C

FINANCIAL

Occupancy:	Vacant
Sale Price:	\$1,950,000



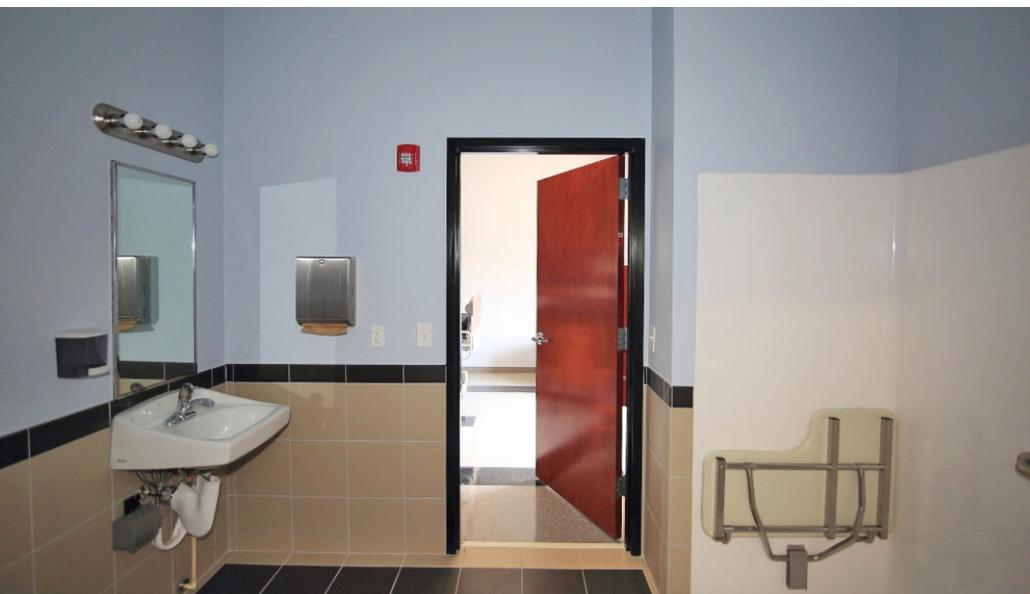
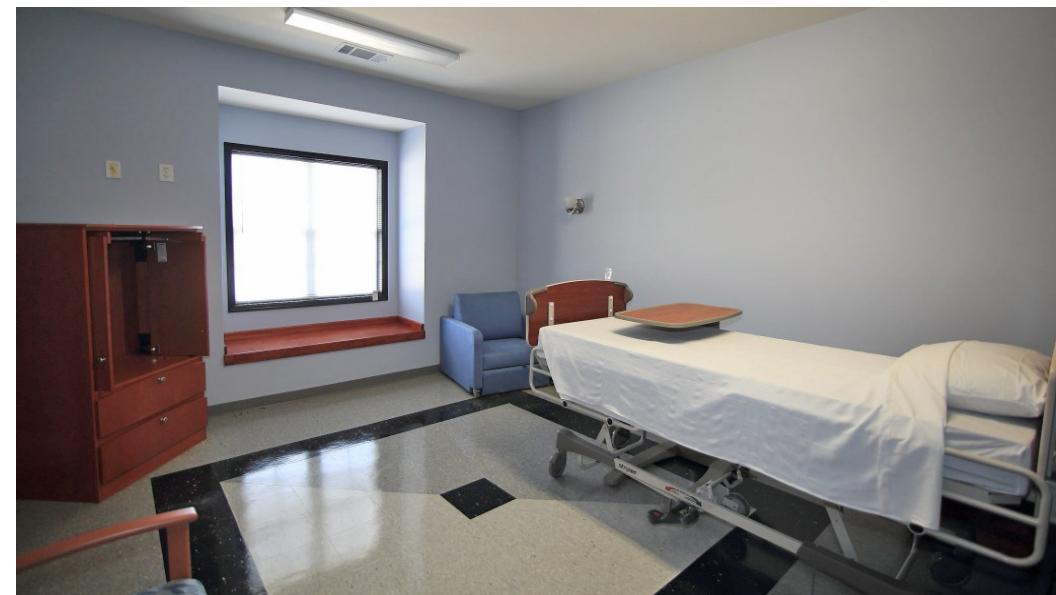
LOCATION MAPS



