



***The Premier Broker for
Senior Housing and Healthcare Facilities***

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CALL FOR OFFERS APRIL 4, 2017



**NEW CONSTRUCTION
FULLY OCCUPIED**

“ORCHARD SENIOR LIVING”

2060 IDLEWOOD RD.

TUCKER, GEORGIA 30084

METRO ATLANTA

74 UNITS ~ LICENSED FOR 90 BEDS

ASSISTED LIVING & MEMORY CARE

www.PrestigeGroupSeniorHousing.com

www.PrestigeGroup.com

EXECUTIVE SUMMARY



METRO ATLANTA ASSISTED LIVING & MEMORY CARE

The property being offered for sale is located within the Atlanta MSA in a desirable demographic area.

The Assisted Living and Memory Care property, located 15 miles northeast of downtown Atlanta, was newly constructed in 2015. The community is licensed for 90 residents and has 74 rooms. The property offers high-end living options including studio suites, deluxe suites, and companion suites (2 residents). All rooms have private full baths.

The community enjoys a reputation for high quality care. Their residents are treated as individuals and receive customized care.

The community was thoughtfully designed to be a family oriented senior community that meets the physical, emotional and spiritual needs of its residents.

The luxurious architecture of the facility is enhanced by the breathtaking manicured landscapes throughout the property.

Detailed financials, Argus proforma, census, market, and competition information available upon completion of Confidentiality Agreement on page 16.

Property Highlights:

- Atlanta Bedroom Community
- Newly constructed in 2015
- Strong occupancy
- NIC PMA Penetration: 3.7%
- 2016 NOI | \$1,482,841
- Price | Market

Call for offers deadline: April 4, 2017

This information is believed accurate though subject to errors, omissions and changes without notice

PROPERTY OVERVIEW



ASSISTED LIVING & MEMORY CARE

County	DeKalb
Square Footage	60,000 SF
Acreage	2.4 acres
License	Personal Care
Year Built	2015
Number of Units/Beds	74 rooms*/ 90 beds
Bathrooms	81 (all rooms have private baths)
Stories	2
Dining Room	3 Dining Areas
*48 Assisted Living, 26 Memory Care	

UNIT SUMMARY
ASSISTED LIVING

Unit Type	# of Units
Private	40
Double	8

UNIT SUMMARY
MEMORY CARE

Unit Type	# of Units
Private	24
Double	2

This information is believed accurate though subject to errors, omissions and changes without notice

