Newnan, GA Market Analysis

Ernie Anaya, MBA

Bull Realty, Inc.

MARKET ANALYSIS METHODOLOGY

This market demand analysis using a defined methodology is being conducted to examine a potential disposition of a 15-bed Personal Care Home in the Newnan, GA PMA (10-mile radius). Our analysis will show demand estimates for Assisted Living and Memory Care in the current year for the subject property, and five years from the current year.

DEFINITION OF TARGET GROUPS

The demand estimates will be based upon the quantity of four potential "target groups" who are likely users of senior housing. Analysis of these four target groups will provide four separate indications of demand for senior housing. We will then consider the indications from each of the four demand indications in deriving our demand conclusions. The target groups are as follows:

TARGET GROUP 1

Although most persons entering senior housing are over the age of 80, some persons between the ages of 65 and 80 do elect to live in senior housing. Therefore, the broadest potential target group for senior housing is persons aged 65 and over. The number of persons 65+ is often considered in bed need methodologies adopted by various state health care planning agencies.

TARGET GROUP 2

The next potential "target group" typically examined in evaluating demand for senior housing is the number of households headed by a "householder" age 75 and over. Much of senior housing residents fall into the 75+ age range.

TARGET GROUP 3

The next target group consists of the "age qualified" population that has adequate income to live in elderly housing. Many research firms are now considering $50,000 to be the minimum "qualifying" income. Although research has shown that many seniors with lesser income levels can afford to reside in seniors housing due to having income from other sources or assets to spend down, $50,000 is widely considered a benchmark for the private pay market. Thus, Target Group 3 consists of the number of households with income of $50,000+ headed by a householder age 75+.

Target group 4 consists of a group referred to in the industry as "adult children". Children and/or other relatives of seniors generally play a significant role in the placement of a senior in a senior housing facility. Market areas where there are large concentrations of persons in the 50-64 age group can often support significantly larger supply of senior housing than would be indicated through analysis of seniors already residing in the area. This is because in-migration of seniors into markets with large adult child populations is common. This phenomenon is largely since while many elderly parents of the residents do not currently live near their children, they will be encouraged to do so as they age in place and require greater care. When frailty and dependence occur on the part of an aging parent, the adult children frequently elect to move their loved one closer to them so that they can help attend to their needs more frequently. Thus, Target Group 4 is the number of persons in the age 50-64 age bracket.

DISCUSSION OF ACHIEVABLE PENETRATION RATES

There are no industry standard definitions for penetration or capture rates. For this type of analysis, a penetration rate is the number of units or units of a specific type that should be demanded at market equilibrium within a given market area, divided by the number of persons or households of a specific type in the same market area. For example, if 100 units of assisted living should be demanded, and there are 1,000 persons aged 65+ that reside in the PMA, the indicated penetration rate is 10%.

In order to determine the appropriate penetration rates, we have relied upon the National Demand Estimates provided in *The Case for Investing in Seniors Housing and Long-Term Care Properties With Updated Projections*. Using the updated demand estimates in this study, national penetration rates are calculated in the table below. These penetration rates, derived from the most complete and authoritative study of national demand in existence, will be used as the basis for estimating demand in the subject's market area. It should be noted that these estimates are for private-pay demand only. Demand for private and public pay accommodations are much higher. Thus, in some markets, higher penetration rates may be achievable. This will depend upon the availability of public funding.

DEMAND ASSUMPTIONS

To determine the potential need for a Senior Living program in each market, we will make seven assumptions:

1. As indicated earlier, the probable extent of the Newnan PMA is assumed to be a 10-mile radius in and around the land development site in Newnan, Georgia.

2. In addition to the prospects, we will expect to derive from the primary market itself, we will expect an achievable penetration by Target Group as follows:

   - 2.02% Achievable Penetration for Target Group 1 – Age 65+
   - 6.63% Achievable Penetration for Target Group 2 – Age 75+
   - 21.60% Achievable Penetration for Target Group 3 – Age 75+ earning above $35,000 per year
   - 1.14% Achievable Penetration for Target Group 4 – Age 50 to 64

   We then take an average of the four Target Groups we arrive at a projected demand for Senior Living units today, and 2026.

3. The Newnan facility is being stabilized as of 2021, we will make population projections for determining whether there will be enough demand for the number of units to be utilized.

4. For estimating the need for additional Senior living units in the Newnan PMA, we must deduct all the existing units operating within the same market as well as units under development that will be operating currently.

   We will rely on these numbers in calculating the size of the prospect pool for Senior living care, in the enclosed spreadsheet.

DEMAND CALCULATION

The enclosed spreadsheet, Senior Living Unmet Demand, incorporates all the assumptions presented above to estimate the probable need for Senior Living units in the Newnan market, for both current and 2026. The spreadsheet first starts by estimating demand for Senior living in the Newnan PMA using our methodology described above and ESRI Demographics.

After deducting the existing inventory provided by the National Investment Center for Senior Housing (NIC), we are left with the Unmet Demand for additional units.

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.

There are 7 competitive properties in the PMA averaging 13 years in age. New Facility, The Claiborne at Newnan Lakes is bringing down local occupancy.

ASSET TYPE	AVERAGE %OCC (10 MI)	AVERAGE RENTS (10 MI)
Primary Market AL	52.8%	$5,124
Atlanta Market	74.6%	$4,691
Subject Property	100.0%	$2,684 (average)

PMA DEMOGRAPHICS – 10 MILE RADIUS

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

Average home values: $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%

  Reference: US Census American Community Survey

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Assisted Living Demand

PMA: 5-Mile Radius

2022 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**	

			2022	**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

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1141 Corinth Rd, Newnan, Georgia, 30263
Ring: 3 mile radius

Prepared by Esri
Latitude: 33.33019
Longitude: -84.80903

Demographic Summary	Census 2010	2021	2026	2021-2026 Change	2021-2026 Annual Rate
Total Population	10,212	11,514	12,224	710	1.20%
Population 50+	2,774	3,542	3,850	308	1.68%
Median Age	32.9	35.1	35.9	0.8	0.45%
Households	3,622	4,055	4,309	254	1.22%
% Householders 55+	37.6%	43.8%	45.0%	1.2	0.54%
Total Owner-Occupied Housing Units	2,058	2,328	2,510	182	1.52%
Total Renter-Occupied Housing Units	1,564	1,727	1,799	72	0.82%
Owner/Renter Ratio (per 100 renters)	132	135	140	5.0	0.73%
Median Home Value	-	$231,159	$275,584	$44,425	3.58%
Average Home Value	-	$287,704	$340,916	$53,212	3.45%
Median Household Income	-	$41,674	$48,098	$6,424	2.91%
Median Household Income for Householder 55+	-	$37,148	$42,890	$5,742	2.92%

Population by Age and Sex

Male Population	Census 2010 Number	Census 2010 % of 50+	2021 Number	2021 % of 50+	2026 Number	2026 % of 50+
Total (50+)	1,224	100.0%	1,594	100.0%	1,741	100.0%
50-54	309	25.2%	288	18.1%	308	17.7%
55-59	248	20.3%	304	19.1%	292	16.8%
60-64	219	17.9%	292	18.3%	298	17.1%
65-69	169	13.8%	254	15.9%	300	17.2%
70-74	119	9.7%	206	12.9%	221	12.7%
75-79	80	6.5%	131	8.2%	173	9.9%
80-84	45	3.7%	75	4.7%	94	5.4%
85+	35	2.9%	44	2.8%	55	3.2%

Female Population	Census 2010 Number	Census 2010 % of 50+	2021 Number	2021 % of 50+	2026 Number	2026 % of 50+
Total (50+)	1,550	100.0%	1,949	100.0%	2,109	100.0%
50-54	315	20.3%	345	17.7%	332	15.7%
55-59	286	18.5%	319	16.4%	349	16.5%
60-64	247	15.9%	315	16.2%	323	15.3%
65-69	204	13.2%	304	15.6%	321	15.2%
70-74	149	9.6%	252	12.9%	282	13.4%
75-79	116	7.5%	169	8.7%	218	10.3%
80-84	105	6.8%	113	5.8%	148	7.0%
85+	128	8.3%	132	6.8%	136	6.4%

Total Population	Census 2010 Number	Census 2010 % of Total Pop	2021 Number	2021 % of Total Pop	2026 Number	2026 % of Total Pop
Total(50+)	2,774	27.2%	3,542	30.8%	3,850	31.5%
50-54	624	6.1%	633	5.5%	640	5.2%
55-59	534	5.2%	623	5.4%	641	5.2%
60-64	466	4.6%	607	5.3%	621	5.1%
65-69	373	3.7%	557	4.8%	621	5.1%
70-74	268	2.6%	459	4.0%	503	4.1%
75-79	196	1.9%	300	2.6%	391	3.2%
80-84	150	1.5%	187	1.6%	242	2.0%
85+	163	1.6%	176	1.5%	191	1.6%
65+	1,150	11.3%	1,679	14.6%	1,948	15.9%
75+	509	5.0%	663	5.8%	824	6.7%

Data Note - A "-" indicates that the variable was not collected in the 2010 Census.
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026.

November 10, 2021

Age 50+ Profile

1141 Corinth Rd, Newnan, Georgia, 30263
Ring: 3 mile radius

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Latitude: 33.33019
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2021 Households by Income and Age of Householder 55+

	55-64	Percent	65-74	Percent	75+	Percent	Total	Percent
Total	699	100%	663	100%	412	100%	1,774	100%
<$15,000	149	21.3%	142	21.4%	102	24.8%	393	22.2%
$15,000-$24,999	83	11.9%	99	14.9%	92	22.3%	274	15.4%
$25,000-$34,999	50	7.2%	67	10.1%	50	12.1%	167	9.4%
$35,000-$49,999	90	12.9%	132	19.9%	54	13.1%	276	15.6%
$50,000-$74,999	87	12.4%	71	10.7%	26	6.3%	184	10.4%
$75,000-$99,999	72	10.3%	49	7.4%	26	6.3%	147	8.3%
$100,000-$149,999	105	15.0%	68	10.3%	47	11.4%	220	12.4%
$150,000-$199,999	40	5.7%	17	2.6%	10	2.4%	67	3.8%
$200,000+	23	3.3%	18	2.7%	5	1.2%	46	2.6%
Median HH Income	$45,350		$36,888		$26,897		$37,148	
Average HH Income	$67,162		$55,072		$46,529		$57,852	

2026 Households by Income and Age of Householder 55+

	55-64	Percent	65-74	Percent	75+	Percent	Total	Percent
Total	707	100%	722	100%	511	100%	1,940	100%
<$15,000	118	16.7%	123	17.0%	104	20.4%	345	17.8%
$15,000-$24,999	69	9.8%	88	12.2%	99	19.4%	256	13.2%
$25,000-$34,999	51	7.2%	74	10.2%	61	11.9%	186	9.6%
$35,000-$49,999	83	11.7%	148	20.5%	69	13.5%	300	15.5%
$50,000-$74,999	94	13.3%	87	12.0%	37	7.2%	218	11.2%
$75,000-$99,999	81	11.5%	57	7.9%	34	6.7%	172	8.9%
$100,000-$149,999	128	18.1%	95	13.2%	77	15.1%	300	15.5%
$150,000-$199,999	55	7.8%	26	3.6%	21	4.1%	102	5.3%
$200,000+	27	3.8%	24	3.3%	8	1.6%	59	3.0%
Median HH Income	$56,697		$41,270		$33,141		$42,890	
Average HH Income	$79,203		$65,186		$56,994		$68,207	

Data Note: Income is reported for households as of July 1, 2021 and represents annual income for the preceding year, expressed in 2021 dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026.

November 10, 2021

1141 Corinth Rd, Newnan, Georgia, 30263
Ring: 3 mile radius

Census 2010 Households and Age of Householder	Number	Percent	% Total HHs
Total	1,363	100.0%	37.6%
Family Households	783	57.4%	21.6%
Householder Age 55-64	381	28.0%	10.5%
Householder Age 65-74	259	19.0%	7.2%
Householder Age 75-84	115	8.4%	3.2%
Householder Age 85+	28	2.1%	0.8%
Nonfamily Households	580	42.6%	16.0%
Householder Age 55-64	216	15.8%	6.0%
Householder Age 65-74	182	13.4%	5.0%
Householder Age 75-84	116	8.5%	3.2%
Householder Age 85+	66	4.8%	1.8%

Census 2010 Occupied Housing Units by Age of Householder	Number	Percent	% Total HHs
Total	1,364	100.0%	37.7%
Owner Occupied Housing Units	931	68.3%	25.7%
Householder Age 55-64	400	29.3%	11.0%
Householder Age 65-74	297	21.8%	8.2%
Householder Age 75-84	167	12.2%	4.6%
Householder Age 85+	67	4.9%	1.8%
Renter Occupied Housing Units	433	31.7%	12.0%
Householder Age 55-64	197	14.4%	5.4%
Householder Age 65-74	144	10.6%	4.0%
Householder Age 75-84	64	4.7%	1.8%
Householder Age 85+	28	2.1%	0.8%

Data Note: A family is defined as a householder and one or more other people living in the same household who are related to the householder by birth, marriage, or adoption. Nonfamily households consist of people living alone and households that do not contain any members who are related to the householder. The base for "% Pop" is specific to the row. A Nonrelative is not related to the householder by birth, marriage, or adoption.
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026.

November 10, 2021

Age 50+ Profile

1141 Corinth Rd, Newnan, Georgia, 30263
Ring: 5 mile radius

Demographic Summary	Census 2010	2021	2026	2021-2026 Change	2021-2026 Annual Rate
Total Population	33,720	43,016	46,499	3,483	1.57%
Population 50+	8,703	12,367	13,567	1,200	1.87%
Median Age	33.0	34.7	35.0	0.3	0.17%
Households	12,252	15,710	17,023	1,313	1.62%
% Householders 55+	34.0%	38.3%	39.1%	0.8	0.41%
Total Owner-Occupied Housing Units	6,818	9,079	9,769	690	1.48%
Total Renter-Occupied Housing Units	5,434	6,631	7,254	623	1.81%
Owner/Renter Ratio (per 100 renters)	125	137	135	-2.0	-0.29%
Median Home Value	-	$228,157	$255,496	$27,339	2.29%
Average Home Value	-	$274,185	$313,589	$39,404	2.72%
Median Household Income	-	$54,717	$64,043	$9,326	3.20%
Median Household Income for Householder 55+	-	$44,730	$53,138	$8,408	3.50%

Population by Age and Sex

	Census 2010		2021		2026	
Male Population	Number	% of 50+	Number	% of 50+	Number	% of 50+
Total (50+)	3,872	100.0%	5,617	100.0%	6,185	100.0%
50-54	1,001	25.9%	1,206	21.5%	1,233	19.9%
55-59	797	20.6%	1,046	18.6%	1,146	18.5%
60-64	708	18.3%	1,022	18.2%	1,042	16.8%
65-69	506	13.1%	834	14.8%	965	15.6%
70-74	357	9.2%	669	11.9%	722	11.7%
75-79	241	6.2%	421	7.5%	560	9.1%
80-84	161	4.2%	254	4.5%	318	5.1%
85+	101	2.6%	165	2.9%	199	3.2%

	Census 2010		2021		2026	
Female Population	Number	% of 50+	Number	% of 50+	Number	% of 50+
Total (50+)	4,829	100.0%	6,749	100.0%	7,380	100.0%
50-54	1,014	21.0%	1,205	17.9%	1,286	17.4%
55-59	951	19.7%	1,221	18.1%	1,240	16.8%
60-64	849	17.6%	1,134	16.8%	1,211	16.4%
65-69	629	13.0%	1,050	15.6%	1,103	14.9%
70-74	428	8.9%	856	12.7%	925	12.5%
75-79	358	7.4%	568	8.4%	762	10.3%
80-84	293	6.1%	356	5.3%	481	6.5%
85+	307	6.4%	359	5.3%	372	5.0%

	Census 2010		2021		2026	
Total Population	Number	% of Total Pop	Number	% of Total Pop	Number	% of Total Pop
Total(50+)	8,703	25.8%	12,367	28.7%	13,567	29.2%
50-54	2,015	6.0%	2,411	5.6%	2,519	5.4%
55-59	1,748	5.2%	2,266	5.3%	2,387	5.1%
60-64	1,558	4.6%	2,156	5.0%	2,253	4.8%
65-69	1,135	3.4%	1,885	4.4%	2,068	4.4%
70-74	786	2.3%	1,525	3.5%	1,647	3.5%
75-79	599	1.8%	989	2.3%	1,323	2.8%
80-84	454	1.3%	610	1.4%	799	1.7%
85+	408	1.2%	525	1.2%	571	1.2%
65+	3,382	10.0%	5,534	12.9%	6,408	13.8%
75+	1,461	4.3%	2,124	4.9%	2,693	5.8%

Data Note - A "-" indicates that the variable was not collected in the 2010 Census.
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026.

November 10, 2021

Age 50+ Profile

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Prepared by Esri

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2021 Households by Income and Age of Householder 55+							
	55-64	**Percent**	**65-74**	**Percent**	**75+**	**Percent**	**Total**	**Percent**
Total	2,550	100%	2,162	100%	1,299	100%	6,011	100%
<$15,000	377	14.8%	348	16.1%	245	18.9%	970	16.1%
$15,000-$24,999	288	11.3%	329	15.2%	309	23.8%	926	15.4%
$25,000-$34,999	181	7.1%	216	10.0%	170	13.1%	567	9.4%
$35,000-$49,999	279	10.9%	314	14.5%	169	13.0%	762	12.7%
$50,000-$74,999	361	14.2%	326	15.1%	149	11.5%	836	13.9%
$75,000-$99,999	363	14.2%	240	11.1%	106	8.2%	709	11.8%
$100,000-$149,999	445	17.5%	241	11.1%	103	7.9%	789	13.1%
$150,000-$199,999	167	6.5%	85	3.9%	35	2.7%	287	4.8%
$200,000+	89	3.5%	64	3.0%	14	1.1%	167	2.8%
Median HH Income	$58,346		$42,825		$29,907		$44,730	
Average HH Income	$74,509		$62,112		$47,407		$64,172	

2026 Households by Income and Age of Householder 55+							
	55-64	**Percent**	**65-74**	**Percent**	**75+**	**Percent**	**Total**	**Percent**
Total	2,664	100%	2,343	100%	1,648	100%	6,655	100%
<$15,000	314	11.8%	311	13.3%	259	15.7%	884	13.3%
$15,000-$24,999	251	9.4%	300	12.8%	342	20.8%	893	13.4%
$25,000-$34,999	172	6.5%	222	9.5%	199	12.1%	593	8.9%
$35,000-$49,999	259	9.7%	323	13.8%	206	12.5%	788	11.8%
$50,000-$74,999	389	14.6%	380	16.2%	219	13.3%	988	14.8%
$75,000-$99,999	409	15.4%	286	12.2%	153	9.3%	848	12.7%
$100,000-$149,999	532	20.0%	318	13.6%	176	10.7%	1,026	15.4%
$150,000-$199,999	233	8.7%	118	5.0%	73	4.4%	424	6.4%
$200,000+	104	3.9%	85	3.6%	23	1.4%	212	3.2%
Median HH Income	$70,451		$50,695		$36,369		$53,138	
Average HH Income	$85,553		$72,211		$57,327		$73,855	

Data Note: Income is reported for households as of July 1, 2021 and represents annual income for the preceding year, expressed in 2021 dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026.

