

OFFERING MEMORANDUM

84-Bed Residential Facility | ±56,178 SF



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.





EXECUTIVE SUMMARY

Potential Conversion to a Residential Drug Abuse Treatment Facility

Bull Realty is pleased to present this facility that is currently an active licensed 48-bed personal care home built in 2002 on an ±18.16-acre campus. The facility is comprised of three main buildings totaling ±56,178 SF, three storage buildings totaling ±1,052 SF, and one barn totaling ±1,140 SF. The property is located in the Atlanta bedroom community of historic Jackson, Georgia. The property has two residential buildings totaling 42 suites with direct access to a bathroom, which could be licensed for 84 beds (at 60 SF per double occupant for a Drug Treatment Facility.) Each residential building has its own kitchen and dining room. All utilities and septic are on site.

The property's R4 zoning supports the following approved uses by right: personal care home, and **intermediate care home** uses. **Intermediate Care Home** Definition: Intermediate care home means a facility which admits residents on medical referral. It maintains the services and facilities for institutional care and has a satisfactory agreement with a physician who will provide continuing supervision including emergencies. And complies with chapter 290-5-9: Intermediate Care Homes (Rules of the Georgia Department of Human Resources). Use as a drug treatment facility will depend on zoning approval by Butts County.

The facility is located **39.6 miles from the Atlanta Airport.** From CoStar last 12 months, MSA Behavioral conversions sold vacant for an average of **\$570.81/SF**. Weitz reports 2025 assisted living construction will average **\$353 per SF replacement cost** without land, land prep, and architect fees for the existing facility. The CoStar average price per acre in Butts County is \$283,5913 per acre.

PROPERTY HIGHLIGHTS

- 42 suites suitable for 84 beds with double occupancy. There is a small apartment used by live-in cook on one of the residential buildings
- Three buildings totaling ±56,176 SF, plus three storage buildings and a horse barn
- Third building has ±2,550 SF with 3-4 offices, reception area and bathroom
- Unmet demand for residential substance abuse treatment beds will total 2,075 beds today; and total 2,227 beds by 2029. See Unmet Demand
 Analysis
- There are no for-profit residential drug treatment facilities within a 30-mile radius of the property
- Property is 39.6 miles from Hartsfield-Jackson Atlanta International Airport
- Before Tax 5-Year Hold Financial Returns: (a) Projected Sales Price: \$28,435,000, (b) IRR: 164.13%, (c) Cash on Cash: 81.46%
 (d) DSCR: 3.06, and (e) % Occupancy Break-even: 30%. See Investment Analysis
- SBA 504 Loan Assumptions: 25-year term, 85% LTC, and 6.266% interest
- Demographics (30-Mile Radius): Average household income is \$95,488. Average net worth is \$950,309
- Average home value is \$307,999

Click Here for the Video Tour



PROPERTY INFORMATION

ADDRESS: 286 Four Points Road Jackson, GA 30233

COUNTY: Butts

ZONING: R4

YEAR BUILT: 2002

YEAR RENOVATED: 2022

TOTAL BUILDINGS SIZE: ±56,178 SF

ADDITIONAL PROPERTY FEATURES: Stables and horses

SITE SIZE: ±18.19 Acres

NO. OF BUILDINGS: 3

NO. OF FLOORS:

NO. OF UNITS: 46 (licensed for 84 beds)

