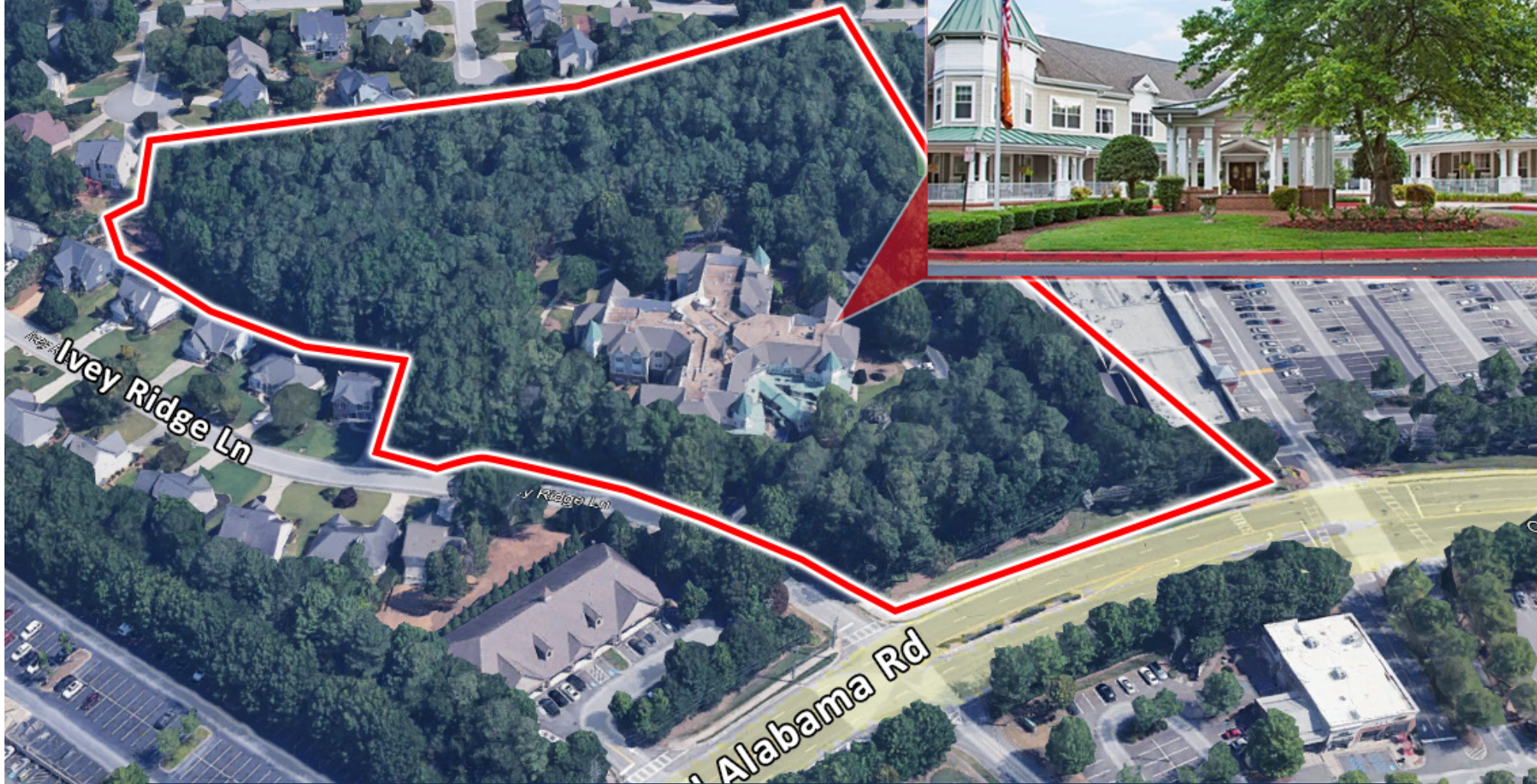




**BULL REALTY**

ASSET & OCCUPANCY SOLUTIONS



# OFFERING MEMORANDUM

VACANT PERSONAL CARE HOME - 85 ROOMS - JOHNS CREEK

# DISCLAIMER & LIMITING CONDITIONS

Bull Realty has been retained as the exclusive listing broker to arrange the sale of the Subject Property.

This Offering Memorandum contains selected information pertaining to the Property but does not purport to be all-inclusive or to contain all of the information that a prospective purchaser may require. All financial projections are provided for general reference purposes only and are based upon assumptions relating to the general economy, competition and other factors, which therefore, are subject to material change or variation. Prospective purchasers may not rely upon the financial projections, as they are illustrative only. An opportunity to inspect the Property will be made available to qualified prospective purchasers.

In this Offering Memorandum, certain documents, including financial information, are described in summary form and do not purport to be complete or accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to review independently all documents.

This Offering Memorandum is subject to prior placement, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement or advice as to the value of the Property by Bull Realty Inc. or the current Owner/Seller. Each prospective purchaser is to rely upon its own investigation, evaluation and judgment as to the advisability of purchasing the Property described herein.

Owner/Seller expressly reserve the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property and/or to terminate discussions with any party at any time with or without notice. Owner/Seller shall have no legal commitment or obligation to any purchaser reviewing this Offering Memorandum or making an offer to purchase the Property unless a written agreement for the purchase of the Property has been fully executed, delivered and approved by the Owner/Seller and any conditions to the purchaser's obligations therein have been satisfied or waived. The Seller reserves the right to move forward with an acceptable offer prior to the call for offers deadline.

This Offering Memorandum may be used only by parties approved by the Owner. The Property is privately offered, and by accepting this Offering Memorandum, the party in possession hereof agrees (i) to return it if requested and (ii) that this Offering Memorandum and its contents are of a confidential nature and will be held and treated in the strictest confidence. No portion of this Offering Memorandum may be copied or otherwise reproduced or disclosed to anyone without the prior written authorization of Bull Realty, Inc. or Owner/Seller. The terms and conditions set forth above apply to this Offering Memorandum in its entirety and all documents, disks and other information provided in connection therewith.