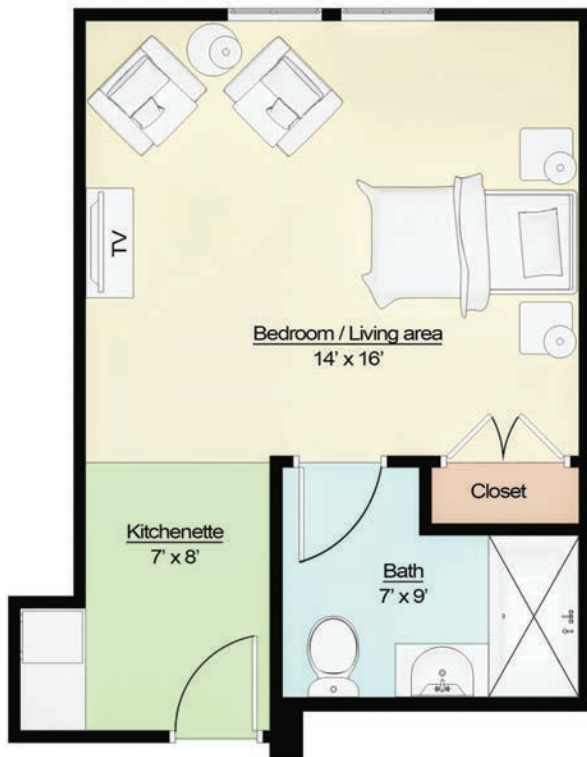
PHOTOS



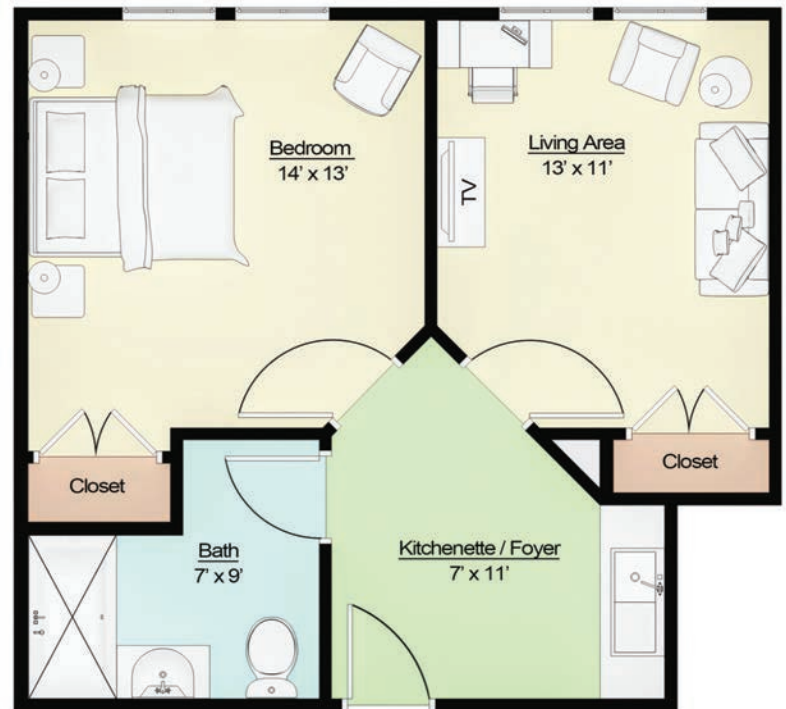


FLOOR PLANS

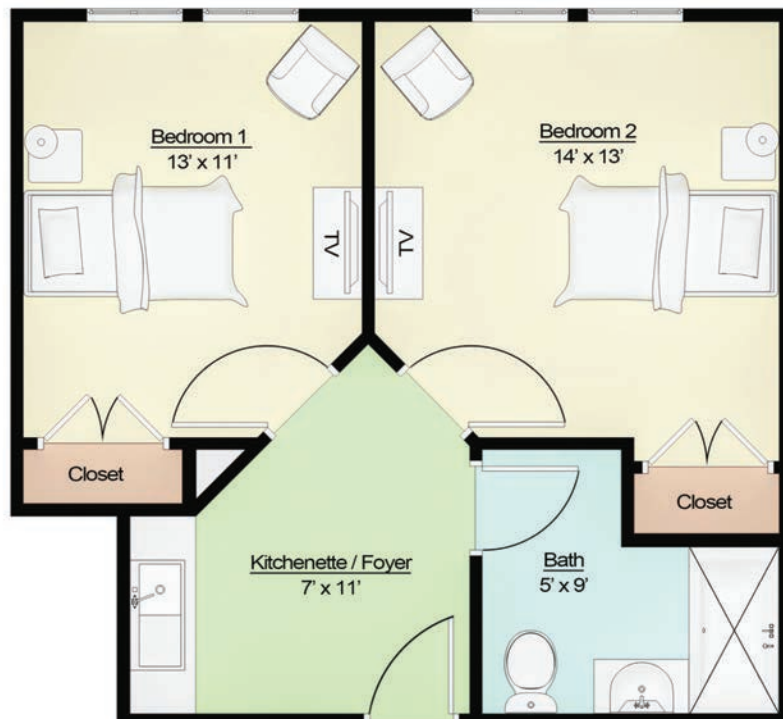
**Assisted Living
30 Studio Suites**



**Assisted Living
10 Deluxe Suites**



**Assisted Living
8 Companion Suites**



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**Memory Care
24 Studio Suites**