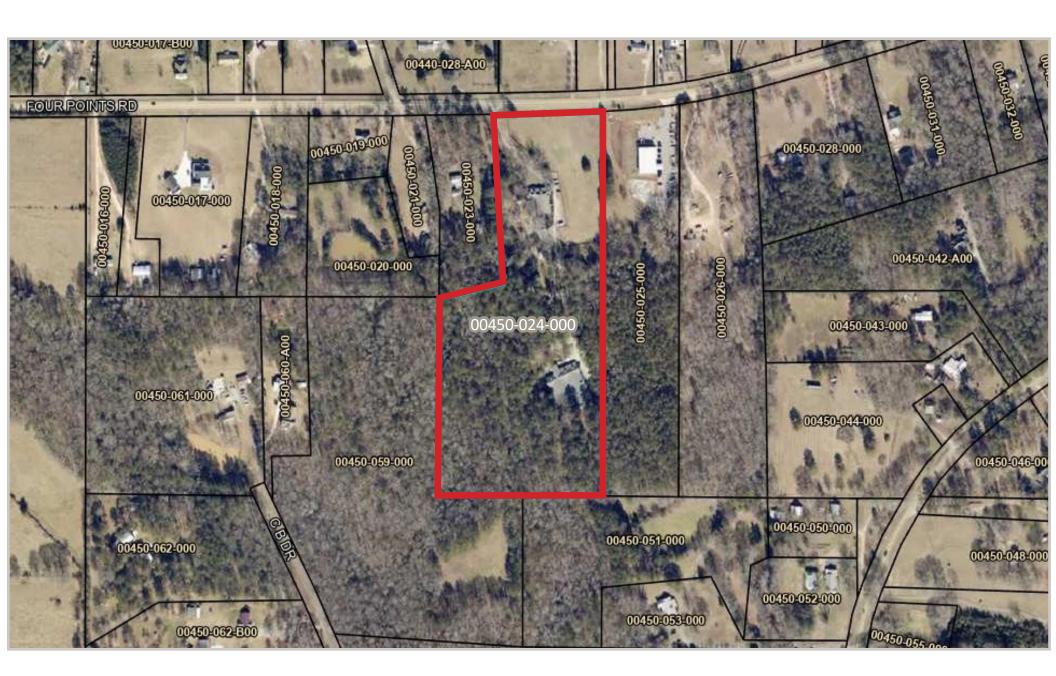
NO. OF BEDS: 84 potential (double occupancy)

