

INVESTMENT OFFERING

100% OCCUPIED MEDICAL OFFICE PORTFOLIO

SINGLE-TENANT BUILDING OCCUPIED BY PIEDMONT MEDICAL CARE CORP

730 Glynn Street, Fayetteville, GA

✓ **NOI:** \$239,654

Size: 9,147 SF

✓ **Cap Rate:** 7.00%

Tenant: Piedmont Medical Care Corp

Remaining Lease Term: 5.8 Years

✓ **Price:** \$3,425,000

MULTI-TENANT BUILDING WITH 100% MEDICAL TENANTS

1000 Commerce Drive, Peachtree City, GA

✓ **NOI:** \$292,606

Size: 12,236 SF

✓ **Cap Rate:** 7.00%

Tenants: Piedmont Medical Care Corp,
Magnolia ENT, Vital Care of Peachtree City

Remaining Lease Term: 5.9 Years WALT

✓ **Price:** \$4,180,000

SINGLE-TENANT BUILDING OCCUPIED BY PIEDMONT BY WELLSTREET

124 3rd Street, Macon, GA

✓ **NOI:** \$259,075

Size: 12,750 SF

✓ **Cap Rate:** 7.00%

Tenant: Piedmont Urgent Care by Wellstreet

Remaining Lease Term: 9.5 Years

✓ **Price:** \$3,700,000

TOTAL PORTFOLIO

✓ **NOI:** \$791,335

✓ **Cap Rate:** 7.00%

✓ **Price:** \$11,305,000

✓ **WALT:** 7.2 Years



SOUTHTREE
COMMERCIAL REAL ESTATE

BARRY GARNER
VICE PRESIDENT
BGARNER@STCOM.US
770-294-4027

SEAN RAWSON
VICE PRESIDENT
SRAWSON@STCOM.US
678-920-1222