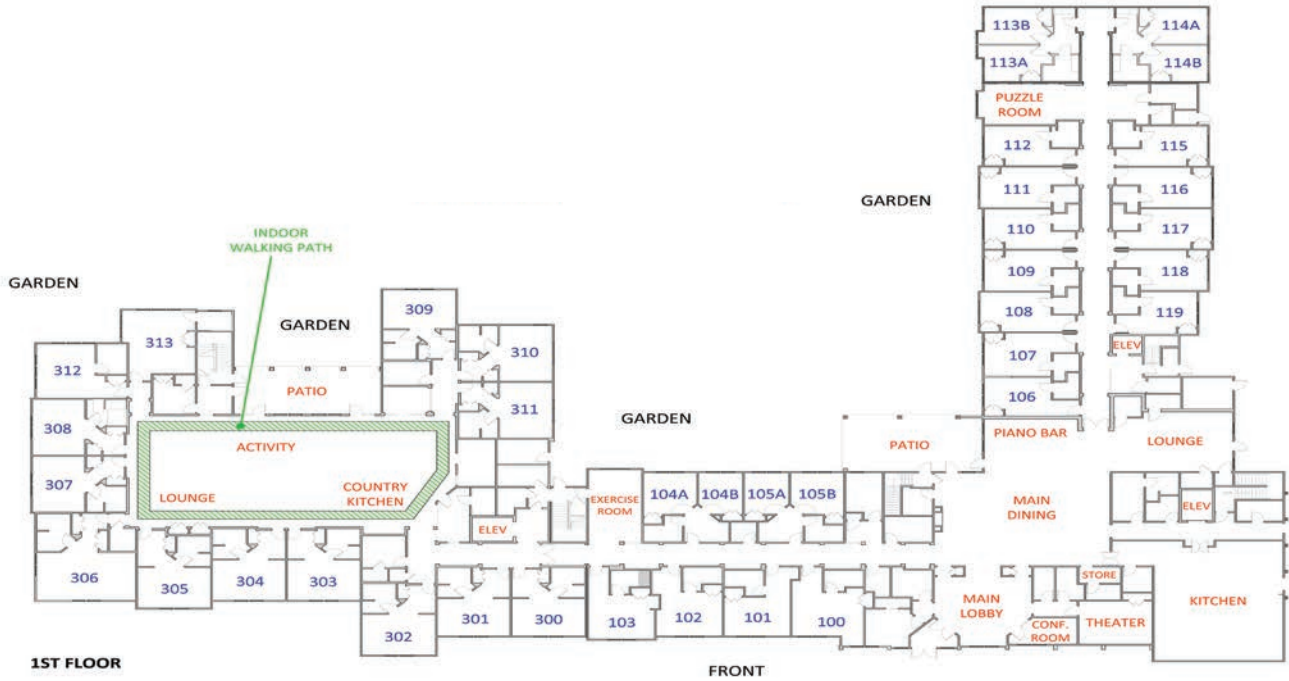


**Memory Care
2 Companion Suites**

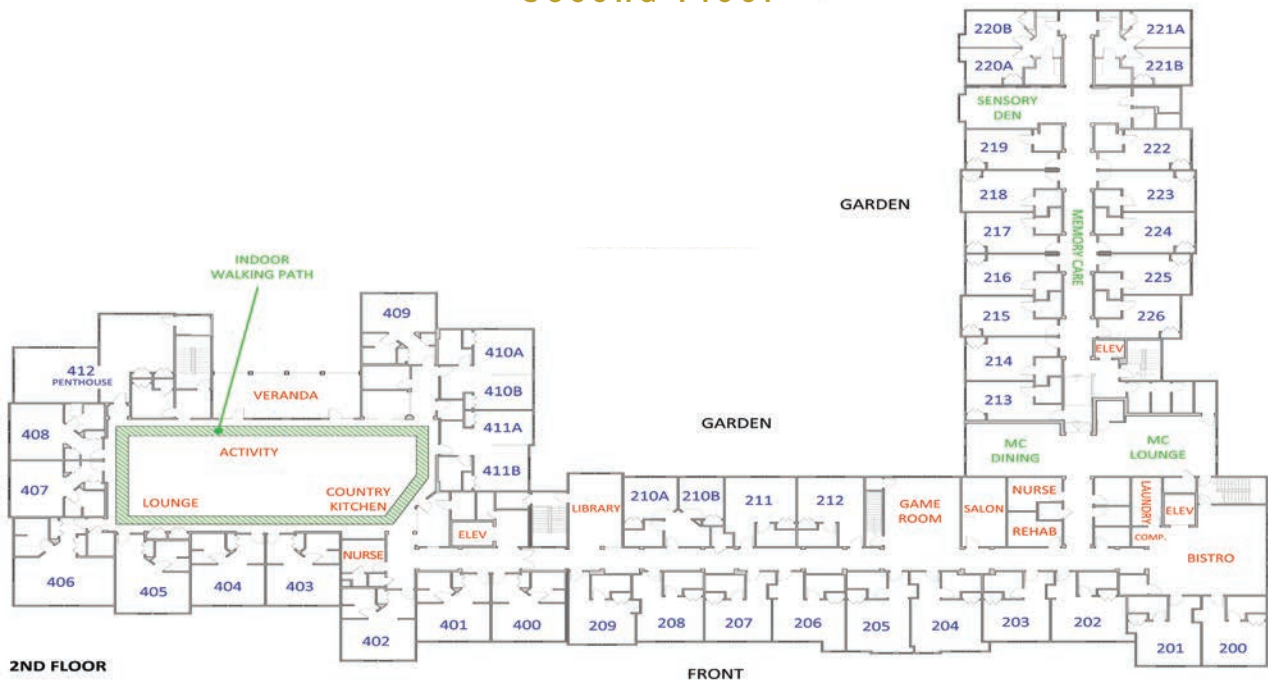


FLOOR PLANS

First Floor



Second Floor



ORCHARD SENIOR LIVING 2016 OCCUPANCY HISTORY

		<u>UNITS</u>
January	84% of 50 units =	42
February	92% of 50 units =	46
<i>Phase 2 - Additional 24 units now included:</i>		
March	66% of 74 units =	49
April	79.6% of 74 units =	59
May	85% of 74 units =	63
June	90% of 74 units =	67
July	92% of 74 units =	68
August	93.5% of 74 units =	69
September	95% of 74 units =	70
October	93.8% of 74 units =	69
November	96.9% of 74 units =	72
December	96.7% of 74 units =	72

ORCHARD SENIOR LIVING INCOME & EXPENSES 2016

	<u>Actual</u>
INCOME	
4000.00 Suite Rent Income	
4000.01 Suite Rent	2,560,998.61
4000.03 Suite Rent Discount	-5,344.11
Total 4000.00 Suite Rent Income	<u>\$ 2,555,654.50</u>
Total 4100 Care Levels	<u>\$ 803,845.78</u>
Total 4200 Ancillaries	<u>\$ 178,343.95</u>
Uncategorized Income	0.00
Total Income	<u>\$ 3,537,844.23</u>
Gross Profit	<u>\$ 3,537,844.23</u>
Expenses	0.00
Total 5000 Admin & Mktg Expense	<u>\$ 72,819.11</u>
Total 5200 Other Admin	<u>\$ 124,172.94</u>
Total 6100.00 Utilities	<u>\$ 89,972.58</u>
Total 6110 Taxes & Insurance	<u>\$ 244,470.99</u>
Total 6201 General Maintenance	<u>\$ 145,169.90</u>
Total 6303 Dietary Salaries	<u>\$ 126,189.77</u>
Total 6300.1 Dietary Expenses	<u>\$ 310,858.65</u>
Total 6301 Office Salaries	<u>\$ 333,790.17</u>