SALE PRICE: \$5,200,000



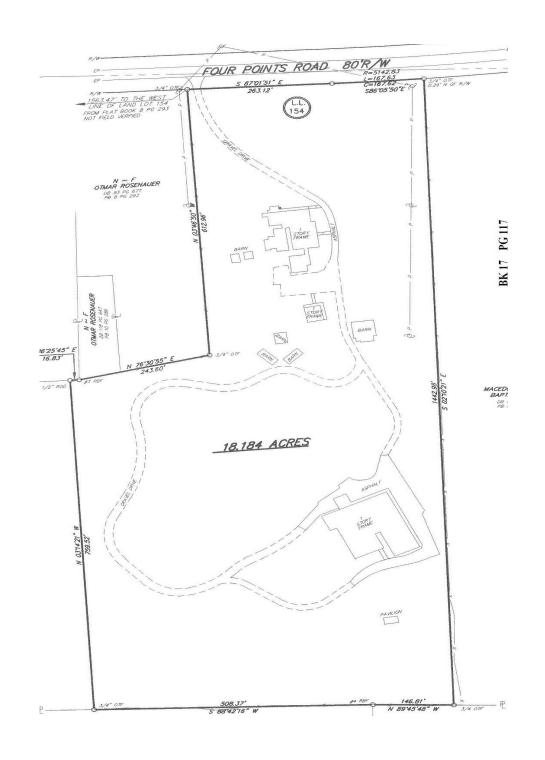


PARCEL MAP





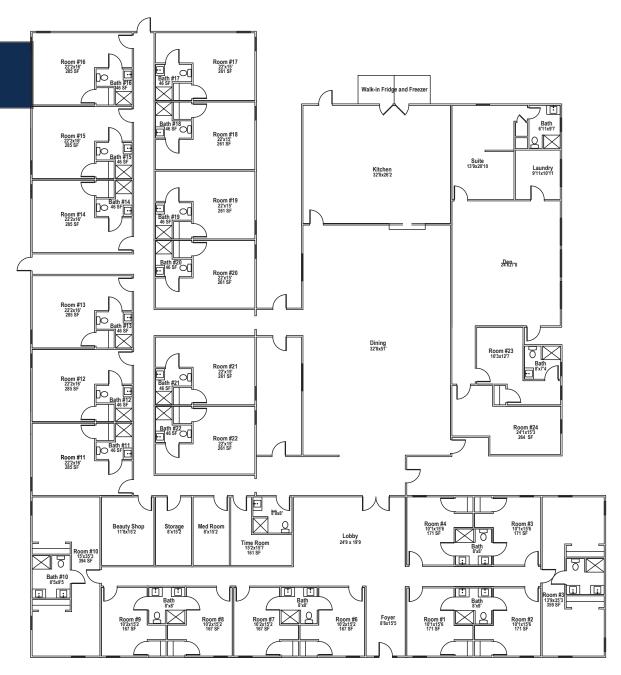
SURVEY





FLOOR PLAN - THE WOODS

The Woods has 24 rooms suitable for double occupancy or 48 beds totaling 84 beds potential for drug treatment.





FLOOR PLAN - THE FARM

The Farm has 18 rooms suitable for double occupancy or 36 beds. There is one quad that has a sitting area. The state requires a minimum of 60 SF per occupant for a Drug Treatment Facility. There is an additional bedroom on the second floor currently occupied by the cook. Living Room 1910x142



















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5-Year Cash Flow Analysis

Dream Catcher

286 Four Points Road Jackson, GA 30233

5-Year Cash Flow Analysis



Fiscal Year Beginning November 2025

INITIAL INVESTMENT	
Purchase Price	\$5,200,000
+ Acquisition Costs	\$18,200
- Mortgage(s)	\$4,420,000
+ Loan Fees Points	\$88,400
Initial Investment	\$886,600

MORTGAGE DATA	1ST LIEN
Loan Amount	\$4,420,000
Interest Rate (30/360)	6.270%
Amortization Period	25 Years
Loan Term	25 Years
Loan Fees Points	2.00%
Periodic Payment	\$29,212.05
Annual Debt Service	\$350,545

CASH FLOW

For the Year Ending	Year 1 Oct-2026	Year 2 Oct-2027	Year 3 Oct-2028	Year 4 Oct-2029	Year 5 Oct-2030
POTENTIAL RENTAL INCOME (PRI)	\$15,330,000	\$15,789,900	\$16,263,597	\$16,751,505	\$17,254,050
- Vacancy / Credit Loss	\$9,964,500	\$5,526,465	\$3,252,719	\$3,350,301	\$3,450,810
EFFECTIVE RENTAL INCOME	\$5,365,500	\$10,263,435	\$13,010,878	\$13,401,204	\$13,803,240
+ Other Income	\$0	\$0	\$0	\$0	\$0
GROSS OPERATING INCOME (GOI)	\$5,365,500	\$10,263,435	\$13,010,878	\$13,401,204	\$13,803,240
- Operating Expenses	\$4,292,400	\$8,210,748	\$10,408,702	\$10,720,963	\$11,042,592
NET OPERATING INCOME (NOI)	\$1,073,100	\$2,052,687	\$2,602,176	\$2,680,241	\$2,760,648
NET OPERATING INCOME (NOI)	\$1,073,100	\$2,052,687	\$2,602,176	\$2,680,241	\$2,760,648
- Capital Expenses / Replacement Reserves	\$300	\$13,800	\$14,214	\$14,640	\$15,079
- Annual Debt Service 1st Lien	\$350,545	\$350,545	\$350,545	\$350,545	\$350,545
CASH FLOW BEFORE TAXES	\$722,255	\$1,688,342	\$2,237,417	\$2,315,056	\$2,395,024
Loan Balance	\$4,344,443	\$4,264,009	\$4,178,385	\$4,087,235	\$3,990,203
Loan-to-Value (LTV) - 1st Lien	21.16%	16.39%	15.59%	14.81%	14.03%
Debt Service Coverage Ratio	3.06	5.86	7.42	7.65	7.88
Before Tax Cash on Cash	81.46%	190.43%	252.36%	261.12%	270.14%
Return on Equity	4.64%	8.05%	10.25%	10.20%	10.15%
Equity Multiple	18.37	26.38	29.85	33.45	37.16

