



8013 MAJORS RD

CUMMING, GA 30041



OFFERING MEMORANDUM PREPARED BY:

BRETT BUCHWALD
bbuchwald@skcr.com
770.328.8311

KEITH GUTHRIE
kguthrie@skcr.com
404.790.7271

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EXECUTIVE SUMMARY

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SK Commercial Realty is pleased to present this class A hospice facility in Cumming, GA. 8013 Majors Road is occupied by AccentCare, a national leader in post-acute health care with over 300 locations.

The property is strategically located next to two Assisted Living Facilities, a short drive to the Collection at Forsyth, a premier outdoor shopping mall, and only 10 minutes to Northside Forsyth Hospital. The property also benefits from fantastic demographics, a dense and growing population in the immediate area, and easy access to Interstate 400.

The property represents a very well-maintained, stabilized asset occupied by a nationally recognized tenant with an abundance of nearby amenities including, grocery, banking, dining, as well as single family and multifamily housing. This will be an outstanding investment for many years to come.



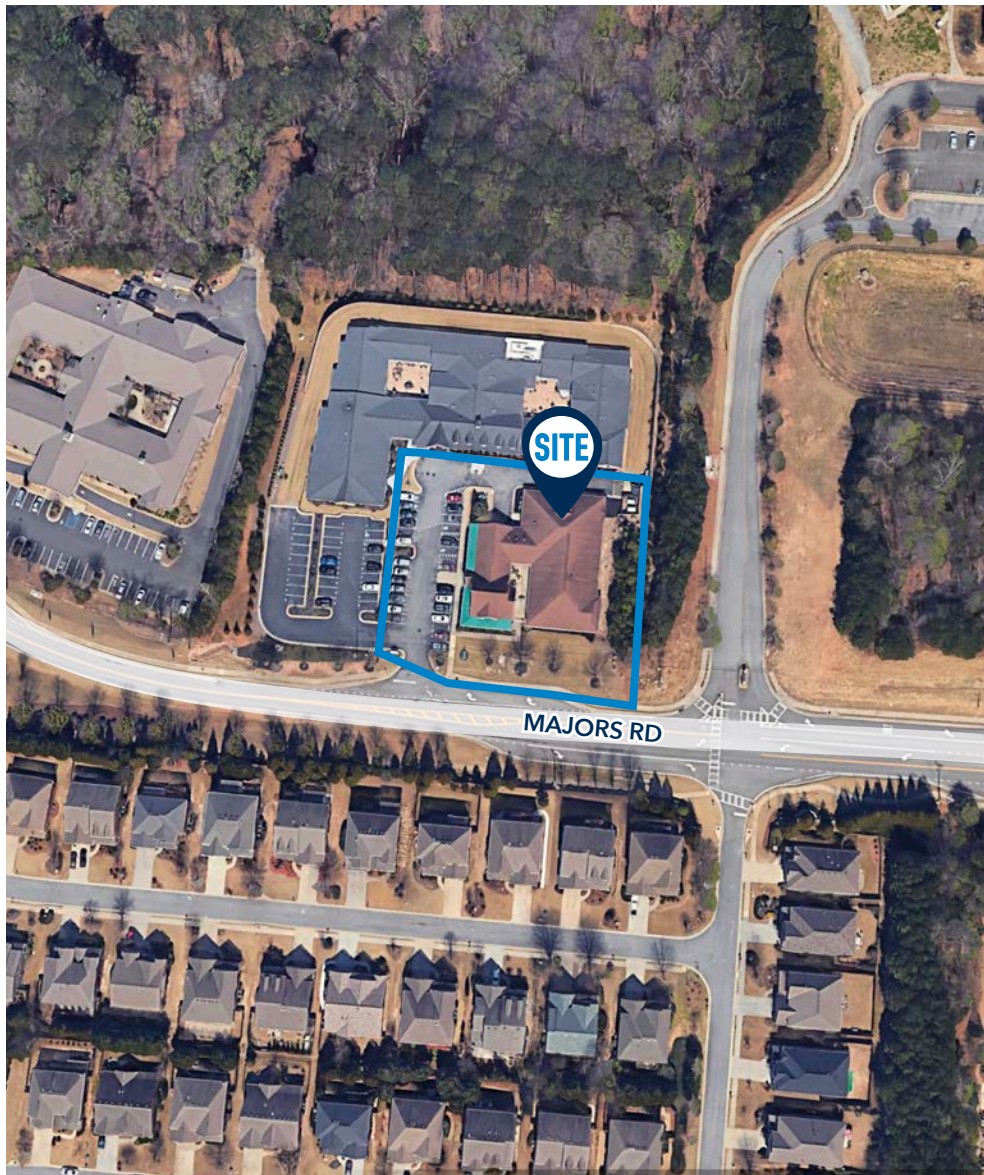
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PROPERTY OVERVIEW

