



Medical Office Building Investment Opportunity

Offering Memorandum

Governors Pavilion




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Governors Pavilion
Acworth, Georgia

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This Confidential 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 Confidential 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 Confidential 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 Confidential 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.

This Confidential Memorandum may be used only by parties approved by the Owner. The Property is privately offered, and by accepting this Confidential Memorandum, the party in possession hereof agrees (i) to return it if requested and (ii) that this Confidential Memorandum and its contents are of a confidential nature and will be held and treated in the strictest confidence. No portion of this Confidential 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 Confidential Memorandum in its entirety and all documents, disks and other information provided in connection therewith.

Medical Office Building Investment Opportunity

Bull Realty is pleased to offer to qualified users and investors an opportunity to acquire Governors Pavilion in a high growth corridor of Acworth, GA. This 45,000 sf multi-tenant medical office building was constructed in 2007 and sits adjacent to the Wellstar Acworth Health Park.

Hospital Corporation of America (HCA) occupied 16,500 sq ft of clinic space including a diagnostic imaging center in this MOB; however, eventually chose not to compete with Wellstar in this market and focused on their operations in Cartersville. HCA has since vacated but has 2 years of lease term remaining.

The remaining tenants in the building include Atlanta Gastroenterology Associates, Marietta Eye Clinic, Harbin Clinic, Georgia Urology, Village Podiatry, Piedmont Oral & Facial Surgery, Internal Medicine & Acworth Dermatology & Skin Cancer Center.

The HCA suite and first generation vacant space offer tremendous upside to an experienced medical office building investor, operator, or user. The property is being offered at a market cap rate based on the current in-place NOI.

Please review the enclosed information. In the event you would like more detailed information including the rent roll, cash flow statement, and lease information kindly return the Confidentiality Agreement on the last page of this Offering Memorandum.



Property Information

Governors Pavilion
Acworth, Georgia

Property Address:	4450 Calibre Crossing Acworth, GA 30101
County:	Cobb
Zoning:	NRC
Property Size:	+/- 45,331 sq ft +/- 5.45 acres
Year Built:	2007
Tenants:	Hospital Corporation of America, Marietta Eye Clinic, Atlanta Gastroenterology Associates, Piedmont Oral & Facial Surgery, Internal Medicine, Acworth Dermatology & Skin Cancer Center
Sub Tenants:	The Harbin Clinic, Georgia Urology, Village Podiatry
Percentage Leased:	76%
Percentage Occupied:	40%
NOI:	\$651,892
Cap Rate:	7%
Price:	\$9,300,000.00
No Debt:	This property will be delivered free and clear of any debt.