Ivey Ridge Ln

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 BullRealty.com



# EXECUTIVE SUMMARY

## VACANT PERSONAL CARE HOME - RENOVATE & REVITALIZE IN JOHNS CREEK

Bull Realty Inc., as exclusive broker, is proud to present an exceptional opportunity on this vacant assisted living & memory care facility in the upscale city of Johns Creek, Georgia. The building is in good condition, but does need updating, and features 85 rooms with 110 beds on three levels and is situated on  $\pm 6.389$  acres on Old Alabama Road. The zoning allows for personal care home type uses – AL, MC or skilled nursing.

The property is strategically located in a high growth, affluent and well-educated area with an average income, within a 3-mile radius of \$186K. This site has easy access to shopping, restaurants, hotels and parks.

### HIGHLIGHTS

- Purchase well below replacement cost
- 85 rooms with 110 beds, approximately 57,000 SF on  $\pm 6.389$ -acre site
- Strong demographics: 1 mile \$218K / 3 mile \$186K / 5 Mile \$177K
- Surrounded by high-quality shopping, dining, hotels and parks
- Situated amongst highly sought after neighborhoods and residential areas
- The Roswell Greenway and Big Creek Park are less than 2.5 miles from the Property
- The Property benefits from its access to major thoroughfares including Holcomb Bridge Road and Georgia State Route 400

# PROPERTY INFORMATION

**ADDRESS** 2950 Old Alabama Road  
Alpharetta, GA 30022

**SITE SIZE** ± 6.389 Acres

**ZONING** SUP - Personal Care Home

**PARCEL IDS** 12 303008410824  
12 303008410832

**PROPOSED USE** Personal Care Home

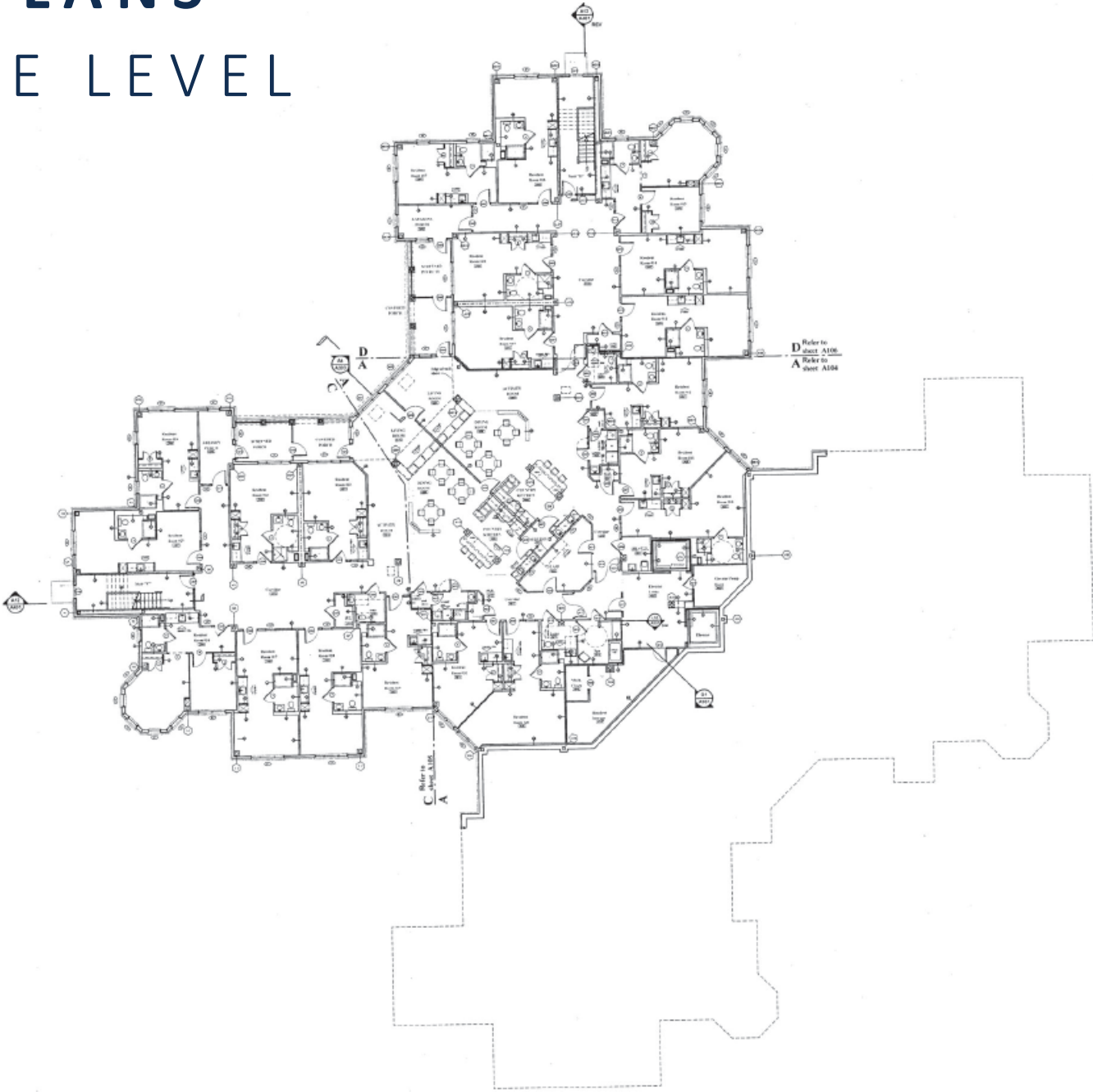
**SALE PRICE** Contact Broker for More Information