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Census 2010 Households and Age of Householder	Number	Percent	% Total HHs
Total	4,162	100.0%	34.0%
Family Households	2,488	59.8%	20.3%
Householder Age 55-64	1,261	30.3%	10.3%
Householder Age 65-74	781	18.8%	6.4%
Householder Age 75-84	371	8.9%	3.0%
Householder Age 85+	75	1.8%	0.6%
Nonfamily Households	1,674	40.2%	13.7%
Householder Age 55-64	703	16.9%	5.7%
Householder Age 65-74	482	11.6%	3.9%
Householder Age 75-84	332	8.0%	2.7%
Householder Age 85+	157	3.8%	1.3%

Census 2010 Occupied Housing Units by Age of Householder	Number	Percent	% Total HHs
Total	4,161	100.0%	34.0%
Owner Occupied Housing Units	2,936	70.6%	24.0%
Householder Age 55-64	1,342	32.3%	11.0%
Householder Age 65-74	898	21.6%	7.3%
Householder Age 75-84	526	12.6%	4.3%
Householder Age 85+	170	4.1%	1.4%
Renter Occupied Housing Units	1,225	29.4%	10.0%
Householder Age 55-64	622	14.9%	5.1%
Householder Age 65-74	365	8.8%	3.0%
Householder Age 75-84	176	4.2%	1.4%
Householder Age 85+	62	1.5%	0.5%

Data Note: A family is defined as a householder and one or more other people living in the same household who are related to the householder by birth, marriage, or adoption. Nonfamily households consist of people living alone and households that do not contain any members who are related to the householder. The base for "% Pop" is specific to the row. A Nonrelative is not related to the householder by birth, marriage, or adoption.
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026.

November 10, 2021

1141 Corinth Rd, Newnan, Georgia, 30263
Ring: 10 mile radius

Prepared by Esri
Latitude: 33.33019
Longitude: -84.80903

Demographic Summary	Census 2010	2021	2026	2021-2026 Change	2021-2026 Annual Rate
Total Population	94,058	113,845	122,774	8,929	1.52%
Population 50+	26,853	37,537	41,384	3,847	1.97%
Median Age	35.9	37.4	37.8	0.4	0.21%
Households	34,237	41,704	45,066	3,362	1.56%
% Householders 55+	36.1%	42.2%	43.6%	1.4	0.65%
Total Owner-Occupied Housing Units	23,828	29,475	32,013	2,538	1.67%
Total Renter-Occupied Housing Units	10,409	12,229	13,053	824	1.31%
Owner/Renter Ratio (per 100 renters)	229	241	245	4.0	0.33%
Median Home Value	-	$234,539	$263,741	$29,202	2.37%
Average Home Value	-	$274,022	$307,618	$33,596	2.34%
Median Household Income	-	$71,558	$79,920	$8,362	2.23%
Median Household Income for Householder 55+	-	$60,263	$68,034	$7,771	2.46%

Population by Age and Sex

Male Population	Census 2010 Number	% of 50+	2021 Number	% of 50+	2026 Number	% of 50+
Total (50+)	12,417	100.0%	17,569	100.0%	19,262	100.0%
50-54	3,178	25.6%	3,610	20.5%	3,500	18.2%
55-59	2,578	20.8%	3,412	19.4%	3,524	18.3%
60-64	2,380	19.2%	3,234	18.4%	3,399	17.6%
65-69	1,662	13.4%	2,621	14.9%	3,064	15.9%
70-74	1,146	9.2%	2,177	12.4%	2,347	12.2%
75-79	728	5.9%	1,309	7.5%	1,830	9.5%
80-84	460	3.7%	734	4.2%	990	5.1%
85+	285	2.3%	472	2.7%	608	3.2%

Female Population	Census 2010 Number	% of 50+	2021 Number	% of 50+	2026 Number	% of 50+
Total (50+)	14,437	100.0%	19,968	100.0%	22,121	100.0%
50-54	3,220	22.3%	3,699	18.5%	3,829	17.3%
55-59	2,868	19.9%	3,770	18.9%	3,728	16.9%
60-64	2,604	18.0%	3,426	17.2%	3,769	17.0%
65-69	1,947	13.5%	3,091	15.5%	3,397	15.4%
70-74	1,330	9.2%	2,479	12.4%	2,749	12.4%
75-79	980	6.8%	1,622	8.1%	2,256	10.2%
80-84	759	5.3%	986	4.9%	1,349	6.1%
85+	729	5.0%	895	4.5%	1,044	4.7%

Total Population	Census 2010 Number	% of Total Pop	2021 Number	% of Total Pop	2026 Number	% of Total Pop
Total(50+)	26,853	28.5%	37,537	33.0%	41,384	33.7%
50-54	6,398	6.8%	7,308	6.4%	7,329	6.0%
55-59	5,445	5.8%	7,182	6.3%	7,252	5.9%
60-64	4,984	5.3%	6,661	5.9%	7,168	5.8%
65-69	3,609	3.8%	5,712	5.0%	6,461	5.3%
70-74	2,476	2.6%	4,657	4.1%	5,096	4.2%
75-79	1,708	1.8%	2,931	2.6%	4,086	3.3%
80-84	1,220	1.3%	1,720	1.5%	2,339	1.9%
85+	1,013	1.1%	1,366	1.2%	1,653	1.3%
65+	10,026	10.7%	16,386	14.4%	19,635	16.0%
75+	3,941	4.2%	6,017	5.3%	8,078	6.6%

Data Note - A "-" indicates that the variable was not collected in the 2010 Census.
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026.

November 10, 2021

Age 50+ Profile

1141 Corinth Rd, Newnan, Georgia, 30263   Prepared by Esri
Ring: 10 mile radius   Latitude: 33.33019
                            Longitude: -84.80903

2021 Households by Income and Age of Householder 55+

	55-64	Percent	65-74	Percent	75+	Percent	Total	Percent
Total	7,728	100%	6,254	100%	3,626	100%	17,608	100%
<$15,000	793	10.3%	660	10.6%	521	14.4%	1,974	11.2%
$15,000-$24,999	570	7.4%	654	10.5%	597	16.5%	1,821	10.3%
$25,000-$34,999	389	5.0%	501	8.0%	499	13.8%	1,389	7.9%
$35,000-$49,999	658	8.5%	725	11.6%	540	14.9%	1,923	10.9%
$50,000-$74,999	1,336	17.3%	1,314	21.0%	689	19.0%	3,339	19.0%
$75,000-$99,999	1,274	16.5%	846	13.5%	305	8.4%	2,425	13.8%
$100,000-$149,999	1,609	20.8%	914	14.6%	300	8.3%	2,823	16.0%
$150,000-$199,999	743	9.6%	350	5.6%	106	2.9%	1,199	6.8%
$200,000+	355	4.6%	291	4.7%	68	1.9%	714	4.1%
Median HH Income	$76,695		$58,670		$39,330		$60,263	
Average HH Income	$88,029		$76,914		$54,914		$77,266	

2026 Households by Income and Age of Householder 55+

	55-64	Percent	65-74	Percent	75+	Percent	Total	Percent
Total	7,968	100%	6,889	100%	4,808	100%	19,665	100%
<$15,000	629	7.9%	572	8.3%	576	12.0%	1,777	9.0%
$15,000-$24,999	460	5.8%	566	8.2%	653	13.6%	1,679	8.5%
$25,000-$34,999	332	4.2%	483	7.0%	575	12.0%	1,390	7.1%
$35,000-$49,999	576	7.2%	711	10.3%	680	14.1%	1,967	10.0%
$50,000-$74,999	1,340	16.8%	1,475	21.4%	1,003	20.9%	3,818	19.4%
$75,000-$99,999	1,354	17.0%	986	14.3%	453	9.4%	2,793	14.2%
$100,000-$149,999	1,889	23.7%	1,196	17.4%	528	11.0%	3,613	18.4%
$150,000-$199,999	973	12.2%	504	7.3%	222	4.6%	1,699	8.6%
$200,000+	415	5.2%	395	5.7%	118	2.5%	928	4.7%
Median HH Income	$85,001		$66,823		$47,703		$68,034	
Average HH Income	$100,187		$89,293		$65,639		$87,928	

Data Note: Income is reported for households as of July 1, 2021 and represents annual income for the preceding year, expressed in 2021 dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026.

Age 50+ Profile

1141 Corinth Rd, Newnan, Georgia, 30263
Ring: 10 mile radius

Prepared by Esri
Latitude: 33.33019
Longitude: -84.80903

Census 2010 Households and Age of Householder	Number	Percent	% Total HHs
Total	12,366	100.0%	36.1%
Family Households	8,067	65.2%	23.6%
Householder Age 55-64	4,213	34.1%	12.3%
Householder Age 65-74	2,558	20.7%	7.5%
Householder Age 75-84	1,089	8.8%	3.2%
Householder Age 85+	207	1.7%	0.6%
Nonfamily Households	4,299	34.8%	12.6%
Householder Age 55-64	1,845	14.9%	5.4%
Householder Age 65-74	1,255	10.1%	3.7%
Householder Age 75-84	807	6.5%	2.4%
Householder Age 85+	392	3.2%	1.1%

Census 2010 Occupied Housing Units by Age of Householder	Number	Percent	% Total HHs
Total	12,366	100.0%	36.1%
Owner Occupied Housing Units	10,010	80.9%	29.2%
Householder Age 55-64	4,873	39.4%	14.2%
Householder Age 65-74	3,183	25.7%	9.3%
Householder Age 75-84	1,529	12.4%	4.5%
Householder Age 85+	425	3.4%	1.2%
Renter Occupied Housing Units	2,356	19.1%	6.9%
Householder Age 55-64	1,185	9.6%	3.5%
Householder Age 65-74	630	5.1%	1.8%
Householder Age 75-84	366	3.0%	1.1%
Householder Age 85+	175	1.4%	0.5%

Data Note: A family is defined as a householder and one or more other people living in the same household who are related to the householder by birth, marriage, or adoption. Nonfamily households consist of people living alone and households that do not contain any members who are related to the householder. The base for "% Pop" is specific to the row. A Nonrelative is not related to the householder by birth, marriage, or adoption.
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026.

November 10, 2021

Net Worth Profile

1141 Corinth Rd, Newnan, Georgia, 30263
Ring: 3 mile radius

Prepared by Esri
Latitude: 33.33019
Longitude: -84.80903

Summary	Census 2010	2021	2026	2021-2026 Change	2021-2026 Annual Rate
Population	10,212	11,514	12,224	710	1.20%
Median Age	32.9	35.1	35.9	0.8	0.45%
Households	3,622	4,055	4,309	254	1.22%
Average Household Size	2.80	2.82	2.82	0.00	0.00%

2021 Households by Net Worth	Number	Percent
Total	4,055	100.0%
<$15,000	1,691	41.7%
$15,000-$34,999	261	6.4%
$35,000-$49,999	122	3.0%
$50,000-$74,999	236	5.8%
$75,000-$99,999	191	4.7%
$100,000-$149,999	246	6.1%
$150,000-$249,999	393	9.7%
$250,000-$499,999	410	10.1%
$500,000-$999,999	257	6.3%
$1,000,000-$1,499,999	103	2.5%
$1,500,000-$1,999,999	39	1.0%
$2,000,000+	107	2.6%
Median Net Worth	$43,599	
Average Net Worth	$430,504	
Wealth Index	60	

2021 Net Worth by Age of Householder	Number of Households						
	<25	25-34	35-44	45-54	55-64	65-74	75+
Total	192	637	763	688	699	663	412
<$15,000	139	388	358	262	248	225	71
$15,000-$34,999	18	45	54	41	40	53	9
$35,000-$49,999	5	21	18	16	28	27	7
$50,000-$74,999	4	51	30	39	38	48	26
$75,000-$99,999	12	27	48	27	33	15	28
$100,000-$149,999	11	29	37	56	47	35	30
$150,000-$249,999	1	39	65	78	79	59	72
$250,000-$499,999	1	23	78	77	74	86	71
$500,000-$999,999	0	13	35	56	63	58	33
$1000000+	0	2	41	36	50	55	65
Median Net Worth	$10,306	$12,332	$21,537	$64,500	$71,719	$61,565	$188,011
Average Net Worth	$24,881	$70,667	$493,902	$477,242	$497,508	$533,539	$701,978

Data Note: Net Worth is total household wealth minus debt, secured and unsecured. Net worth includes home equity, equity in pension plans, net equity in vehicles, IRAs and Keogh accounts, business equity, interest-earning assets and mutual fund shares, stocks, etc. Examples of secured debt include home mortgages and vehicle loans; examples of unsecured debt include credit card debt, certain bank loans, and other outstanding bills. Forecasts of net worth are based on the Survey of Consumer Finances, Federal Reserve Board.
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri Forecasts for 2021 and 2026.

November 10, 2021

Net Worth Profile

1141 Corinth Rd, Newnan, Georgia, 30263
Ring: 5 mile radius

Prepared by Esri
Latitude: 33.33019
Longitude: -84.80903

Summary	Census 2010	2021	2026	2021-2026 Change	2021-2026 Annual Rate
Population	33,720	43,016	46,499	3,483	1.57%
Median Age	33.0	34.7	35.0	0.3	0.17%
Households	12,252	15,710	17,023	1,313	1.62%
Average Household Size	2.71	2.70	2.70	0.00	0.00%

2021 Households by Net Worth	Number	Percent
Total	15,710	100.0%
<$15,000	5,628	35.8%
$15,000-$34,999	1,099	7.0%
$35,000-$49,999	463	2.9%
$50,000-$74,999	937	6.0%
$75,000-$99,999	872	5.6%
$100,000-$149,999	1,126	7.2%
$150,000-$249,999	1,665	10.6%
$250,000-$499,999	1,775	11.3%
$500,000-$999,999	1,261	8.0%
$1,000,000-$1,499,999	368	2.3%
$1,500,000-$1,999,999	150	1.0%
$2,000,000+	367	2.3%
Median Net Worth	$66,358	
Average Net Worth	$389,252	
Wealth Index	61	

2021 Net Worth by Age of Householder	Number of Households						
	<25	25-34	35-44	45-54	55-64	65-74	75+
Total	859	2,871	3,256	2,713	2,550	2,162	1,299
<$15,000	575	1,539	1,240	849	697	567	161
$15,000-$34,999	126	233	240	175	135	166	24
$35,000-$49,999	22	104	92	66	83	76	21
$50,000-$74,999	20	249	179	160	148	109	70
$75,000-$99,999	52	149	262	129	143	64	73
$100,000-$149,999	45	182	179	251	212	140	117
$150,000-$249,999	14	211	323	362	289	211	257
$250,000-$499,999	5	137	429	341	327	304	231
$500,000-$999,999	2	53	204	274	294	274	160
$1000000+	0	14	108	107	221	251	184
Median Net Worth	$11,230	$13,991	$56,489	$95,030	$113,151	$132,489	$211,469
Average Net Worth	$29,213	$78,729	$323,552	$394,091	$544,996	$660,072	$711,747

Data Note: Net Worth is total household wealth minus debt, secured and unsecured. Net worth includes home equity, equity in pension plans, net equity in vehicles, IRAs and Keogh accounts, business equity, interest-earning assets and mutual fund shares, stocks, etc. Examples of secured debt include home mortgages and vehicle loans; examples of unsecured debt include credit card debt, certain bank loans, and other outstanding bills. Forecasts of net worth are based on the Survey of Consumer Finances, Federal Reserve Board.
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri Forecasts for 2021 and 2026.

November 10, 2021

Net Worth Profile

1141 Corinth Rd, Newnan, Georgia, 30263
Ring: 10 mile radius

Prepared by Esri
Latitude: 33.33019
Longitude: -84.80903

Summary	Census 2010	2021	2026	2021-2026 Change	2021-2026 Annual Rate
Population	94,058	113,845	122,774	8,929	1.52%
Median Age	35.9	37.4	37.8	0.4	0.21%
Households	34,237	41,704	45,066	3,362	1.56%
Average Household Size	2.73	2.71	2.71	0.00	0.00%

2021 Households by Net Worth	Number	Percent
Total	41,704	100.0%
<$15,000	9,947	23.9%
$15,000-$34,999	2,298	5.5%
$35,000-$49,999	1,064	2.6%
$50,000-$74,999	2,320	5.6%
$75,000-$99,999	2,321	5.6%
$100,000-$149,999	3,077	7.4%
$150,000-$249,999	4,991	12.0%
$250,000-$499,999	6,735	16.1%
$500,000-$999,999	5,255	12.6%
$1,000,000-$1,499,999	1,511	3.6%
$1,500,000-$1,999,999	599	1.4%
$2,000,000+	1,587	3.8%
Median Net Worth	$146,361	
Average Net Worth	$591,583	
Wealth Index	79	

2021 Net Worth by Age of Householder	Number of Households						
	<25	25-34	35-44	45-54	55-64	65-74	75+
Total	1,537	6,682	8,077	7,801	7,728	6,254	3,626
<$15,000	843	2,722	2,102	1,574	1,394	1,002	310
$15,000-$34,999	252	524	510	366	280	317	48
$35,000-$49,999	62	250	204	154	197	155	41
$50,000-$74,999	66	672	423	387	380	229	162
$75,000-$99,999	136	527	636	325	356	174	167
$100,000-$149,999	107	637	526	647	550	342	269
$150,000-$249,999	51	707	1,101	1,143	815	560	615
$250,000-$499,999	16	467	1,470	1,495	1,421	1,118	749
$500,000-$999,999	4	146	784	1,256	1,256	1,173	636
$1000000+	0	31	322	454	1,078	1,184	629
Median Net Worth	$13,674	$39,982	$112,829	$179,925	$232,150	$301,832	$292,414
Average Net Worth	$41,227	$101,830	$388,682	$562,413	$829,104	$1,069,860	$910,804

Property Advisor Report

1141 CORINTH DRIVE, Newnan, GA - 5 and 10 Miles

3Q2021

Comp Set Characteristics

Properties: 7	**Metros:** Atlanta, GA
Operators: 6	**Counties:** Coweta (GA)
Average Age: 13	
Total Units: 617	

Top Five Operators

Operator	Properties	Units	Comp Share
Unknown Stakeholder (PID# 7051)	1	141	22.9 %
Claiborne Senior Living (PID# 24710)	1	135	21.9 %
Watercrest Senior Living Group (PID# 21501)	1	107	17.3 %
Principal Senior Living Group (PID# 13440)	1	71	11.5 %
Magnolia Senior Living, LLC (PID# 26739)	1	70	11.3 %

Segment Data

		Occupancy			Average Rent		RPI
	Inventory	3Q2021	Quarterly Change	Annual Change	3Q2021	Annual Change	3Q2021
Seniors Housing	617	58.8 %	551 bps	-1,401 bps	$4,646	-2.3 %	$2,684
IL	199	Protected	Protected	Protected	Protected	Protected	Protected
AL	286	52.8 %	664 bps	-807 bps	$5,124	-2.7 %	$2,669
MC	132	60.6 %	909 bps	-1,102 bps	$5,458	-7.1 %	$3,469
Nursing Care	23	Protected	Protected	Protected	Protected	Protected	N/A

Source: NIC MAP® Data Service.