Property Photos

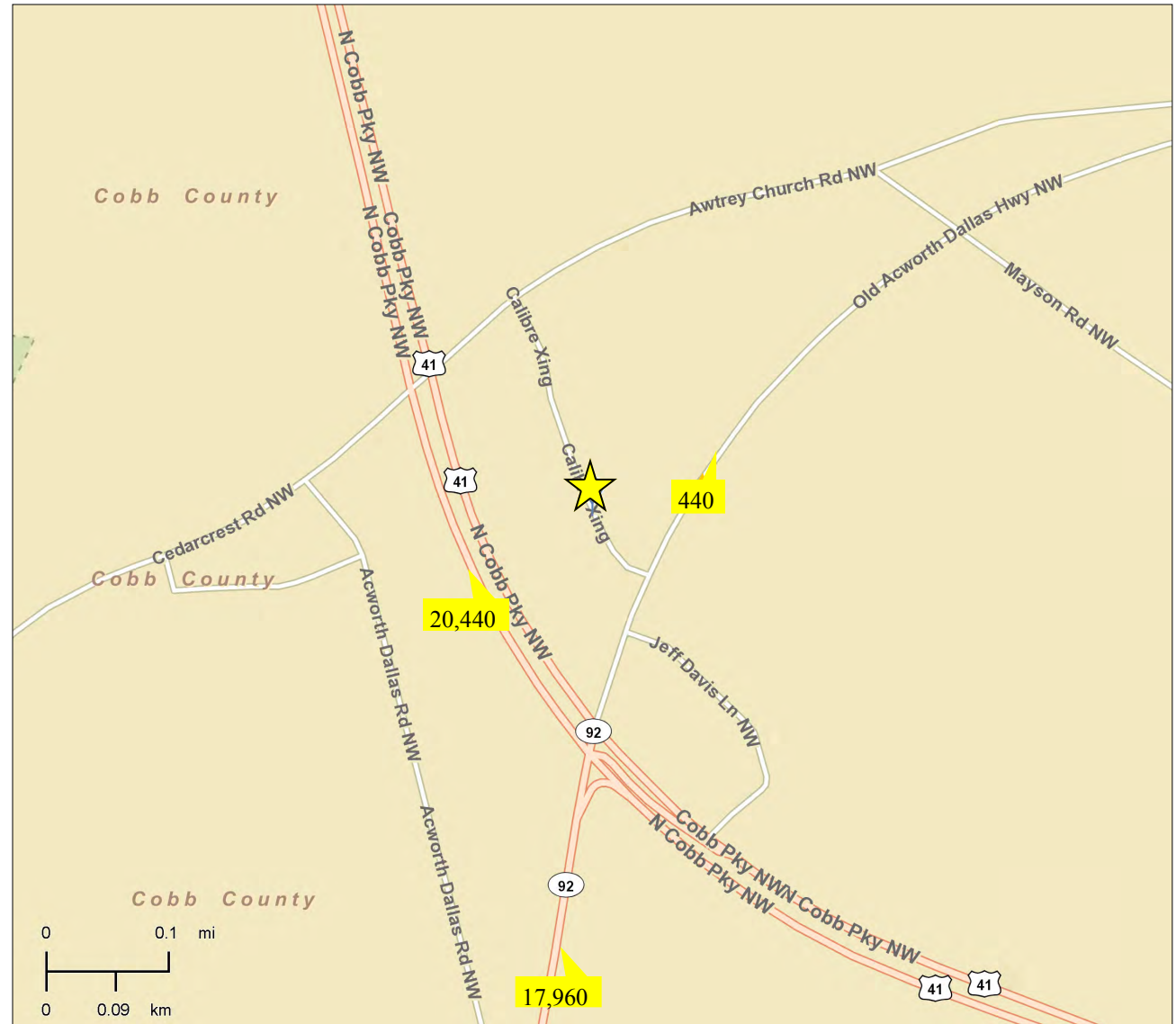
Governors Pavilion
Acworth, Georgia

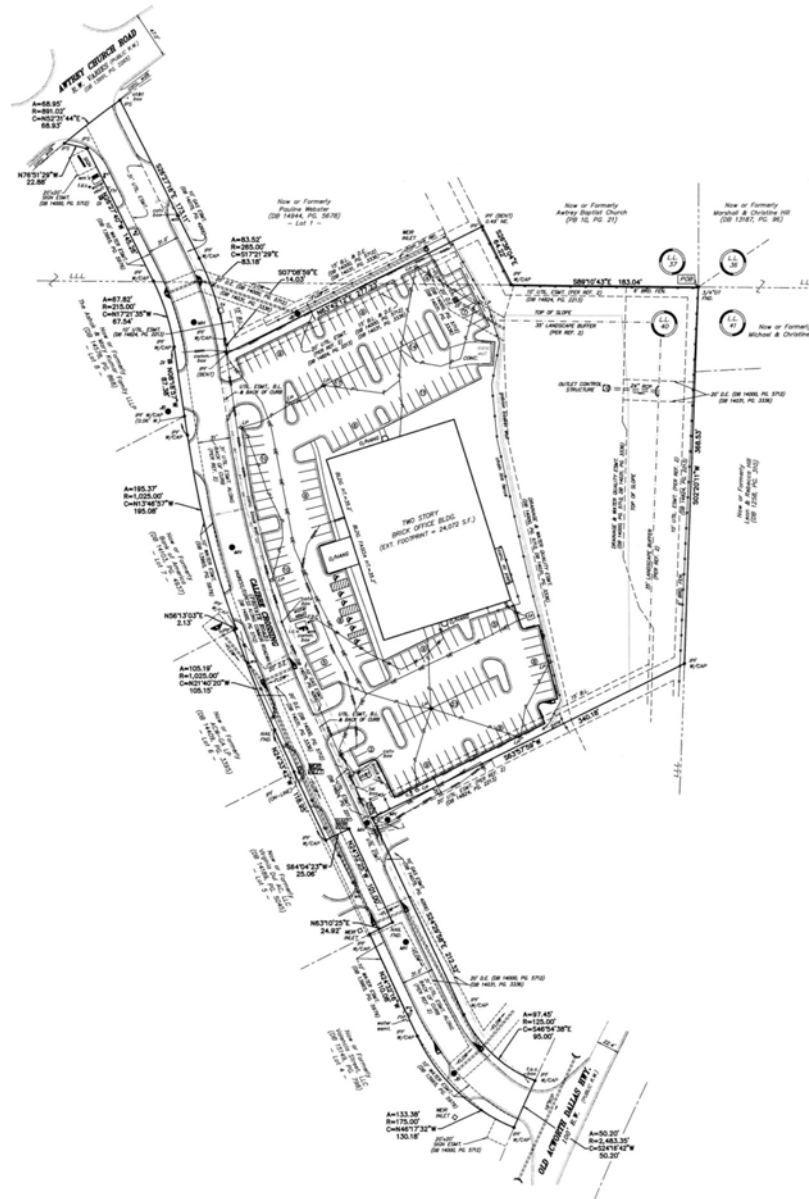


Demographics & Traffic Count

