



203 WOODPARK PLACE
SUITE 200
WELLSTAR Medical Group
Family Medicine
Michael Katopes, M.D.
Attri Datta, M.D.
Patrick Fleming, PA-C
Elizabeth Vandel, PA-C
SUITE 100
Skin CARE Clinic

Offering Memorandum

WELLSTAR MEDICAL GROUP AT WOODPARK PLACE | 7.5% CAP RATE

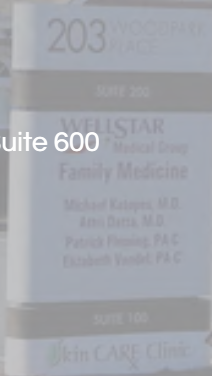


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DISCLAIMER & LIMITING CONDITIONS

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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.



EXECUTIVE SUMMARY

WELLSTAR MEDICAL GROUP AT WOODPARK PLACE | 7.5% CAP RATE



PROPERTY OVERVIEW

This 7,857 SF medical office building is occupied by WellStar Health System who recently extended their lease through June of 2022. The building has been home to a successful medical practice since its construction in 1994, while the Woodstock population has more than tripled since 2000. The asset is generating Net Operating Income of \$90,143 and the lease is subject to attractive 2.5% annual increases. WellStar paid for renovations of the building in 2014. There is 2,500 SF of well-finished office space on the second floor, currently vacant, providing an investor the opportunity to capture additional value. 60% of Wellstar's business is sourced from Cherokee County supporting this as an extremely important location to the tenant.

PROPERTY HIGHLIGHTS

- 7,857 SF medical office building occupied by an investment grade credit healthcare tenant
- Competitive 7.5% Cap Rate on existing income
- Opportunity to lease additional space and create additional value for an opportunistic investor
- 2.5% annual rent increases
- Strong operating history in a strategic healthcare market
- WellStar Health System is the largest health system in Georgia
- 575 home development will soon be adjoined to Woodpark Place by a new road

PRICE | \$1,200,000



PROPERTY DETAILS

WELLSTAR MEDICAL GROUP AT WOODPARK PLACE | 7.5% CAP RATE

Property Name:	WellStar Medical Group at Woodpark Place
County:	Cherokee
Property Address:	203 Woodpark Place, Building C Woodstock, GA 30188
Building Size:	7,857 SF
Building Class:	B
Zoning:	GC
Year Built:	1994
Construction Type:	Brick
Number Of Stories:	2
Number Of Units:	2
Lease Expiration:	June 2022
NOI:	\$90,143
Cap Rate:	7.5%
Sale Price:	\$1,200,000