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Property Advisor Report

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Unit Data*

Segment	Unit Type	Inventory	Unit Mix	Occupancy	Average Rent	Entrance Fee
Independent Living	1 Bedroom	61	15.6 %	Protected	Protected	Protected
Independent Living	2 Bedroom	55	14.1 %	Protected	Protected	Protected
Assisted Living	Studio	66	16.9 %	74.2 %	$5,001	N/A
Assisted Living	1 Bedroom	70	17.9 %	80.0 %	$5,368	N/A
Assisted Living	2 Bedroom	35	9.0 %	Protected	Protected	N/A
Memory Care	Studio	58	14.9 %	Protected	Protected	N/A
Memory Care	1 Bedroom	22	5.6 %	Protected	Protected	N/A
Nursing Care	Beds	23	5.9 %	Protected	Protected	N/A

Data for unknown unit types are excluded from this data set. Data will not tie out with segment data table.
Source: NIC MAP® Data Service.

Property Advisor Report

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Segment Occupancy Trends

Seniors Housing Occupancy

— Atlanta, GA ‑ ‑ ‑ Comp Set — Primary Markets
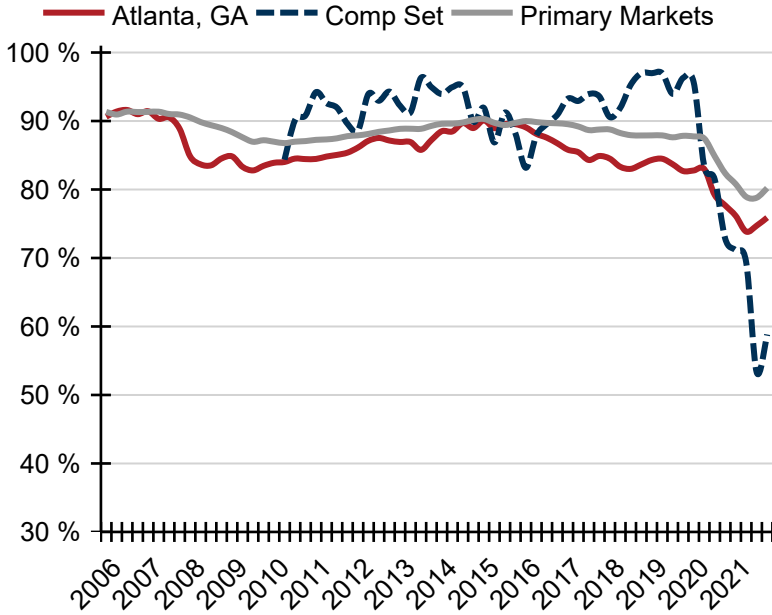
Independent Living Occupancy

— Atlanta, GA — Primary Markets
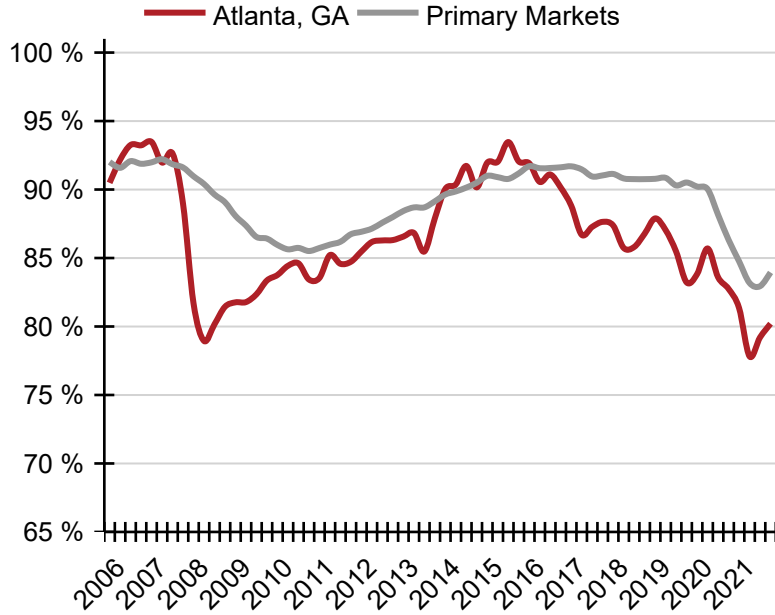
Assisted Living Occupancy

— Atlanta, GA ‑ ‑ ‑ Comp Set — Primary Markets

Memory Care Occupancy

— Atlanta, GA ‑ ‑ ‑ Comp Set — Primary Markets

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Segment Occupancy Trends

Nursing Care Occupancy
— Atlanta, GA — Primary Markets

Property Advisor Report

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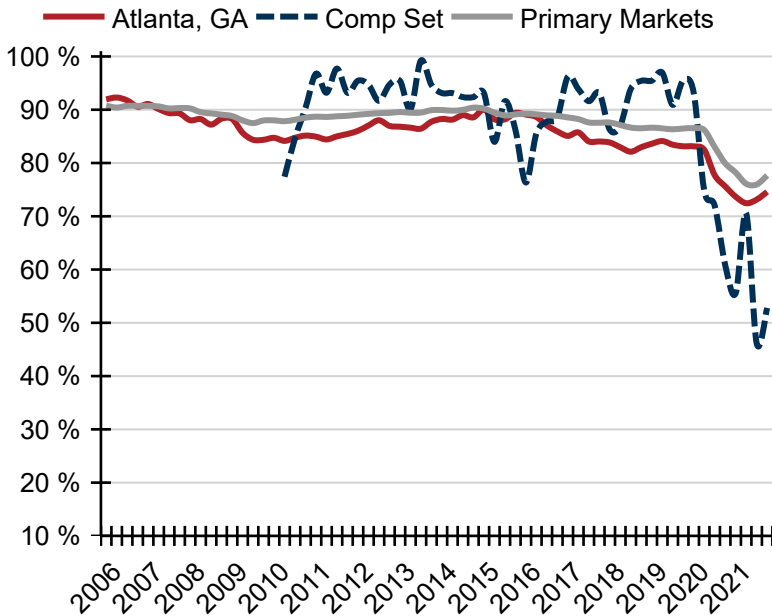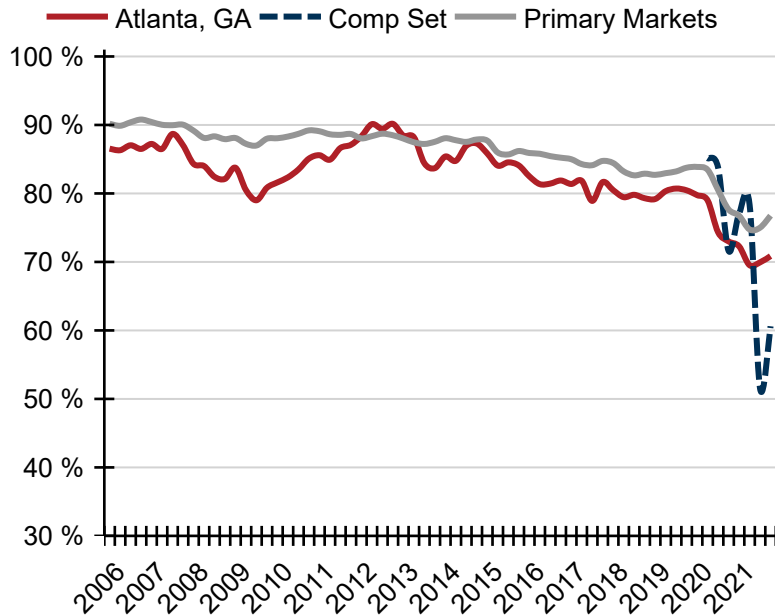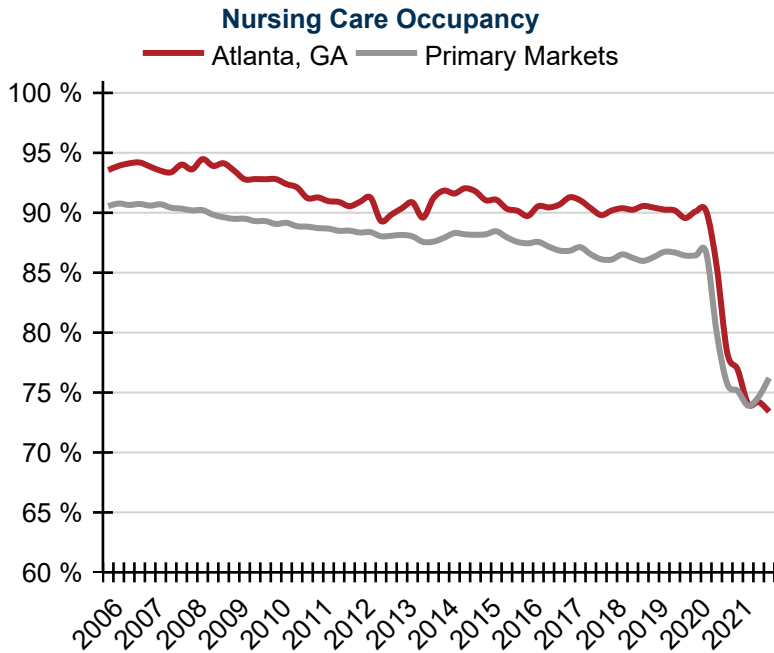
Segment Average Rent Trends

Seniors Housing Average Rent
Atlanta, GA — Comp Set — Primary Markets
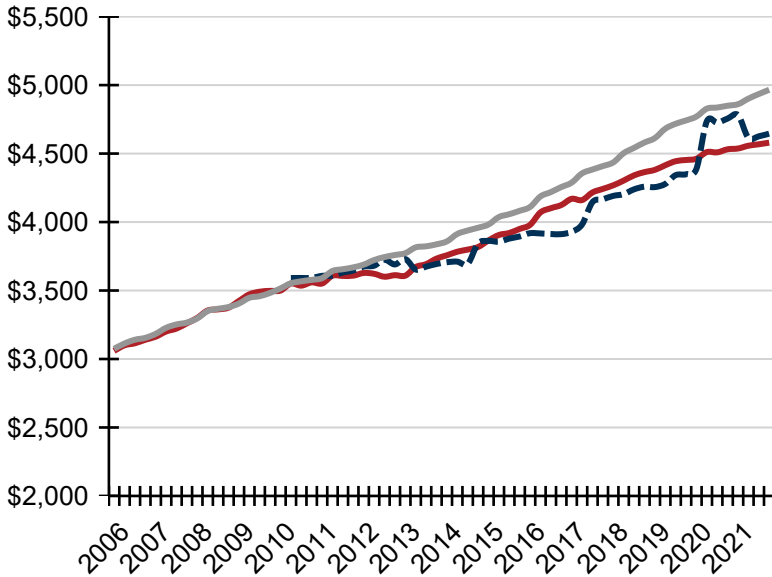
Independent Living Average Rent
Atlanta, GA — Primary Markets
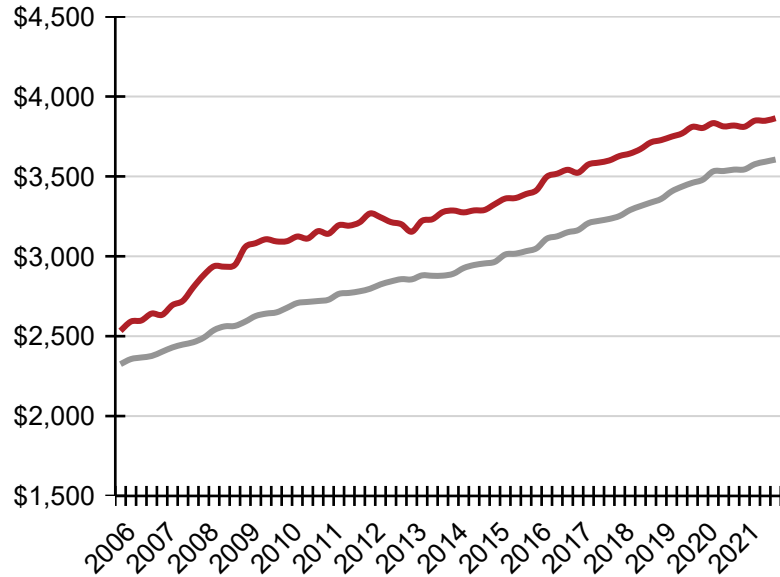
Assisted Living Average Rent
Atlanta, GA — Comp Set — Primary Markets
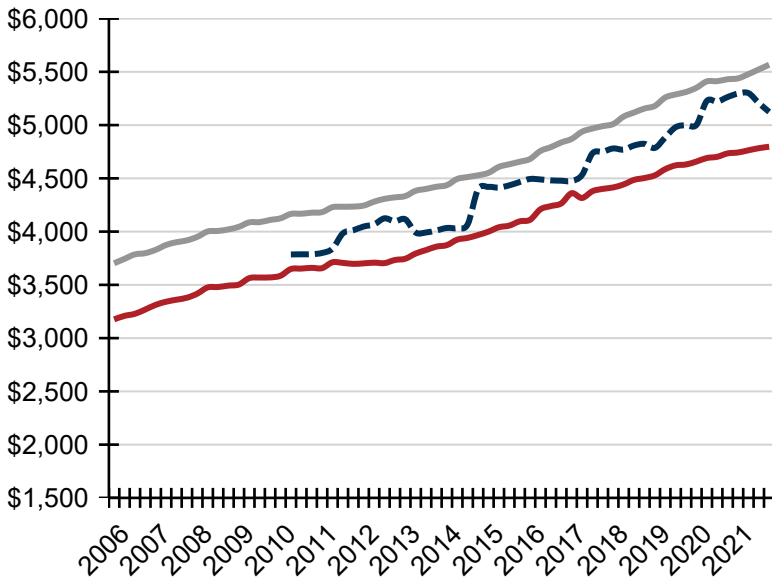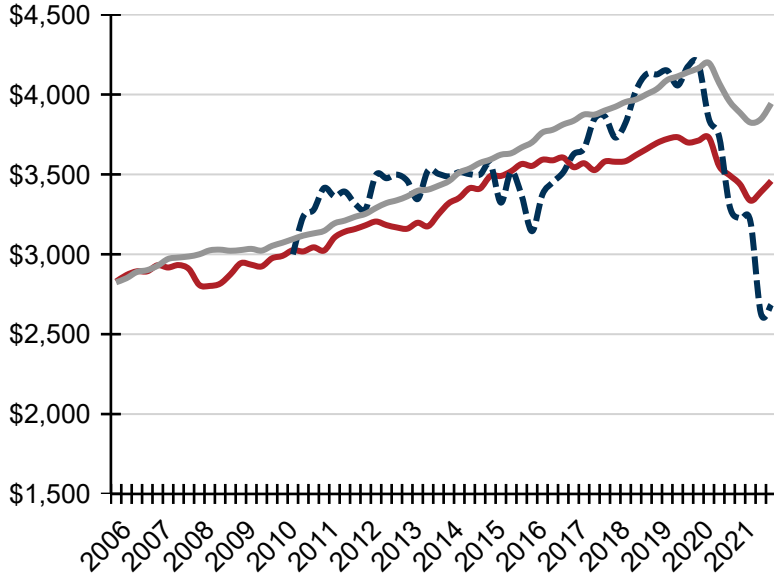

Memory Care Average Rent
Atlanta, GA — Comp Set — Primary Markets
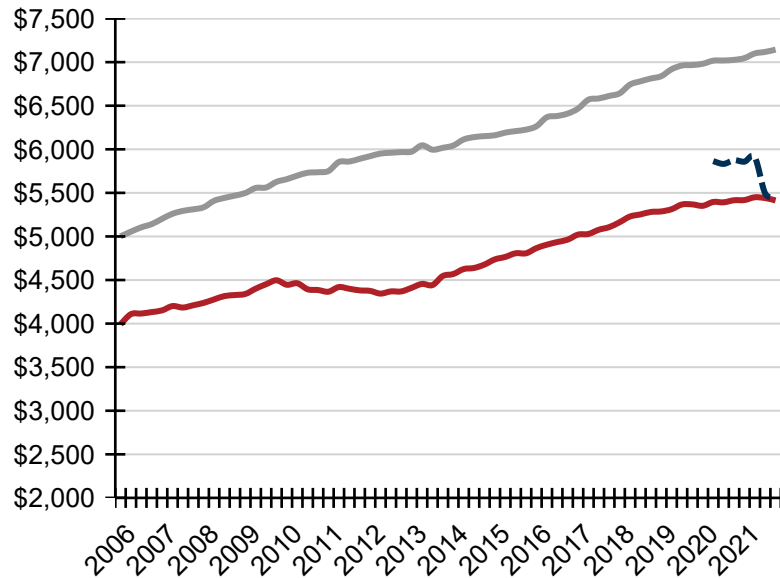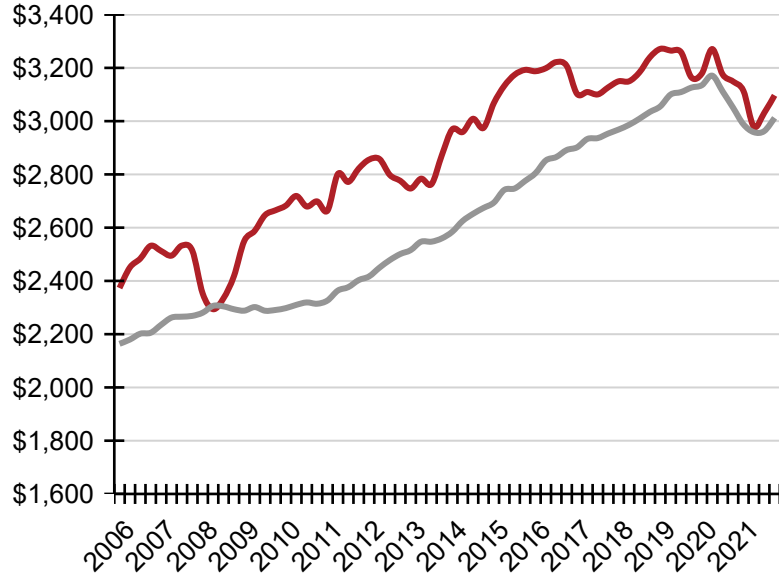
Segment Relative Performance (RPI) Trends

Seniors Housing Relative Performance Indicator (RPI)

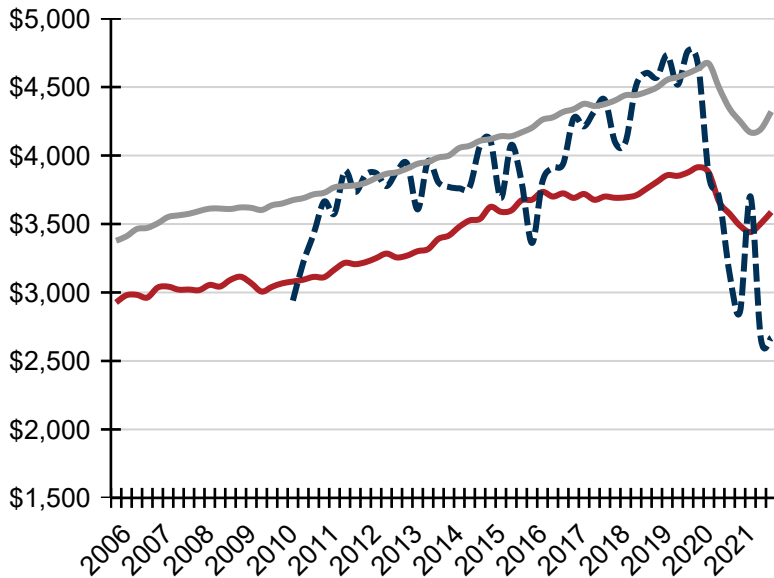Legend: Atlanta, GA — Comp Set --- Primary Markets

Independent Living Relative Performance Indicator (RPI)