GENERAL INFORMATION



CAP RATE: 9.5%

SQUARE FOOTAGE: 10,260 SF

ACREAGE: 1.3 AC

YEAR BUILT: 2007

PARCEL NUMBER: 108-073

PARKING SPACES: 54 shared spaces

BED COUNT: 15 total beds

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INVESTMENT HIGHLIGHTS

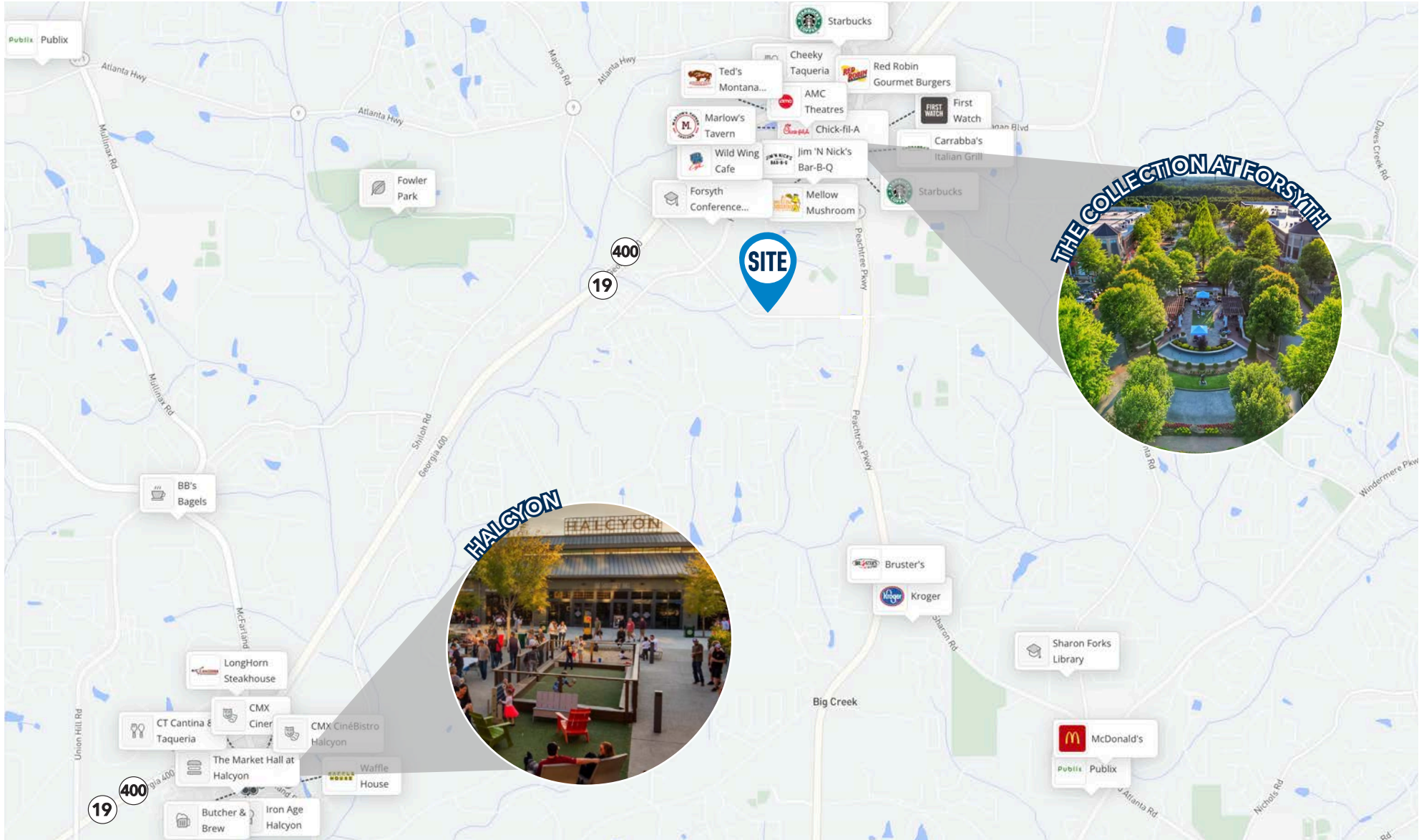
- » NN Lease provides a hedge against rising insurance costs and property taxes
- » Excellent demographics in a densely populated and growing market
- » ± 159,000 population with AHI of \$181,000 within 3 mile radius
- » ± 292,000 population with AHI of \$175,000 within 7 mile radius
- » Strategically located adjacent to two Assisted Living Facilities, and 10 minutes from Northside Forsyth Hospital
- » Minimal landlord responsibilities
- » Large concentration of high net worth individuals within tenants' targeted geographic area



