



OFFERING MEMORANDUM

TIGNALL ASSISTED LIVING OPPORTUNITY | 12 BEDS
TIGNALL, GA

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.

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CONTACT INFORMATION

BRUCE BURNS

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PROPERTY OVERVIEW



EXECUTIVE SUMMARY

OFFERING

Bull Realty is pleased to present this ±2,532 SF personal care home and business, offered for sale on ±1.87 acres in Tignall, GA.

This boutique senior housing facility features 12 beds across 5 bedrooms, including a dedicated dining area, a comfortable common room for resident activities, and a welcoming atmosphere designed for longterm personal care.

Currently 100% occupied with a wait list, the home serves a mix of private-pay and CCSP (Community Care Services Program) residents, with an average monthly rent of approximately \$2,854 per bed. The facility is well maintained and provides a stable cash flow opportunity for operators or investors seeking a turn-key asset.

Located in Wilkes County, Tignall offers a quiet, rural setting with close-knit community values—an ideal environment for assisted living. This property benefits from strong demand and minimal competition in the surrounding market, supporting continued occupancy and rental growth.



12 BEDS



PRICE: \$875,000



BUILDING SIZE: ±2,532 SF

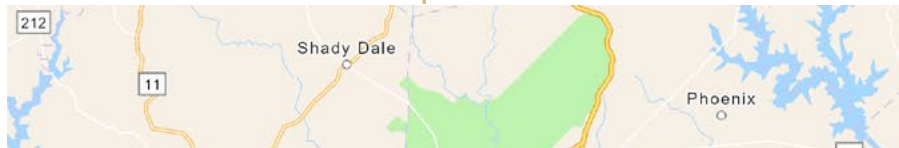
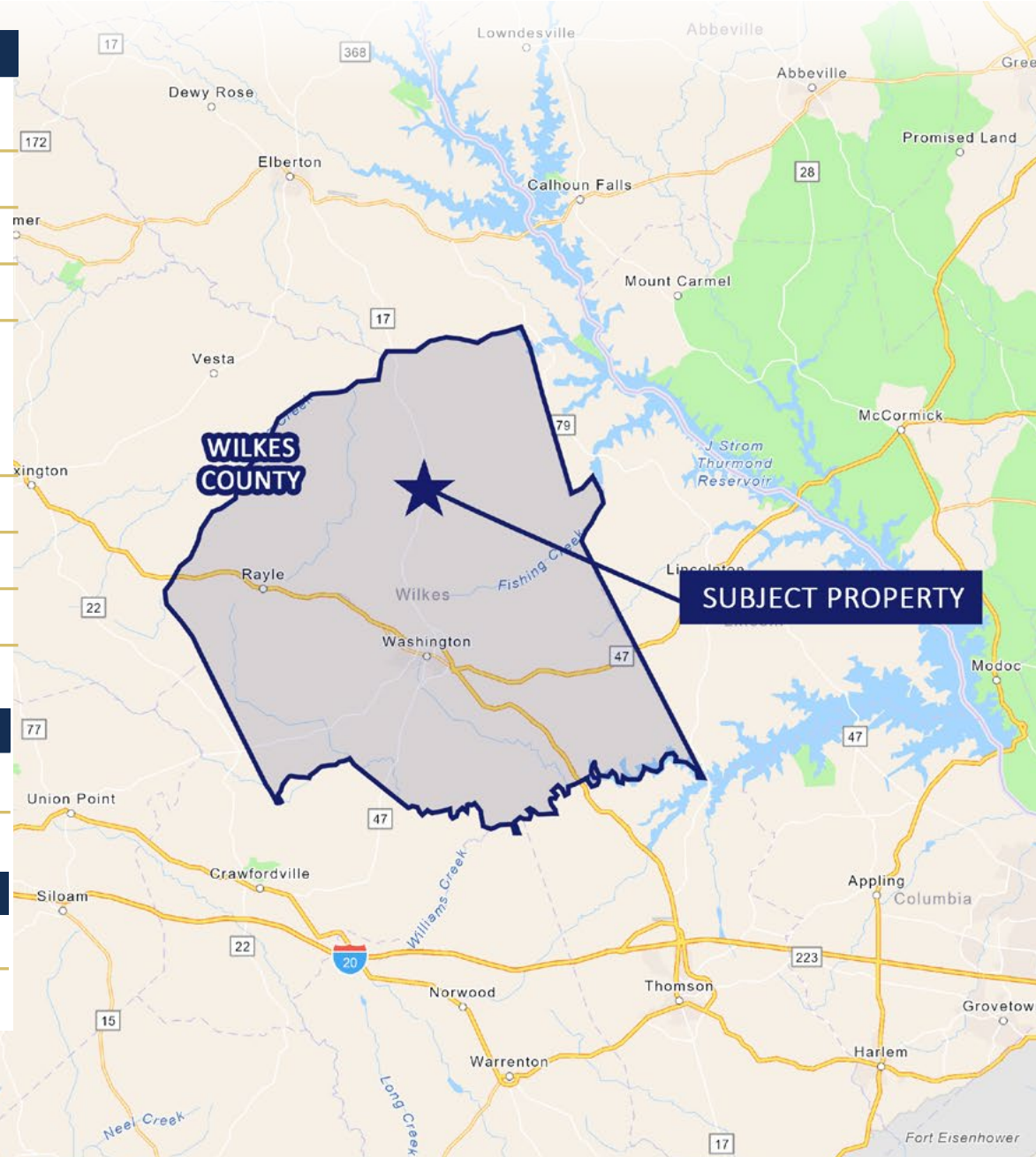
PROPERTY HIGHLIGHTS