SALES PROCEEDS

Projected Sales Price (EOY 5)	\$28,435,000
Cost of Sale	\$853,050
Mortgage Balance 1st Lien	\$3,990,203
Sales Proceeds Before Tax	\$23,591,747

INVESTMENT PERFORMANCE

Internal Rate of Return (IRR)	164.13%
Acquisition CAP Rate	20.64%
Year 1 Cash-on-Cash	81.46%
Gross Rent Multiplier	0.34
Price Per Unit	\$113,043
Loan to Value	85.00%
Debt Service Coverage Ratio	3.06



Assumptions - Stabilization Pro Forma

Dream Catcher

286 Four Points Road Jackson, GA 30233

Analyst Notes/Documents

Fiscal Year Beginning November 2025



ASSUMPTION(S): Stabilization Pro Forma

- Potential Licensed Beds: 84
- ADR: \$500
- Potential Rental Income: \$15,330,000.00 (Base) | 3% increase in rents per year
- Vacancy
 - Year 1: 65%
 - Year 2: 35%
 - Year 3 (stabilized): 20%
 - Years 4-10: 20%
- Expenses (80% of Gross Operating Income):
- Net Margin (Stabilized Year 3): 20%
- Capital Reserves: \$300 per unit growing at 3% per year, years 2-10 (e.g., 462 units | 84 beds double occupancy)
- Acquisition Type: SBA 504 Loan https://www.ga504.com
 - Term: 25 years
 - LTC: 85%
 - Interest: 6.266%
 - Points: 2

Acquisition Cost: 0.35%

Buyer Disposition CAP Rate after holding period: 10%

DISCLAIMER: While the information is deemed reliable, no warranty is expressed or implied. Any information important to you or another party should be independently confirmed within an applicable due diligence period.



DRUG TREATMENT SUPPLY & DEMAND

DEMAND CALCULATION

There is a total of 0 residential for-profit substance abuse beds in the seven-county Butts, Henry, Jasper, Lamar, Monroe, Newton, and Spalding PMA (e.g., 30-mile radius) with 0 under construction. The main draw will come from the three largest and wealthier Fulton, Cherokee, and Cobb counties (see their county profiles attached).

The model shows an unmet demand for residential substance abuse treatment beds will total 2,075 beds today; and total 2,227 beds by 2029.

ADDICTION STATISTICS | SAMHSA



AGE 12 & OLDER



AGE 18-24



AGE 25-29



44% **INPATIENT** 45%

PRIVATE PAY

HAVE INSURANCE

59.6%

PMA DEMOGRAPHICS | 30 MILE RADIUS











SUBJECT PROPERTY

A	ADDRESS	SALE PRICE	YEAR BUILT	BUILDING SIZE	PRICE/SF	SOLD DATE
N	Assisted Living and Intermediate Home Care Facility 286 Four Points Road Jackson, GA	\$7,200,000	2002	±56,178 SF	\$128.16	-
	ADDRESS	SOLD PRICE	YEAR BUILT	BUILDING SIZE	PRICE/SF	SOLD DATE
1	The Glen at Lake Oconee 1070 Old Salem Road Greensboro, GA	\$26,450,000	2022	±59,534 SF	\$444.28	8/15/2023
2	Recovery Village Atlanta 11725 Pointe Place Roswell, GA	\$12,696,000	1998	±31,308 SF	\$405.52	9/29/2023
3	Tiger Lilly Estates 233 Gilreath Road Cartersville, GA	\$9,600,000	2021	±38,339 SF	\$260.83	Under Contract
4	Atlanta Detox Center 277 Medical Way Riverdale, GA	\$6,250,000	1989	±38,339 SF	\$460.30	3/19/2024