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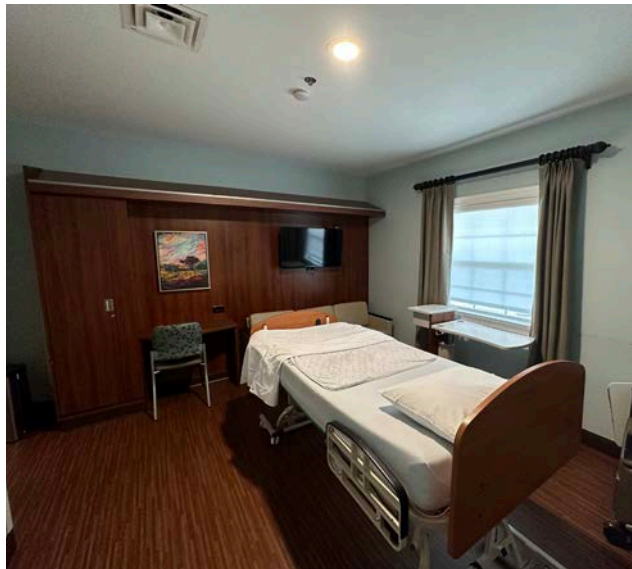
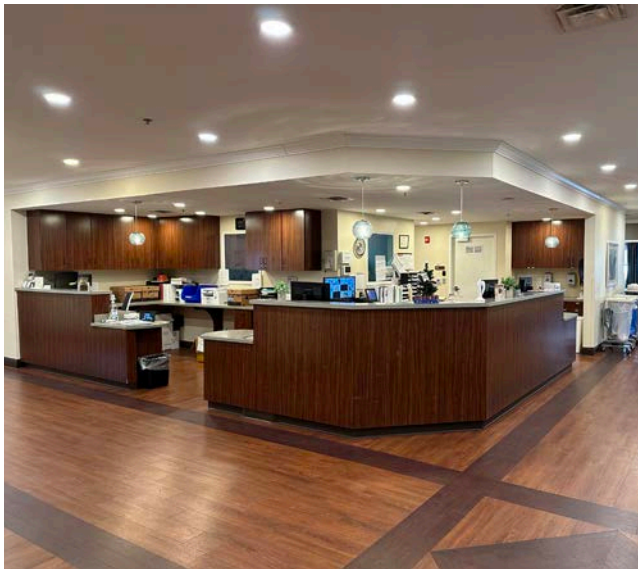
NEARBY AMENITIES