- 12-bed assisted living home located in Wilkes County
- ±2,532 SF personal care home and business
- Property is situated on ±1.87 acres
- 100% Occupancy
- Located ±15 minutes from Wills Memorial Hospital

Do not disturb tenants or management. Do not visit the site without an appointment through Bull Realty.

PROPERTY INFORMATION

BUILDING	
ADDRESS	185 S Hulin Ave Tignall, GA 30668
COUNTY	Wilkes
COMPLEX NAME	Tignall Assisted Living
YEAR BUILT	1930, *Renovated in 1973
IMPROVEMENTS	New 2024 HVAC Roof ±10 years old Fully sprinkled ADA Compliant Bathrooms redone in 2024
TOTAL BUILDING SIZE	±2,532 SF
NO. OF BUILDINGS	1
NO. OF FLOORS	1
NO. OF BEDS	12
SITE	
PARCEL NUMBER	070B 151
SITE SIZE	±1.87 Acres
FINANCIAL	
OCCUPANCY	100%
SALE PRICE	\$875,000



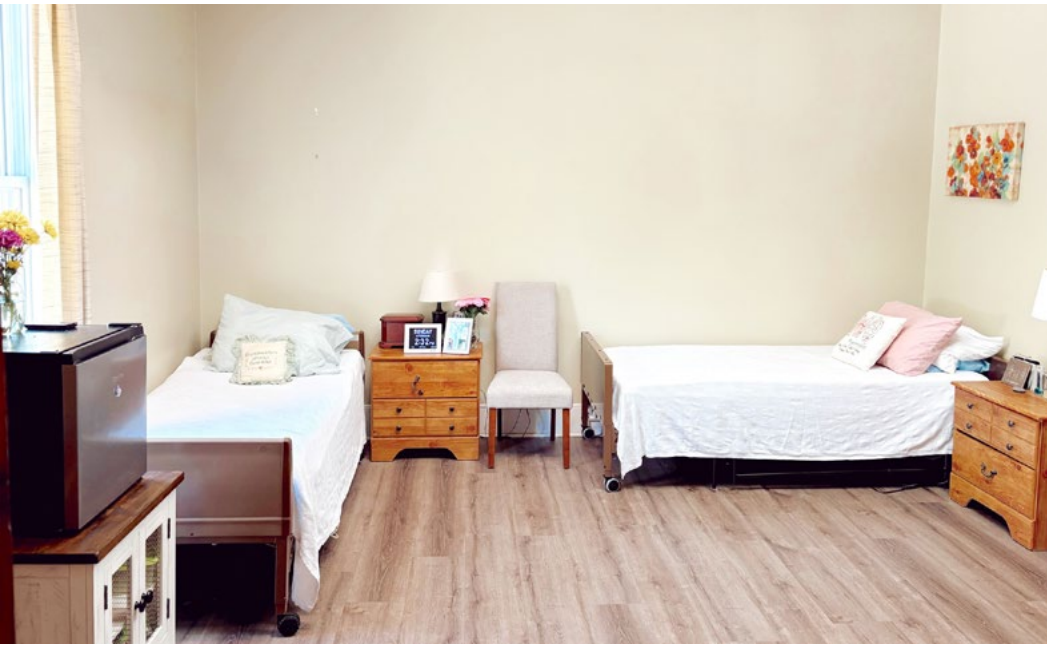
PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS



ASSISTED LIVING SUPPLY & DEMAND

MARKET OVERVIEW | TIGNALL, GEORGIA PMA (20-MILE RADIUS)

The total demand for Assisted Living units in the Tignall PMA is 267 units in 2024, growing to 298 units by 2029, an 11.6% increase in demand. This growth reflects a rising senior population with supportive demographic and income profiles.

There are currently 85 competitive assisted living units identified in the market, with 0 units under construction, highlighting a significant unmet need in the area.

As the data indicates, the unmet demand totals 182 units in 2024, projected to rise to 213 units by 2029—a 17.0% increase in unmet need.

PENETRATION RATE

The current market penetration for Assisted Living in the 20-mile PMA is 3.33%, calculated as competitive units divided by the 75+ population. This low rate indicates a strong opportunity for new development or facility expansion.

ASSISTED LIVING UNMET DEMAND/ESRI 2025

PMA DEMOGRAPHICS | 20 MILE RADIUS

AVERAGE HOUSEHOLD INCOME



55 TO 64 YEARS OLD
\$73,525



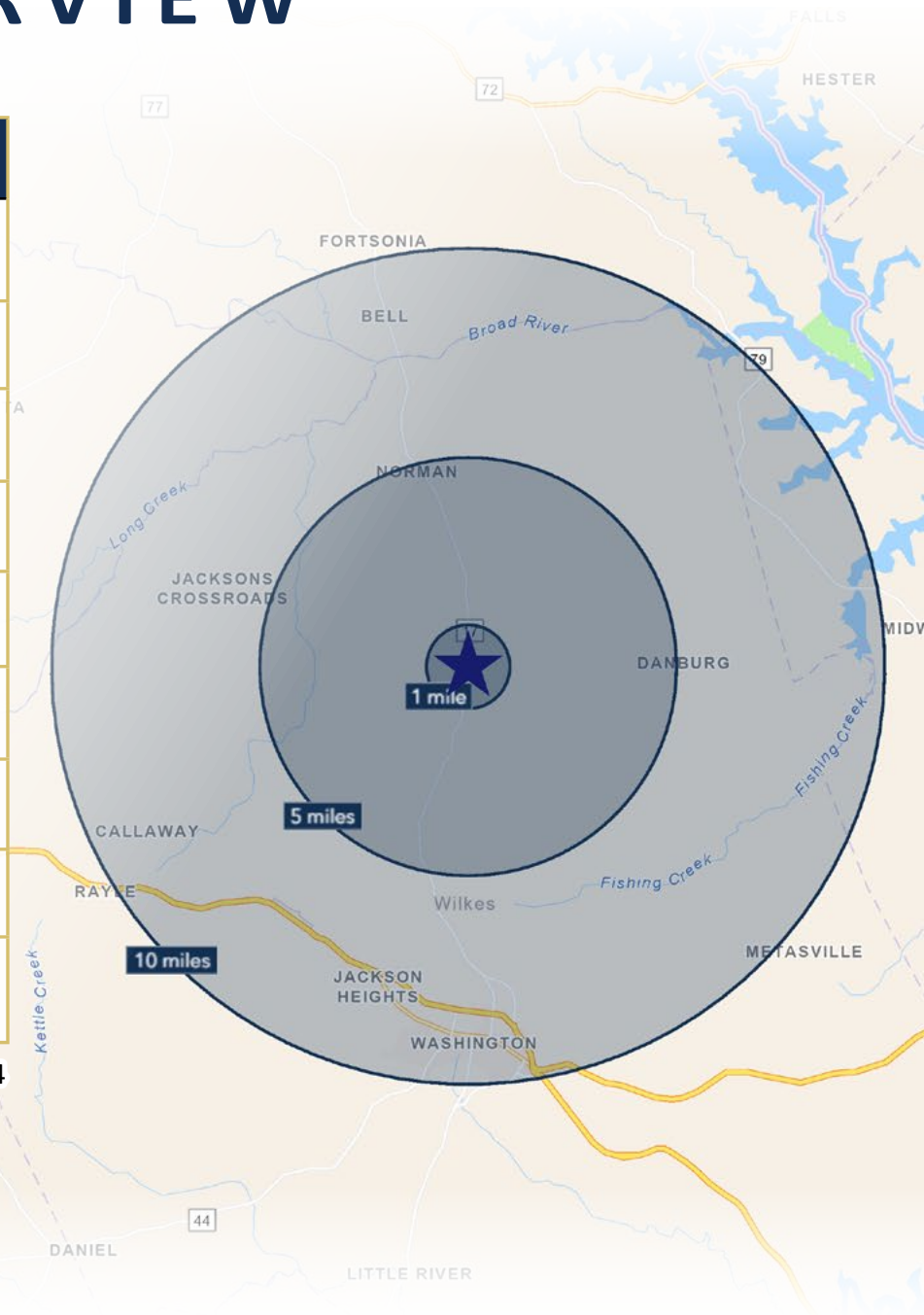
65 TO 74 YEARS OLD
\$65,910



75+ YEARS
\$54,334

DEMOGRAPHIC OVERVIEW

	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	453	1,179	6,791
POPULATION 50+ YEARS	245	632	3,326
POPULATION 65+ YEARS	129	333	1,804
TOTAL MALE POPULATION 50+ YEARS	12	33	207
TOTAL FEMALE POPULATION 50+ YEARS	126	325	1,785
TOTAL HOUSEHOLDS	201	525	2,940
NO. OF PERSONS PER HOUSEHOLD	2.25	2.25	2.28
AVERAGE HOUSEHOLD INCOME	\$58,981	\$58,243	\$57,282
AVERAGE HOUSE VALUE	\$241,013	\$251,003	\$252,081



ABOUT THE AREA

TIGNALL, GEORGIA

Nestled in the scenic countryside of Wilkes County, Tignall is a small town rich in Southern heritage, timeless charm, and natural beauty. Known affectionately as “Little Atlanta” for its early growth and modern spirit, Tignall offers visitors a welcoming escape with historic landmarks, peaceful landscapes, and a proud, close-knit community.

