



LEE & ASSOCIATES ATLANTA
OFFERING MEMORANDUM

150 MEDICAL WAY
RIVERDALE, GA 30274

CONFIDENTIALITY & DISCLAIMER

This Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Property or the Owner, to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to any interested persons. In this Memorandum, certain documents are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the material referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

Neither the Owner or Lee & Associates-Atlanta nor any of their respective officers, directors, employees, affiliates or representatives make any completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; and you are to rely solely on your investigations and inspections of the Property in evaluating a possible purchase of the real property.

The Owner expressly reserves the right, at its sole discretion, to reject any and all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with our without notice which may arise as a result of review of this memorandum. The Owner shall have no legal commitment or obligation to any person reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived.

CONTACT INFORMATION

MATTHEW ORVILLE

PRINCIPAL

O: 404.442.2814

C: 770.864.7868

morville@lee-associates.com

SAL ESTRADA

ASSOCIATE

O: 404.442.2824

C: 971.295.0841

sestrada@lee-associates.com



TABLE OF CONTENTS

CONFIDENTIALITY & DISCLAIMER

OFFERING SUMMARY

INVESTMENT HIGHLIGHTS
LOGISTICS
PROPERTY PHOTOS
AMENITIES
DEMOGRAPHICS

FINANCIAL OVERVIEW

INCOME & EXPENSES
RENT ROLL
NET OPERATING INCOME

CONTACT INFO

GRIFF SIMS

PRINCIPAL

O: 404.442.2806

C: 404.217.9961

gsims@lee-associates.com

MARK THOMAS

PRINCIPAL

O: 404.442.2832

C: 770.630.6186

mark.thomas@lee-associates.com



OFFERING
SUMMARY

INVESTMENT HIGHLIGHTS
LOGISTICS
PROPERTY PHOTOS
AMENITIES
DEMOGRPHICS

OFFERING SUMMARY

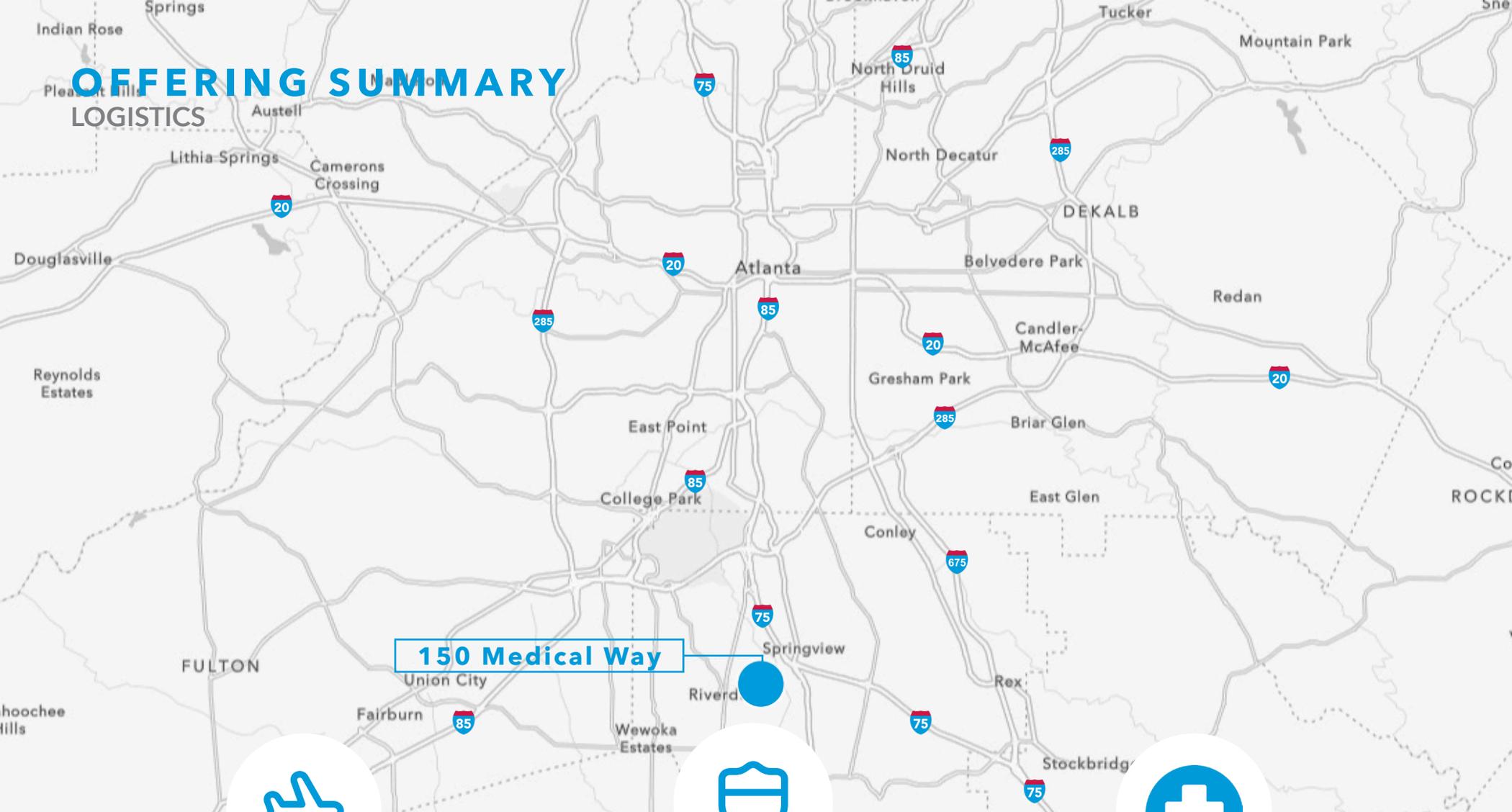
INVESTMENT HIGHLIGHTS

PRICE	\$2,500,000
ADDRESS	150 Medical Way Riverdale, GA 30274
COUNTY	Clayton
BUILDING AREA	14,010 SF
LAND AREA	3.40 Acres
YEAR BUILT	1978
RBA	14,010 SF
OCCUPANCY	63%
FLOORS	One
USE	Healthcare/Medical, Educational, Community- Serving, etc.
TENANTS	Hygeia Health, Loving Helping Hand & Premier Behavioral Services
CURRENT NOI	\$126,210
STABILIZED NOI	\$225,333



