



[CLICK HERE FOR VIDEO TOUR](#)



OFFERING MEMORANDUM

VACANT ASSISTED LIVING FACILITY | FOR LEASE

HAMPTON, GEORGIA

DISCLAIMER & LIMITING CONDITIONS

Bull Realty has been retained as the exclusive brokers 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 Listing Brokers. 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.

TABLE OF CONTENTS

2 DISCLAIMER & LIMITING CONDITIONS

OPPORTUNITY OVERVIEW

4 EXECUTIVE SUMMARY

5 PROPERTY INFORMATION

6 PROPERTY PHOTOS

8 AERIAL MAP

9 LEASE COMPARABLES

MARKET OVERVIEW

10 ASSISTED LIVING MARKET OUTLOOK

11 ABOUT THE AREA

12 IN THE AREA

14 DEMOGRAPHIC OVERVIEW

CONTACT INFORMATION

15 ABOUT BULL REALTY

16 BROKER PROFILE

17 CONFIDENTIALITY AGREEMENT

CONTACT INFORMATION

ERNIE ANAYA, MBA

President, Senior Housing Group

Ernie@BullRealty.com

404-876-1640 x 130

BULL REALTY, INC.

50 Glenlake Parkway, Suite 600

Atlanta, GA 30328

BullRealty.com



EXECUTIVE SUMMARY

THE OFFERING- NNN LEASE

Bull Realty is pleased to present this ±20,609 SF, 45-bed licensed **vacant** assisted living facility as NNN lease. The facility is located in Hampton, GA and is 9.5 miles from Interstate 75. The facility offers two safe outdoor spaces for use by residents: a courtyard with a sitting area and a fenced in garden with paved walkways.

There is a new, \$1 million, 9-unit addition awaiting Certificate of Occupancy. The total demand is 787 assisted living units today growing to 985 units in 2027 in the PMA, a 25.08% increase. There is a total of 485 assisted living competitive units (including subject property) within the 10-mile PMA with 0 units under construction. The total demand for memory care units is 236 growing to 295 units in 2027. There are a total of 143 memory care units within the 10-mile PMA with 0 under construction.

The unmet demand for assisted living units in the Hampton PMA totals 302 units growing to 500 units in 2027, an 63.30 % increase. The unmet demand for memory care is 93 units growing to 152 units in 2027, a 63.55% increase. There are 9 competitive assisted living facilities with an average age of 17 years within the 10-mile PMA, 4 of the 9 also offer memory care.

STRONG MARKET

10-Mile Market Rents:

- Assisted Living: \$4,491
- Memory Care: \$4,719

COMMUNITY

- Private or semi-private rooms with personal closets and baths with non-skid flooring and safety bars
- Nine comfortable and welcoming sitting areas for residents
- Wheelchair accessibility
- Family-style dining room
- An open kitchen for those that may want to participate in preparing meals
- Entertainment area with piano
- Beauty shop available for nail and hair care
- Patio, sun room, courtyards and garden areas