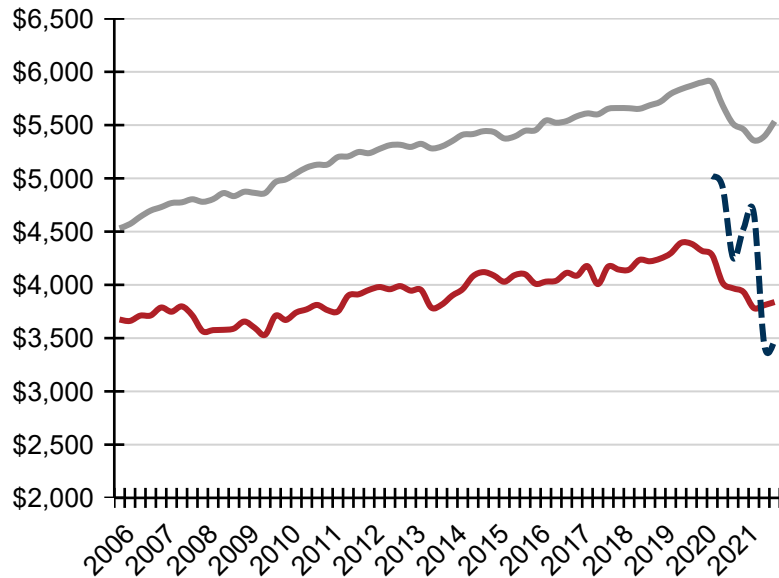Legend: Atlanta, GA — Primary Markets

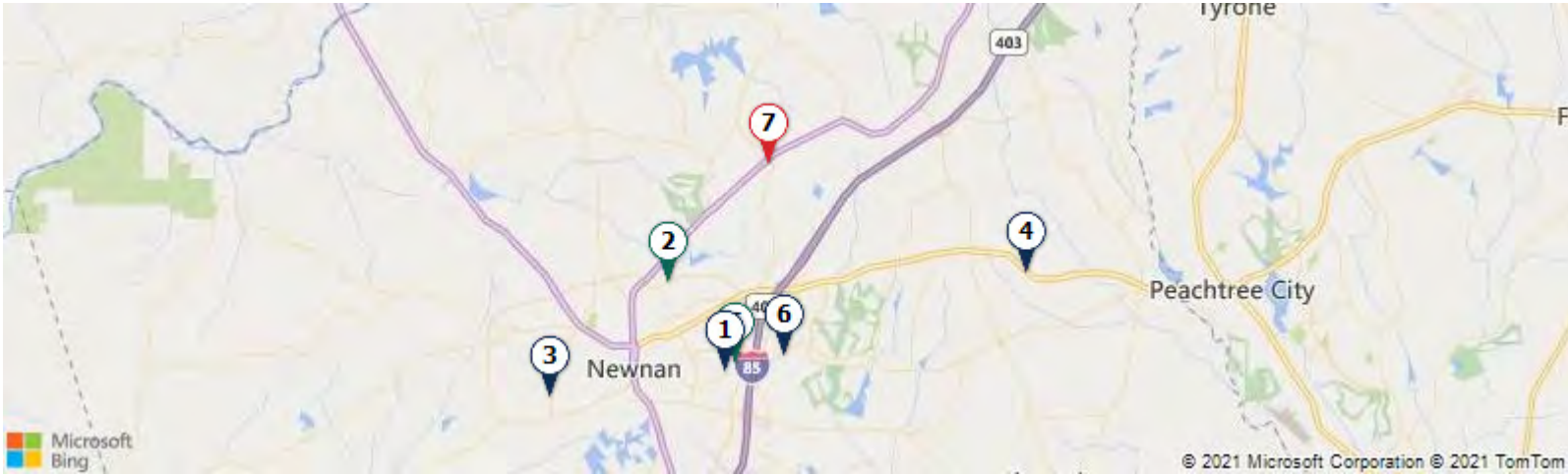## Assisted Living Relative Performance Indicator (RPI)

Legend: Atlanta, GA — Comp Set --- Primary Markets

Memory Care Relative Performance Indicator (RPI)

Legend: Atlanta, GA — Comp Set --- Primary Markets

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Bing Maps Terms: https://www.microsoft.com/en-us/maps/product/terms-april-2011
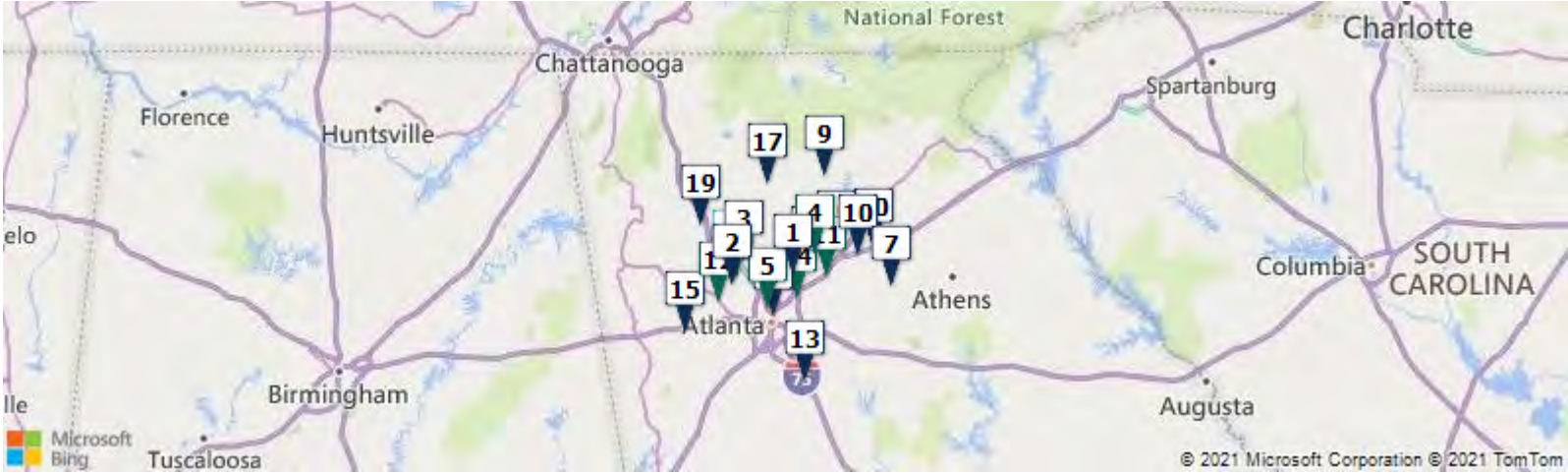
Comp Set Properties

Pin No.	Property Name	Age	Address	Metro	County	Property Type / Campus Type	Total Open Spaces	Inventory Under Construction	Operator
1	Benton House of Newnan	11	25 Newnan Lakes Blvd	Atlanta, GA	Coweta	Majority AL Combined	IL Units: 0 AL Units: 52 MC Units: 19 NC Beds: 0	IL Units: 0 AL Units: 0 MC Units: 0 NC Beds: 0	Principal Senior Living Group
2	Brookdale Newnan	22	355 Millard Farmer Industrial Blvd	Atlanta, GA	Coweta	Majority IL Combined	IL Units: 32 AL Units: 21 MC Units: 0 NC Beds: 0	IL Units: 0 AL Units: 0 MC Units: 0 NC Beds: 0	Brookdale Senior Living
3	Insignia of Newnan	33	27 Belk Rd	Atlanta, GA	Coweta	Majority AL Combined	IL Units: 0 AL Units: 26 MC Units: 14 NC Beds: 0	IL Units: 0 AL Units: 0 MC Units: 0 NC Beds: 0	Insignia Senior Living
4	Magnolia Senior Living at Sharpsburg	0	3700 East Highway 34	Atlanta, GA	Coweta	Majority AL Combined	IL Units: 0 AL Units: 39 MC Units: 31 NC Beds: 0	IL Units: 0 AL Units: 0 MC Units: 0 NC Beds: 0	Magnolia Senior Living, LLC
5	The Claiborne at Newnan Lakes	0	461 Newnan Lakes Blvd	Atlanta, GA	Coweta	Majority IL Combined	IL Units: 75 AL Units: 40 MC Units: 20 NC Beds: 0	IL Units: 0 AL Units: 0 MC Units: 0 NC Beds: 0	Claiborne Senior Living
6	Watercrest of Newnan Assisted Living and Memory Care Community	1	285 Summerlin Blvd	Atlanta, GA	Coweta	Majority AL Combined	IL Units: 0 AL Units: 75 MC Units: 32 NC Beds: 0	IL Units: 0 AL Units: 0 MC Units: 0 NC Beds: 0	Watercrest Senior Living Group
7	Wesley Woods Of Newnan-Peachtree City (Plaza The)	23	2280 Highway 29 N	Atlanta, GA	Coweta	Majority IL CCRC	IL Units: 92 AL Units: 33 MC Units: 16 NC Beds: 23	IL Units: 0 AL Units: 0 MC Units: 0 NC Beds: 0	N/A

Source: NIC MAP® Data Service.

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Bing Maps Terms: *https://www.microsoft.com/en-us/maps/product/terms-april-2011*

Construction Activity

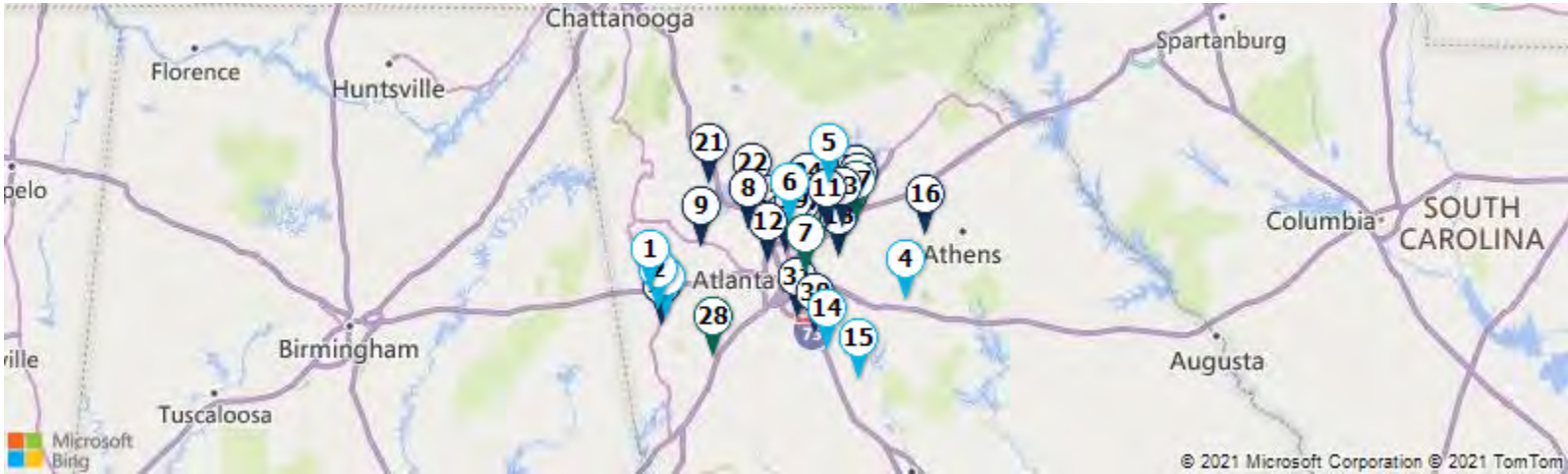| Pin No.	Property Name	U/C Scheduled Open Date	Address	City	State	Zip	Operator	Construction Type	Inventory Under Construction
1	Brickmont of Roswell	10/1/2021	2600 Holcomb Bridge Road	Roswell	GA	30077	Brickmont Assisted Living	New Construction	IL Units: 0 AL Units: 85 MC Units: 35 NC Beds: 0
2	Brickmont of West Cobb	10/1/2021	2782 Dallas Highway	Marietta	GA	30064	Brickmont Assisted Living	New Construction	IL Units: 0 AL Units: 85 MC Units: 35 NC Beds: 0
3	Canterfield Senior Living of Kennesaw	10/1/2021	4381 Bells Ferry Road	Kennesaw	GA	30144	Medical Development Corporation	Expansion	IL Units: 81 AL Units: 0 MC Units: 0 NC Beds: 0
4	Celebration Village Forsyth	12/1/2021	3000 Celebration Boulevard	Suwanee	GA	30024	AgeWell Living	Expansion	IL Units: 26 AL Units: 0 MC Units: 0 NC Beds: 0
5	Corso Atlanta	12/15/2021	3200 Howell Mill Road	Atlanta	GA	30327	Village Park Senior Living	New Construction	IL Units: 102 AL Units: 75 MC Units: 26 NC Beds: 0
6	Devi Manor Skilled Nursing Community	1/1/2022	6095 Pine Mountain Rd NW	Kennesaw	GA	30152	Devi Manor Home for Life, LLC	New Construction	IL Units: 0 AL Units: 0 MC Units: 0 NC Beds: 252
7	Gateway Gardens	10/1/2021	138 Gateway Lane	Bethlehem	GA	30620	Mainstay Senior Living	Expansion	IL Units: 0 AL Units: 9 MC Units: 0 NC Beds: 0

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Construction Activity

Pin No.	Property Name	U/C Scheduled Open Date	Address	City	State	Zip	Operator	Construction Type	Inventory Under Construction
8	Heartis Buckhead	2/1/2022	2045 Peachtree Road	Atlanta	GA	30309	Pathways Senior Living	New Construction	IL Units: 103 AL Units: 82 MC Units: 28 NC Beds: 0
9	Magnolia Senior Living at Dawsonville	6/1/2022	203 Gold Leaf Terrace	Dawsonville	GA	30534	Magnolia Senior Living, LLC	New Construction	IL Units: 0 AL Units: 60 MC Units: 26 NC Beds: 0
10	Manor Lake Buford	4/1/2022	2911 Hamilton Mill Road	Buford	GA	30519	Beacon Communities, Inc (fp)	New Construction	IL Units: 0 AL Units: 76 MC Units: 0 NC Beds: 0
11	Priya Living	6/1/2023	2534 and 2549 Meadow Church Road	Duluth	GA	30097	Priya Living	New Construction	IL Units: 90 AL Units: 46 MC Units: 24 NC Beds: 0
12	Silver Comet Village	11/1/2021	4900 Richard D. Sailors Parkway	Powder Springs	GA	30127	PS Senior Living, LLC	Expansion	IL Units: 0 AL Units: 60 MC Units: 30 NC Beds: 0
13	Symphony at Eagle's Landing	2/1/2022	2700 Patrick Henry Parkway	Stockbridge	GA	30281	Symphony Senior Communities	New Construction	IL Units: 36 AL Units: 50 MC Units: 36 NC Beds: 0
14	TBD The Presidential Hotel	4/1/2022	4001 Presidential Parkway	Atanta	GA	30340	N/A	New Construction	IL Units: 400 AL Units: 0 MC Units: 0 NC Beds: 0
15	The Birches At Villa Rica	10/1/2021	201 Permian Way	Villa Rica	GA	30180	Beacon Communities, Inc (fp)	New Construction	IL Units: 0 AL Units: 36 MC Units: 25 NC Beds: 0
16	The Holbrook of Sugar Hill	6/1/2022	1100 Whitehead Road	Buford	GA	30518	SPEAK LIFE Management	New Construction	IL Units: 0 AL Units: 102 MC Units: 28 NC Beds: 0
17	The Lodge at Stephens Lake	5/1/2022	3900 Highway 515 South	Jasper	GA	30143	Veritas Senior Living	New Construction	IL Units: 70 AL Units: 60 MC Units: 24 NC Beds: 0
18	The Oaks at West Cobb	10/1/2021	3292 Ernest Barrett Pkwy	Marietta	GA	30064	Oaks Senior Living Management Services	New Construction	IL Units: 0 AL Units: 62 MC Units: 32 NC Beds: 0
19	Tiger Lily Estates at Gilreath Farms	10/1/2021	233 Gilreath Road	Cartersville	GA	30121	N/A	Expansion	IL Units: 0 AL Units: 23 MC Units: 46 NC Beds: 0

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Construction Activity

Pin No.	Property Name	U/C Scheduled Open Date	Address	City	State	Zip	Operator	Construction Type	Inventory Under Construction
20	Vineyard Braselton	10/1/2022	5950 Thompson Mill Road	Hoschton	GA	30548	Valeo Senior, LLC	New Construction	IL Units: 0 AL Units: 68 MC Units: 32 NC Beds: 0
21	Vineyard Johns Creek	12/1/2021	10575 Medlock Bridge Road	Johns Creek	GA	30097	Valeo Senior, LLC	New Construction	IL Units: 0 AL Units: 77 MC Units: 35 NC Beds: 0

Source: NIC MAP® Data Service.