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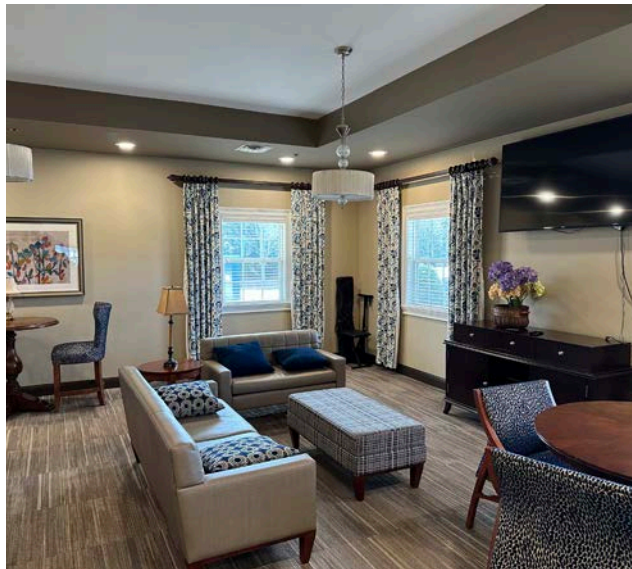
PHOTOS



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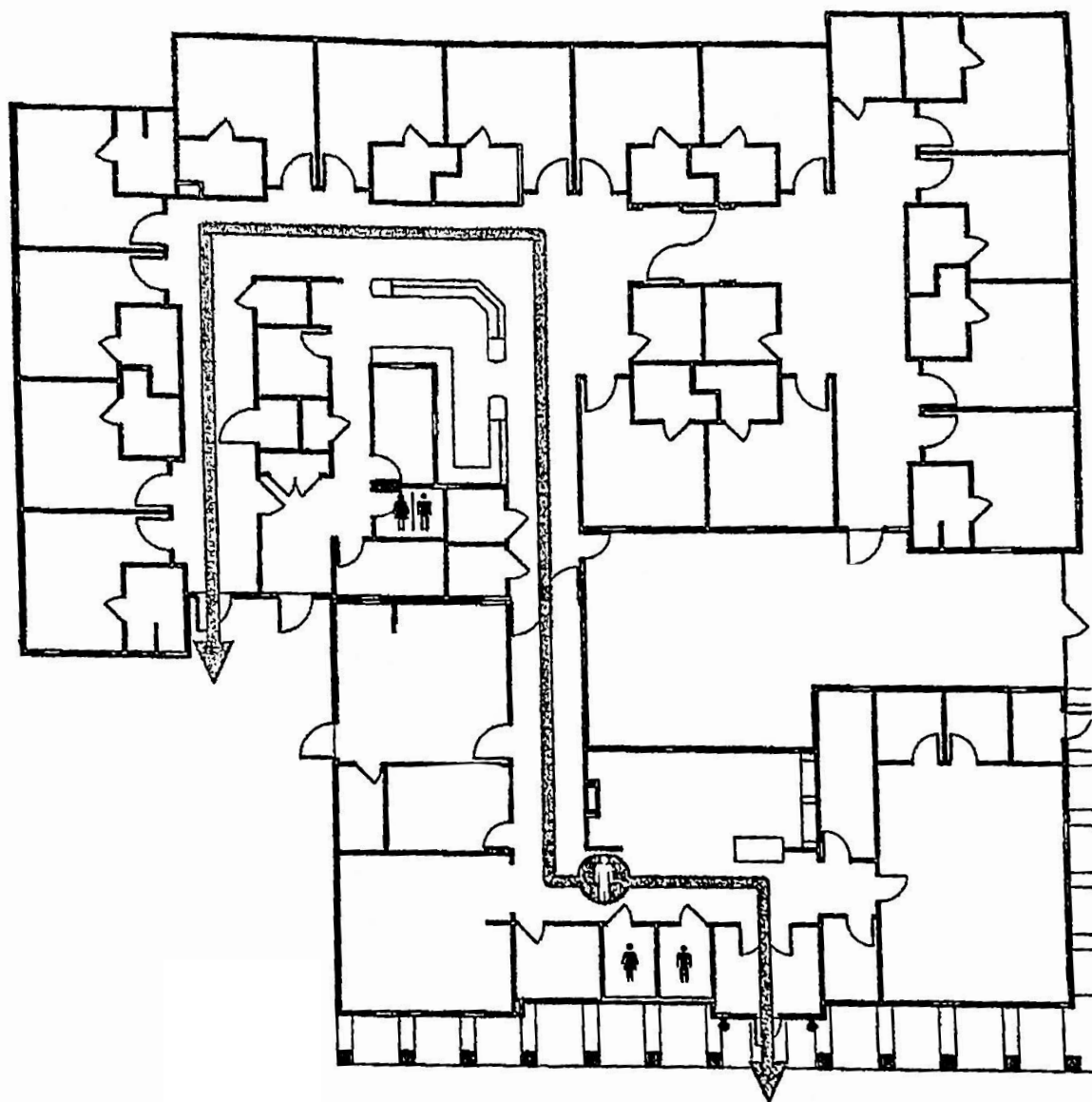