NNN LEASE RENT: \$16.50 PER SF

FOR SALE: \$3,800,000.00

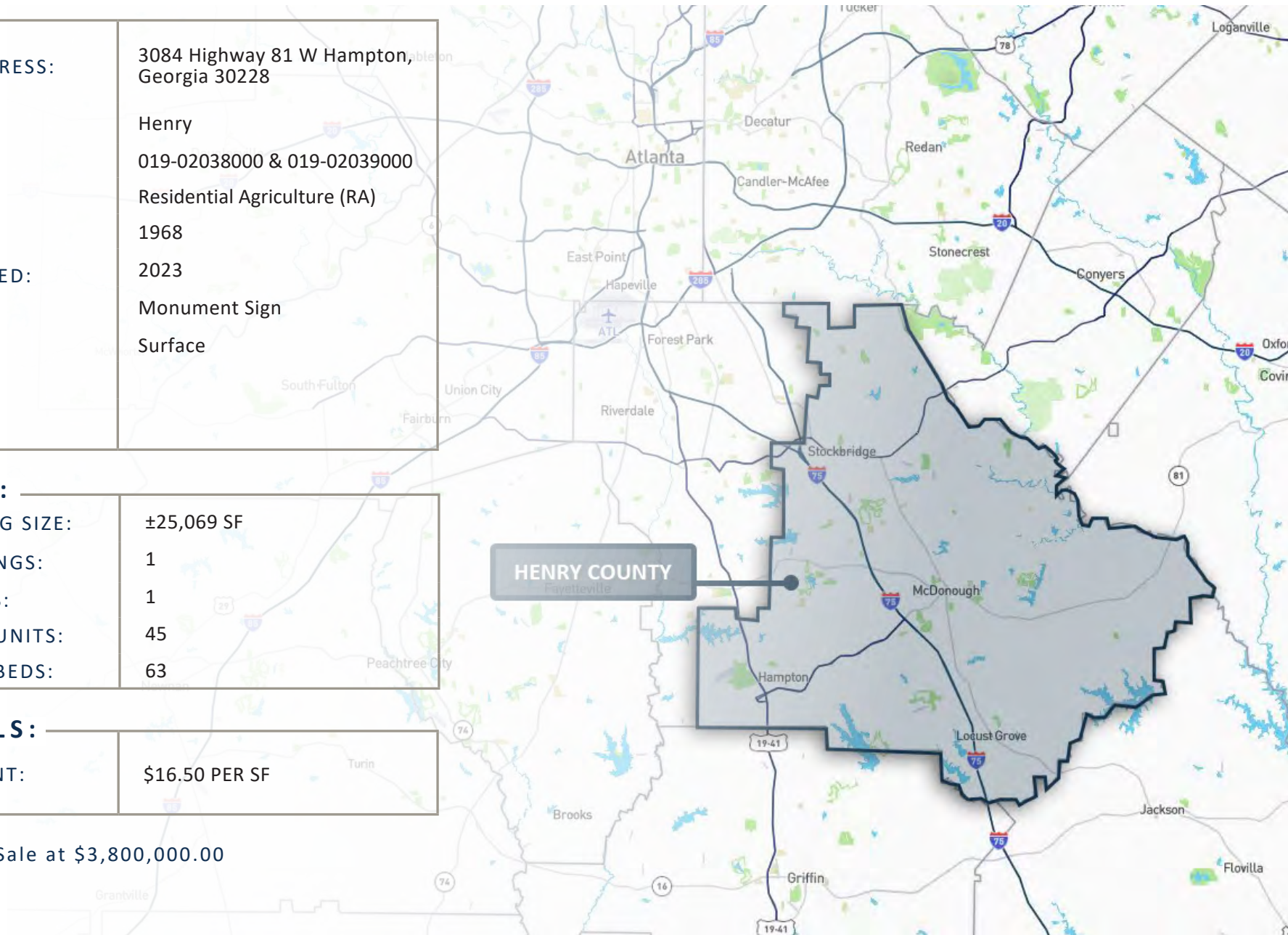
PROPERTY INFORMATION

SITE:	
PROPERTY ADDRESS:	3084 Highway 81 W Hampton, Georgia 30228
COUNTY:	Henry
PARCEL ID:	019-02038000 & 019-02039000
ZONING:	Residential Agriculture (RA)
YEAR BUILT:	1968
YEAR RENOVATED:	2023
SIGNAGE:	Monument Sign
PARKING TYPE:	Surface

BUILDING:	
TOTAL BUILDING SIZE:	±25,069 SF
NO. OF BUILDINGS:	1
NO. OF FLOORS:	1
TOTAL NO. OF UNITS:	45
TOTAL NO. OF BEDS:	63