PROPERTY PHOTOS

WELLSTAR MEDICAL GROUP AT WOODPARK PLACE | 7.5% CAP RATE



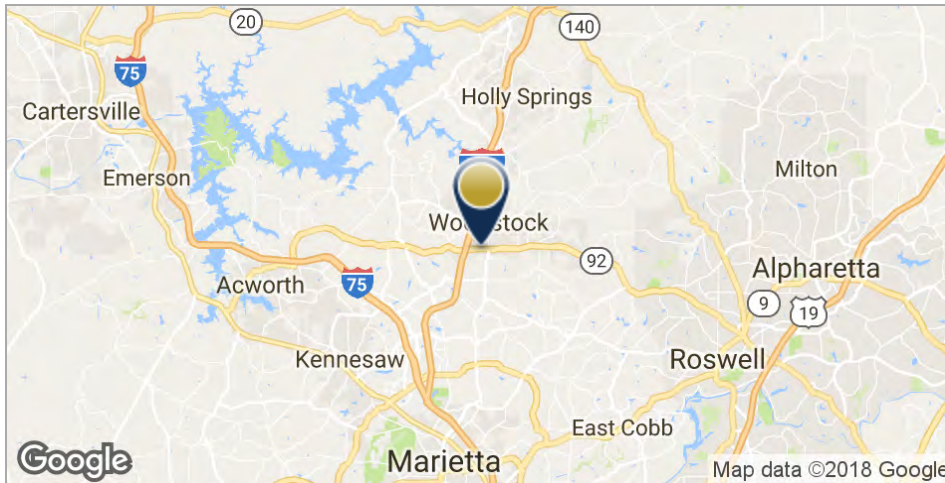
PROPERTY PHOTOS

WELLSTAR MEDICAL GROUP AT WOODPARK PLACE | 7.5% CAP RATE



DEMOGRAPHICS & LOCATION

WELLSTAR MEDICAL GROUP AT WOODPARK PLACE | 7.5% CAP RATE



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	5,772	58,730	168,127
MEDIAN AGE	33.7	35.0	35.5
MEDIAN AGE (MALE)	33.4	35.4	35.0
MEDIAN AGE (FEMALE)	34.1	34.6	35.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,268	21,645	59,826
# OF PERSONS PER HH	2.5	2.8	2.8
AVERAGE HH INCOME	\$81,008	\$84,846	\$93,740
AVERAGE HOUSE VALUE	\$199,629	\$226,115	\$238,386

LOCATION HIGHLIGHTS

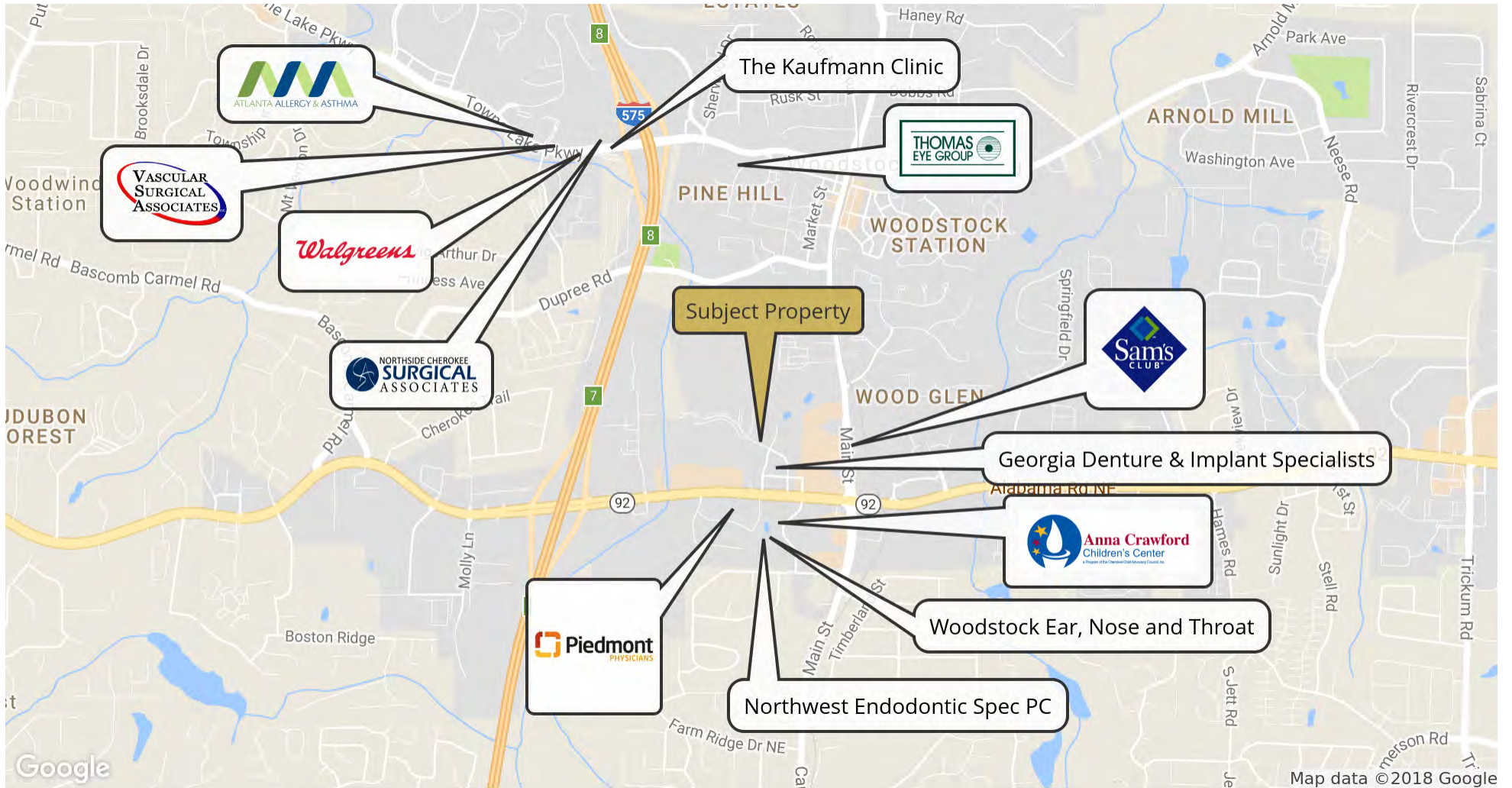
Traffic counts directly in front of subject property will significantly increase due to construction of a new road adjoining to a John Weiland Development of 575 new homes with pricing starting in the \$400k range. The new road will provide Woodpark Place a direct connection to Main Street which flows straight to downtown Woodstock. The project will make a great location even better, and will increase patient traffic for the tenant and value of the property.