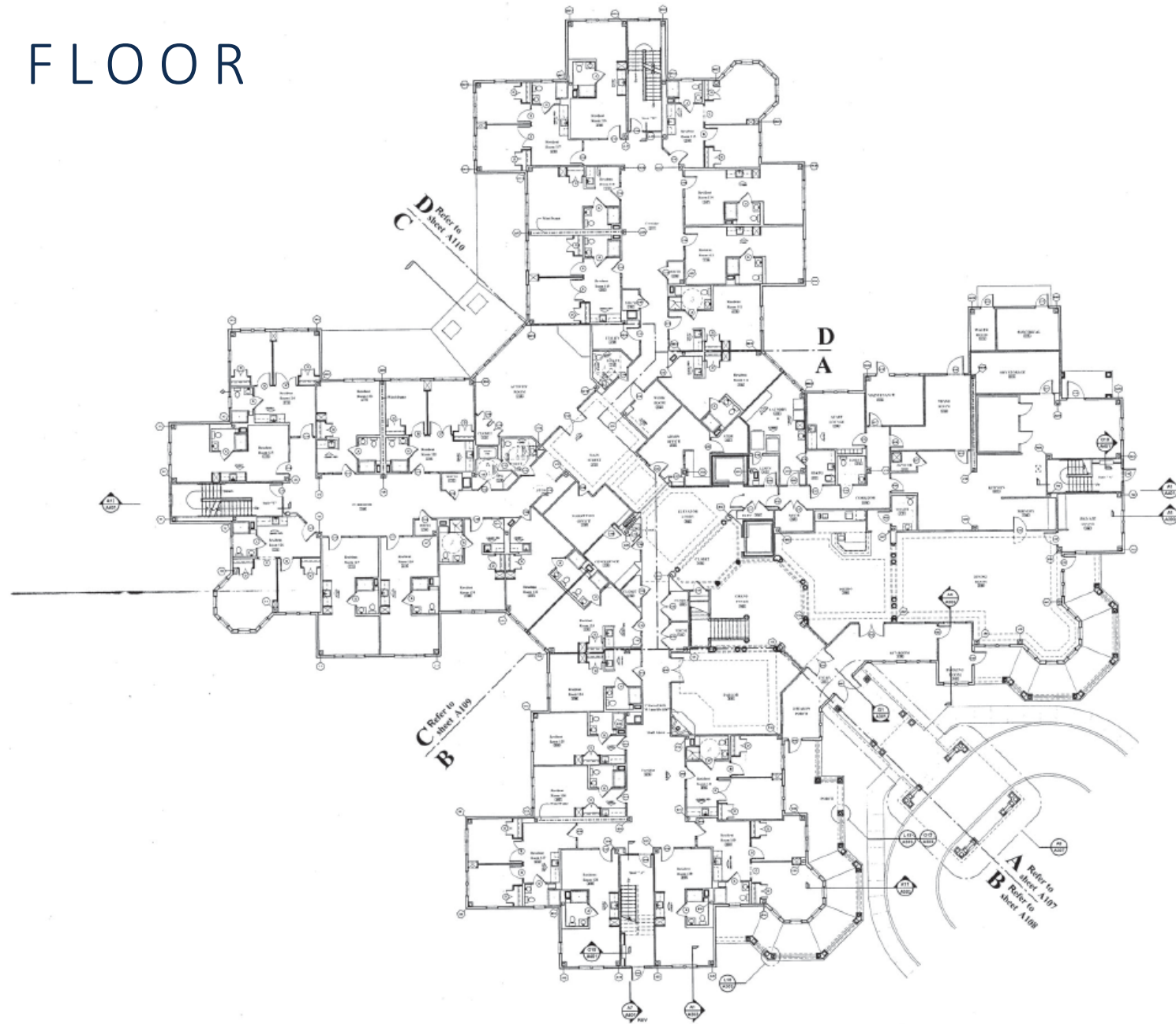
# FLOORPLANS

## TERRACE LEVEL



# FLOORPLANS

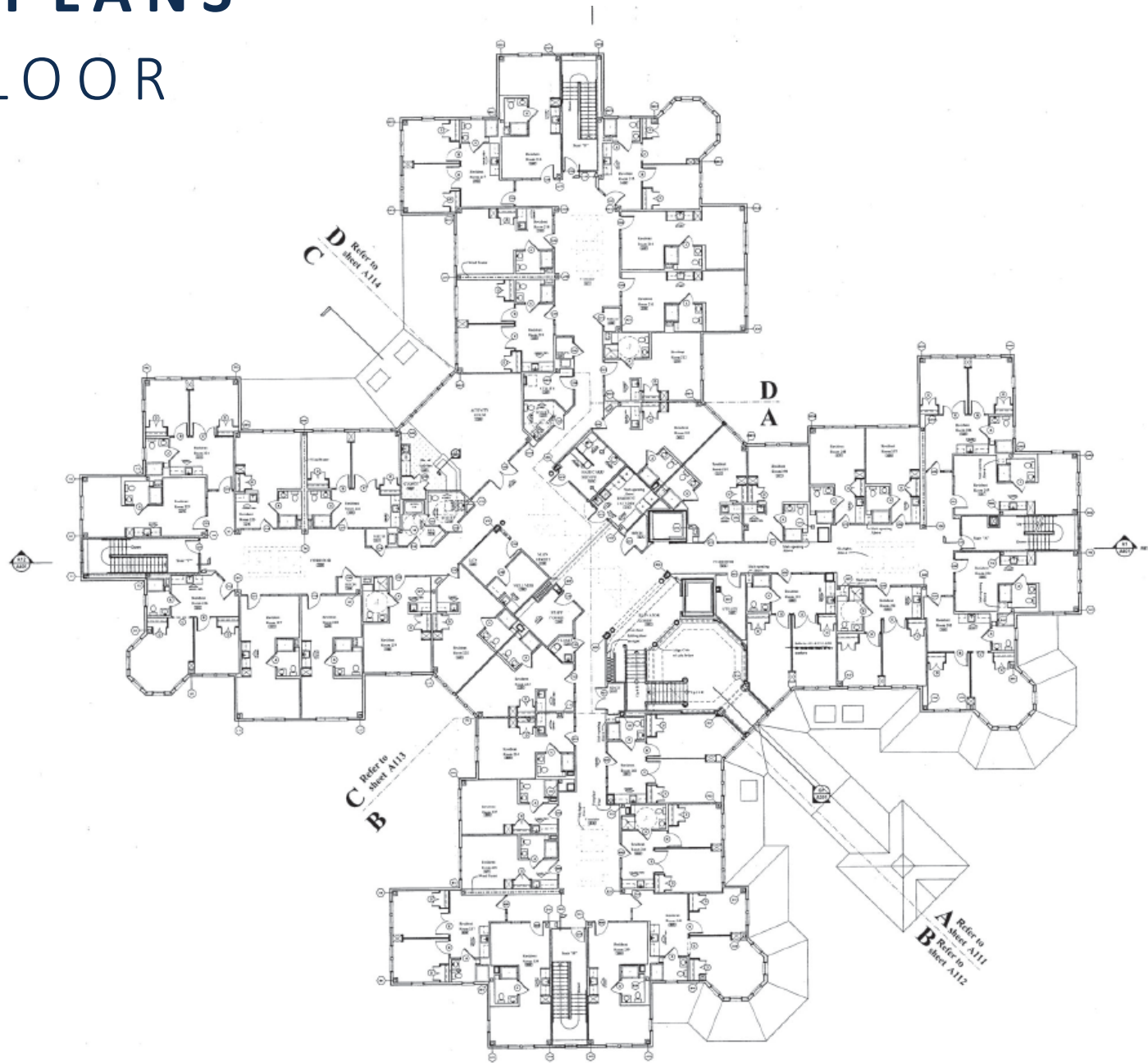
## 1ST FLOOR





# FLOORPLANS

## 2ND FLOOR





Kroger

SUBWAY

24 WORKOUT ANYTIME

PAPA JOHN'S

CHASE

BRUSTER'S real ice cream

EST. 1908 ALTOBELLI'S RESTAURANT & PASTRY BAR

ups

Ivey Ridge Ln

Ivey Ridge Ln

Dental EXCELLENCE

Old Alabama Rd

Walgreens

THE FRESH MARKET

FUNCTIONAL FITNESS F45 Training

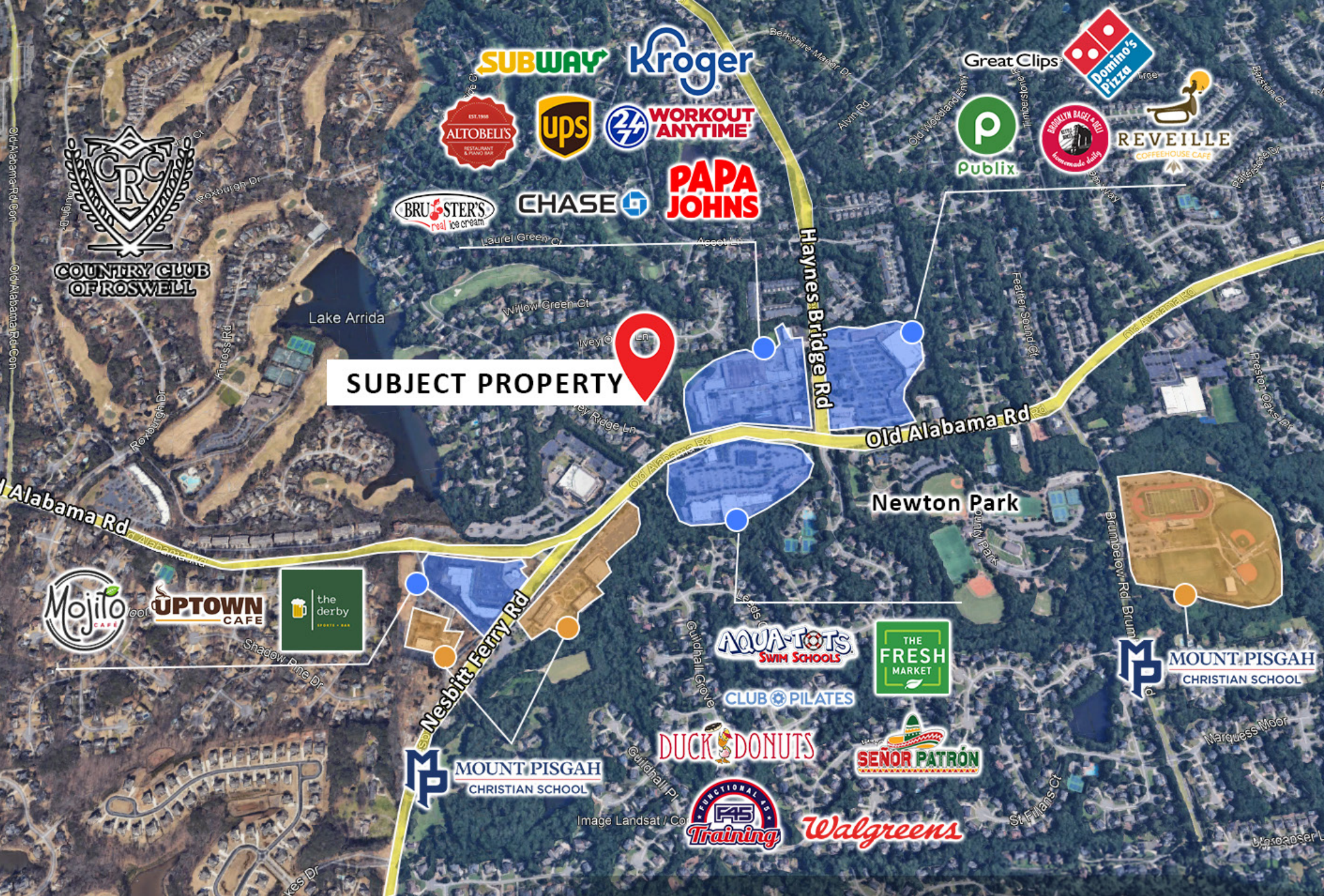
AQUA-TOTS SWIM SCHOOLS

CLUB PILATES

DUCK DONUTS

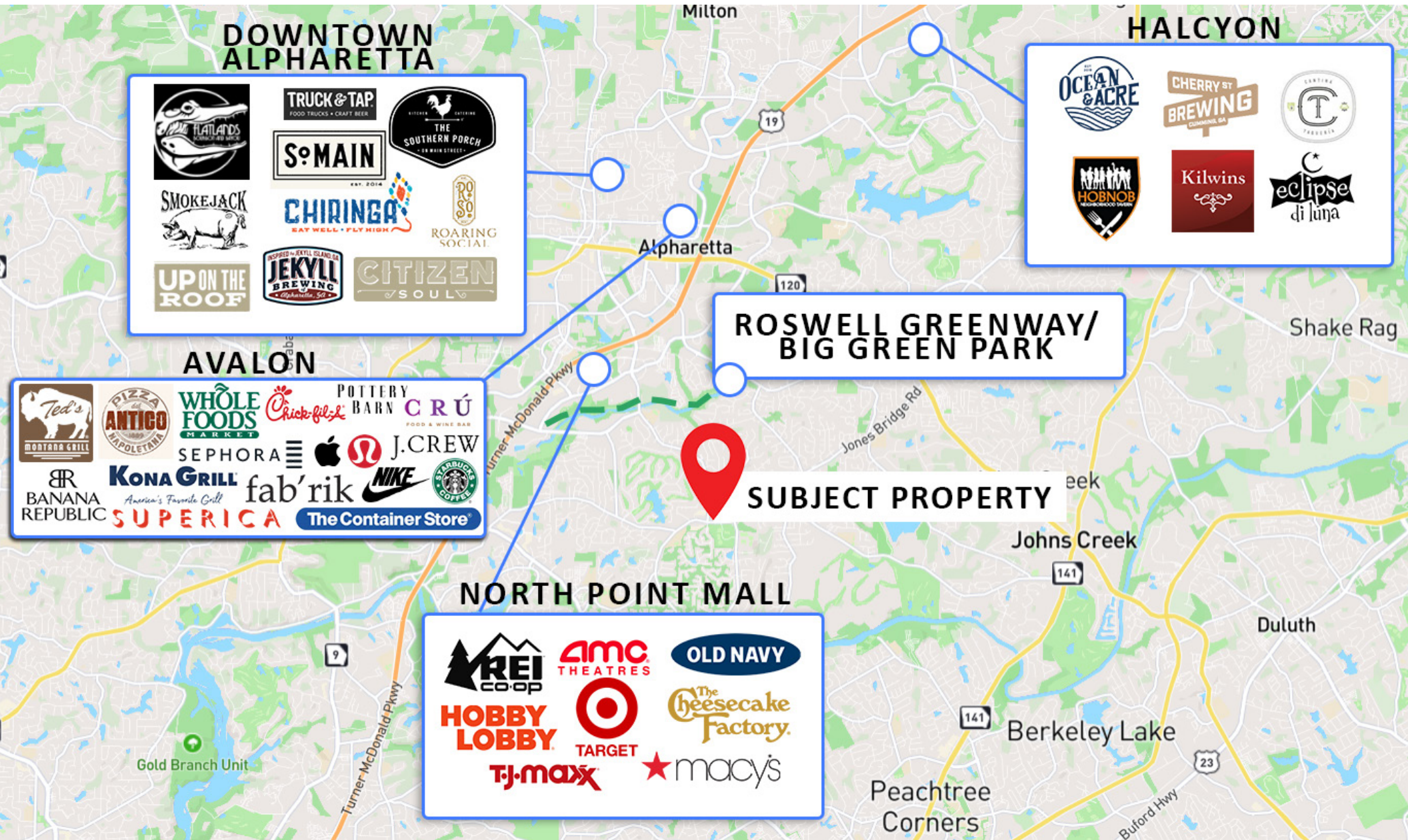
SEÑOR PATRÓN

mount pisgah



**SUBJECT PROPERTY**

# IN THE AREA





## ROSWELL GREENWAY / BIG CREEK PARK

Located just off of the 400 exit at Holcomb Bridge Road, the Roswell entrance to the paved Big Creek Greenway trail is one of the most accessible trails in the metro region and makes a perfect start point for a ride. Want to go for a family ride? Need to get in some flat recovery miles? Just want to get out and enjoy nature? Then Big Creek Greenway is the trail for you.

The Big Creek Park and Greenway are home to a variety of wildlife including turtles, frogs, Great Blue Heron, and deer. With an abundance of shade the greenway is a great getaway anytime of year. The longest car free stretch of riding in Roswell this trail extends to 7.2 miles into Alpharetta and makes for a great out and back trip. ([Source](#))



# ROSWELL/SANDY SPRINGS MSA ACCOLADES



Most Energetic Cities List

- Tahitian Noni International



Live Work Play Award

- 2017 GMA



#7 Best Places to Live

- Best Places to Live

16 Fortune 500 Companies HQ

- 2019 TripSavvy.com



Best City for Teleworking

- Telework Exchange



Top 10 Safest Cities in the U.S.