SUBJECT PROPERTY

A	ADDRESS	SALE PRICE	ACRES	ZONING	PRICE/ACRE	SOLD DATE
以	Assisted Living and Intermediate Home Care Facility 286 Four Points Road Jackson, GA	\$7,200,000	2002	R4	\$395,821.88	-
	ADDRESS	SOLD PRICE	ACRES	ZONING	PRICE/ACRE	SOLD DATE
1	0 W Hwy 16 Jackson, GA	\$4,281,750	±28.19	P-M	\$151,889.02	7/13/2023
2	640 Shelnut Rd Locust Grove, GA	\$1,003,000	±2	4	\$501,500	6/28/2024
3	110 Landings Ct Jackson, GA	\$1,000,000	±6.19	I-3, R-3	\$161,446.35	4/17/2023
4	0 Truck Stop Way Jackson, GA	\$625,000	±3	C-2	\$208,333.33	Under Contract
5	367 Dave Bailey Rd Flovilla, GA	\$550,000	±3	-	\$183,333.33	5/31/2024
6	1353 W 3rd St Jackson, GA	\$500,000	±1.01	C-1	\$495,049.51	Under Contract



DEMOGRAPHIC OVERVIEW =

61

Woodstock Acworth Roswell

Marietta

Sugar Hill

Lawrenceville 316

Gainesville

Athens

JACKSON, GA	10 MILES	20 MILES	30 MILES
TOTAL POPULATION	70,741	406,260	1,024,206
POPULATION 18-24 YEARS	5,507	29,789	72,654
POPULATION 25-29 YEARS	4,793	25,109	67,181
POPULATION 30-34 YEARS	3,719	23,158	62,999
POPULATION 35-39 YEARS	4,687	26,216	63,266
AVERAGE HOUSE VALUE	\$288,948	\$288,574	\$279,196
AVERAGE NET WORTH	\$870,237	\$1,031,482	\$950,309
AVERAGE HH INCOME	\$94,354	\$99,686	\$95,488