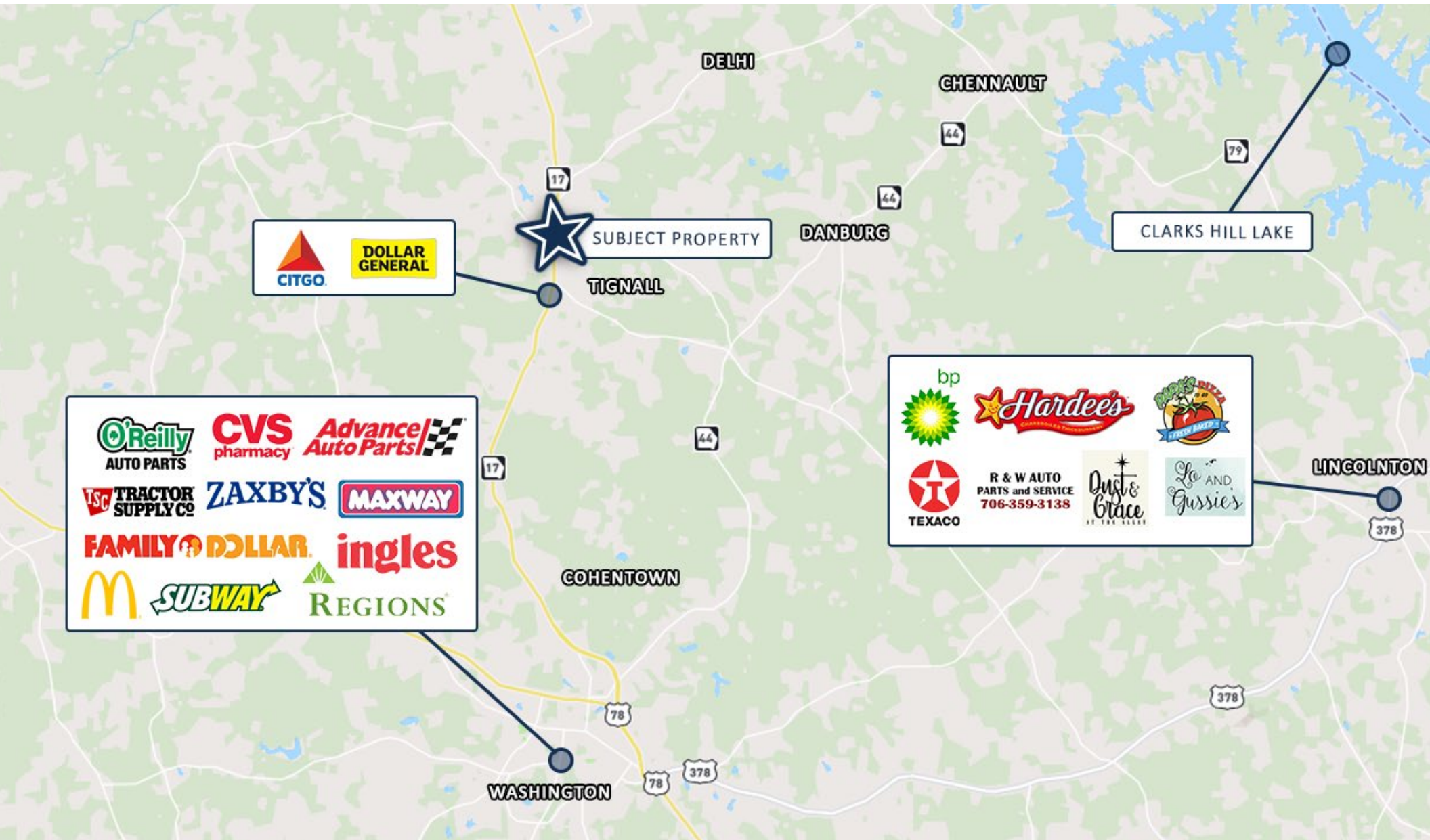
Founded in 1907 and steeped in local history, Tignall showcases well-preserved architectural treasures such as the 1871 Independence United Methodist Church and the former Bank of Tignall, now home to the North Wilkes Library & Museum. Strolling through town, you’ll find Victorian-era homes and vintage storefronts.

Outdoor enthusiasts are drawn to nearby destinations like Fishing Creek Wildlife Management Area and Broad River for hiking, camping, and serene views. Whether you’re exploring nature or enjoying a quiet afternoon in the town square, Tignall offers a refreshingly authentic Georgia experience.