- Annual City Crime Rankings



Bicycle Friendly Community

- League of American Bicyclists



#1 Mobile-Friendly U.S. City

- NerdWallet

# DEMAND DRIVERS

## NOTABLE AREA EMPLOYERS



Mercedes-Benz

INSPIRE  
Brands

newell  
BRANDS



NORTHSIDE  
HOSPITAL

HAVERTYS  
Furniture built for life\*

fiserv.  
First Data



Kimberly-Clark

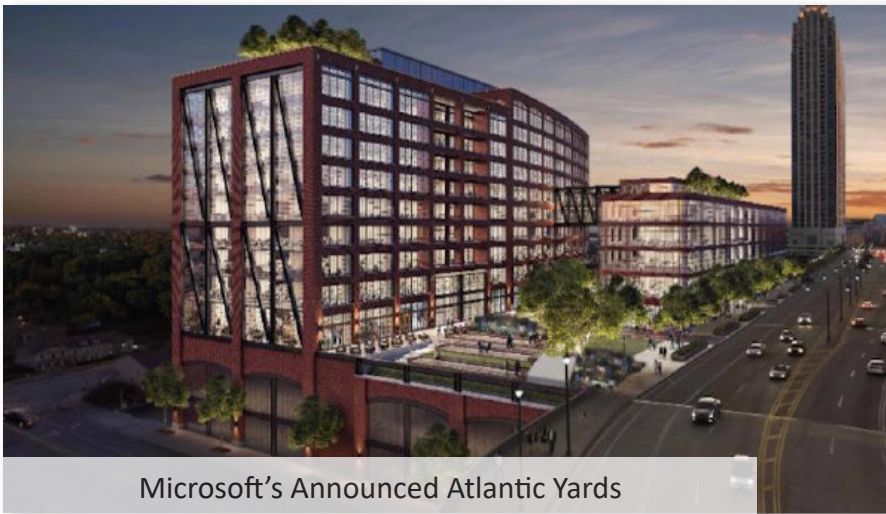


## GROWING AREA DEMAND WITH CORPORATE INVESTMENT

Metro Atlanta has a large IT, software and financial labor force and competitive wages compared to competitive markets. The area's proximity to both Georgia-400 and Interstate-285, allows easy accessibility for the potential labor pool. In addition, approximately 60% of Roswell/Sandy Springs MSA residents have a bachelor's degrees or higher, well above the average for metro Atlanta. As a result, the area has some of the strongest demographics in Atlanta with an average income of \$122,000.

Multi-national companies are flocking to the area to establish roots and tap into the qualified workforce surrounding the area. The submarket has more Fortune 500 corporations per capita than any other city in the U.S.

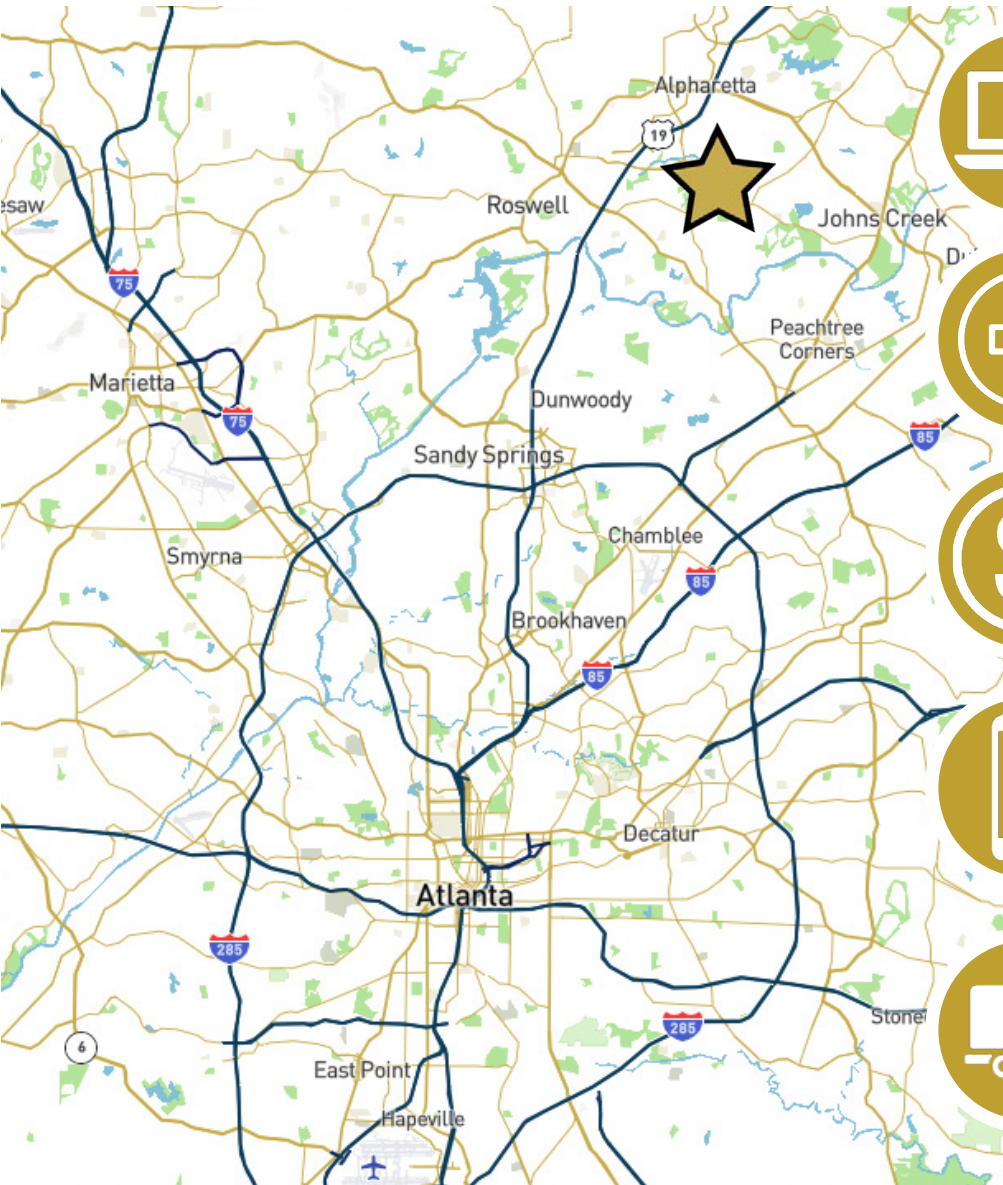
- Mercedes-Benz, Inspire Brands and State Farm all opened their new corporate and regional headquarters within 10 miles from the property.
- UPS, Newell Rubbermaid, Havertey's, Cox Communication and Fiserv/First Data already have established roots in the area.
- Other major employers in Atlanta include Coca Cola, Delta Air Lines and The Home Depot.
- Microsoft has announced they will be investing \$75M into a new Midtown office, generating an anticipated 1,500 new jobs.



Microsoft's Announced Atlantic Yards

**The Roswell/Sandy Springs MSA  
has more Fortune 500  
corporations per capita than  
any other city in the U.S.**

# MAJOR INDUSTRIES



## TECHNOLOGY

With the fiber backbone of the East Coast going directly through our footprint, North Fulton Atlanta is becoming nationally known as the Technology Capital of the Southeast.