Atlanta 124 Griffin 10 miles 20 miles 11 30 miles

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ESRI 2024

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ABOUT THE AREA

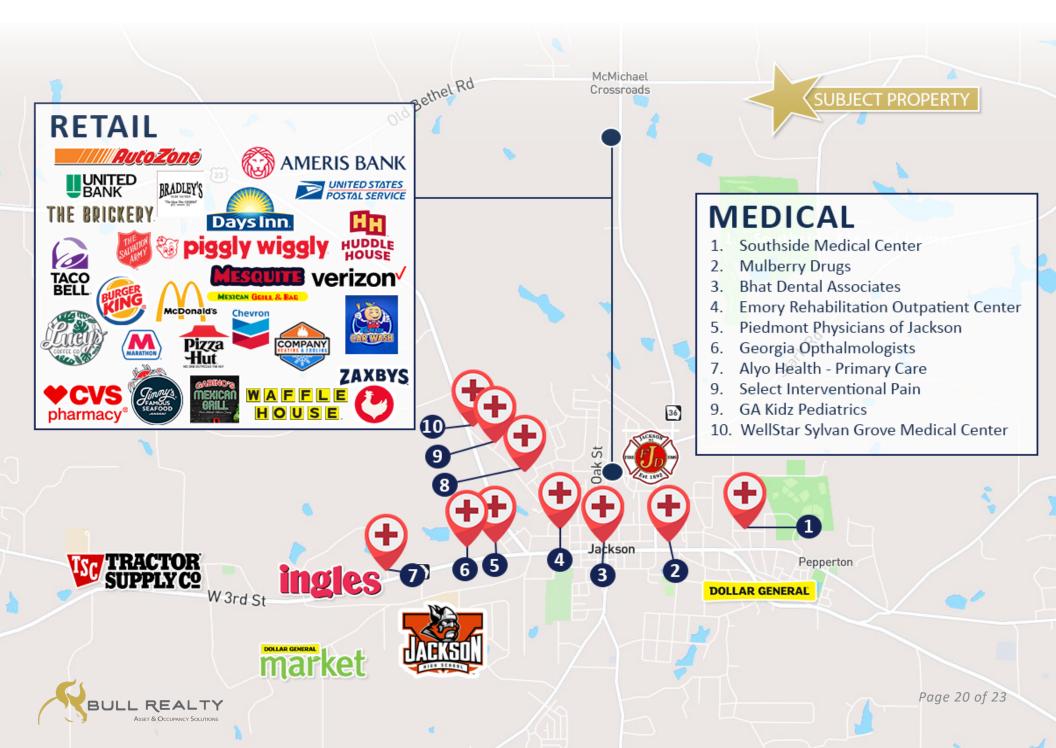
JACKSON, GA

Jackson, Georgia, is a charming small town located just an hour southeast of Atlanta, offering a blend of Southern hospitality, rich history, and modern conveniences. Known as the "City of Southern Charm," Jackson provides a peaceful, laid-back atmosphere while still being within reach of big-city amenities. The town is surrounded by beautiful rural landscapes, making it an ideal spot for those who appreciate a slower pace of life, yet want easy access to the bustling city of Atlanta for work or recreation.

For consumers, Jackson offers a variety of local shops, dining options, and services that cater to both residents and visitors. The town is home to friendly, family-owned businesses, antique stores, and cozy restaurants, providing a welcoming environment for those who enjoy supporting local enterprises. Jackson also boasts a number of recreational opportunities, including nearby parks, lakes, and outdoor spaces, perfect for families, nature enthusiasts, and those looking to unwind. Whether you're in the market for a relaxing weekend getaway, a home in a tight-knit community, or a quieter lifestyle with proximity to major urban centers, Jackson offers a unique blend of convenience and charm.



IN THE AREA



ABOUT BULL REALTY

MISSION:

To provide a company of advisors known for integrity and the best disposition marketing in the nation

SERVICES:

Disposition, acquisition, project leasing, tenant representation and consulting services

SECTORS OF FOCUS:

Office, retail, industrial, multifamily, land, healthcare, senior housing, self-storage, hospitality and single tenant net lease properties

AMERICA'S COMMERCIAL REAL ESTATE SHOW:

The firm produces the nation's leading show on commercial real estate topics, America's Commercial Real Estate Show. Industry economists, analysts and leading market participants including Bull Realty's founder Michael Bull share market intel, forecasts and strategies. The weekly show is available to stream wherever you get your podcasts or on the show website: www.CREshow.com.

JOIN OUR TEAM

Bull Realty is continuing to expand by merger, acquisition and attracting agents with proven experience. As a regional commercial brokerage firm doing business across the country, the firm recently celebrated 27 years in business.

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AMERICA'S COMMERCIAL REAL ESTATE



LICENSED IN

8

SOUTHEAST
STATES



BROKER PROFILE

ERNIE ANAYA, MBA

President, Senior Housing Group Partner, Bull Realty Ernie@BullRealty.com 404-876-1640 x 130

Ernie Anaya is President for Senior Housing Group at Bull Realty. 2020, 2021, 2022, and 2023
Million Dollar Club, Atlanta Commercial Board of Realtors. Over 20 years of experience in Sales
Management and Management Consulting, with a focus on the healthcare industry. Previous Fortune
500 experience includes Abbott Laboratories, GE Medical Systems, and Cardinal Health. Consulting experience
includes Client Solutions Director with EMC Corporation covering Department of the Army (Top Secret Clearance),
and Principal, Healthcare Sector with SunGard Consulting Services covering the US and Latin America.

BA in Astrophysics from Ole Miss and an MBA from Michigan State University, including their Global Management Course in Japan & Singapore. Also attended the Center for Transportation and Logistics Executive Program at Massachusetts Institute of Technology. Graduated prep school from St. John's Military School in Kansas.



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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 286 Four Points Road, Jackson, GA 30233. 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 Broker 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		

ERNIE ANAYA, MBA

President, Senior Housing Group Ernie@BullRealty.com 404-876-1640 x 130

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