FINANCIALS:	
NNN LEASE RENT:	\$16.50 PER SF

* Available for Sale at \$3,800,000.00



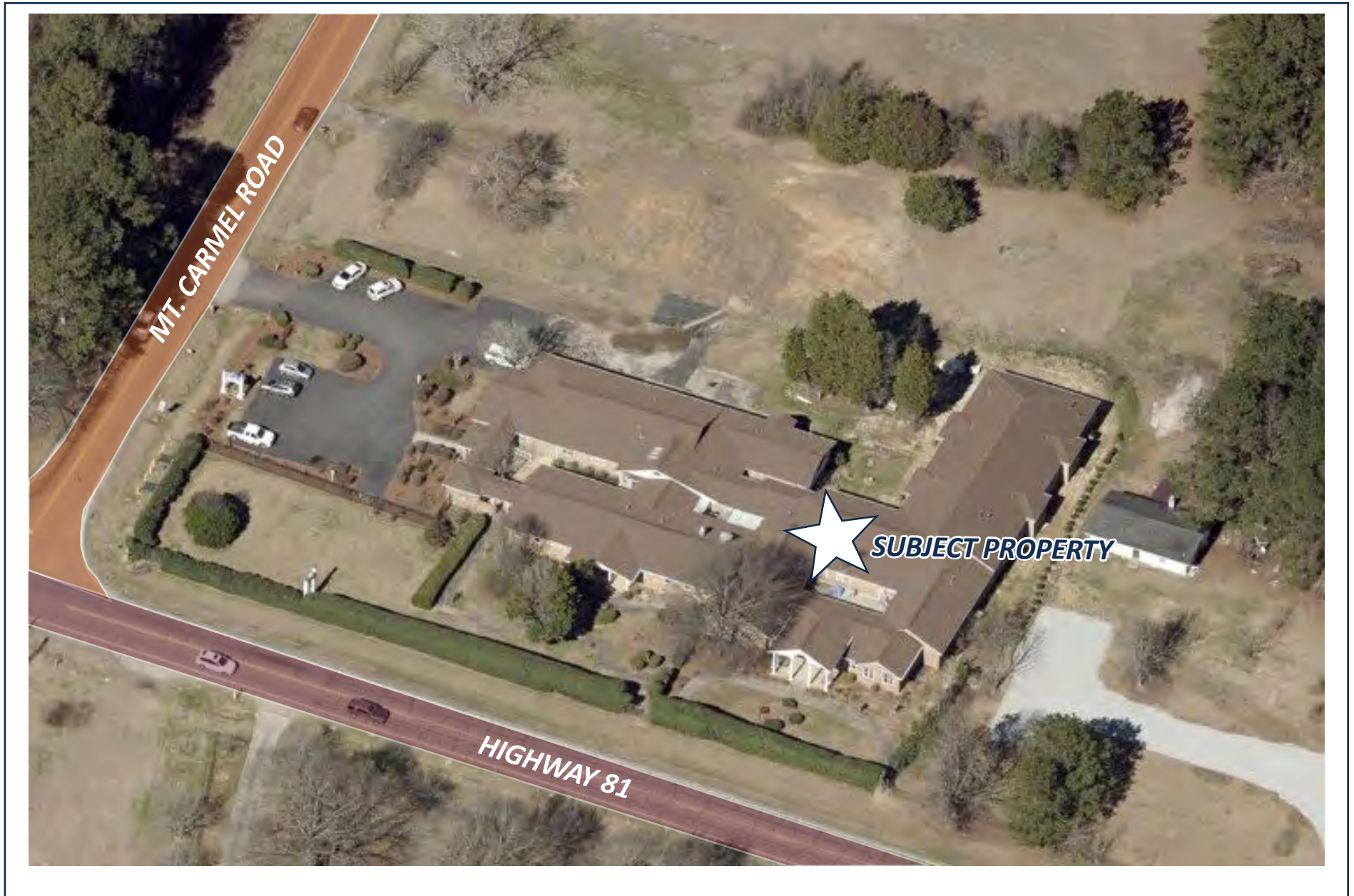
PROPERTY PHOTOS



PROPERTY PHOTOS



AERIAL VIEW



LEASE COMPARABLES



	ADDRESS	LEASE RATE	SF LEASED	RENT TYPE	FLOOR
★	3084 Highway 81	-	-	NNN	-
1	3460 Powder Springs Rd	\$23.87	75,395	NNN	1st
2	2301 Newnan Crossing Blvd	\$19.50	20,000	NNN	2nd
3	1480 Sandtown Rd	\$31.15	28,940	NNN	1st

ASSISTED LIVING MARKET OUTLOOK

DEMAND CALCULATION

The total demand is 787 Assisted living units today growing to 985 units in 2027 in the PMA, a 25.08% increase. There is a total of 485 Assisted Living competitive units (including subject property) within the 10-mile PMA with 0 units under construction. The Total Demand for Memory Care units is 236 growing to 295 units in 2027. There are a total of 143 Memory Care units within the 10-mile PMA with 0 under construction.