With its deep historical roots, vibrant community, and natural charm, Tignall invites you to slow down, connect, and discover why locals proudly say, “I’d rather be in Tignall.”



IN THE AREA



IN THE AREA



FINANCIALS



PLEASE SIGN CONFIDENTIALITY AGREEMENT LOCATED ON PAGE 18 OF THIS DOCUMENT OR ONLINE AT [BULLREALTY.COM](https://www.bullrealty.com).

SIGN CONFIDENTIALITY AGREEMENT ONLINE

CONTACT INFORMATION



Broker Profile



BRICE BURNS
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Brice@BullRealty.com
404-876-1640 x 158

Brice Burns holds the title of Vice President at the Macon Office, where he represents Bull Realty on a regional level. Leveraging Bull Realty's nationwide reach, Brice assists clients in the Central & South Georgia markets. He serves as an advocate for clients, navigating their diverse commercial needs throughout the region. Brice specializes in tenant and landlord representation for office, retail, and industrial clients, as well as the disposition of investment properties and raw land sales.

Prior to joining Bull Realty, Brice began his commercial real estate career assisting investors with the acquisition and disposition of multifamily assets throughout all Central & South Georgia markets before joining Fickling & Company, where he quickly went on to become one of the top producing commercial agents for the firm within his first two years of joining.

Brice is a member of the Atlanta Commercial Board of Realtors (ACBR), Middle Georgia Association of Realtors (MGAR), and the National Association of Realtors (NAR). He is actively working towards the Certified Commercial Investment Member (CCIM) designation, serves as an ambassador for the Greater Macon Chamber of Commerce, and is a proud Eagle Scout.

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.

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



CONFIDENTIALITY AGREEMENT

This Confidentiality Agreement ("Agreement") is made and agreed to for the benefit of the undersigned party ("Receiving Party"), the owner of the subject property (the "Seller") and undersigned broker Bull Realty Incorporated ("Broker").

Now therefore in consideration of the privileges granted to Receiving Party with respect to receiving certain confidential information, and other good and valuable consideration, the Receiving Party hereby agrees to the following:

I. Confidential Information:

Receiving Party will receive confidential information regarding property referred to as 185 S Hulin Ave, Tignall, GA. Prospect agrees to not disclose to any person that the property may be available for sale or lease, or that discussions or negotiations are taking place concerning the property, nor any terms, conditions, or other facts with respect to the property, including but not limited to tenant information, lease rates, lease expirations, income and expenses, and any such possible purchase, including the status thereof. The term "person" used in this agreement shall be interpreted broadly and shall include, without limitation, any corporation, company, partnership or individual other than parties to which Broker approves in writing. Receiving Party may share information with directors, officers, employees, agents, affiliates, counsel, lending sources, accountants or representatives of Receiving Party that Receiving Party notifies of the requirements of this Agreement .

Receiving Party agrees to not contact the property owner, the management, the tenants, the lender, the vendors, the insurers, the employees or the customers of any business at the site.

II. Acting as a Principal:

Receiving Party hereby warrants that it is acting as a principal only, and not as a broker, regarding this contemplated transaction. Receiving Party acknowledges that Broker is working an agency capacity as representing the Seller only in this transaction and is the only Broker involved in this potential transaction. Receiving Party agrees to not be involved in any arrangement to lease or purchase the property, in whole or in part, as a lender, partner, buyer of the note, buy in foreclosure, buy from bankruptcy court, or in any other manner acquire an investment in, joint venture or control of the property, unless Broker is paid a commission at closing as per separate agreement with Seller.

This agreement will expire two years from the date hereof.

III. Governing Law

This Agreement shall be governed and construed in accordance with the laws of the State of Georgia.

If you are a broker, contact the listing agent directly for a Buyer and Buyer's Broker Confidentiality & Commission Agreement.

Accepted and agreed to this _____ day _____ of , 20__.

Receiving Party _____

Signature _____

Printed Name _____

Title _____

Company Name _____

Address _____

Email _____

Phone _____

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