Governors Pavilion
Acworth, Georgia

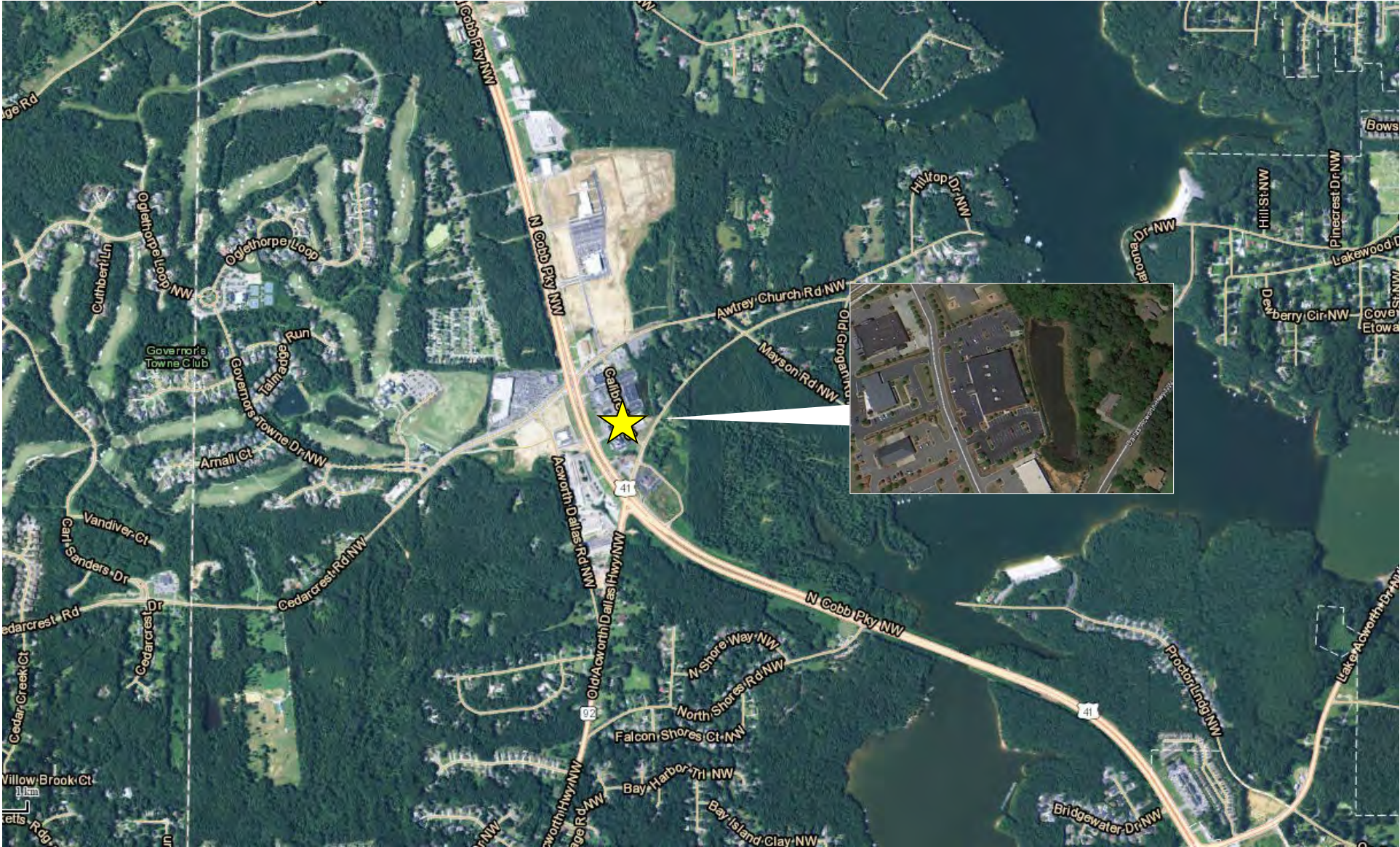
2015 Demographics (esri)	
	1 mile
Population	1,637
Households	572
Average Household Income	\$91,748
	3 mile
Population	18,551
Households	6,633
Average Household Income	\$87,350
	5 mile
Population	75,995
Households	26,142
Average Household Income	\$87,359