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Bing Maps Terms: https://www.microsoft.com/en-us/maps/product/terms-april-2011

Closed Transactions

Pin No.	Sale Date	Property Name	Address	Metro	Property Type / Campus Type	Spaces	Buyer / Seller	Close Price	Price Per Unit	Year Built / Renovated
	9/21/2021	Pinegate	300 Charter Blvd	Atlanta, GA	Majority IL Freestanding	IL Units: 115 AL Units: 0 MC Units: 0 NC Beds: 0	Buyer: Ventas Seller: New Senior Investment Group	$20,853,858	$181,338	Built: 2001 Ren.:
1	8/5/2021	Haralson Nursing and Rehabilitation Center	315 Field St	Atlanta, GA	Majority NC Freestanding	IL Units: 0 AL Units: 0 MC Units: 0 NC Beds: 120	Buyer: Harmony Group Capital Seller: Great Oaks Property Management Inc	$11,494,737	$95,789	Built: 1971 Ren.: 1978
2	8/5/2021	Carrollton Nursing and Rehab Center	2327 N Highway 27	Atlanta, GA	Majority NC Freestanding	IL Units: 0 AL Units: 0 MC Units: 0 NC Beds: 159	Buyer: Harmony Group Capital Seller: Great Oaks Property Management Inc	$13,957,895	$87,786	Built: 1973 Ren.: 1995
3	8/5/2021	Pine Knoll Nursing and Rehab Center	156 Pine Knoll Dr	Atlanta, GA	Majority NC Freestanding	IL Units: 0 AL Units: 0 MC Units: 0 NC Beds: 122	Buyer: Harmony Group Capital Seller: Great Oaks Property Management Inc	$8,210,526	$67,299	Built: 1965 Ren.: 1999
4	8/5/2021	Social Circle NSG & Rehab Center	671 N Cherokee Rd	Atlanta, GA	Majority NC Freestanding	IL Units: 0 AL Units: 0 MC Units: 0 NC Beds: 64	Buyer: Harmony Group Capital Seller: Great Oaks Property Management Inc	$5,336,842	$83,388	Built: 1969 Ren.:
5	8/5/2021	Chestnut Ridge Nursing & Rehabilitation Center	125 Samaritan Dr	Atlanta, GA	Majority NC Freestanding	IL Units: 0 AL Units: 0 MC Units: 0 NC Beds: 150	Buyer: Harmony Group Capital Seller: Great Oaks Property Management Inc	$7,577,744	$50,518	Built: 1980 Ren.:

1141 CORINTH DRIVE, Newnan, GA - 5 and 10 Miles

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Closed Transactions

Pin No.	Sale Date	Property Name	Address	Metro	Property Type / Campus Type	Spaces	Buyer / Seller	Close Price	Price Per Unit	Year Built / Renovated
6	8/5/2021	Roswell Nursing & Rehab Center	1109 Green St	Atlanta, GA	Majority NC Freestanding	IL Units: 0 AL Units: 0 MC Units: 0 NC Beds: 220	Buyer: Harmony Group Capital Seller: Great Oaks Property Management Inc	$26,047,931	$118,400	Built: 1955 Ren.:
	7/27/2021	Smoky Springs	940 S Enota Dr	Atlanta, GA	Majority IL Freestanding	IL Units: 115 AL Units: 0 MC Units: 0 NC Beds: 0	Buyer: Welltower Seller: Fortress	$20,213,382	$175,769	Built: 2000 Ren.:
7	7/27/2021	The Regency House	341 Winn Way	Atlanta, GA	Majority IL Freestanding	IL Units: 102 AL Units: 0 MC Units: 0 NC Beds: 0	Buyer: Welltower Seller: Fortress	$13,101,640	$128,447	Built: 1987 Ren.: 2007
8	7/21/2021	Gaines Park Personal Care Homes	1740 Old 41 Hwy NW	Atlanta, GA	Majority AL Freestanding	IL Units: 0 AL Units: 44 MC Units: 0 NC Beds: 0	Buyer: Seller:	$5,760,000	$130,909	Built: 1997 Ren.:
9	7/7/2021	Kimberly Assisted Living Home	700 W Memorial Dr	Atlanta, GA	Majority AL Freestanding	IL Units: 34 AL Units: 0 MC Units: 0 NC Beds: 0	Buyer: 700 Memorial Dallas LLC Seller: Kim B Curl LLC	$3,360,000	$98,824	Built: 1998 Ren.:
10	6/30/2021	Laurel Glen at Carrollton Assisted Living	150 Cottage Ln	Atlanta, GA	Majority AL Combined	IL Units: 30 AL Units: 38 MC Units: 0 NC Beds: 0	Buyer: Welltower Seller: White Oak Healthcare REIT	$10,488,841	$154,248	Built: 1990 Ren.:
11	6/1/2021	Plantation South Duluth	3450 Duluth Park Ln	Atlanta, GA	Majority AL Freestanding	IL Units: 0 AL Units: 62 MC Units: 0 NC Beds: 0	Buyer: Morningsun Assisted Living LLC Seller: Downspout Duluth LLC	$4,425,000	$71,371	Built: 1992 Ren.:
12	5/14/2021	Peachtree Creek Memory Care	4375 Beech Haven Trail SE	Atlanta, GA	Majority AL Freestanding	IL Units: 0 AL Units: 0 MC Units: 56 NC Beds: 0	Buyer: 141 ML GA LLC; ML 204 GA LLC; Trinity Sharp GA LLC Seller: Northstar Healthcare	$2,000,000	$35,714	Built: 1997 Ren.: 2013
13	4/30/2021	Discovery Village At Sugarloaf	1220 Satellite Blvd NW	Atlanta, GA	Majority AL Combined	IL Units: 77 AL Units: 39 MC Units: 15 NC Beds: 0	Buyer: Lone Star Seller: Healthpeak Properties Inc	$37,772,520	$288,340	Built: 2008 Ren.:
14	4/29/2021	Westbury Health and Rehab.	198 Hampton St	Atlanta, GA	Majority NC Freestanding	IL Units: 0 AL Units: 0 MC Units: 0 NC Beds: 157	Buyer: McDonough GA Propco LLC Seller: Westbury Eterprises Inc	$3,130,500	$19,939	Built: 1974 Ren.: 1976

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Closed Transactions

| Pin No.	Sale Date	Property Name	Address	Metro	Property Type / Campus Type	Spaces	Buyer / Seller	Close Price	Price Per Unit	Year Built / Renovated
15	4/29/2021	Westbury Medical Care Home Inc	922 McDonough Rd	Atlanta, GA	Majority NC Freestanding	IL Units: 0 AL Units: 0 MC Units: 0 NC Beds: 196	Buyer: The Portopiccolo Group Seller: Westbury Enterprises Inc	$4,493,811	$22,928	Built: 1959 Ren.: 1989
16	3/29/2021	Mulberry Grove Assisted Living	343 Price St	Atlanta, GA	Majority AL Freestanding	IL Units: 0 AL Units: 0 MC Units: 0 NC Beds: 0	Buyer: Seller: RPG LLC SR			Built: 1997 Ren.:
17	2/16/2021	The Mansions at Gwinnett Park	2400 Burford Drive	Atlanta, GA	Majority IL Combined	IL Units: 100 AL Units: 48 MC Units: 46 NC Beds: 0	Buyer: Focus Healthcare Prtnrs Seller: Mansions Senior Living	$36,000,000	$185,567	Built: 2019 Ren.:
	2/16/2021	Mansions At Sandy Springs	3175 River Exchange Dr	Atlanta, GA	Unknown	IL Units: 0 AL Units: 0 MC Units: 0 NC Beds: 0	Buyer: Focus Healthcare Prtnrs Seller: Mansions Senior Living	$38,500,000	$437,500	Built: 2014 Ren.:
	2/16/2021	Mansions Of Alpharetta	3700 Brookside Pkwy	Atlanta, GA	Majority IL Freestanding	IL Units: 124 AL Units: 0 MC Units: 0 NC Beds: 0	Buyer: Focus Healthcare Prtnrs Seller: Mansions Senior Living	$35,900,000	$289,516	Built: 2016 Ren.:
	2/16/2021	Mansions At Gwinnett Park Villas	1076 Old Peachtree Rd	Atlanta, GA	Majority IL Freestanding	IL Units: 34 AL Units: 0 MC Units: 0 NC Beds: 0	Buyer: Focus Healthcare Prtnrs Seller: Mansions Senior Living	$12,700,000	$373,529	Built: 2019 Ren.:
18	1/15/2021	Five Forks, Sunrise of	3997 Five Forks Trickum Rd SW	Atlanta, GA	Majority AL Combined	IL Units: 0 AL Units: 52 MC Units: 17 NC Beds: 0	Buyer: Brookfield AM Seller: Healthpeak Properties Inc	$10,017,500	$145,181	Built: 2003 Ren.:
19	1/15/2021	Dunwoody, Brighton Gardens of	1240 Ashford Center Pkwy	Atlanta, GA	Majority AL Combined	IL Units: 0 AL Units: 113 MC Units: 0 NC Beds: 0	Buyer: Brookfield AM Seller: Healthpeak Properties Inc	$4,279,572	$37,872	Built: 1999 Ren.:
11	12/30/2020	Plantation South Duluth	3450 Duluth Park Ln	Atlanta, GA	Majority AL Freestanding	IL Units: 0 AL Units: 62 MC Units: 0 NC Beds: 0	Buyer: Downspout Duluth LLC Seller: Gryphon Senior Living			Built: 1992 Ren.:
20	10/22/2020	Plantation South At Dunwoody	4594 Barclay Dr	Atlanta, GA	Majority AL Freestanding	IL Units: 0 AL Units: 60 MC Units: 0 NC Beds: 0	Buyer: Barclay Drive Holdings LLC Seller: Gryphon Senior Living			Built: 1992 Ren.:

Closed Transactions

Pin No.	Sale Date	Property Name	Address	Metro	Property Type / Campus Type	Spaces	Buyer / Seller	Close Price	Price Per Unit	Year Built / Renovated
21	9/14/2020	Tranquility of Cartersville	60 Massell Dr SE	Atlanta, GA	Majority AL Freestanding	IL Units: 0 AL Units: 25 MC Units: 0 NC Beds: 0	Buyer: Cedar Communities Seller: C & a Invs Prop LLC	$2,250,000	$90,000	Built: 2000 Ren.: 2015
22	9/1/2020	Insignia of Towne Lake	1835 Eagle Dr	Atlanta, GA	Majority AL Freestanding	IL Units: 0 AL Units: 33 MC Units: 0 NC Beds: 0	Buyer: Mainstay Senior Living Seller: Medholdings Inc	$2,900,000	$87,879	Built: 1996 Ren.:
23	8/25/2020	Legacy Ridge at Buckhead	4804 Roswell Road	Atlanta, GA	Majority AL Combined	IL Units: 0 AL Units: 72 MC Units: 0 NC Beds: 0	Buyer: Atlas Senior Living Seller: Artemis RE Partners	$7,719,540	$107,216	Built: 2000 Ren.:
24	8/25/2020	Alto by Allegro	4125 Northpoint Perkway	Atlanta, GA	Majority AL Combined	IL Units: 0 AL Units: 83 MC Units: 0 NC Beds: 0	Buyer: Atlas Senior Living Seller: Artemis RE Partners	$7,267,050	$87,555	Built: 2000 Ren.:
25	8/25/2020	Alto Senior Living of Marietta	840 Lecroy Drive	Atlanta, GA	Majority AL Combined	IL Units: 0 AL Units: 54 MC Units: 0 NC Beds: 0	Buyer: Atlas Senior Living Seller: Artemis RE Partners	$6,513,410	$120,619	Built: 1940 Ren.: 1998
	7/2/2020	Brightmoor Hospice Inc	3247 Newnan Rd	Atlanta, GA	Majority AL Freestanding	IL Units: 0 AL Units: 12 MC Units: 0 NC Beds: 0	Buyer: LMF Griffin Properties LLC Seller: SD Brightmoor LLC	$5,313,200	$442,767	Built: 2011 Ren.:
	5/6/2020	Harbor at Harmony Crossing	893-903 Harmony Rd	Atlanta, GA	Majority AL Combined	IL Units: 0 AL Units: 30 MC Units: 30 NC Beds: 0	Buyer: Royal Senior Care Seller: Invesque			Built: 2014 Ren.:
26	2/6/2020	The Retreat at Buford	3177 Gravel Springs Rd	Atlanta, GA	Majority AL Combined	IL Units: 0 AL Units: 54 MC Units: 23 NC Beds: 0	Buyer: ReNew REIT Seller: New Senior Investment Group	$5,315,000	$69,026	Built: 2012 Ren.:
27	1/31/2020	Brookdale Lawrenceville	1000 River Centre Pl	Atlanta, GA	Majority AL Combined	IL Units: 0 AL Units: 36 MC Units: 12 NC Beds: 0	Buyer: Brookdale Senior Living Seller: Healthpeak Properties Inc	$3,775,000	$78,646	Built: 1996 Ren.:
28	1/31/2020	Brookdale Newnan	355 Millard Farmer Industrial Blvd	Atlanta, GA	Majority IL Combined	IL Units: 0 AL Units: 54 MC Units: 0 NC Beds: 0	Buyer: Brookdale Senior Living Seller: Healthpeak Properties Inc	$7,000,000	$129,630	Built: 1999 Ren.:

Closed Transactions

Pin No.	Sale Date	Property Name	Address	Metro	Property Type / Campus Type	Spaces	Buyer / Seller	Close Price	Price Per Unit	Year Built / Renovated
29	1/22/2020	Charter Senior Living of Buford	4450 Old Hamilton Mill Rd	Atlanta, GA	Majority AL Combined	IL Units: 50 AL Units: 10 MC Units: 0 NC Beds: 0	Buyer: GMF Capital Seller: Healthpeak Properties Inc	$12,000,000	$200,000	Built: 1996 Ren.:
30	1/10/2020	Eagles Landing Senior Living	475 Country Club Dr	Atlanta, GA	Majority AL Combined	IL Units: 0 AL Units: 57 MC Units: 0 NC Beds: 0	Buyer: Affinity Living Group Seller: Eagle Crest Ventures LLC; Goldencrest Properties Inc; Goldencrest Lake Company LLC	$7,872,000	$138,105	Built: 1990 Ren.:
31	1/10/2020	GoldenCrest Morrow	2160 Lake Harbin Rd	Atlanta, GA	Majority AL Freestanding	IL Units: 0 AL Units: 0 MC Units: 0 NC Beds: 0	Buyer: Affinity Living Group Seller: Eagle Crest Ventures LLC; Goldencrest Properties Inc; Goldencrest Lake Company LLC	$4,128,000	$103,200	Built: 1996 Ren.:
	12/2/2019	Willow Wood Health & Rehab Center	4595 Cantrell Rd	Atlanta, GA	Majority NC Freestanding	IL Units: 0 AL Units: 0 MC Units: 0 NC Beds: 100	Buyer: Apex Rehabilitation and Healthcare Seller: Essex-Concorde LTC LLC	$10,700,000	$107,000	Built: 1970 Ren.:
	11/5/2019	The Retreat at Canton	3333 E Cherokee Dr	Atlanta, GA	Majority AL Combined	IL Units: 0 AL Units: 65 MC Units: 10 NC Beds: 0	Buyer: White Oak Healthcare REIT Seller: Windsor House Assisted Living LLC	$16,097,500	$214,633	Built: 2015 Ren.:
	11/5/2019	The Retreat at Jasper	190 Sammy McGhee Blvd	Atlanta, GA	Majority AL Combined	IL Units: 0 AL Units: 41 MC Units: 14 NC Beds: 0	Buyer: White Oak Healthcare REIT Seller: Windsor House Assisted Living LLC	$14,402,500	$261,864	Built: Ren.:

Source: NIC MAP® Data Service and RCA.
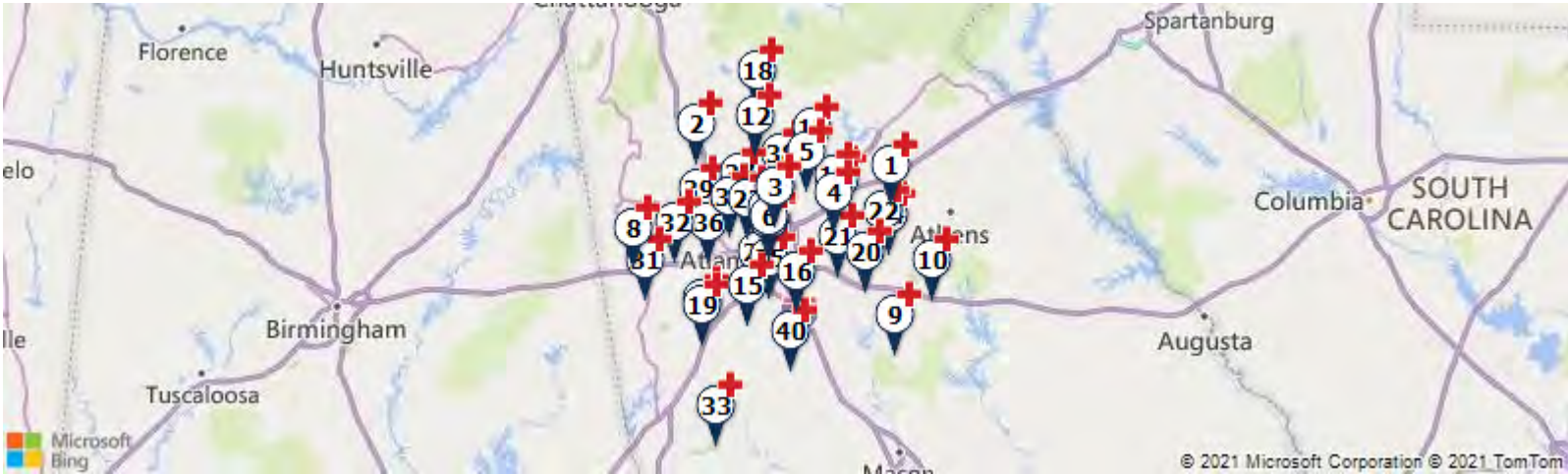
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Hospitals

Pin No.	Hospital Name	Hospital Type	Ownership Type	Address	City	State	Zip	Emergency Services
1	Barrow Regional Medical Center	Acute Care Hospitals	Proprietary	316 North Broad Street	Winder	GA	30680	Yes
2	Cartersville Medical Center	Acute Care Hospitals	Voluntary non-profit - Private	960 Joe Frank Harris Parkway	Cartersville	GA	30120	Yes
3	Children's Healthcare Of Atlanta At Scottish Rite	Childrens	Voluntary non-profit - Other	1001 Johnson Ferry Road	Atlanta	GA	30342	Yes
4	Eastside Medical Center	Acute Care Hospitals	Proprietary	1700 Medical Way	Snellville	GA	30078	Yes
5	Emory Johns Creek Hospital	Acute Care Hospitals	Proprietary	6325 Hospital Parkway	Johns Creek	GA	30097	Yes
6	Emory University Hospital Midtown	Acute Care Hospitals	Voluntary non-profit - Private	550 Peachtree Street, Ne	Atlanta	GA	30308	Yes
7	Grady Memorial Hospital	Acute Care Hospitals	Voluntary non-profit - Private	80 Jesse Hill, Jr Drive Se	Atlanta	GA	30303	Yes
8	Higgins General Hospital	Critical Access Hospitals	Government - Hospital District or Authority	200 Allen Memorial Drive	Bremen	GA	30110	Yes
9	Jasper Memorial Hospital	Critical Access Hospitals	Government - Local	898 College Street	Monticello	GA	31064	Yes
10	Morgan Medical Center	Critical Access Hospitals	Government - Hospital District or Authority	1740 Lions Club Road	Madison	GA	30650	Yes
11	Northside Hospital	Acute Care Hospitals	Voluntary non-profit - Private	1000 Johnson Ferry Road, Ne	Atlanta	GA	30342	Yes
12	Northside Hospital Cherokee	Acute Care Hospitals	Voluntary non-profit - Other	450 Northside Cherokee Boulevard	Canton	GA	30115	Yes
13	Northside Hospital Forsyth	Acute Care Hospitals	Voluntary non-profit - Private	1200 Northside Forsyth Drive	Cumming	GA	30041	Yes

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Hospitals

Pin No.	Hospital Name	Hospital Type	Ownership Type	Address	City	State	Zip	Emergency Services
14	Northside Hospital Gwinnett	Acute Care Hospitals	Government - Hospital District or Authority	1000 Medical Center Boulevard	Lawrenceville	GA	30046	Yes
15	Piedmont Fayette Hospital	Acute Care Hospitals	Voluntary non-profit - Private	1255 Highway 54 West	Fayetteville	GA	30214	Yes
16	Piedmont Henry Hospital	Acute Care Hospitals	Government - Hospital District or Authority	1133 Eagle's Landing Parkway	Stockbridge	GA	30281	Yes
17	Piedmont Hospital	Acute Care Hospitals	Voluntary non-profit - Private	1968 Peachtree Rd Nw	Atlanta	GA	30309	Yes
18	Piedmont Mountainside Hospital Inc	Acute Care Hospitals	Voluntary non-profit - Other	1266 Highway 515 South	Jasper	GA	30143	Yes
19	Piedmont Newnan Hospital, Inc	Acute Care Hospitals	Voluntary non-profit - Private	745 Poplar Road	Newnan	GA	30265	Yes
20	Piedmont Newton Hospital	Acute Care Hospitals	Voluntary non-profit - Private	5126 Hospital Drive Ne	Covington	GA	30014	Yes
21	Piedmont Rockdale Hospital	Acute Care Hospitals	Proprietary	1412 Milstead Avenue, Ne	Conyers	GA	30012	No
22	Piedmont Walton Hospital	Acute Care Hospitals	Proprietary	2151 W Spring Street	Monroe	GA	30655	Yes
23	Ridgeview Institute	Psychiatric	Proprietary	3995 S Cobb Drive, Se	Smyrna	GA	30080	No
24	Ridgeview Institute Monroe	Psychiatric	Proprietary	709 Breedlove Drive	Monroe	GA	30655	No
25	Riverwoods Behavioral Health System	Psychiatric	Proprietary	223 Medical Center Drive	Riverdale	GA	30274	No
26	Saint Joseph's Hospital Of Atlanta, Inc	Acute Care Hospitals	Voluntary non-profit - Private	5665 Peachtree Dunwoody Road	Atlanta	GA	30342	Yes
27	So Crescent Beh Hlth Sys - Anchor Hospital Campus	Psychiatric	Proprietary	5454 Yorktowne Drive	College Park	GA	30349	No
28	Southeastern Regional Medical Center	Acute Care Hospitals	Proprietary	600 Celebrate Life Parkway North	Newnan	GA	30265	No
29	Southern Regional Medical Center	Acute Care Hospitals	Voluntary non-profit - Private	11 Upper Riverdale Road, Sw	Riverdale	GA	30274	Yes
30	Summitridge Center- Psychiatry & Addictive Med	Psychiatric	Proprietary	250 Scenic Highway	Lawrenceville	GA	30046	No
31	Tanner Medical Center - Carrollton	Acute Care Hospitals	Government - Hospital District or Authority	705 Dixie Street	Carrollton	GA	30117	Yes
32	Tanner Medical Center Villa Rica	Acute Care Hospitals	Government - Hospital District or Authority	601 Dallas Highway	Villa Rica	GA	30180	Yes
33	Warm Springs Medical Center	Critical Access Hospitals	Voluntary non-profit - Other	5995 Spring Street	Warm Springs	GA	31830	Yes

Property Advisor Report

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Hospitals

Pin No.	Hospital Name	Hospital Type	Ownership Type	Address	City	State	Zip	Emergency Services
34	Wellstar Atlanta Medical Center	Acute Care Hospitals	Proprietary	303 Parkway Drive, Ne	Atlanta	GA	30312	Yes
35	Wellstar Cobb Hospital	Acute Care Hospitals	Voluntary non-profit - Other	3950 Austell Rd	Austell	GA	30106	Yes
36	Wellstar Douglas Hospital	Acute Care Hospitals	Voluntary non-profit - Private	8954 Hospital Drive	Douglasville	GA	30134	Yes
37	Wellstar Kennestone Hospital	Acute Care Hospitals	Government - Hospital District or Authority	677 Church Street	Marietta	GA	30060	Yes
38	Wellstar North Fulton Hospital	Acute Care Hospitals	Proprietary	3000 Hospital Boulevard	Roswell	GA	30076	Yes
39	Wellstar Paulding Hospital	Acute Care Hospitals	Voluntary non-profit - Other	2518 Jimmy Lee Smith Parkway	Hiram	GA	30141	Yes
40	Wellstar Spalding Regional Hospital	Acute Care Hospitals	Proprietary	601 South 8th Street	Griffin	GA	30223	Yes
41	Wellstar Sylvan Grove Hospital	Critical Access Hospitals	Government - Hospital District or Authority	1050 Mcdonough Road	Jackson	GA	30233	No

Source: Data.Medicare.gov.