As the model indicates, the Unmet Demand for Assisted Living units in the Hampton PMA totals 302 units growing to 500 units in 2027, an 63.30 % increase. The Unmet Demand for Memory Care is 93 units growing to 152 units in 2027, a 63.55% increase. There are 9 competitive Assisted Living Facilities with an average age of 17 years within the 10-mile PMA, 4 of the 9 also offer Memory Care.

MARKET RENTS ALF | OCCUPANCY (10 MILE)

Assisted Living: \$4,491.00 | 78.4%

Memory Care: \$4,719.00 | 69.9%

DISABILITY STATISTICS | AGE 75+ IN HAMPTON, GA



COGNITIVE
DIFFICULTY



AMBULATORY
DIFFICULTY



SELF-CARE



INDEPENDENT
LIVING DIFFICULTY



PMA DEMOGRAPHICS | 5 MILE RADIUS

AVERAGE HOUSEHOLD INCOME



55 TO 64 YEARS OLD
\$95,533



65 TO 74 YEARS OLD
\$83,646



75+ YEARS
\$61,659

AVERAGE NET WORTH



55 TO 64 YEARS OLD
\$937,479



65 TO 74 YEARS OLD
\$1,140,900



75+ YEARS
\$976,083

ABOUT THE AREA

HAMPTON, GEORGIA

Hampton enjoys the benefits of a small town atmosphere, is where history has a future and offers much to residents and visitors alike. Established in 1873, our city is one of tradition and history, while embracing change. The old cotton mill was converted into lofts; former stores on Cherry Street are now townhouses; the old jail is a booming brewery. Beautiful historic homes and old oak trees line the streets of Hampton.

Hampton prides itself on being designated as a “Tree City” and a “Bird Sanctuary” city. In 2012, Hampton also achieved the status of “Playful City” - one of 213 communities in the United States to be so designated. In 2013, Hampton was one of 217 cities designated as a “Playful City”—the only city in Henry County to achieve this designation. Visit McBrayer City Park, complete with playground equipment, a splash pad, tennis court, soccer goals, basketball court and much more. The R.W. and Mary Lou Coley Park, located on West Main Street N, hosts many ball games throughout the season, and Atlanta Motor Speedway is just 1.5 miles from downtown Hampton always has plenty of fun activities scheduled throughout the year.

[*City of Hampton](#)