Aerial Views

Governors Pavilion
Acworth, Georgia



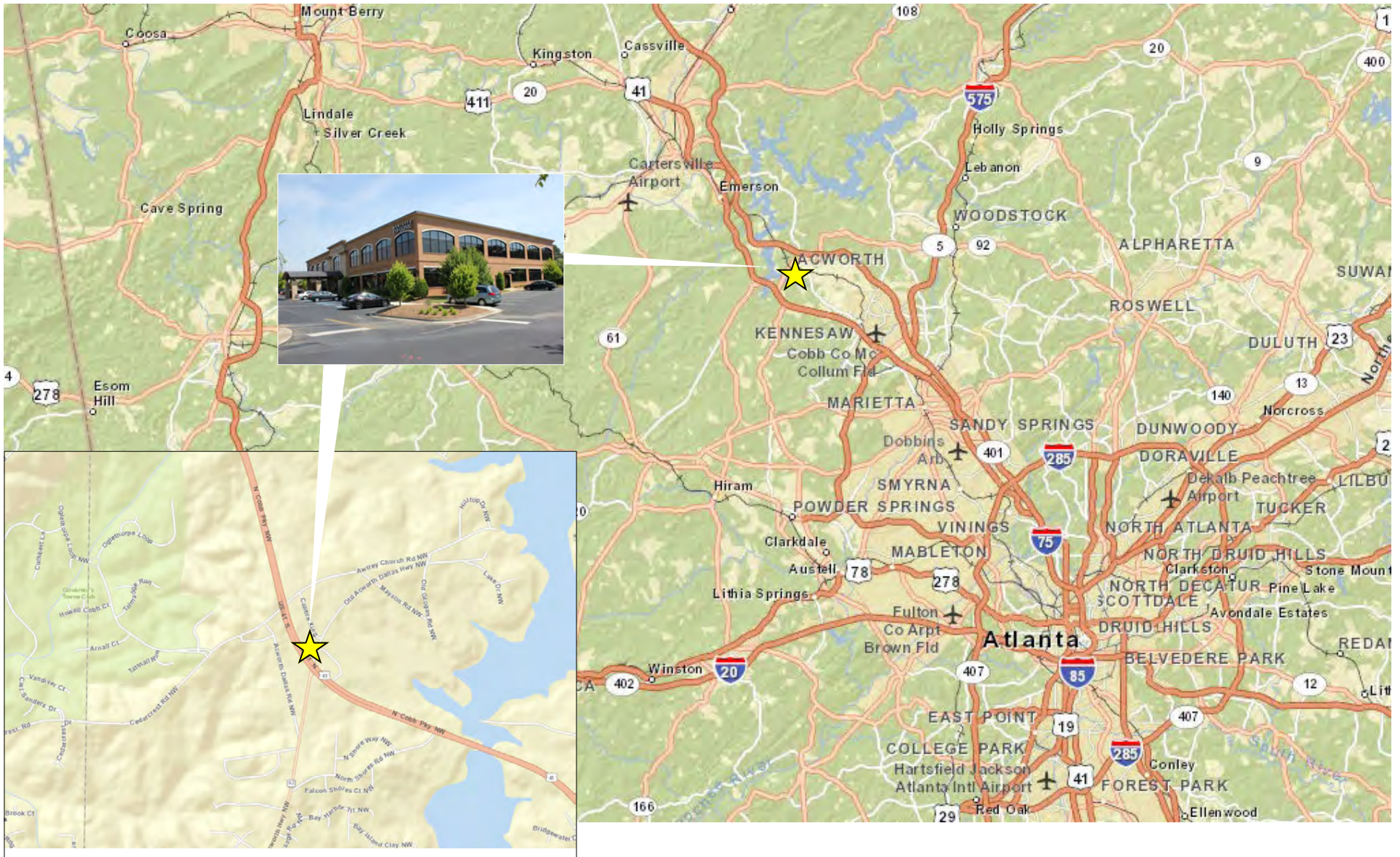
Nearby Businesses

Governors Pavilion
Acworth, Georgia



Location Maps

Governors Pavilion Acworth, Georgia





Acworth, Georgia

Acworth, Georgia, located about 35 miles northwest of Atlanta, exemplifies the quality of life most Americans dream of. While it is close enough to Atlanta to experience professional sports and cultural events equated with a larger city, the small-town atmosphere of Acworth provokes opportunities for families that offer fun and tranquility.

Convenient to both Interstate 75 and Highway 41, area hotels are comfortable and are run by community members. Visitors, whether in the mood for down-home southern cooking, a quick sandwich, spicy Cajun cuisine or parlor style ice cream, will find a wide range of choices.

Acworth is surrounded by two beautiful lakes (Lake Acworth and Lake Allatoona), which offer beaches for swimming, fishing, boating and camping opportunities. There are twelve parks that surround Acworth for picnicking. Nestled along the banks of Lake Acworth is Cobblestone Golf Course, which was recently rated the #1 public course in Georgia by Golf Digest. Whether the golf related outing is a company tournament, class or family reunion, Cobblestone is the perfect choice.

There are plenty of options for shoppers in the eclectic nature of Acworth's historical downtown district. The shops are diversified in their offerings, and you will always find friendly and welcoming staff at all of the shops.

For a history buff, there are many homes to visit on the historical tour. A stroll through these tree-lined streets is like a stroll through history where treasured architecture has been preserved, a simpler, more tranquil life maintained, and a commitment to balancing the small town, yet progressive theme, unique to Acworth.