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DISABILITY CHARACTERISTICS

2013-2017 American Community Survey 5-Year Estimates

Supporting documentation on code lists, subject definitions, data accuracy, and statistical testing can be found on the American Community Survey website in the Technical Documentation section.

Sample size and data quality measures (including coverage rates, allocation rates, and response rates) can be found on the American Community Survey website in the Methodology section.

Although the American Community Survey (ACS) produces population, demographic and housing unit estimates, it is the Census Bureau's Population Estimates Program that produces and disseminates the official estimates of the population for the nation, states, counties, cities, and towns and estimates of housing units for states and counties.

Subject	Dallas city, Georgia				
	Total		**With a disability**		**Percent with a disability**
	Estimate	**Margin of Error**	**Estimate**	**Margin of Error**	**Estimate**
Total civilian noninstitutionalized population	12,576	+/-111	1,555	+/-427	12.4%
SEX					
Male	5,911	+/-405	838	+/-349	14.2%
Female	6,665	+/-410	717	+/-231	10.8%
RACE AND HISPANIC OR LATINO ORIGIN					
White alone	6,531	+/-891	792	+/-256	12.1%
Black or African American alone	5,291	+/-898	743	+/-395	14.0%
American Indian and Alaska Native alone	20	+/-37	20	+/-37	100.0%
Asian alone	208	+/-263	0	+/-20	0.0%
Native Hawaiian and Other Pacific Islander alone	36	+/-55	0	+/-20	0.0%
Some other race alone	45	+/-71	0	+/-20	0.0%
Two or more races	445	+/-293	0	+/-20	0.0%
White alone, not Hispanic or Latino	6,145	+/-919	776	+/-253	12.6%
Hispanic or Latino (of any race)	581	+/-423	16	+/-27	2.8%
AGE					
Under 5 years	1,230	+/-316	0	+/-20	0.0%
5 to 17 years	2,659	+/-404	40	+/-49	1.5%
18 to 34 years	3,243	+/-511	135	+/-105	4.2%
35 to 64 years	4,180	+/-555	740	+/-275	17.7%
65 to 74 years	896	+/-269	403	+/-228	45.0%
75 years and over	368	+/-113	237	+/-111	64.4%
DISABILITY TYPE BY DETAILED AGE					
With a hearing difficulty	(X)	(X)	346	+/-158	2.8%
Population under 18 years	3,889	+/-466	0	+/-20	0.0%
Population under 5 years	1,230	+/-316	0	+/-20	0.0%
Population 5 to 17 years	2,659	+/-404	0	+/-20	0.0%
Population 18 to 64 years	7,423	+/-414	154	+/-120	2.1%
Population 18 to 34 years	3,243	+/-511	87	+/-82	2.7%
Population 35 to 64 years	4,180	+/-555	67	+/-85	1.6%

Subject	Dallas city, Georgia				
	Total		With a disability		Percent with a disability
	Estimate	Margin of Error	Estimate	Margin of Error	Estimate
Population 65 years and over	1,264	+/-288	192	+/-109	15.2%
Population 65 to 74 years	896	+/-269	136	+/-106	15.2%
Population 75 years and over	368	+/-113	56	+/-55	15.2%
With a vision difficulty	(X)	(X)	454	+/-259	3.6%
Population under 18 years	3,889	+/-466	0	+/-20	0.0%
Population under 5 years	1,230	+/-316	0	+/-20	0.0%
Population 5 to 17 years	2,659	+/-404	0	+/-20	0.0%
Population 18 to 64 years	7,423	+/-414	335	+/-243	4.5%
Population 18 to 34 years	3,243	+/-511	25	+/-47	0.8%
Population 35 to 64 years	4,180	+/-555	310	+/-240	7.4%
Population 65 years and over	1,264	+/-288	119	+/-91	9.4%
Population 65 to 74 years	896	+/-269	70	+/-80	7.8%
Population 75 years and over	368	+/-113	49	+/-53	13.3%
With a cognitive difficulty	(X)	(X)	508	+/-233	4.5%
Population under 18 years	2,659	+/-404	40	+/-49	1.5%
Population 18 to 64 years	7,423	+/-414	278	+/-185	3.7%
Population 18 to 34 years	3,243	+/-511	58	+/-95	1.8%
Population 35 to 64 years	4,180	+/-555	220	+/-164	5.3%
Population 65 years and over	1,264	+/-288	190	+/-127	15.0%
Population 65 to 74 years	896	+/-269	52	+/-90	5.8%
Population 75 years and over	368	+/-113	138	+/-90	37.5%
With an ambulatory difficulty	(X)	(X)	909	+/-326	8.0%
Population under 18 years	2,659	+/-404	0	+/-20	0.0%
Population 18 to 64 years	7,423	+/-414	404	+/-218	5.4%
Population 18 to 34 years	3,243	+/-511	0	+/-20	0.0%
Population 35 to 64 years	4,180	+/-555	404	+/-218	9.7%
Population 65 years and over	1,264	+/-288	505	+/-208	40.0%
Population 65 to 74 years	896	+/-269	337	+/-185	37.6%
Population 75 years and over	368	+/-113	168	+/-100	45.7%
With a self-care difficulty	(X)	(X)	220	+/-141	1.9%
Population under 18 years	2,659	+/-404	0	+/-20	0.0%
Population 18 to 64 years	7,423	+/-414	25	+/-41	0.3%
Population 18 to 34 years	3,243	+/-511	0	+/-20	0.0%
Population 35 to 64 years	4,180	+/-555	25	+/-41	0.6%
Population 65 years and over	1,264	+/-288	195	+/-133	15.4%
Population 65 to 74 years	896	+/-269	68	+/-93	7.6%
Population 75 years and over	368	+/-113	127	+/-105	34.5%
With an independent living difficulty	(X)	(X)	646	+/-237	7.4%
Population 18 to 64 years	7,423	+/-414	349	+/-208	4.7%
Population 18 to 34 years	3,243	+/-511	16	+/-25	0.5%
Population 35 to 64 years	4,180	+/-555	333	+/-206	8.0%
Population 65 years and over	1,264	+/-288	297	+/-149	23.5%
Population 65 to 74 years	896	+/-269	68	+/-93	7.6%
Population 75 years and over	368	+/-113	229	+/-109	62.2%

05/14/2019

Subject	Dallas city, Georgia
	Percent with a disability
	Margin of Error
Total civilian noninstitutionalized population	+/-3.4
SEX	
Male	+/-5.5
Female	+/-3.3
RACE AND HISPANIC OR LATINO ORIGIN	
White alone	+/-3.8
Black or African American alone	+/-7.3
American Indian and Alaska Native alone	+/-71.2
Asian alone	+/-16.4
Native Hawaiian and Other Pacific Islander alone	+/-53.1
Some other race alone	+/-47.5
Two or more races	+/-8.1
White alone, not Hispanic or Latino	+/-4.1
Hispanic or Latino (of any race)	+/-5.3
AGE	
Under 5 years	+/-3.0
5 to 17 years	+/-1.8
18 to 34 years	+/-3.2
35 to 64 years	+/-6.4
65 to 74 years	+/-20.2
75 years and over	+/-18.9
DISABILITY TYPE BY DETAILED AGE	
With a hearing difficulty	+/-1.3
Population under 18 years	+/-1.0
Population under 5 years	+/-3.0
Population 5 to 17 years	+/-1.4
Population 18 to 64 years	+/-1.6
Population 18 to 34 years	+/-2.5
Population 35 to 64 years	+/-2.0
Population 65 years and over	+/-7.5
Population 65 to 74 years	+/-10.2
Population 75 years and over	+/-13.1
With a vision difficulty	+/-2.1
Population under 18 years	+/-1.0
Population under 5 years	+/-3.0
Population 5 to 17 years	+/-1.4
Population 18 to 64 years	+/-3.3
Population 18 to 34 years	+/-1.5
Population 35 to 64 years	+/-5.7
Population 65 years and over	+/-6.5
Population 65 to 74 years	+/-8.2
Population 75 years and over	+/-12.9
With a cognitive difficulty	+/-2.0
Population under 18 years	+/-1.8
Population 18 to 64 years	+/-2.5
Population 18 to 34 years	+/-3.0
Population 35 to 64 years	+/-3.8
Population 65 years and over	+/-9.8
Population 65 to 74 years	+/-9.7
Population 75 years and over	+/-19.7
With an ambulatory difficulty	+/-2.8
Population under 18 years	+/-1.4
Population 18 to 64 years	+/-3.0

Subject	Dallas city, Georgia
	Percent with a disability
	Margin of Error
Population 18 to 34 years	+/-1.1
Population 35 to 64 years	+/-5.4
Population 65 years and over	+/-12.5
Population 65 to 74 years	+/-15.4
Population 75 years and over	+/-19.2
With a self-care difficulty	+/-1.2
Population under 18 years	+/-1.4
Population 18 to 64 years	+/-0.5
Population 18 to 34 years	+/-1.1
Population 35 to 64 years	+/-1.0
Population 65 years and over	+/-10.0
Population 65 to 74 years	+/-9.7
Population 75 years and over	+/-24.6
With an independent living difficulty	+/-2.7
Population 18 to 64 years	+/-2.8
Population 18 to 34 years	+/-0.8
Population 35 to 64 years	+/-5.1
Population 65 years and over	+/-11.3
Population 65 to 74 years	+/-9.7
Population 75 years and over	+/-18.7

Data are based on a sample and are subject to sampling variability. The degree of uncertainty for an estimate arising from sampling variability is represented through the use of a margin of error. The value shown here is the 90 percent margin of error. The margin of error can be interpreted roughly as providing a 90 percent probability that the interval defined by the estimate minus the margin of error and the estimate plus the margin of error (the lower and upper confidence bounds) contains the true value. In addition to sampling variability, the ACS estimates are subject to nonsampling error (for a discussion of nonsampling variability, see Accuracy of the Data). The effect of nonsampling error is not represented in these tables.

The Census Bureau introduced a new set of disability questions in the 2008 ACS questionnaire. Accordingly, comparisons of disability data from 2008 or later with data from prior years are not recommended. For more information on these questions and their evaluation in the 2006 ACS Content Test, see the Evaluation Report Covering Disability.

While the 2013-2017 American Community Survey (ACS) data generally reflect the February 2013 Office of Management and Budget (OMB) definitions of metropolitan and micropolitan statistical areas; in certain instances the names, codes, and boundaries of the principal cities shown in ACS tables may differ from the OMB definitions due to differences in the effective dates of the geographic entities.

Estimates of urban and rural populations, housing units, and characteristics reflect boundaries of urban areas defined based on Census 2010 data. As a result, data for urban and rural areas from the ACS do not necessarily reflect the results of ongoing urbanization.

Source: U.S. Census Bureau, 2013-2017 American Community Survey 5-Year Estimates

Explanation of Symbols:

1. An '**' entry in the margin of error column indicates that either no sample observations or too few sample observations were available to compute a standard error and thus the margin of error. A statistical test is not appropriate.
2. An '-' entry in the estimate column indicates that either no sample observations or too few sample observations were available to compute an estimate, or a ratio of medians cannot be calculated because one or both of the median estimates falls in the lowest interval or upper interval of an open-ended distribution.
3. An '-' following a median estimate means the median falls in the lowest interval of an open-ended distribution.
4. An '+' following a median estimate means the median falls in the upper interval of an open-ended distribution.
5. An '***' entry in the margin of error column indicates that the median falls in the lowest interval or upper interval of an open-ended distribution. A statistical test is not appropriate.
6. An '*****' entry in the margin of error column indicates that the estimate is controlled. A statistical test for sampling variability is not appropriate.
7. An 'N' entry in the estimate and margin of error columns indicates that data for this geographic area cannot be displayed because the number of sample cases is too small.
8. An '(X)' means that the estimate is not applicable or not available.

COMMERCIAL TRADE AREA REPORT

Newnan, GA 30263
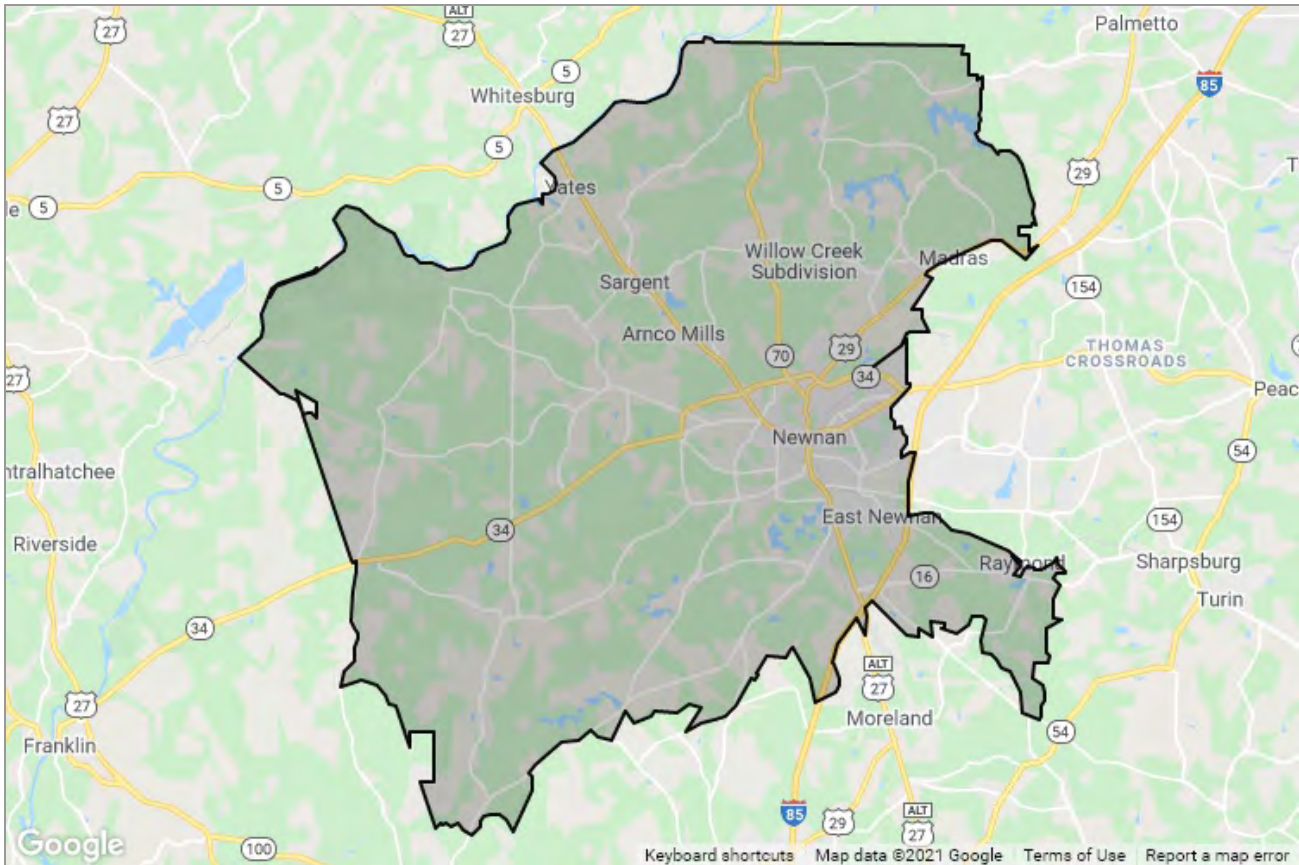
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Ernie Anaya, MBA | REALTOR®

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Main: eanaya@bullrealty.com

Bull Realty, Inc.
50 Glenlake Pkwy NE
Atlanta, GA 30328

Criteria Used for Analysis

Income:	Age:	Population Stats:	Segmentation:
Median Household Income	**Median Age**	**Total Population**	**1st Dominant Segment**
$57,652	**37.0**	**61,180**	**Salt of the Earth**

Consumer Segmentation

Life Mode		Urbanization	
What are the people like that live in this area?	Cozy Country Living Empty nesters in bucolic settings	Where do people like this usually live?	Rural Country living with older families, low density and low diversity

Top Tapestry Segments

	Salt of the Earth	Middleburg	Southern Satellites	Metro Fusion	Soccer Moms
% of Households	3,317 (14.8%)	3,108 (13.9%)	2,524 (11.3%)	2,501 (11.2%)	2,131 (9.5%)
Lifestyle Group	Cozy Country Living	Family Landscapes	Rustic Outposts	Midtown Singles	Family Landscapes
Urbanization Group	Rural	Semirural	Rural	Urban Periphery	Suburban Periphery
Residence Type	Single Family	Single Family	Single Family or Mobile Homes	Multi-Unit Rentals; Single Family	Single Family
Household Type	Married Couples	Married Couples	Married Couples	Singles	Married Couples
Average Household Size	2.58	2.73	2.65	2.63	2.96
Median Age	43.1	35.3	39.7	28.8	36.6
Diversity Index	18.3	46.3	38.6	84	48.3
Median Household Income	$53,000	$55,000	$44,000	$33,000	$84,000
Median Net Worth	$134,000	$89,000	$70,000	$12,000	$252,000
Median Home Value	$134,000	$158,000	$119,000	–	$226,000
Homeownership	83.7 %	74.3 %	78.6 %	25 %	85.5 %
Average Monthly Rent	–	–	–	$880	–
Employment	Professional or Services	Professional or Services	Services, Professional or Administration	Services, Administration or Professional	Professional or Management
Education	High School Graduate	College Degree	High School Graduate	College Degree	College Degree
Preferred Activities	Go fishing, hunting, boating, camping . Tackle home improvement projects.	Buy children's toys and clothes . Go hunting, bowling, target shooting.	Go hunting, fishing . Own a pet dog.	Spend money on what's hot unless saving for something specific . Follow football, soccer.	Go jogging, biking, target shooting . Visit theme parks, zoos.
Financial	Buy insurance from agent	Carry some debt; invest for future	Shop at Walmart	Shop at discount grocery stores, Kmart, Walmart	Carry high level of debt
Media	Access Internet by dial-up modem	Watch country, Christian TV channels	Listen to country music; watch CMT	Listen to R&B, rap, Latin, reggae music	Shop, bank online
Vehicle	Own truck, ATV	Own trucks, SUVs	Own, maintain truck	Owns used vehicles	Own 2+ vehicles (minivans, SUVs)

RPR

11/10/2021

About this segment
Salt of the Earth

This is the	In this area	In the United States
#1	**14.8%**	**2.9%**
dominant segment for this area	of households fall into this segment	of households fall into this segment

An overview of who makes up this segment across the United States

Who We Are

Salt of the Earth residents are entrenched in their traditional, rural lifestyles. Citizens are older, and many have grown children that have moved away. They still cherish family time and also tending to their vegetable gardens and preparing homemade meals. Residents embrace the outdoors; they spend most of their free time preparing for their next fishing, boating or camping trip. The majority has at least a high school diploma or some college education; many have expanded their skill set during their years of employment in the manufacturing and related industries. They may be experts with DIY projects, but the latest technology is not their forte. They use it when absolutely necessary but seek face-to-face contact in their routine activities.