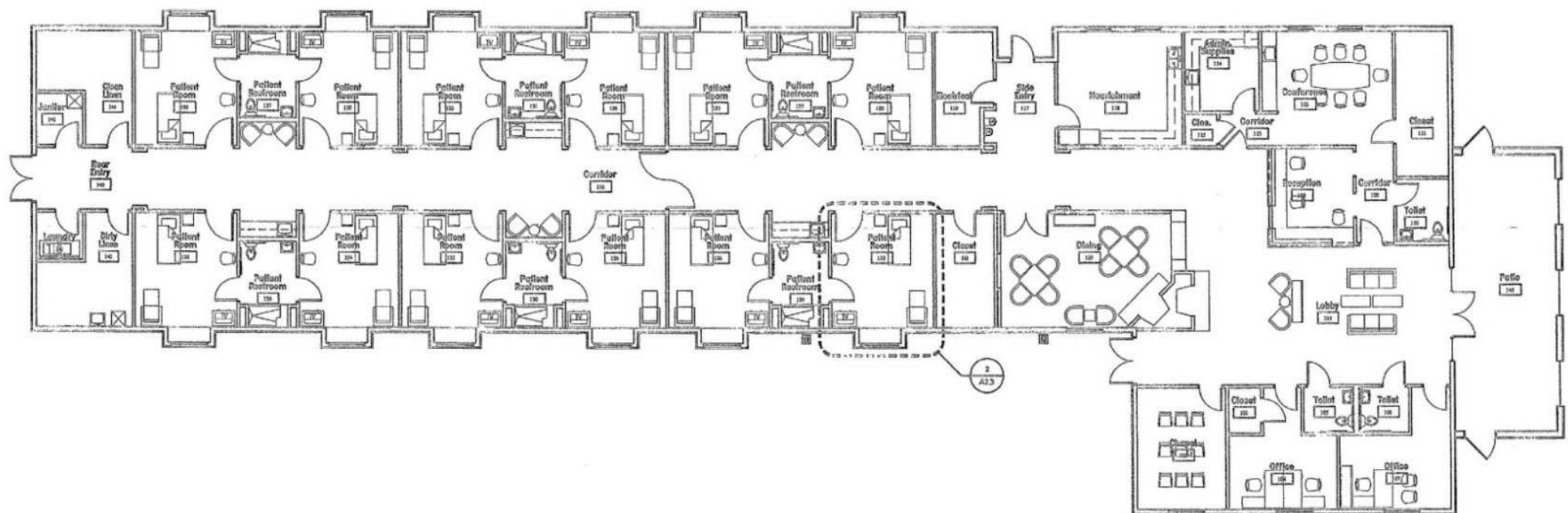
PHOTOS



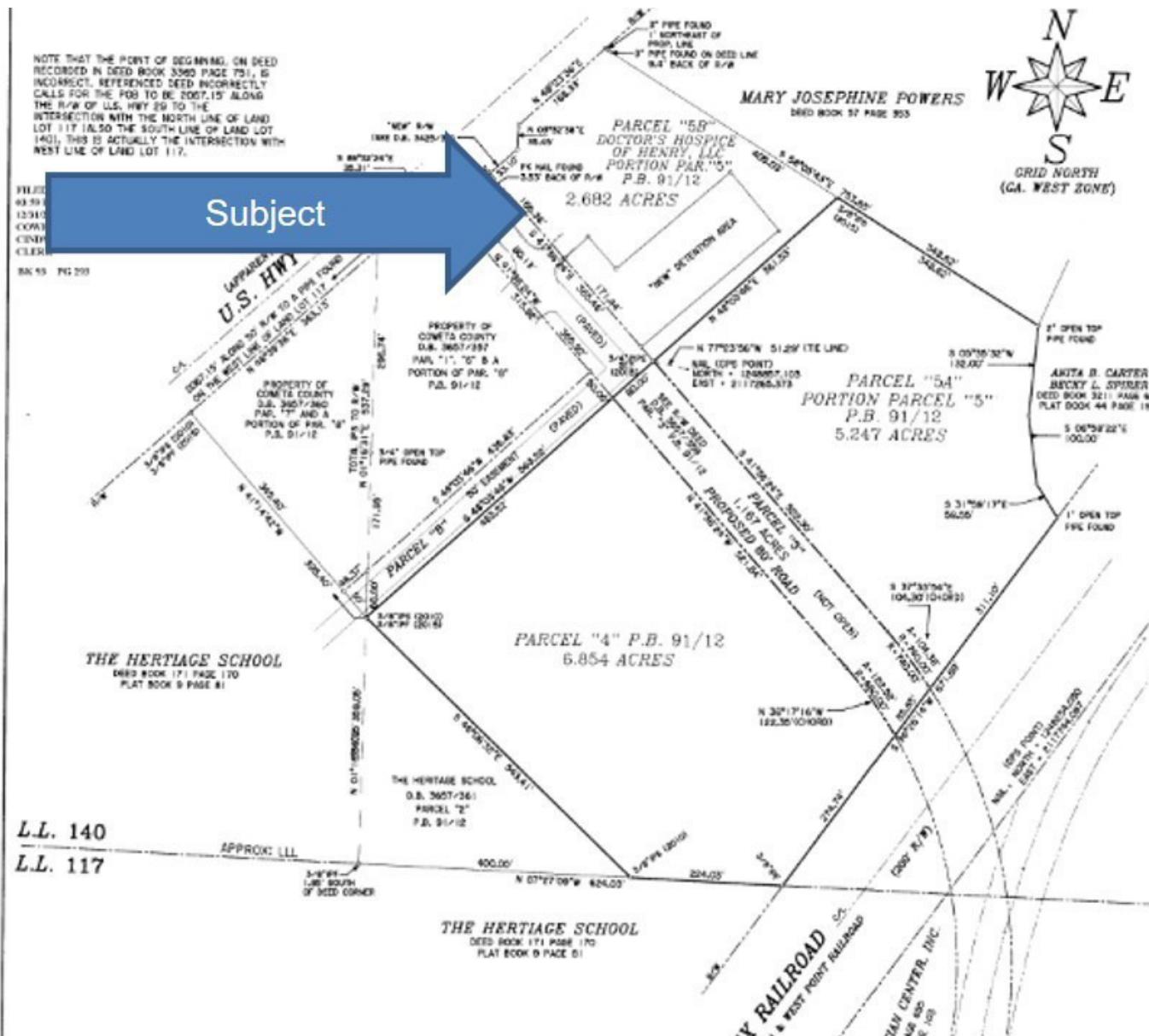
PHOTOS



FLOOR PLAN



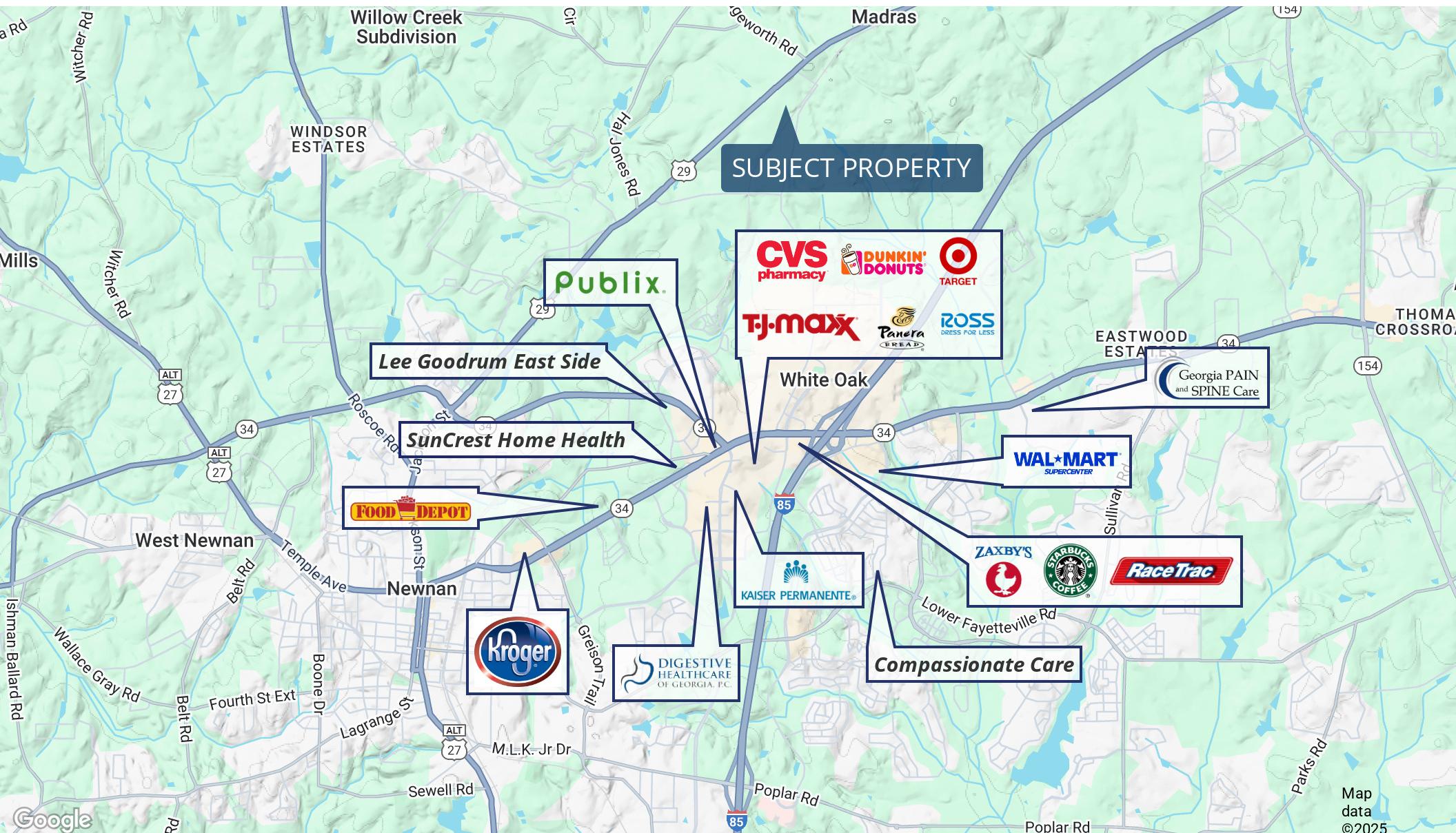
SURVEY



AERIAL MAP



IN THE AREA



ABOUT THE AREA

THE CITY OF HOMES - NEWNAN, GA

Newnan is the county seat of Coweta County, the eighteenth most populated county in Georgia. It 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).

Newnan includes six nationally registered historic districts and is known as "The City of Homes." With the nation's busiest airport, Hartsfield-Jackson Atlanta International Airport, less than 30 minutes away, Newnan is a planned center of growth that blends beautiful residential areas with a solid business community.

Today, Newnan is where over 35,000 residents call home and the city welcomes over 12,000 visitors per year. As the city continues to grow and support local businesses, it also strives to provide cost effective programs and services, such as community parks, swimming, team sports, and golfing opportunities for everyone.