## HEALTHCARE

North Fulton Atlanta is home to some of the most outstanding healthcare in the country, with five world-class hospitals and more than 5,100 physicians.



## FINANCIAL / INSURANCE

North Fulton Atlanta is home to more than 1.5 million SF of financial services and insurance office space, making it a leader in the Southeast. Top employers are State Farm and ADP National Account Services' Regional Headquarters.



## TELECOMMUNICATIONS

With multiple regional headquarters, including AT&T and Verizon, North Fulton Atlanta is home to more than 1.5 million SF of telecommunications office space.



## LOGISTICS AND BUSINESS SERVICES

North Fulton Atlanta's extensive road network and direct access to Georgia Highway 400, Interstate 285, and Hartsfield-Jackson Atlanta International Airport make the area the best choice for business service providers. UPS, the world's largest shipping company, has its world headquarters in North Fulton Atlanta.



# ATLANTA

## AT A GLANCE

### BUSINESS-FRIENDLY CITY

Atlanta, the capital and most populous city in Georgia, is the ninth-largest metro in the United States with over 5.9 million residents. It prides itself on its low business costs, tax-friendly environment, diverse economy and suburb quality of life. Encompassing a GDP over \$270 billion, the Atlanta metropolitan area is a true “world city.”

### WORLD-CLASS EDUCATION

Atlanta colleges and universities are numerous, spanning from historically black colleges, technical colleges, top research institutions and schools of art, medicine and theology. The region ranks in the top 10 among U.S. metros in students enrolled, research spending and degrees earned. Colleges and universities in the Atlanta region create 130,000 jobs across all industries in Georgia. Colleges and Universities in the Atlanta region include Georgia Institute of Technology, Emory University, Georgia State University, Agenes Scott College, Oglethorpe University, Clark Atlanta University (HBCU), Morehouse College (HBCU) and Spellman College (HBCU).

### ATTRACTIONS AND TOURISM

Attractions in Atlanta include the largest aquarium in the western hemisphere, the CNN Center, the Fox Theater, the King Center and the new \$1.5 billion home of the Atlanta Falcons football franchise, Mercedes-Benz Stadium. Hartsfield-Jackson Atlanta International Airport is the world’s busiest airport, making the city a hub for business and tourism travelers alike.

 <p><b>#1 TOP TRAVELED AIRPORT IN THE WORLD</b></p>	 <p><b>\$270 BILLION GDP IN METRO-ATLANTA</b></p>
 <p><b>13 FORTUNE 500 HQ IN ATLANTA</b></p>	 <p><b>TOP U.S. METRO WITH #1 LOWEST COST OF DOING BUSINESS</b></p>
<p><b>TOP 10 AMONG U.S. METROS IN STUDENTS ENROLLED, RESEARCH SPENDING AND DEGREES EARNED.”</b></p> <p>- DISCOVER ATLANTA</p> 	
	<p><b>#8 LARGEST METRO AREA IN THE U.S. 2020</b></p> <p>- U.S. CENSUS BUREAU POPULATION DIVISION</p>

## HOME TO 13 FORTUNE 500 COMPANIES

Atlanta has the third-highest concentration of Fortune 500 headquarters in the U.S., and over 75% of the Fortune 1000 conduct business in the Atlanta Metropolitan Area. The city is the global headquarters of corporations such as The Coca-Cola Company, The Home Depot, Delta Air Lines, AT&T Mobility, UPS and Newell-Rubbermaid.

## CONTINUOUS ECONOMIC DEVELOPMENT

The city's continuous growth is expected to continue with recently executed or announced corporate relocations such as UPS, Mercedes-Benz, NCR, Honeywell, and General Electric. Atlanta has also become a mega center for movie production due to tax credits implemented in 2008.

**8TH**  
LARGEST U.S. METRO  
*2020 U.S. Census*

**1.18%**  
PROJECTED 5-YEAR  
POPULATION GROWTH (2023-2028)  
*ESRI 2023*

**#6**  
BEST CITIES FOR JOBS IN U.S.  
*WalletHub 2024*

**#4**  
FASTEST GROWING  
U.S. METRO (2010-2019)  
*Freddie Mac 2021*

46%  
Gen Z  
Population

34%  
Millennial  
Population

3.9%  
Unemployment  
Rate

*(Data based on 1 mile radius of Downtown- ESRI 2023)*

## MAJOR EMPLOYERS



## #8 BEST CITY IN THE SOUTH

-Southern Living, "The South's Best Cities, 2020"

## #1 TOP TRENDING DESTINATIONS FOR 2022

-Booking.com, "8 of the top trending destinations for travelers to explore in 2022"

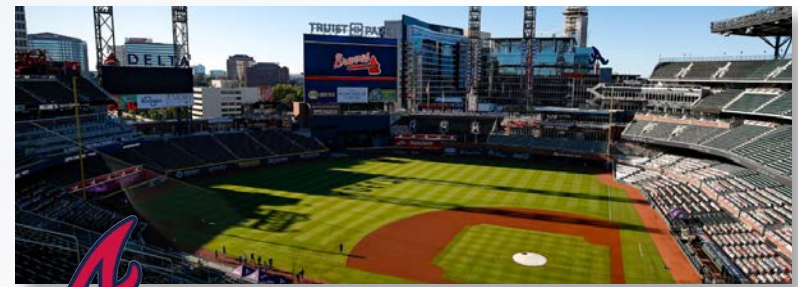
## #2 MOVING DESTINATION IN THE NATION

-Penske, "Annual Top Moving Destinations List, 2020"

Atlanta is an exciting destination with world-class restaurants, a festive nightlife, several major league sports teams and an abundance of cultural attractions. Atlanta's arts and culture scene is complemented by in-town neighborhoods that give the city even more depth.

Home to the second busiest and most efficient airport in the world, Hartsfield-Jackson Atlanta International Airport, and the Maynard H. Jackson International Terminal, getting to and from Atlanta is easy.

The metro Atlanta area is home to 13 Fortune 500 and 24 Fortune 1000 headquarters. This includes the global headquarters of corporations such as The Coca-Cola Company, The Home Depot, Delta Air Lines, AT&T Mobility, UPS, Truist Bank, Mercedes Benz USA, Newell-Rubbermaid and is home to the world renowned Center for Disease Control.