OFFERING SUMMARY

LOGISTICS



AIRPORT

Hartsfield-Jackson Int'l Airport
6.3 miles



INTERSTATES

I-75 | 1.3 miles
I-285 | 5.0 miles
I-20 | 16.4 miles



HOSPITALS

Southern Regional Medical Center | 0.4 miles
Piedmont Henry | 12.2 miles

OFFERING SUMMARY

PROPERTY PHOTOS



OFFERING SUMMARY

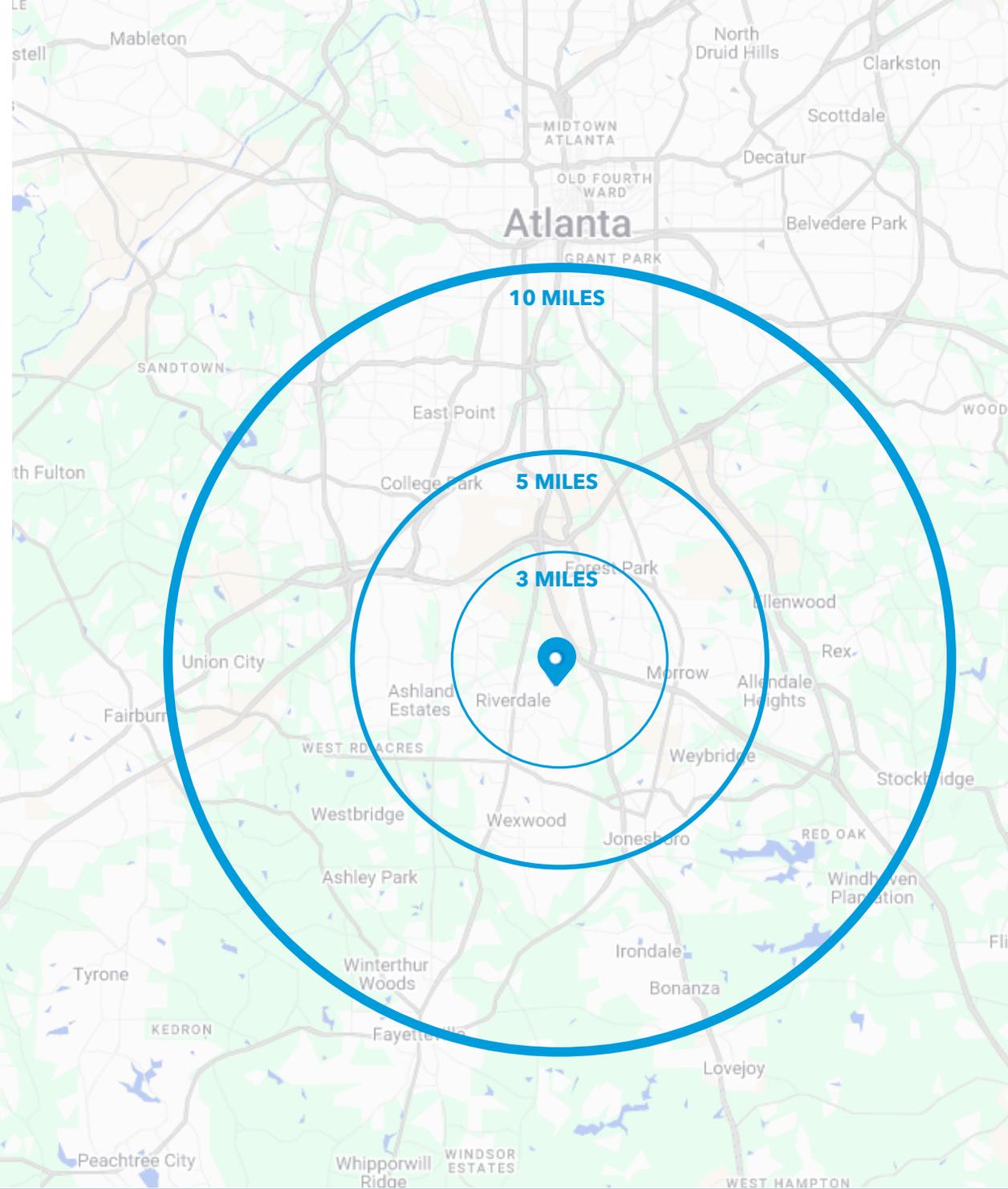
AMENITIES



OFFERING SUMMARY

DEMOGRAPHICS

	POPULATION	3-MILE	5-MILE	10-MILE
	2024 Population	84,307	193,686	579,491
	2029 Est. Population	83,764	194,020	591,922
	HOUSEHOLDS			
	2024 Households	31,241	70,845	214,971
	2029 Est. Households	31,031	70,994	219,834
	INCOME			
	2024 Est. Average Household Income	\$57,408	\$61,194	\$70,404
	EMPLOYEES			
	2024 Est. Number of Employees in Area	26,363	64,412	185,113





FINANCIAL OVERVIEW

RENT ROLL
EXPENSES
NET OPERATING INCOME

FINANCIAL OVERVIEW

RENT ROLL

TENANT	SF	% of GLA	ANNUAL RENT	LEASE EXPIRATION	RENEWAL OPTIONS
Hygeia Health	4,523 SF	33%	\$89,781	5/31/2030	Full-service lease
Loving Helping Hand	3,009 SF	26%	\$59,729	9/01/2028	Full-Service Lease
