



**UNITED STATES DEPARTMENT OF VETERANS AFFAIRS
COMMUNITY BASED OUTPATIENT CLINIC**

39 Oak Hill Court Newnan, GA 30265

NEWMARK

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U.S. Department
of Veterans Affairs

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EXECUTIVE SUMMARY

VA CBOC in the State of GA

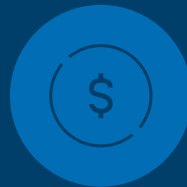
Opportunity to acquire a +/- 10,000 SF property leased to the U.S. Department of Veterans Affairs. The subject property is located in the State of Georgia with lease expiration in 2032. The clinic was built-to-suit and custom-designed facilities to comply with Veterans Affairs specifications and requirements. The +/- 10,000 SF VA Newnan clinic provides laboratory blood draws, clinical testing, pathology, primary care, internal medicine, and specialty health services, including treatment for lung disease. The clinic's lab has the capabilities to study bodily fluids for illness management, tests for infectious diseases, cytopathology (the study of unusual cells), and autopsy services.

- Leases are guaranteed by the full faith and credit of the United States of America (Aaa credit rating)
- Build-to-Suit construction and custom-designed facility to comply with Veterans Affairs specifications and requirements
- Significant lease term remaining with lease expiration in 2032 (Newnan)
- Operating expense rent increases at a guaranteed rate of 2% annually



SALE PRICE:

\$4,573,231



NOI:

\$365,858.49



CAP RATE:

8.00%



SIZE:

10,598 RSF

TENANT OVERVIEW

The United States Department of Veterans Affairs (VA) is a federal Cabinet level agency that provides near-comprehensive healthcare services to eligible military veterans at VA medical centers and outpatient clinics located throughout the country. The Veterans Health Administration implemented these clinics to make access to health care easier by providing the most common outpatient services, including health and wellness visits, without the hassle of visiting a larger medical center. VHA continues to expand their network of CBOCs to include more rural locations, making access to care closer to home. The VA mandatory funding request increased 21.6% from \$193.5 billion in 2024 to \$235.3 billion in 2025.



NEWNAN

Lease Square Footage	10,000 SF
Lease Commencement	8/20/22
Lease Expiration	8/19/32
Firm Through	8/19/27
Current Shell Rent	\$341,239.00
Current Operating Cost Base Rent	\$138,559.43
Operation Expense Escalation Total	2% annual increase
Current Total Rent	\$479,798.44
Tax Base	\$10,500

PROPERTY OVERVIEW

39 OAK HILL COURT NEWNAN, GA 30265



PROPERTY INFORMATION

Address	39 Oak Hill Court Newnan, GA 30265
Building Size	10,598 SF
Site Size	0.79 AC
Year Built/Renovated	2009
Parking	120 Surface Spaces
Stories	1
Tenancy	Single

FINANCIAL INFORMATION

Occupancy	100%
Price	\$4,573,231
Lease Expiration	8/19/32
Current Total Rent	\$479,798.49 <small>*in line with year 3 of the lease</small>
Current NOI	\$365,858.49
Cap Rate	8.00%



PROPERTY SURVEY

CALL TABLE

Course	Bearing	Distance
L1	S 08°08'48" E	81.48'