ATLANTA BRAVES | TRUIST PARK



ATLANTA FALCONS | MERCEDES-BENZ STADIUM



ATLANTA HAWKS | STATE FARM ARENA



ATLANTA UNITED FC | MERCEDES-BENZ STADIUM

# DEMOGRAPHICS

ESRI 2024



POPULATION

1 mile	10,986
3 mile	72,585
5 mile	203,969



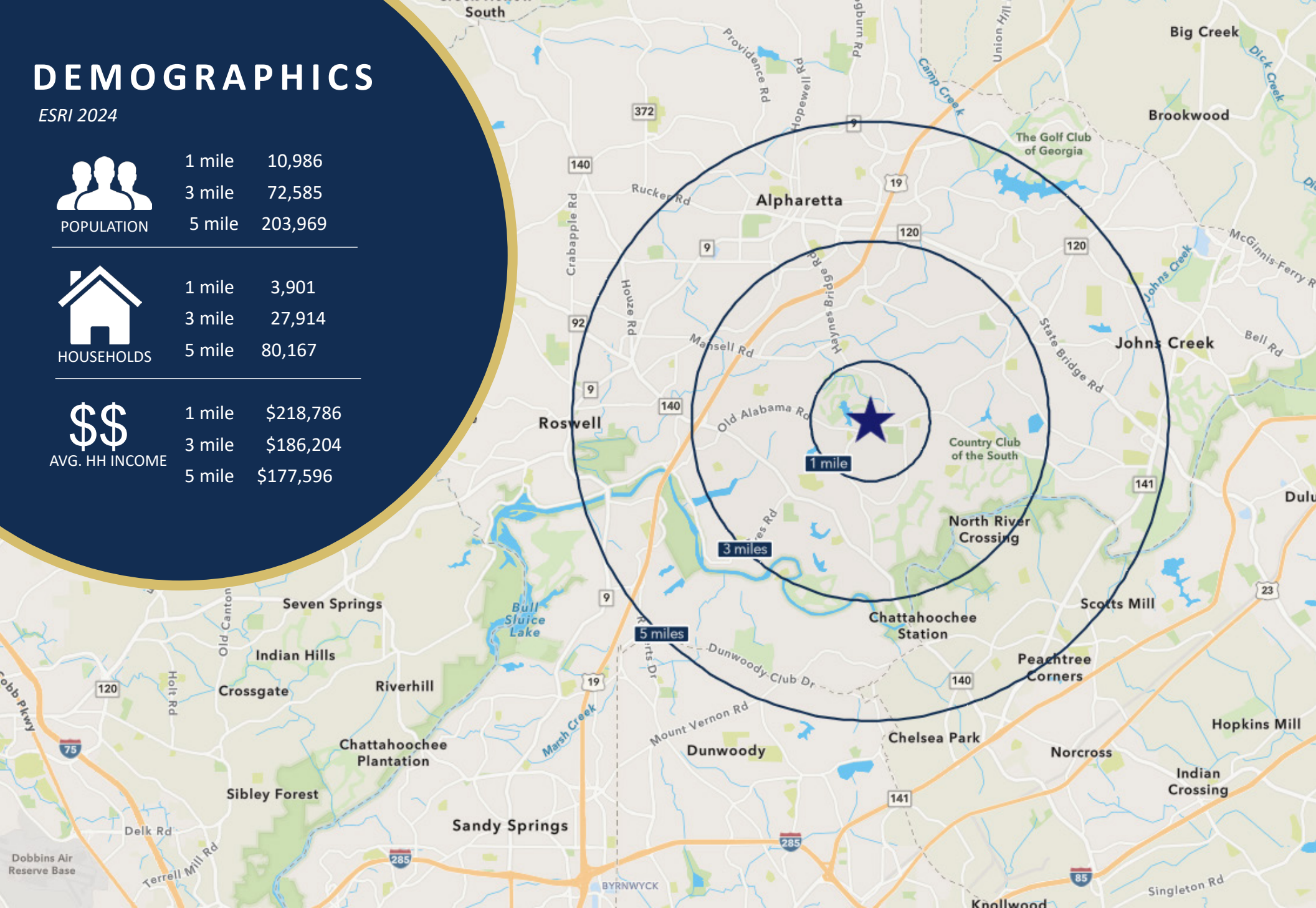
HOUSEHOLDS

1 mile	3,901
3 mile	27,914
5 mile	80,167



AVG. HH INCOME

1 mile	\$218,786
3 mile	\$186,204
5 mile	\$177,596



# Broker Profile



## JOHN DEYONKER

Partner  
President, Land & Developer Services  
404-876-1640 x142  
JohnD@BullRealty.com

John DeYonker became a part of Bull Realty after an extensive career in Atlanta real estate and owning his own brokerage firm. With over two decades of experience, he brought his expertise to Bull Realty to provide his clients with a marketing platform proven to maximize asset value. He gained recognition from the Atlanta Commercial Board of Realtors, ranking as the #5 land broker in one year and #4 in another, along with repeated acknowledgments in subsequent years for being a top 10 land broker in Atlanta. His dedication led him to achieve the status of Partner at Bull Realty.

Originally hailing from Michigan, John earned his B.A. in Business Administration from Michigan State University before establishing Atlanta as his home in 1983. He currently resides in Brookhaven and finds joy in spending time with his family, playing golf, and contributing to the Northside Youth Organization's Baseball Committee. John is an active member of the National Association of Realtors, the Atlanta Commercial Board of Realtors, and the Urban Land Institute.



# ABOUT BULL REALTY

## MISSION:

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

## SERVICES:

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

## SECTORS OF FOCUS:

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

## AMERICA'S COMMERCIAL REAL ESTATE SHOW:

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

## JOIN OUR TEAM

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

## CONNECT WITH US:

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



27

YEARS IN  
BUSINESS



ATL  
HEADQUARTERED IN  
ATLANTA, GA

LICENSED IN  
8  
SOUTHEAST  
STATES