Premier Behavioral Services	1,028 SF	18%	\$20,400	9/01/2027	Full-Service Lease
Private Office	251 SF	-	-	-	-

	SF	ANNUAL RENT
Total Occupied:	8,811 SF (63%)	\$169,910
Vacant:	5,199 SF (37%)	
Net Rentable Gross:	14,010 SF	

FINANCIAL OVERVIEW

ESTIMATED OPERATING EXPENSES - SUBJECT TO VERIFICATION

EXPENSES

Taxes: \$20,000

Insurance: \$8,000

Reserved Capital Expense: \$6,000

Operating Costs

Landscaping: \$1,200

Water: \$1,500

Trash \$800

General Property Maintenance: \$5,000

Utility of Vacant Suite: \$1,200

Total Operating Costs: \$12,560

Total: \$43,700

FINANCIAL OVERVIEW

NET OPERATING INCOME (NOI)

CURRENT NOI

INCOME:	\$169,910
EXPENSES:	\$43,700
TOTAL:	\$126,210

FUTURE / STABILIZED PRO FORMA NOI

FULLY LEASED INCOME:	Current Income: \$169,910 Vacant Proforma: \$99,123 Total Stabilized Income: \$269,033
EXPENSES:	\$43,700
TOTAL:	\$225,333

CONTACT INFORMATION

MATTHEW ORVILLE

PRINCIPAL

O: 404.442.2814

C: 770.864.7868

morville@lee-associates.com

SAL ESTRADA

ASSOCIATE

O: 404.442.2824

C: 971.295.0841

sestrada@lee-associates.com