This WellStar Medical Group occupied office is favorably located off of highly traveled Hwy 92 in Woodstock, GA which has a daily traffic count of 59,060. The property is less than 2 miles from Downtown Woodstock and less than one mile from I-575 for easy access to all of Atlanta with new express lanes into the city.

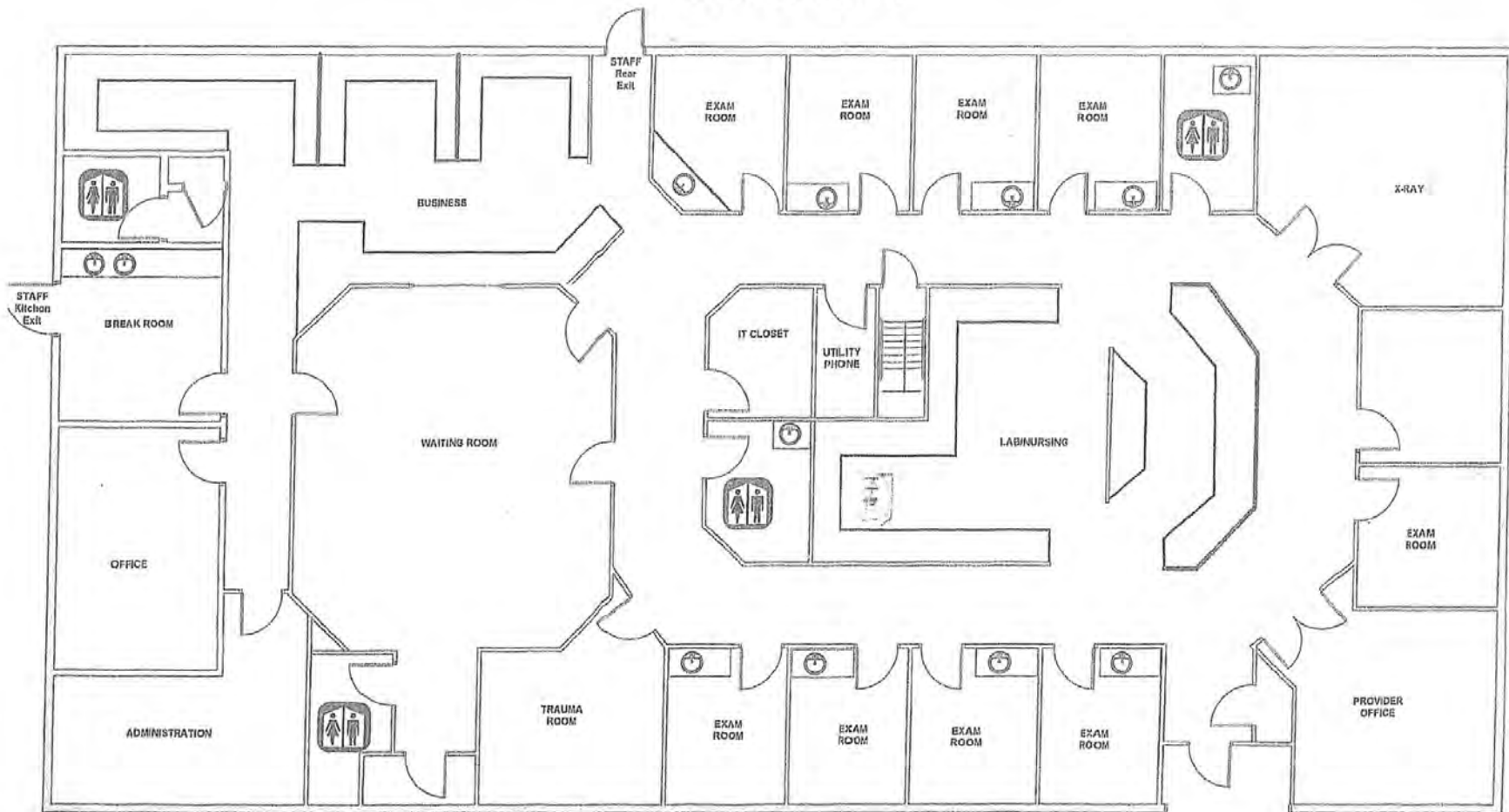


IN THE AREA

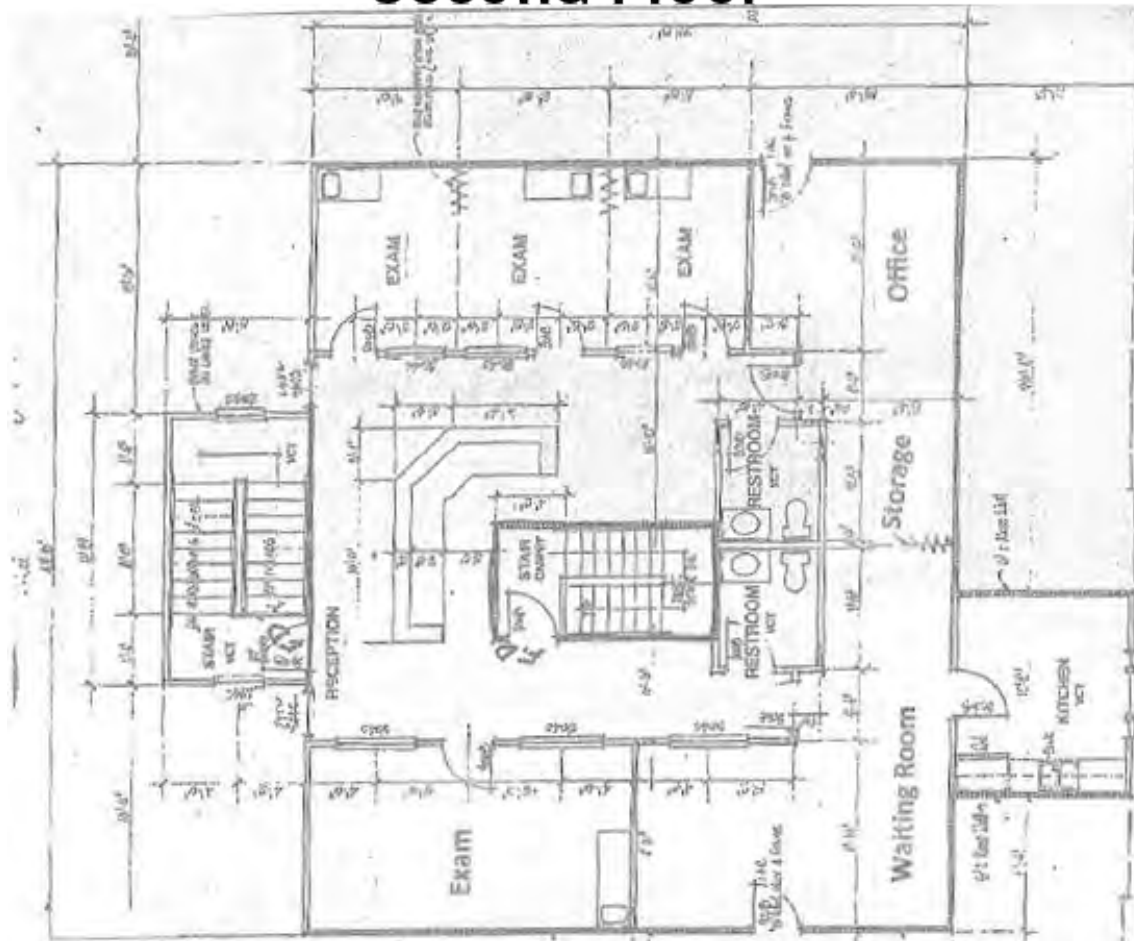
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First Floor