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FLOOR PLAN



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TENANT OVERVIEW

AccentCare is a national leader in home health services, personal care services and hospice care, with innovative care models that advance the industry forward. AccentCare connects the entire home care continuum - from personal care, medical and non-medical home health, hospice and palliative care, rehabilitation therapy and care management services.

AccentCare's proven operational excellence, paired with compassionate care teams delivers consistent, high-quality outcomes for patients and physician referral partners.

AccentCare has over 30,000 employees across the nation in more than 300 locations, collectively serving more than 200,000 individuals across 31 states and the District of Columbia.

AccentCare has a 4.4-star SHP quality rating for legacy home health agencies, many of which have earned the HomeCare Elite distinction. In addition, all home health and hospice locations are CHAP- or Joint Commission-accredited.

Website: www.accentcare.com



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MARKET OVERVIEW

SUBMARKET ANALYSIS

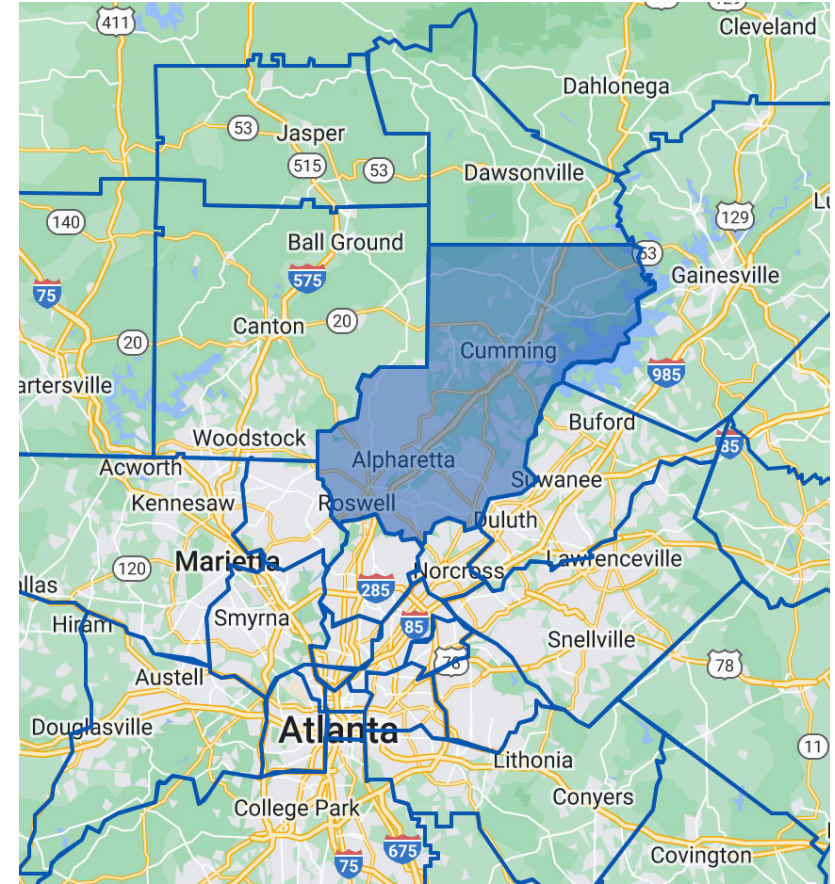
NORTH FULTON / FORSYTH COUNTY SUBMARKET