Our Neighborhood

- This large segment is concentrated in the Midwest, particularly in Ohio, Pennsylvania and Indiana.
- Due to their rural setting, households own two vehicles to cover their long commutes, often across county boundaries.
- Home ownership rates are very high. Single-family homes are affordable, valued at 25 percent less than the national market.
- Two in three households are composed of married couples; less than half have children at home.

Socioeconomic Traits

- Steady employment in construction, manufacturing, and related service industries.
- Completed education: 42% with a high school diploma only.
- Household income just over the national median, while net worth is double the national median.
- Spending time with family their top priority.
- Cost-conscious consumers, loyal to brands they like, with a focus on buying American.
- Last to buy the latest and greatest products.
- Try to eat healthy, tracking the nutrition and ingredients in the food they purchase.

Market Profile

- Outdoor sports and activities, such as fishing, boating, hunting and overnight camping trips are popular.
- To support their pastimes, truck ownership is high; many also own an ATV.
- They own the equipment to maintain their lawns and tend to their vegetable gardens.
- Residents often tackle home remodeling and improvement jobs themselves.
- Due to their locale, they own satellite dishes, and many still require dial-up modems to access the Internet.
- These conservative consumers prefer to conduct their business in person rather than online. They use an agent to purchase insurance.

The demographic segmentation shown here can help you understand the lifestyles and life stages of consumers in a market. Data provider Esri classifies U.S. residential neighborhoods into 67 unique market segments based on socioeconomic and demographic characteristics. Data Source: Esri 2020. Update Frequency: Annually.

11/10/2021

About this segment
Middleburg

This is the	In this area	In the United States
#2	**13.9%**	**2.9%**
dominant segment for this area	of households fall into this segment	of households fall into this segment

An overview of who makes up this segment across the United States

Who We Are

Middleburg neighborhoods transformed from the easy pace of country living to semi-rural subdivisions in the last decade, when the housing boom reached out. Residents are conservative, family-oriented consumers. Still more country than rock and roll, they are thrifty but willing to carry some debt and are already investing in their futures. They rely on their smartphones and mobile devices to stay in touch and pride themselves on their expertise. They prefer to buy American and travel in the U.S. This market is younger but growing in size and assets.

Our Neighborhood

- Semi-rural locales within metropolitan areas.
- Neighborhoods changed rapidly in the previous decade with the addition of new single-family homes.
- Include a number of mobile homes.
- Affordable housing, median value of $158,000 with a low vacancy rate.
- Young couples, many with children; average household size is 2.73.

Socioeconomic Traits

- Education: 66% with a high school diploma or some college.
- Unemployment rate lower at 7.4%.
- Labor force participation typical of a younger population at 66.7%.
- Traditional values are the norm here—faith, country and family.
- Prefer to buy American and for a good price.
- Comfortable with the latest in technology, for convenience (online banking or saving money on landlines) and entertainment.

Market Profile

- Residents are partial to trucks, SUVs, and occasionally, convertibles or motorcycles.
- Entertainment is primarily family-oriented, TV and movie rentals or theme parks and family restaurants.
- Spending priorities also focus on family (children's toys and apparel) or home DIY projects.
- Sports include hunting, target shooting, bowling and baseball.
- TV and magazines provide entertainment and information.
- Media preferences include country and Christian channels.

The demographic segmentation shown here can help you understand the lifestyles and life stages of consumers in a market. Data provider Esri classifies U.S. residential neighborhoods into 67 unique market segments based on socioeconomic and demographic characteristics. Data Source: Esri 2020. Update Frequency: Annually.

About this segment
Southern Satellites

This is the	In this area	In the United States
#3	**11.3%**	**3.2%**
dominant segment for this area	of households fall into this segment	of households fall into this segment

An overview of who makes up this segment across the United States

Who We Are

Southern Satellites is the second largest market found in rural settlements, typically within metropolitan areas located primarily in the South. This market is generally non-diverse, slightly older, settled married-couple families, who own their homes. Almost two-thirds of the homes are single-family structures; a third are mobile homes. Median household income and home value are below average. Workers are employed in a variety of industries, such as manufacturing, health care, retail trade and construction, with higher proportions in mining and agriculture than the U.S. Residents enjoy country living, preferring outdoor activities and DIY home projects.

Our Neighborhood

- About 79% of households are owned.
- Married couples with no children are the dominant household type, with a number of multi-generational households.
- Most are single-family homes (65%), with a number of mobile homes.
- Most housing units were built in 1970 or later.
- Most households own 1 or 2 vehicles, but owning 3+ vehicles is common

Socioeconomic Traits

- Education: almost 40% have a high school diploma only; 41% have college education.
- Unemployment rate is 9.2%, slightly higher than the U.S. rate.
- Labor force participation rate is 59.7%, slightly lower than the U.S.
- These consumers are more concerned about cost rather than quality or brand loyalty.
- They tend to be somewhat late in adapting to technology.
- They obtain a disproportionate amount of their information from TV, compared to other media.

Market Profile

- Usually own a truck; likely to service it themselves.
- Frequent the convenience store, usually to fill up a vehicle with gas.
- Typical household has a satellite dish.
- Work on home improvement and remodeling projects.
- Own a pet, commonly a dog.
- Participate in fishing and hunting.
- Prefer to listen to country music and watch Country Music Television (CMT).
- Read fishing/hunting and home service magazines.
- Partial to eating at low-cost family restaurants and drive-ins.
- Use Walmart for all their shopping needs (groceries, clothing, pharmacy, etc.).

The demographic segmentation shown here can help you understand the lifestyles and life stages of consumers in a market. Data provider Esri classifies U.S. residential neighborhoods into 67 unique market segments based on socioeconomic and demographic characteristics. Data Source: Esri 2020. Update Frequency: Annually.

11/10/2021

About this segment
Metro Fusion

This is the	In this area	In the United States
#4	**11.2%**	**1.4%**
dominant segment for this area	of households fall into this segment	of households fall into this segment

An overview of who makes up this segment across the United States

Who We Are

Metro Fusion is a young, diverse market. Many residents do not speak English fluently and have moved into their homes recently. They are highly mobile. More than three-quarters of households are occupied by renters. Many households have young children; a quarter are single-parent families. The majority of residents live in midsize apartment buildings. Metro Fusion is a hard-working market with residents who are dedicated to climbing the ladders of their professional and social lives. This is particularly difficult for the single parents due to median incomes that are 35 percent lower than the U.S. average.

Our Neighborhood

- Over 60% of the homes are multi-unit structures located in the urban periphery.
- Three quarters of residents are renters, and rents are about ten percent less than the U.S. average.
- The majority of housing units were built before 1990.
- Single-parent and single-person households make up over half of all households.

Socioeconomic Traits

- They're a diverse market with 30% black, 34% Hispanic and 20% foreign born.
- Younger residents are highly connected, while older residents do not have much use for the latest and greatest technology.
- They work hard to advance in their professions, including working weekends.
- They take pride in their appearance, consider their fashion trendy, and stick with the same few designer brands.
- They spend money readily on what's hot unless saving for something specific.
- Social status is very important; they look to impress with fashion and electronics.

Market Profile

- They enjoy watching MTV, Spanish TV networks and pay-per-view.
- They listen to R&B, rap, Latin and reggae music.
- Football and soccer are popular sports.
- They shop at discount grocery stores, Kmart and Walmart.
- They often eat frozen dinners, but when dining out prefer McDonald's, Wendy's and IHOP.

The demographic segmentation shown here can help you understand the lifestyles and life stages of consumers in a market. Data provider Esri classifies U.S. residential neighborhoods into 67 unique market segments based on socioeconomic and demographic characteristics. Data Source: Esri 2020. Update Frequency: Annually.

11/10/2021

About this segment
Soccer Moms

This is the	In this area	In the United States
#5	**9.5%**	**2.9%**
dominant segment for this area	of households fall into this segment	of households fall into this segment

An overview of who makes up this segment across the United States

Who We Are

Soccer Moms is an affluent, family-oriented market with a country flavor. Residents are partial to new housing away from the bustle of the city but close enough to commute to professional job centers. Life in this suburban wilderness offsets the hectic pace of two working parents with growing children. They favor time-saving devices, like banking online or housekeeping services, and family-oriented pursuits.

Our Neighborhood

- Soccer Moms residents prefer the suburban periphery of metropolitan areas.
- Predominantly single family, homes are in newer neighborhoods, 36% built in the 1990s, 31% built since 2000.
- Owner-occupied homes have high rate of mortgages at 74%, and low rate vacancy at 5%.
- Median home value is $226,000.
- Most households are married couples with children; average household size is 2.96.
- Most households have 2 or 3 vehicles; long travel time to work including a disproportionate number commuting from a different county

Socioeconomic Traits

- Education: 37.7% college graduates; more than 70% with some college education.
- Low unemployment at 5.9%; high labor force participation rate at 72%; 2 out of 3 households include 2+ workers.
- Connected, with a host of wireless devices from iPods to tablets–anything that enables convenience, like banking, paying bills or even shopping online.
- Well insured and invested in a range of funds, from savings accounts or bonds to stocks.
- Carry a higher level of debt, including first and second mortgages and auto loans

Market Profile

- Most households own at least two vehicles; the most popular types are minivans and SUVs.
- Family-oriented purchases and activities dominate, like 4+ televisions, movie purchases or rentals, children's apparel and toys, and visits to theme parks or zoos.
- Outdoor activities and sports are characteristic of life in the suburban periphery, like bicycling, jogging, golfing, boating, and target shooting.
- Home maintenance services are frequently contracted, but these families also like their gardens and own the tools for minor upkeep, like riding mowers and tillers.

The demographic segmentation shown here can help you understand the lifestyles and life stages of consumers in a market. Data provider Esri classifies U.S. residential neighborhoods into 67 unique market segments based on socioeconomic and demographic characteristics. Data Source: Esri 2020. Update Frequency: Annually.

Newnan, GA 30263: Population Comparison

Total Population

This chart shows the total population in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2020

Update Frequency: Annually

■ 2020
■ 2025 (Projected)

30263	61,180
	66,030
Coweta County	148,655
	161,446
Georgia	9,944,704
	11,253,660

Population Density

This chart shows the number of people per square mile in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2020

Update Frequency: Annually

■ 2020
■ 2025 (Projected)

30263	305.1
	329.3
Coweta County	333.4
	362.1
Georgia	180.8
	191.0

Population Change Since 2010

This chart shows the percentage change in area's population from 2010 to 2020, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2020

Update Frequency: Annually

■ 2020
■ 2025 (Projected)

30263	15.74%
	7.93%
Coweta County	16.76%
	8.60%
Georgia	2.65%
	13.16%

Total Daytime Population

This chart shows the number of people who are present in an area during normal business hours, including workers, and compares that population to other geographies. Daytime population is in contrast to the "resident" population present during evening and nighttime hours.

Data Source: U.S. Census American Community Survey via Esri, 2020

Update Frequency: Annually

■ 30263

30263	49,172
Coweta County	122,532
Georgia	10,577,904

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Daytime Population Density

This chart shows the number people who are present in an area during normal business hours, including workers, per square mile in an area, compared with other geographies. Daytime population is in contrast to the "resident" population present during evening and nighttime hours.

Data Source: U.S. Census American Community Survey via Esri, 2020

Update Frequency: Annually

■ 30263

Geography	Value
30263	245.2
Coweta County	274.8
Georgia	179.5

Average Household Size

This chart shows the average household size in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2020

Update Frequency: Annually

■ 2020
■ 2025 (Projected)

Geography	2020	2025 (Projected)
30263	2.70	2.70
Coweta County	2.77	2.77
Georgia	2.64	2.65

Population Living in Family Households

This chart shows the percentage of an area's population that lives in a household with one or more individuals related by birth, marriage or adoption, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2020

Update Frequency: Annually

■ 2020
■ 2025 (Projected)

Geography	2020	2025 (Projected)
30263	50,777	54,676
Coweta County	128,306	139,113
Georgia	8,522,354	8,994,799

Female / Male Ratio

This chart shows the ratio of females to males in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2020

Update Frequency: Annually

■ Women 2020
■ Men 2020
■ Women 2025 (Projected)
■ Men 2025 (Projected)

Geography	Women	Men
30263 (2020)	51.4%	48.6%
30263 (2025)	51.4%	48.6%
Coweta County (2020)	51.1%	48.9%
Coweta County (2025)	51.2%	48.8%
Georgia (2020)	51.0%	49.0%
Georgia (2025)	51.0%	49.0%

Newnan, GA 30263: Age Comparison

Median Age

This chart shows the median age in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2020

Update Frequency: Annually

■ 2020
■ 2025 (Projected)

	2020	2025 (Projected)
30263	37.0	37.5
Coweta County	37.8	38.2
Georgia	36.8	37.5

Population by Age

This chart breaks down the population of an area by age group.

Data Source: U.S. Census American Community Survey via Esri, 2020

Update Frequency: Annually

■ 2020
■ 2025 (Projected)

	2020	2025 (Projected)
Children	13.9%	13.7%
Tweens	4.2%	4.2%
Teens	9.0%	9.3%
20s	13.4%	12.3%
30s	13.8%	13.9%
40s	12.9%	12.5%
50s	12.8%	12.1%
60s	10.8%	11.2%
70s	6.5%	7.5%
Over 80	2.8%	3.3%

Newnan, GA 30263: Marital Status Comparison

Married / Unmarried Adults Ratio

This chart shows the ratio of married to unmarried adults in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2020

Update Frequency: Annually

- ■ Married
- ■ Unmarried

	Married	Unmarried
30263	54.3%	45.7%
Coweta County	59.0%	41.0%
Georgia	48.9%	51.1%

Married

This chart shows the number of people in an area who are married, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2020

Update Frequency: Annually

30263	54.3%
Coweta County	59.0%
Georgia	48.9%

Never Married

This chart shows the number of people in an area who have never been married, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2020

Update Frequency: Annually

30263	29.2%
Coweta County	26.2%
Georgia	34.6%

Widowed

This chart shows the number of people in an area who are widowed, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2020

Update Frequency: Annually

30263	6.2%
Coweta County	5.1%
Georgia	5.3%

Divorced

This chart shows the number of people in an area who are divorced, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2020

Update Frequency: Annually

30263	10.3%
Coweta County	9.7%
Georgia	11.2%

Newnan, GA 30263: Economic Comparison

Average Household Income

This chart shows the average household income in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2020

Update Frequency: Annually
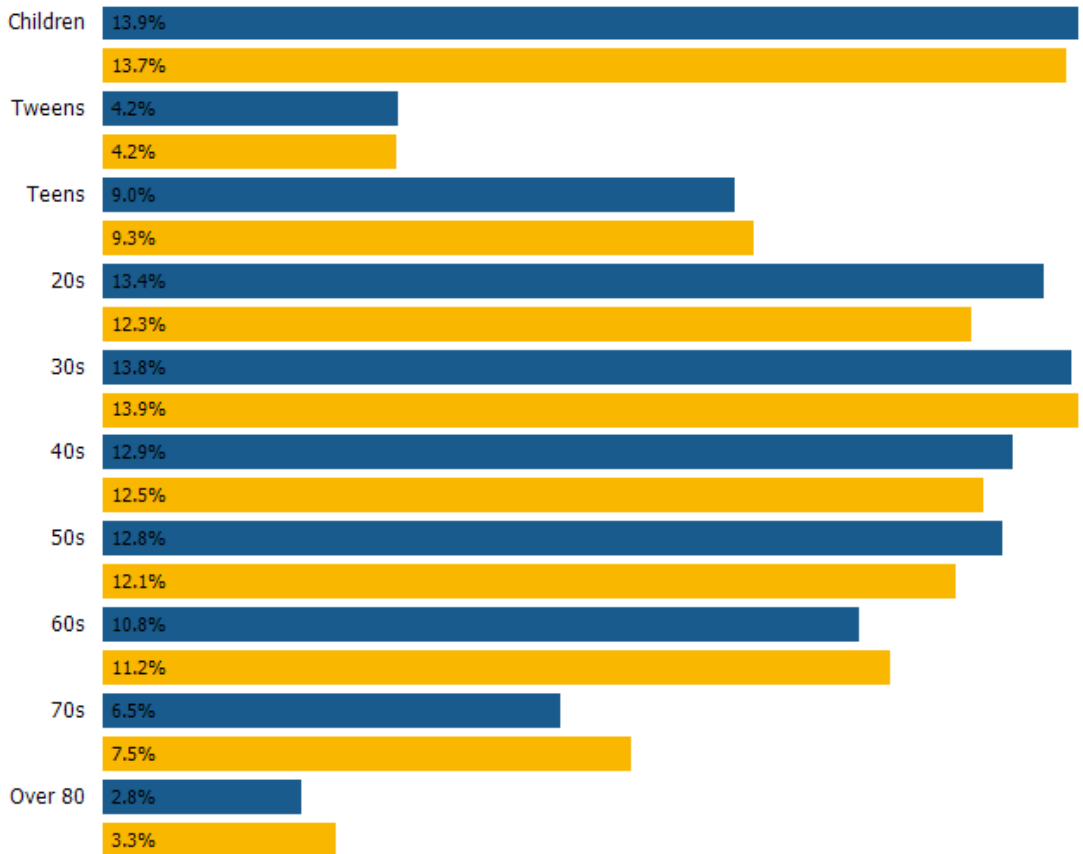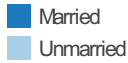
- ■ 2020
- ■ 2025 (Projected)

Geography	2020	2025 (Projected)
30263	$79,999	$91,851
Coweta County	$92,749	$104,869
Georgia	$81,205	$92,799

Median Household Income

This chart shows the median household income in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2020

Update Frequency: Annually

- ■ 2020
- ■ 2025 (Projected)

Geography	2020	2025 (Projected)
30263	$57,652	$68,621
Coweta County	$74,305	$82,280
Georgia	$56,932	$65,049

Per Capita Income

This chart shows per capita income in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2020

Update Frequency: Annually

- ■ 2020
- ■ 2025 (Projected)

Geography	2020	2025 (Projected)
30263	$29,359	$33,785
Coweta County	$33,367	$37,765
Georgia	$29,196	$34,358

Average Disposable Income

This chart shows the average disposable income in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2020
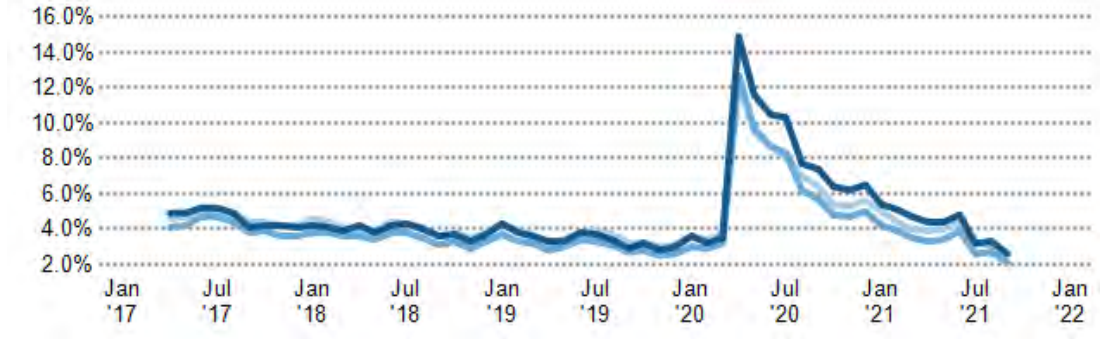
Update Frequency: Annually

Geography	
30263	$61,121
Coweta County	$70,130
Georgia	$65,459

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Unemployment Rate

This chart shows the unemployment trend in an area, compared with other geographies.