The Dixie Highway, "the granddaddy of Interstate 75," was the first interstate to reach into the south and is Acworth's Main Street, which was a part of the original Dixie route. By the time of its incorporation in 1840, Acworth prospered as a typical railroad town. Today, Acworth is designated as a Georgia Main Street city and is part of the Main Street America program. As a result, the city is committed to preserving the historical significance of its downtown district buildings.

Acworth is currently celebrating its 150th anniversary as a city and has recently been selected as a 2010 All America City by The National Civic League. The distinction of being chosen as an All America City is a prestigious honor for those communities that have demonstrated success in overcoming community challenges. The Acworth Community highlighted three programs where the government, business, non-profit, and faith based organizations came together to achieve a common goal. The three programs are the Expanding Horizons, Acworth Achievers, and the Horizon Field.

Source: <http://www.Acworth.org>



Paul Zeman
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Building Investments**
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Paul Zeman

Paul and his team specialize in advising clients in the acquisition and disposition of institutional quality medical office buildings and continues to excel in this brokerage & advisory role. The Medical Office Building Investment Team at Bull Realty, Inc. has implemented business plans and strategies for medical office building owners to maximize asset value resulting in hundreds of millions of dollars of properties sold. This has established Paul as an authority and go-to guy in MOB acquisition and disposition strategies.

Paul regularly moderates, participates on panels and holds round table discussions at National Healthcare Real Estate Conferences including Interface Charlotte, Chicago, Dallas, Los Angeles & Atlanta and BOMA Philadelphia, Chicago, Dallas, San Francisco, Nashville, Cleveland & Atlanta.

Prior to entering Healthcare Real Estate, Paul held multiple securities licenses as a Financial Advisor with Prudential Securities and later turned to his family roots as a Healthcare Provider in the outpatient diagnostic imaging sector with MedQuest Associates where he developed, managed, and marketed close to one hundred centers and built relationships with thousands of physicians, healthcare systems, and private practices.

Paul moved to Atlanta, GA in 1992 after graduating from Drew University with a degree in Applied Mathematics. Paul is married with two children and lives in the north Atlanta area. He enjoys traveling, tennis, boating, and sports with his children.

Bull Realty is a U.S. commercial real estate sales, leasing and advisory firm headquartered in Atlanta. The firm was founded in 1998 with two primary missions: grow a company of brokers known for integrity, and provide the best disposition marketing in the nation.

- Commercial real estate services include acquisition, disposition, project leasing, tenant representation and advisory services.
- Areas of expertise include office, retail, industrial, multifamily, land, healthcare, single tenant net lease, special asset, self-storage, automotive and daycare properties.
- Disposition services for appropriate properties can include exposure on up to 415 websites, 17 marketing systems and 4 to 6 e-marketing systems.
- Additional disposition and lease marketing services may include video, social media, auctions and national radio exposure.
- The firm hosts the Commercial Real Estate Show, a nationally syndicated talk show about commercial real estate. The weekly show has been on the air for over 4 years. The show is nationally syndicated on 40 radio stations and is available on [iTunes](#) and the show website CREshow.com.



Confidentiality Agreement

Governors Pavilion
Acworth, Georgia

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 4450 Calibre Crossing, Acworth, GA.

Receiving Party 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.

This agreement will expire on the earlier of: (a) the date the materials are no longer confidential information within the meaning of this Agreement; (b) the date a contract establishing a business relationship between the parties is signed by both parties; or (c) two years from the date hereof.

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 Bull Realty Inc. is representing the Seller in this transaction and will be compensated per separate agreement. Receiving Party reserves the right to involve any agent, broker, attorney or other advisor in the transaction to represent the Receiving Party provided said party is paid by the Receiving Party and said party has agreed in writing to this agreement.

III. Governing Law

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

Accepted and agreed to this _____ day of _____, 2015.

Receiving Party

Signature _____

Printed Name _____

Title _____

Company Name _____

Address _____

Email _____

Phone _____

Fax _____

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You may return the executed agreement by fax (404)-876-7073

or email PZeman@BullRealty.com

Paul Zeman

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