Second Floor



WellStar Health System

WellStar Health System, the largest health system in Georgia, is known nationally for its innovative care models, focused on improving quality and access to healthcare. Staying ahead of the curve in technology has enabled WellStar to be leaders in both the diagnosis and treatment of an extensive array of health conditions. Serving a diverse population, WellStar consistently looks at total patient wellness and works to ensure that all systems support that focus. WellStar is recognized nationally as an Employer of Choice and is featured on FORTUNE 100 Best Companies to Work For® list and Work Mother Magazine's Best Companies list. Specialists and primary care providers work in a multi-disciplinary environment with 20,000 team members throughout our 11 hospitals, 225 medical office locations, outpatient centers, health parks, a pediatric center, nursing centers, hospice, homecare. By working through a patient-centered model of care, WellStar places enormous value on quality and safety with many accolades to support our work.



ABOUT THE AREA

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WOODSTOCK

Woodstock, GA is located about 30 miles north of Downtown Atlanta and is one of the metro area's most popular bedroom communities due to its rich history, location to the North Georgia mountains, top ranked schools and universities, popular shopping attractions and it was voted as "one of the top 50 places to live in the U.S." by Money Magazine in 2015.

The city is made up of over 2,500 active business, and is the fastest growing city in Cherokee County. Aside from the popular Downtown Woodstock retail district that hosts many popular retail stores, restaurants and local concerts and events, the city also draws visitors from all over to The Outlet Shoppes of Atlanta located right off I-575.

Kennesaw State University and Chattahoochee Technical College Woodstock Campus are both drawing more students to the area. Kennesaw State is located 7 miles to the south and had an enrollment of 32,166 undergraduate students in Fall 2016. Chattahoochee Technical College Woodstock Campus is in Downtown Woodstock and had an annual enrollment of over 10,000 students.





MITCH SMITH

V.P. Healthcare Real Estate Services



Professional Background

Mitch Smith specializes in providing users, investors, and owners of healthcare facilities with real estate services focused on realizing client-defined goals. He leverages his knowledge and background in the healthcare industry in order to provide and execute leasing strategies and marketing plans designed to maximize value and returns. He assists investors and owners in acquisitions, dispositions, and market analysis. Mitch prides himself on building and maintaining strong relationships while delivering value-driven services.

Mitch has a record of achieving favorable client outcomes in consultative sales processes stemming from his background in medical device sales where he worked with healthcare systems, retail clinics, pharmaceutical distributors, and national chain drug stores across the United States and in the Caribbean. His experience working across various sectors of the healthcare industry provide him with unique insights into the markets and trends, thus supporting his identification of strategies and indicators necessary to improve upon his client satisfaction and results.

Mitch is an Atlanta native and graduate of Auburn University. He lives in Dunwoody and enjoys traveling, offshore fishing, scuba diving and sports.

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Bull Realty is a commercial real estate sales, leasing and advisory firm headquartered in Atlanta and licensed in nine Southeast states. The firm was founded in 1998 with two primary missions: to provide a company of advisors known for their integrity and to provide the best disposition marketing in the nation. Client services include disposition, acquisition, project leasing, tenant representation, asset management and consulting services. Advisors focus on specific property types including office, retail, industrial, multifamily, land, healthcare, senior housing, self-storage, automotive, hospitality and single tenant net lease properties.

The firm produces America's Commercial Real Estate Show, a national video show and podcast enjoyed by millions of people around the country. Industry analysts, leading market participants and the firm's founder Michael Bull share market intelligence, forecasts and success strategies. The show has aired every week since 2010 on iTunes, YouTube and www.CREshow.com. The firm also produces Atlanta's Commercial Real Estate Show available on AtlantaCREshow.com