Data Source: Bureau of Labor Statistics via 3DL

Update Frequency: Monthly
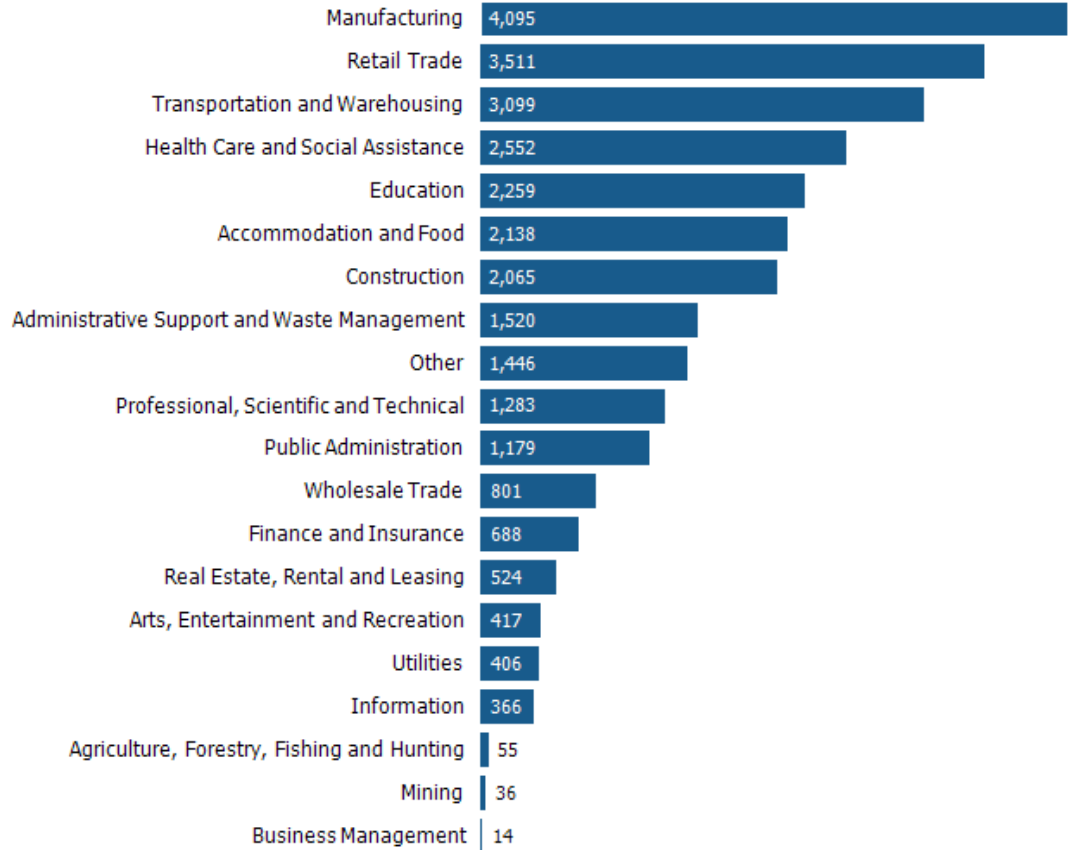
- Newnan
- Coweta County
- Georgia

Employment Count by Industry

This chart shows industries in an area and the number of people employed in each category.

Data Source: Bureau of Labor Statistics via Esri, 2020

Update Frequency: Annually

Industry	Count
Manufacturing	4,095
Retail Trade	3,511
Transportation and Warehousing	3,099
Health Care and Social Assistance	2,552
Education	2,259
Accommodation and Food	2,138
Construction	2,065
Administrative Support and Waste Management	1,520
Other	1,446
Professional, Scientific and Technical	1,283
Public Administration	1,179
Wholesale Trade	801
Finance and Insurance	688
Real Estate, Rental and Leasing	524
Arts, Entertainment and Recreation	417
Utilities	406
Information	366
Agriculture, Forestry, Fishing and Hunting	55
Mining	36
Business Management	14

Newnan, GA 30263: Education Comparison

Less than 9th Grade

This chart shows the percentage of people in an area who have less than a ninth grade education, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2020

Update Frequency: Annually

30263	4.2%
Coweta County	3.2%
Georgia	4.3%

Some High School

This chart shows the percentage of people in an area whose highest educational achievement is some high school, without graduating or passing a high school GED test, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2020

Update Frequency: Annually

30263	9.3%
Coweta County	6.9%
Georgia	8.2%

High School GED

This chart shows the percentage of people in an area whose highest educational achievement is passing a high school GED test, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2020

Update Frequency: Annually

30263	5.3%
Coweta County	4.2%
Georgia	4.7%

High School Graduate

This chart shows the percentage of people in an area whose highest educational achievement is high school, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2020

Update Frequency: Annually

30263	27.5%
Coweta County	25.7%
Georgia	23.4%

Some College

This chart shows the percentage of people in an area whose highest educational achievement is some college, without receiving a degree, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2020

Update Frequency: Annually

30263	22.6%
Coweta County	22.1%
Georgia	20.0%

Associate Degree

This chart shows the percentage of people in an area whose highest educational achievement is an associate degree, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2020

Update Frequency: Annually

Geography	Percentage
30263	6.8%
Coweta County	7.4%
Georgia	8.0%

Bachelor's Degree

This chart shows the percentage of people in an area whose highest educational achievement is a bachelor's degree, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2020

Update Frequency: Annually

Geography	Percentage
30263	15.7%
Coweta County	20.5%
Georgia	19.2%

Grad/Professional Degree

This chart shows the percentage of people in an area whose highest educational achievement is a graduate or professional degree, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2020

Update Frequency: Annually

Geography	Percentage
30263	8.6%
Coweta County	10.0%
Georgia	12.1%

11/10/2021
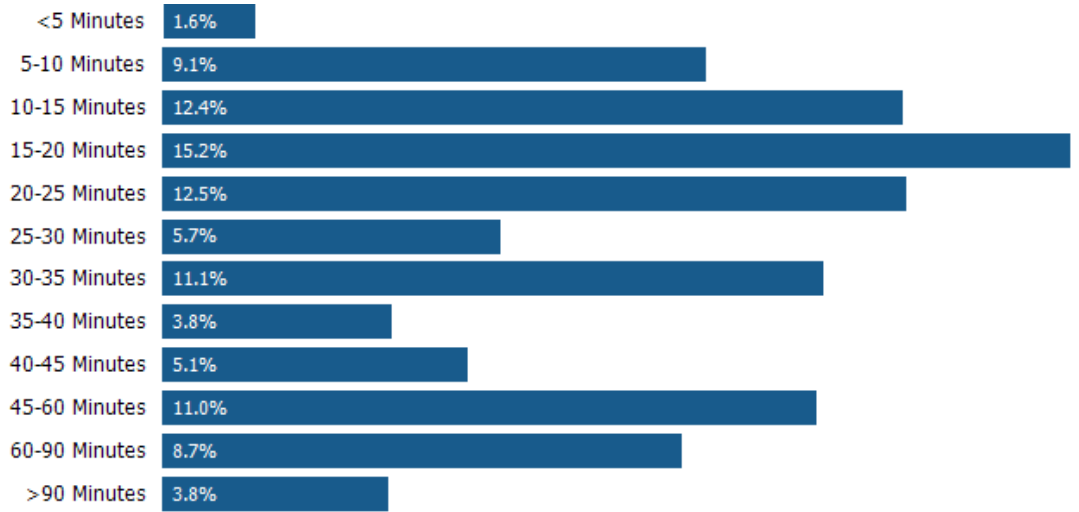
Newnan, GA 30263: Commute Comparison

Average Commute Time

This chart shows average commute times to work, in minutes, by percentage of an area's population.

Data Source: U.S. Census American Community Survey via Esri, 2020
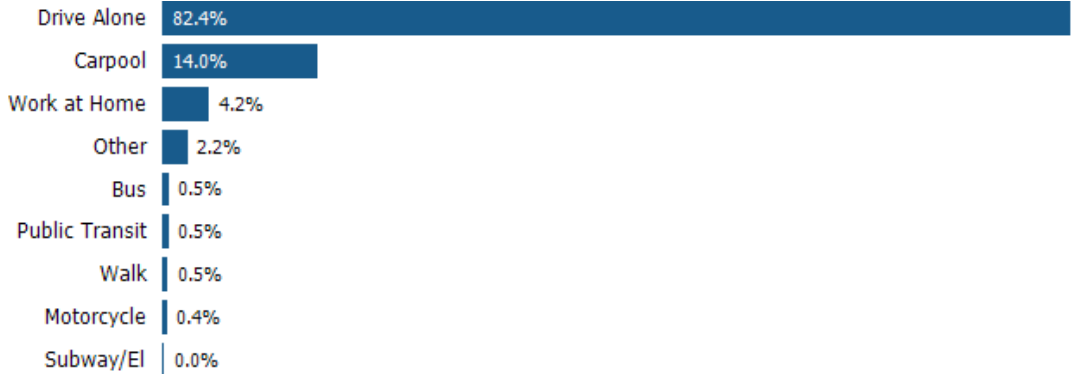
Update Frequency: Annually

■ 30263

Commute Time	Percentage
<5 Minutes	1.6%
5-10 Minutes	9.1%
10-15 Minutes	12.4%
15-20 Minutes	15.2%
20-25 Minutes	12.5%
25-30 Minutes	5.7%
30-35 Minutes	11.1%
35-40 Minutes	3.8%
40-45 Minutes	5.1%
45-60 Minutes	11.0%
60-90 Minutes	8.7%
>90 Minutes	3.8%

How People Get to Work

This chart shows the types of transportation that residents of the area you searched use for their commute, by percentage of an area's population.

Data Source: U.S. Census American Community Survey via Esri, 2020

Update Frequency: Annually

■ 30263

Transportation	Percentage
Drive Alone	82.4%
Carpool	14.0%
Work at Home	4.2%
Other	2.2%
Bus	0.5%
Public Transit	0.5%
Walk	0.5%
Motorcycle	0.4%
Subway/El	0.0%

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Newnan, GA 30263: Home Value Comparison

Median Estimated Home Value

This chart displays property estimates for an area and a subject property, where one has been selected. Estimated home values are generated by a valuation model and are not formal appraisals.

Data Source: Valuation calculations based on public records and MLS sources where licensed

Update Frequency: Monthly

Area	Value
30263	$263,190
Coweta County	$306,320
Georgia	$286,030

12 mo. Change in Median Estimated Home Value

This chart shows the 12-month change in the estimated value of all homes in this area, the county and the state. Estimated home values are generated by a valuation model and are not formal appraisals.

Data Source: Valuation calculations based on public records and MLS sources where licensed

Update Frequency: Monthly

Area	Change
30263	+20.8%
Coweta County	+22.3%
Georgia	+21.3%

Median Listing Price

This chart displays the median listing price for homes in this area, the county and the state.

Data Source: On- and off-market listings sources

Update Frequency: Monthly

Area	Price
30263	$315,000
Coweta County	$369,002
Georgia	$325,000

12 mo. Change in Median Listing Price

This chart displays the 12-month change in the median listing price of homes in this area, and compares it to the county and state.

Data Source: On- and off-market listings sources

Update Frequency: Monthly

Area	Change
30263	+3.3%
Coweta County	+11.8%
Georgia	+16.1%

11/10/2021

Traffic Counts

Daily Traffic Counts: ▲ Up 6,000 / day ▲ 6,001 – 15,000 ▲ 15,001 – 30,000 ▲ 30,001 – 50,000 ▲ 50,001 – 100,000 ▲ Over 100,000 / day

▲1	▲2	▲3	▲4	▲5
65,975	**56,152**	**36,964**	**29,500**	**27,534**
2021 Est. daily traffic counts	2021 Est. daily traffic counts	2021 Est. daily traffic counts	2019 Est. daily traffic counts	2021 Est. daily traffic counts
Street: **Campus Dr**	Street: **I-85**	Street: **Clark St**	Street: **Millard Farmer Industrial Boulevard**	Street: **Millard Farmer Industrial Blvd**
Cross: **Turkey Creek Rd**	Cross: **Poplar Rd**	Cross: **Jackson St**	Cross: **Calumet Pkwy**	Cross: **Calumet Pkwy**
Cross Dir: **NE**	Cross Dir: **N**	Cross Dir: **W**	Cross Dir: **NW**	Cross Dir: **NW**
Dist: **0.45 miles**	Dist: **0.23 miles**	Dist: **0.02 miles**	Dist: **0.16 miles**	Dist: **0.16 miles**

Historical counts

#	Year	Count	Type
1	2019	65,100	AADT
2	2013	50,400	AADT
	2010	48,580	AADT
	2007	54,550	AADT
	2005	58,640	AADT
	2003	50,050	AADT
3	2003	35,960	AADT
	2002	19,700	AADT
	2001	18,300	AADT
	2000	18,900	AADT
	1999	19,300	AADT
4	2018	29,700	AADT
	2015	27,200	AADT
	2013	23,600	AADT

NOTE: Daily Traffic Counts are a mixture of actual and Estimates (*)

About RPR (Realtors Property Resource)

- Realtors Property Resource® is a wholly owned subsidiary of the National Association REALTORS®.

- RPR offers comprehensive data – including a nationwide database of 164 million properties – as well as powerful analytics and dynamic reports exclusively for members of the NAR.

- RPR's focus is giving residential and commercial real estate practitioners, brokers, and MLS and Association staff the tools they need to serve their clients.

- This report has been provided to you by a member of the NAR.

About RPR's Data

RPR generates and compiles real estate and other data from a vast array of sources. The data contained in your report includes some or all of the following:

- **Listing data** from our partner MLSs and CIEs, and related calculations, like estimated value for a property or median sales price for a local market.

- **Public records data** including tax, assessment, and deed information. Foreclosure and distressed data from public records.

- **Market conditions and forecasts** based on listing and public records data.

- **Census and employment data** from the U.S. Census and the U.S. Bureau of Labor Statistics.

- **Demographics and trends data** from Esri. The data in commercial and economic reports includes Tapestry Segmentation, which classifies U.S. residential neighborhoods into unique market segments based on socioeconomic and demographic characteristics.

- **Business data** including consumer expenditures, commercial market potential, retail marketplace, SIC and NAICS business information, and banking potential data from Esri.

- **School data and reviews** from Niche.

- **Specialty data sets** such as walkability scores, traffic counts and flood zones.

Update Frequency

- Listings and public records data are updated on a continuous basis.

- Charts and statistics calculated from listing and public records data are refreshed monthly.

- Other data sets range from daily to annual updates.

Learn more

For more information about RPR, please visit RPR's public website: https://blog.narrpr.com

Ernie Anaya is President for Senior Housing Group at Bull Realty focusing in the Age Restricted Multifamily, Independent Living, Assisted Living/Memory Care, Skilled Nursing, and Hospice sectors. *2020, 2021, and 2022 Million Dollar Club*, Investment Properties, Atlanta Commercial Board of Realtors. Fellow, Royal Anthropological Institute of Great Britain and Ireland focusing on the anthropology of aging for senior housing.

Member of the National Association of Realtors, Atlanta Commercial Board of Realtors, Association of Professional Mergers & Acquisition Advisors, Assisted Living Association of Georgia, Registered Professional Member, National Association of Real Estate Appraisers, Academic Member, National Association of Appraisers, and National Investment Center for Senior Housing (NIC). Licensed in Georgia and South Carolina.

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** - Diagnostics Division, **GE Medical Systems**, **Cardinal Health**, and X**erox Corporation**.

Consulting experience includes *Client Solutions Director* with **EMC Corporation** covering Department of the Army in US and Germany (Top Secret Clearance), and *Principal, Healthcare Sector* with **SunGard Consulting Services** covering the *US and Latin America* and has over 15 years of experience in data center design, migration and co-location services. Expert Speaker at several international conferences addressing Information Security, Enterprise Risk Management and Business Continuity for Healthcare institutions in Baton Rouge, Seattle, Mexico City, and Santo Domingo.

BA in **Astrophysics** from **Ole Miss** and an MBA from M**ichigan State University**, including their Global Management Course in Japan & Singapore. He is also attended the Center for Transportation and Logistics Executive Program at Massachusetts Institute of Technology. Diploma in Architecture & the Environment focusing on Senior Housing from Universidad de Salamanca, Spain.

Past professional designations include AAFM's Master Financial Manager (MFM), Certified Foreign Investor Specialist, Certified in Risk and Information Systems Control (CRISC), Certified Information Security Systems Professional (CISSP), Certified Business Continuity Professional (CBCP) and ASTL Certified in Transportation & Logistics.

In addition, he is a former Army Officer with the 1st Cavalry Division (Top Secret Clearance), Military Order of Foreign Wars, Life Member of the American Legion, and Strathmore's Who's Who Worldwide. Knight Commander in the European Order of the Eagle of Georgia and the Seamless Tunic of Our Lord Jesus Christ. Also a member of the Army & Navy Club in Washington, D.C., and the Yacht Club of Hilton Head Island.

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