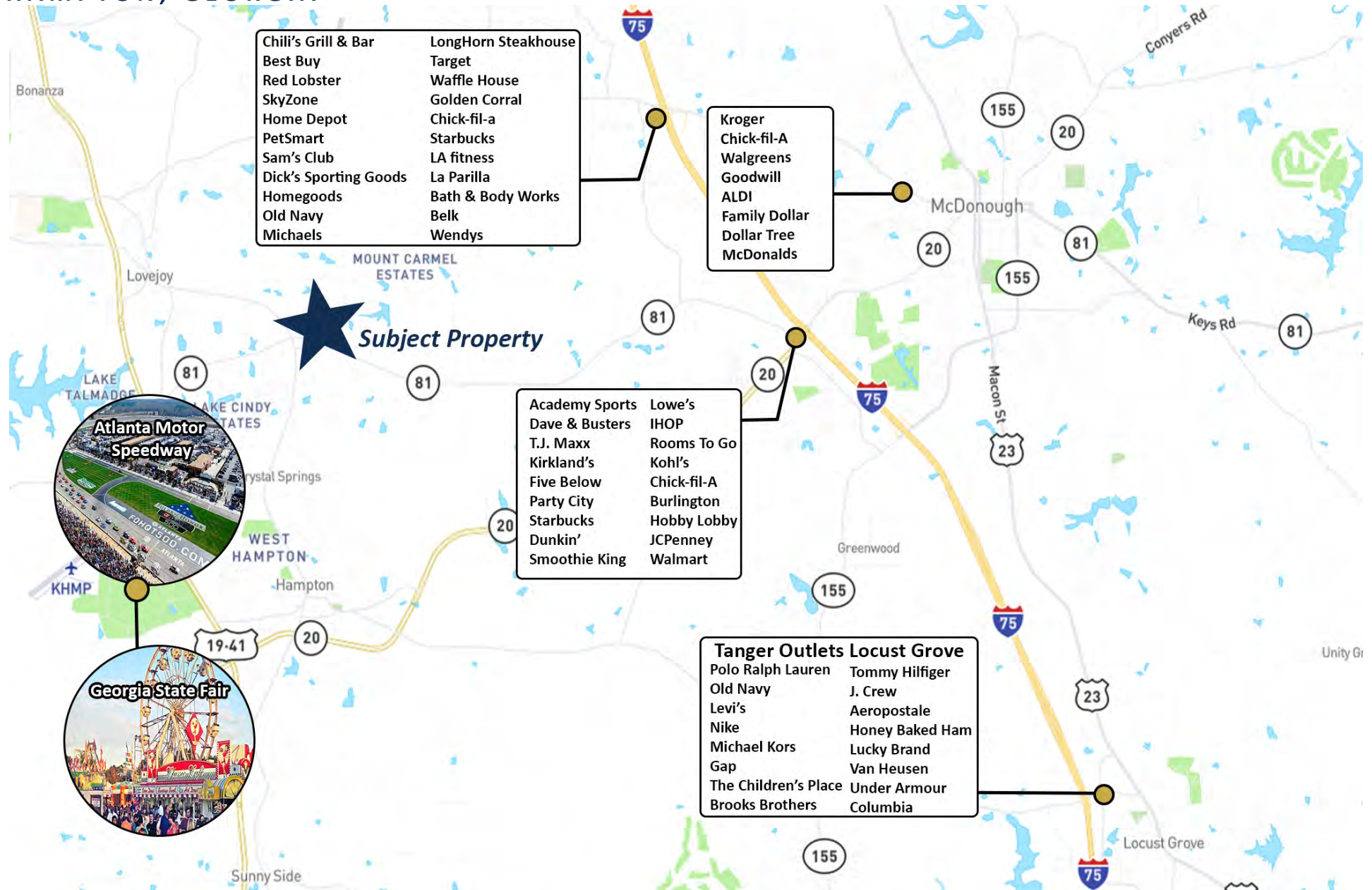
Atlanta Motor Speedway



Downtown Hampton

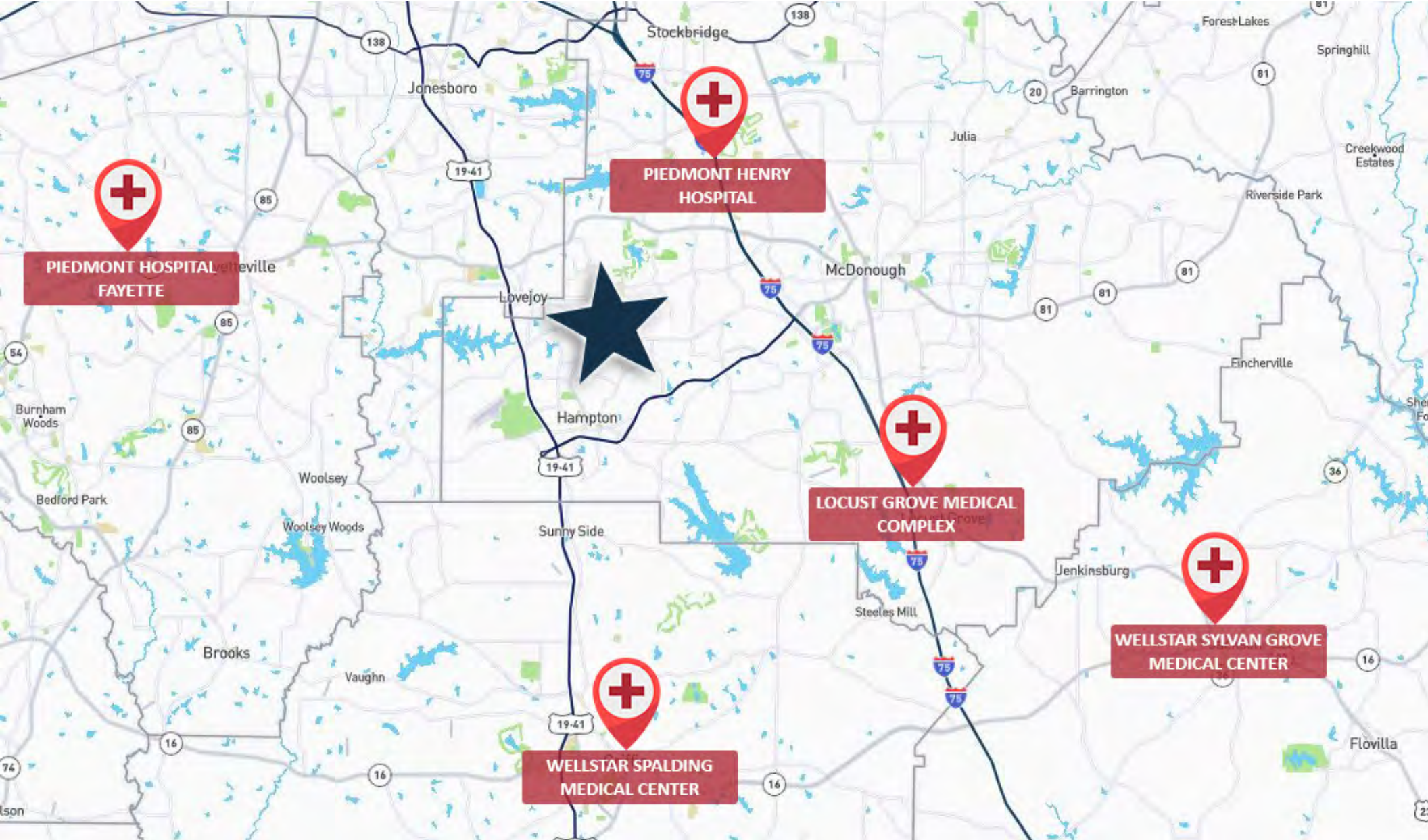
IN THE AREA

HAMPTON, GEORGIA



NEARBY HOSPITALS

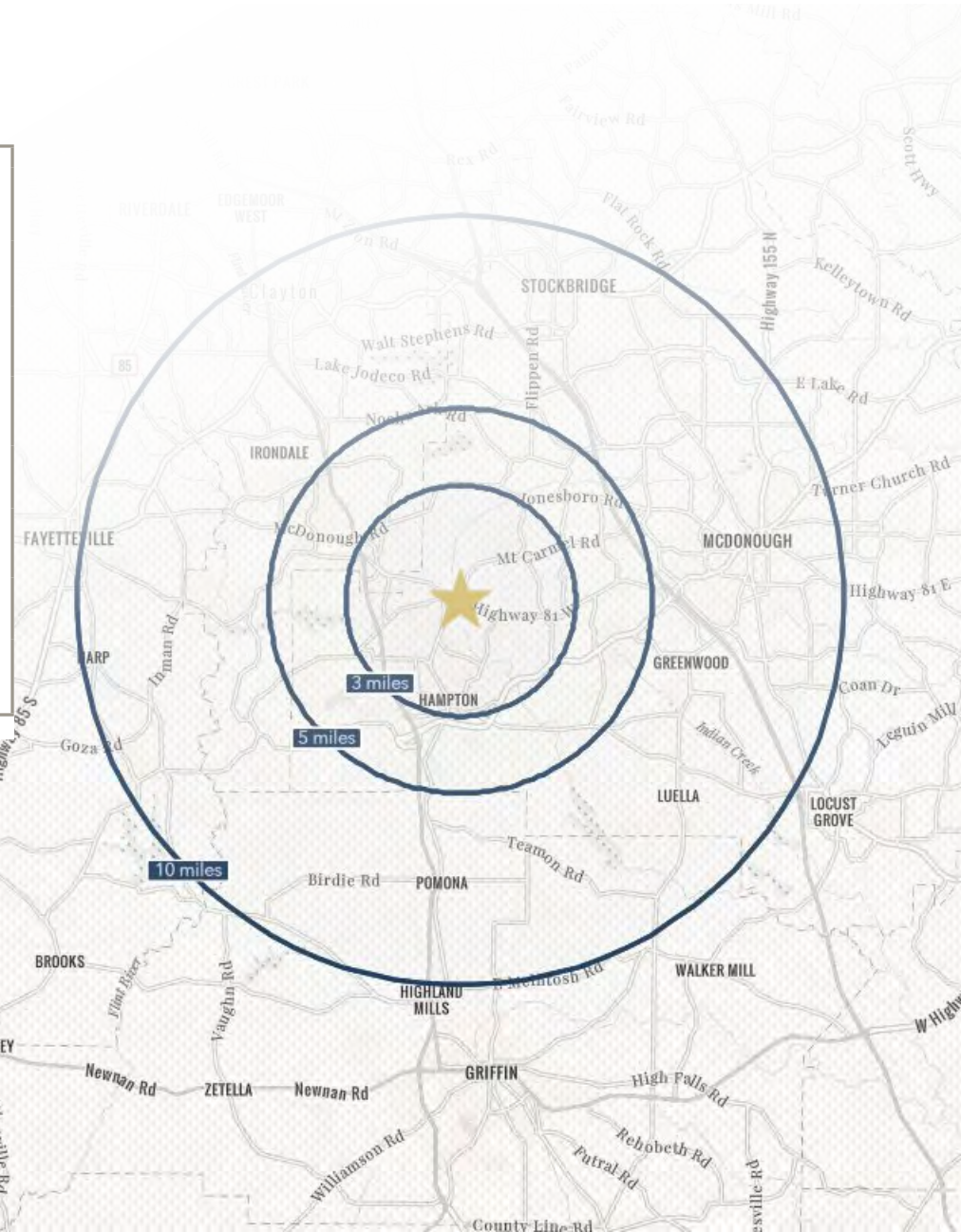
HAMPTON, GEORGIA



DEMOGRAPHIC OVERVIEW

DEMOGRAPHICS IN HAMPTON, GEORGIA

	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	27,605	63,975	313,853
POPULATION 50+ YEARS	8,267	19,561	99,276
POPULATION 65+ YEARS	3,234	7,483	40,575
POPULATION 75+ YEARS	1,176	2,568	14,452
POPULATION 85+ YEARS	246	507	3,140
AVERAGE HOUSE VALUE	\$230,665	\$242,043	\$237,414
% OF HOUSEHOLDS 55+	38.4%	37.9%	39.4%
AVERAGE HOUSEHOLD INCOME 75+	\$54,421	\$55,481	\$61,659



ESRI 2022

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 25 years in business and \$1.9 billion annual transaction volume.

CONNECT WITH US:

<https://www.bullrealty.com/>



25

YEARS IN
BUSINESS




ATL

HEADQUARTERED
IN
ATLANTA, GA

LICENSED IN
8
SOUTHEAST
STATES

\$1.9

BILLION DOLLAR
VOLUME FROM SALES
AND LEASING
TRANSACTIONS
IN 2021



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. Expert Speaker at several international conferences addressing Information Security, Enterprise Risk Management & Business Continuity for Healthcare.

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.



[CLICK HERE TO LEARN MORE ABOUT THE BULL REALTY SENIOR HOUSING GROUP](#)

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 3084 Highway 81, Hampton, GA. 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

BULL REALTY, INC.
50 Glenlake Parkway, Suite 600
Atlanta, GA 30328
BullRealty.com

SIGN CONFIDENTIALITY
AGREEMENT ONLINE