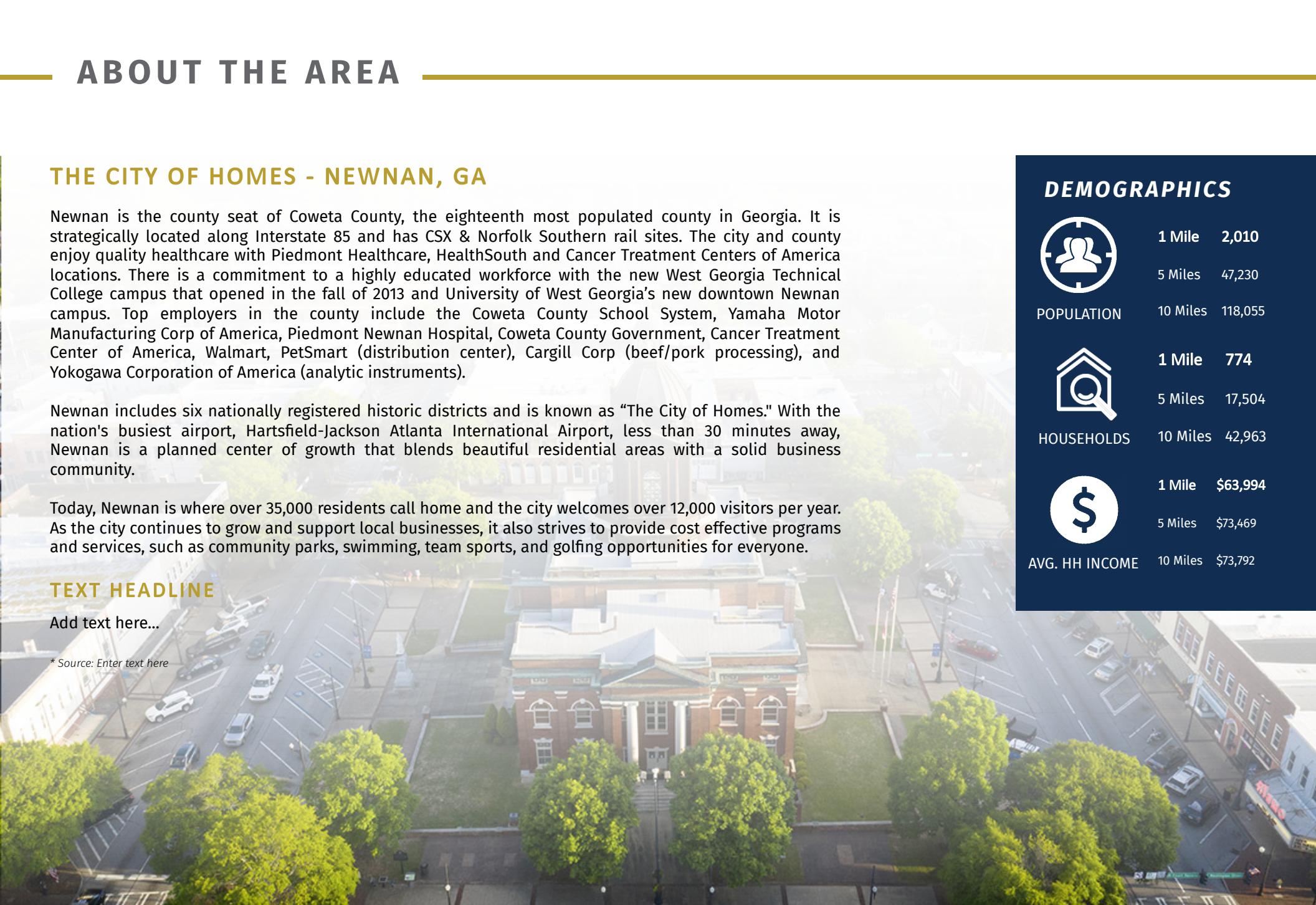
TEXT HEADLINE

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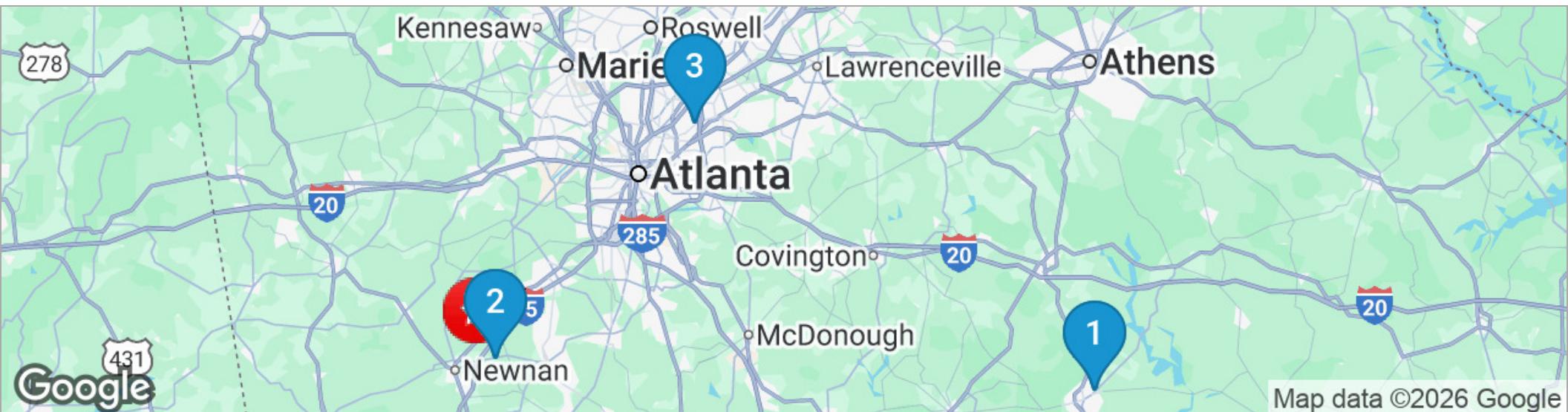
DEMOGRAPHICS

	POPULATION	1 Mile	2,010
		5 Miles	47,230
		10 Miles	118,055
	HOUSEHOLDS	1 Mile	774
		5 Miles	17,504
		10 Miles	42,963
	AVG. HH INCOME	1 Mile	\$63,994
		5 Miles	\$73,469
		10 Miles	\$73,792



SALE COMPS

Subject Property



SUBJECT PROPERTY

ADDRESS	CITY	ASKING PRICE	BUILDING SIZE	PRICE/SF	SITE SIZE	SOLD DATE
22 Madras Parkway	Newnan	\$1,950,000	8,878 SF	\$219.64	2.68 AC	-

SALES COMPS

ADDRESS	CITY	SALE PRICE	BUILDING SIZE	PRICE PSF	SITE SIZE	SOLD DATE
1 155 Greensboro Road	Eatonton	\$5,900,000	8,843 SF	\$667.19	3.93 AC	11/08/2024
2 125 Oak Hill Blvd	Newnan	\$3,300,000	10,500 SF	\$314.29	1.45 AC	10/17/2024
3 1896 Ludovic Ln	Decatur	\$1,900,000	6,347 SF	\$299.35	1.01 AC	03/03/2023

BROKER PROFILE



ERNIE ANAYA, MBA

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PROFESSIONAL BACKGROUND

As President of Bull Realty's Senior Housing Group, Ernie Anaya focuses on providing real estate investment advice to senior housing investors in the Age Restricted Multifamily, Independent Living, Assisted Living/Memory Care, Skilled Nursing, Hospice, and Behavioral Health sectors.

Anaya has 20+ years of experience in Fortune 500 Business-to-Business and Management Consulting with a focus on the healthcare industry.

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; and is a former Army Officer with the 1st Cavalry Division.

Ernie earned a BA in astrophysics from Ole Miss, and a MBA from Michigan State University, including its Global Management Course in Japan & Singapore, and a Diplomado in Architecture & the Environment with project in Senior Housing Design, Universidad de Salamanca in Spain. He is a Fellow of the Royal Anthropological Institute in London, U.K. focusing on the anthropology of aging for senior housing.

DISCLAIMER

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, suitability 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 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 on 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 Owner/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 Broker. 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. The terms and conditions set forth above apply to this Offering Memorandum in its entirety and all documents and other information provided in connection therewith.