The construction of GA 400 in the early 1990s helped kick off North Fulton/Forsyth's office boom, with developers focused on adding office as a component of larger mixed-use projects. For example, Avalon has attracted tenants with its mixed-use setting and highly amenitized office buildings. Similarly, Halcyon has created a vibrant live/work/play environment a few miles northeast of Avalon in Forsyth County.

The vacancy rate in North Fulton/Forsyth has generally trended higher over the past several quarters due to new supply, along with some tenant downsizings and move-outs. The area has experienced negative office absorption for the past four quarters. Like the metro, North Fulton has had to contend with an increase in backfill relet space and sublet availability over the past three years.

Office space in North Fulton/Forsyth rents at a discount compared to other premier suburban submarkets like Cumberland/Galleria and Central Perimeter. Owing to softening fundamentals and weaker leasing velocity, owners have opted to freeze asking rents, and year-over-year rent growth is essentially flat but forecast to turn negative, which is in line with the Atlanta market trends.

**Information gathered via CoStar market data*



40.6M

INVENTORY SF

288

12 MO NET ABSORP SF

18%

VACANCY RATE

\$25.82

MARKET RENT / SF

\$172

MARKET SALE / SF

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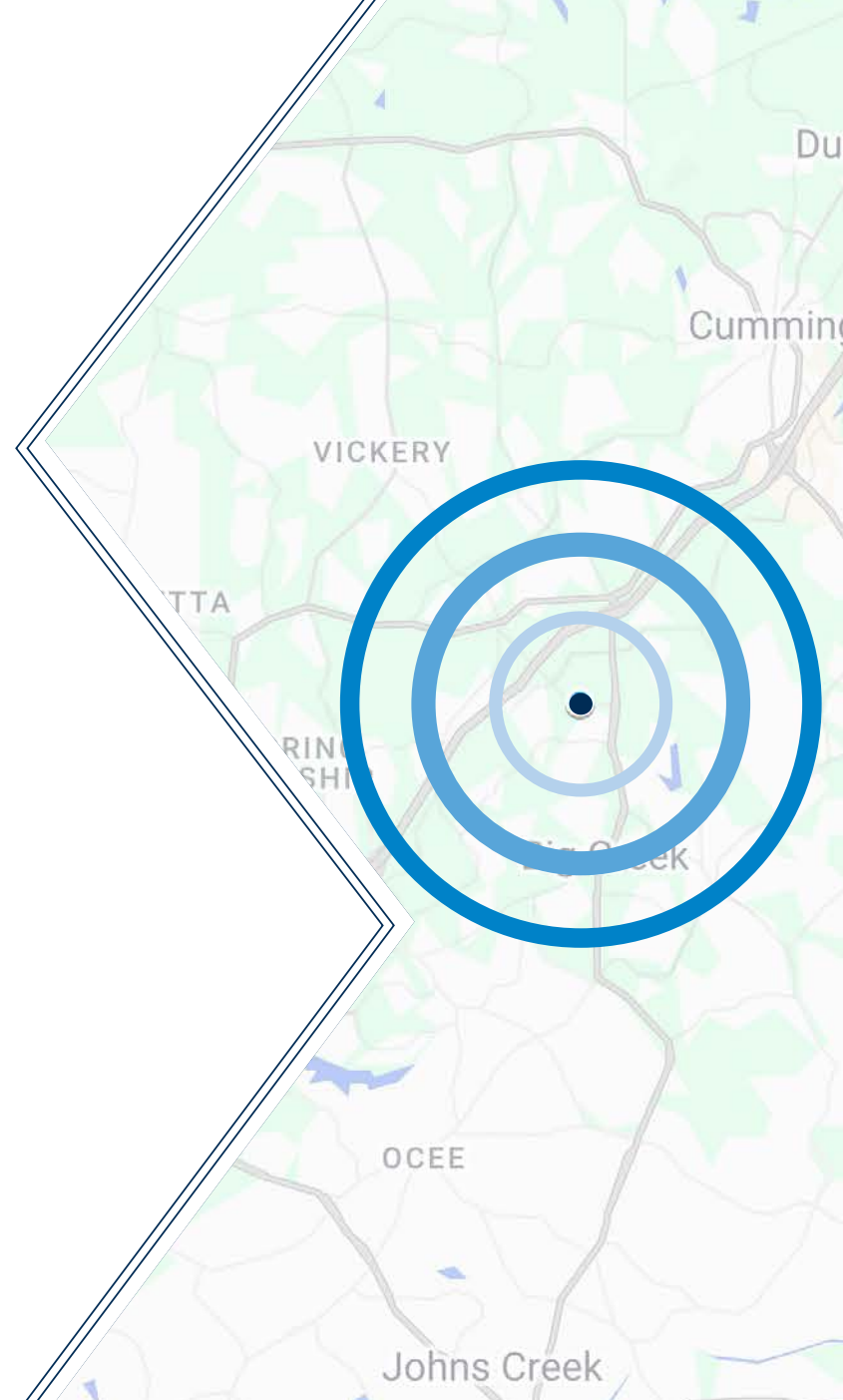
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DEMOGRAPHICS