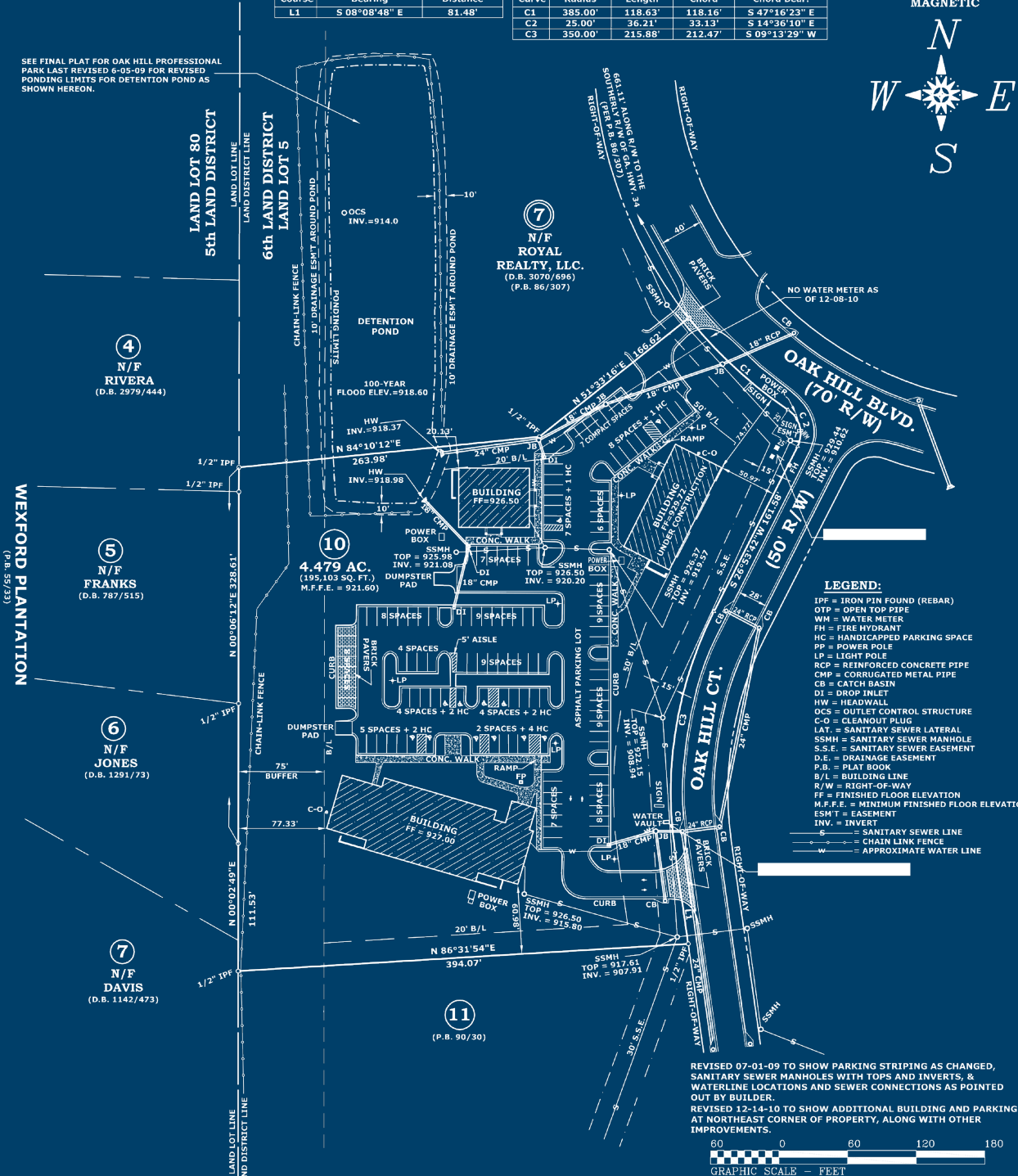
CURVE TABLE

Curve	Radius	Length	Chord	Chord Bear.
C1	385.00'	118.63'	118.16'	S 47°16'23" E
C2	25.00'	36.21'	33.13'	S 14°36'10" E
C3	350.00'	215.88'	212.47'	S 09°13'29" W

MAGNETIC



SEE FINAL PLAT FOR OAK HILL PROFESSIONAL PARK LAST REVISED 6-05-09 FOR REVISED PONDING LIMITS FOR DETENTION POND AS SHOWN HEREON.



LEGEND:

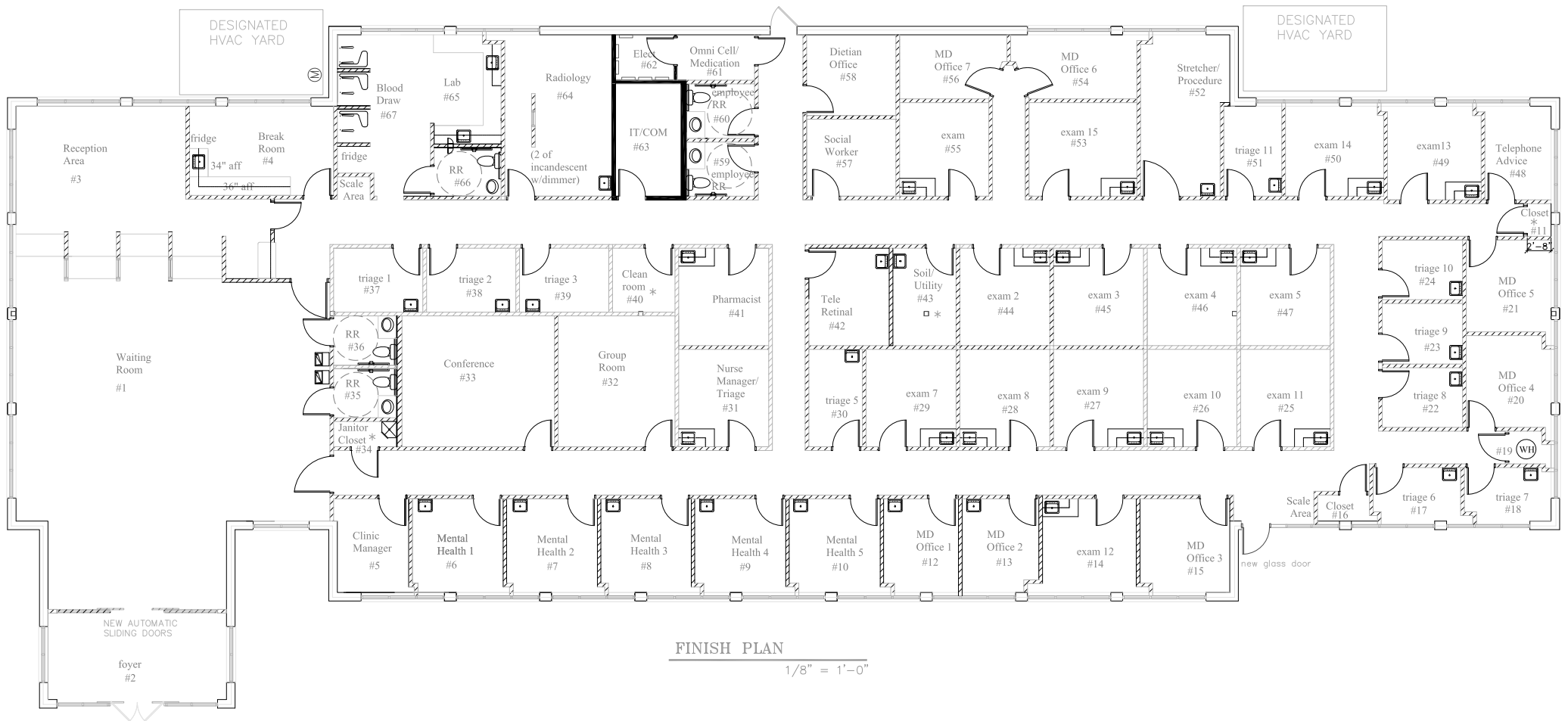
- IPF = IRON PIN FOUND (REBAR)
- OTP = OPEN TOP PIPE
- WM = WATER METER
- FH = FIRE HYDRANT
- HC = HANDICAPPED PARKING SPACE
- PP = POWER POLE
- LP = LIGHT POLE
- RCP = REINFORCED CONCRETE PIPE
- CMP = CORRUGATED METAL PIPE
- CB = CATCH BASIN
- DI = DROP INLET
- HW = HEADWALL
- OCS = OUTLET CONTROL STRUCTURE
- C-O = CLEANOUT PLUG
- LAT. = SANITARY SEWER LATERAL
- SSMH = SANITARY SEWER MANHOLE
- S.S.E. = SANITARY SEWER EASEMENT
- D.E. = DRAINAGE EASEMENT
- P.B. = PLAT BOOK
- B/L = BUILDING LINE
- R/W = RIGHT-OF-WAY
- FF = FINISHED FLOOR ELEVATION
- M.F.F.E. = MINIMUM FINISHED FLOOR ELEVATION
- ESMT = EASEMENT
- INV. = INVERT
- S = SANITARY SEWER LINE
- — — = CHAIN LINK FENCE
- w = APPROXIMATE WATER LINE

REVISED 07-01-09 TO SHOW PARKING STRIPING AS CHANGED, SANITARY SEWER MANHOLES WITH TOPS AND INVERTS, & WATERLINE LOCATIONS AND SEWER CONNECTIONS AS POINTED OUT BY BUILDER.

REVISED 12-14-10 TO SHOW ADDITIONAL BUILDING AND PARKING AT NORTHEAST CORNER OF PROPERTY, ALONG WITH OTHER IMPROVEMENTS.



PROPERTY FLOORPLAN



SAMPLE TEAM CLOSINGS



FBI Field Office | Dallas, TX ($\pm 230,000$ SF)



Government Leased Office | West Palm Beach, FL ($\pm 75,000$ SF)



State Government Office | Bridgeport, CT ($\pm 86,000$ SF)



TSA & CBP Facility | Atlanta, GA ($\pm 98,000$ SF)



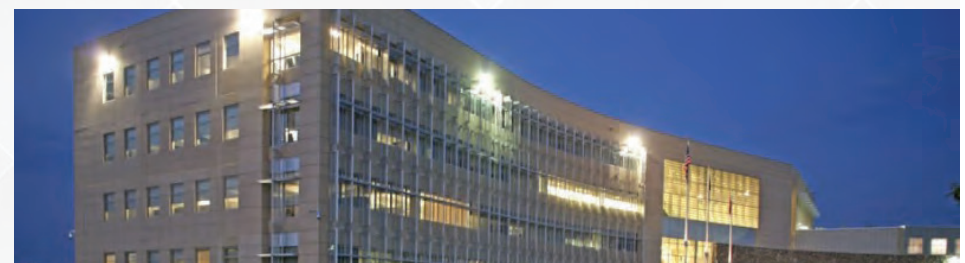
State Government Office | Clinton, MS ($\pm 400,000$ SF)