	3 MILES	5 MILES	10 MILES
POPULATION 2023	55,394	159,229	291,631
PROJECTED POPULATION 2028	59,402	169,554	306,735
MEDIAN AGE	37.2	37.6	38.0
BACHELOR'S DEGREE OR HIGHER	60%	60%	56%
# OF HOUSEHOLDS 2023	17,661	52,243	97,624
PROJECTED # OF HOUSEHOLDS 2028	18,826	55,437	102,547
AVERAGE HOUSEHOLD INCOME 2023	\$175,961	\$181,086	\$174,578
TOTAL SPECIFIED CONSUMER SPENDING	\$743.1M	\$2.3B	\$7.4B

*Information gathered via CoStar and Esri market data based on 8013 Majors Rd, Cumming, GA 30041



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FINANCIAL SUMMARY

FINANCIAL OVERVIEW

CAP RATE: 9.50%

ANNUAL INCREASES: Lesser of CPI or 3%

LEASE TYPE: NN Lease

LEASE EXPIRATION: August 31st, 2026*

*Tenant may terminate lease by providing 9 months notice



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The information contained in this Offering Memorandum (OM) is provided solely to facilitate the prospective purchaser’s own due diligence, for which it shall be fully and solely responsible. The OM is not meant to serve as a substitute for Recipient’s performance of a thorough analysis and “due diligence” investigation of all components of said Property, including but not limited to financial performance, loan details, market conditions, compliance with state and federal laws and regulations, or Property’s physical condition.

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Recipient of this Offering Memorandum agrees:

- » The enclosed information is highly confidential and will be held and treated in the strictest of confidence and any physical copy of the OM shall be returned to Broker or Seller promptly upon request;
- » Not to contact employees or tenants of the Property directly or indirectly regarding any aspect of this information without the prior written approval of the Broker or Seller; and
- » No portion of the enclosed information may be copied or otherwise reproduced without the prior written authorization of Broker or Seller.

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THANK YOU



900 Circle 75 Parkway #720, Atlanta, GA 30339
404.252.1200 // www.skcr.com