FBI Facility | McAllen, TX ($\pm 80,000$ SF)



Western Passport Center | Tucson, AZ $\pm 75,000$



FEMA Disaster Operations Center | Winchester, VA ($\pm 135,000$ SF)

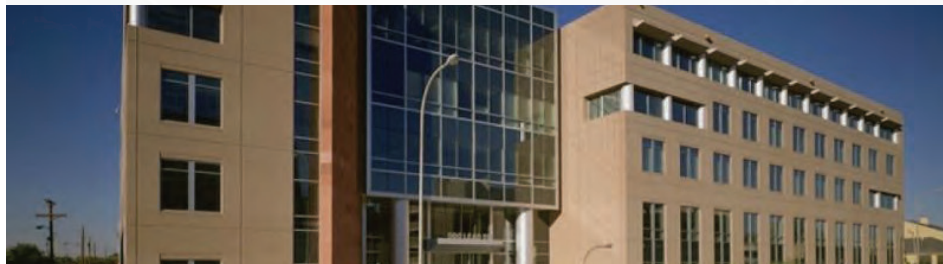
SAMPLE TEAM CLOSINGS



Government Contractor Facility | Peachtree City, GA (±163,000 SF)



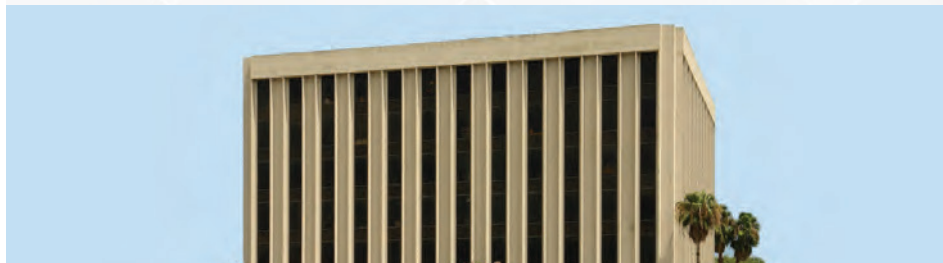
Florida Department of Financial Services | Tallahassee, FL (±78,000 SF)



SSA Mega Teleservice Center | Albuquerque, NM (±155,000 SF)



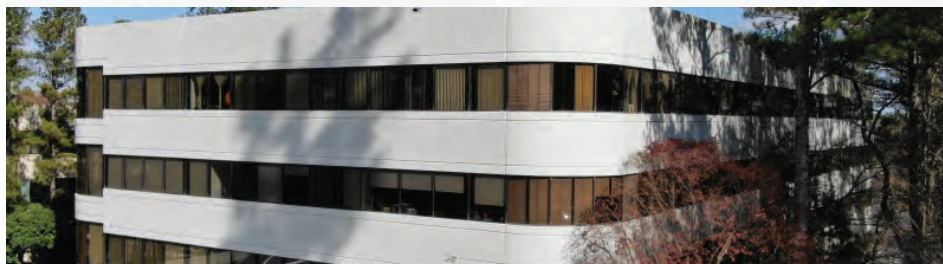
U.S. Attorney's Office | Springfield, IL (±44,000 SF)



State Government Office | Corpus Christi, TX (±85,000)



State Government Office | Cumberland, MD (±56,000 SF)



VA & OSHA Office | Atlanta, GA (±75,000 SF)



Tampa Air Force Medical Clinic | Tampa, FL (±45,000 SF)

GLOBAL REACH

Newmark by The Numbers

Newmark's company-owned offices and business partner as of June 30, 2023.

7,400+

PROFESSIONALS

~170

OFFICE LOCATIONS

\$2.5B+

ANNUAL REVENUES*

A Smarter, Seamless Platform

Newmark Group, Inc. (Nasdaq: NMRK), together with its subsidiaries ("Newmark"), is a world leader in commercial real estate, seamlessly powering every phase of the property life cycle.

Newmark enhances its services and products through innovative real estate technology solutions and data analytics designed to enable its clients to increase their efficiency and profits by optimizing their real estate portfolio.

Integrated Services Platform

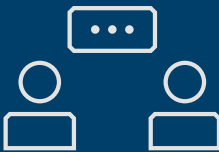
Our integrated platform gives clients a single source for all their real estate needs, with an emphasis on anticipating the future.



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Global Corporate
Services



Project
Management



Valuation &
Advisory

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Newmark has implemented a proprietary database and our tracking methodology has been revised. With this expansion and refinement in our data, there may be adjustments in historical statistics including availability, asking rents, absorption and effective rents. Newmark Research Reports are available at nmrk.com/insights.

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