Total 6302 Maintenance Salaries	<u>\$ 32,802.77</u>
Total 6305 Housekeeping Salaries	<u>\$ 49,931.97</u>
Total 6304 Nursing Salaries	<u>\$ 757,680.71</u>
Total 6400 Nursing	<u>\$ 757,680.71</u>
Total 6400.1 Nursing Supplies	<u>\$ 19,523.96</u>
Total 6500 Housekeeping Supplies Expense	<u>\$ 13,676.88</u>
Total 6306 Activity Salaries	<u>\$ 51,348.05</u>
Total 6600 Activity Other Expenses	<u>\$ 27,978.15</u>
Total 6601 Activity Expense	<u>\$ 79,326.20</u>
6910.01 Uncategorized Expense	0.00
Total Expenses	<u>\$ 2,274,196.83</u>
NET OPERATING INCOME	<u>\$ 1,263,647.40</u>

ORCHARD SENIOR LIVING

ACTUAL INCOME & EXPENSES JAN - FEB 017

	Jan-17	Feb-17
	Actual	Actual
INCOME		
4000.00 Suite Rent Income		
4000.01 Suite Rent	271,898.99	294,111.15
4000.03 Suite Rent Discount		
Total 4000.00 Suite Rent Income	271,898.99	294,111.15
Total 4100 Care Levels	89,400.81	89,985.49
Total 4200 Ancillaries	4,929.44	17,800.21
Total Income	366,229.24	401,896.85
Gross Profit	366,229.24	401,896.85
Expenses		
Total 5000 Admin & Mktg Expense	5,450.52	9,529.16
Total 5200 Other Admin	8,773.79	7,479.69
Total 6100.00 Utilities	9,606.16	9,607.39
Total 6110 Taxes & Insurance	37,832.00	41,157.74
Total 6201 General Maintenance	5,815.20	9,726.76
Total 6303 Dietary Salaries	12,886.57	17,042.04
Total 6300.1 Dietary Expenses	27,783.82	37,276.14
Total 6301 Office Salaries	21,937.00	26,247.97
Total 6302 Maintenance Salaries	2,134.60	2,846.14
Total 6305 Housekeeping Salaries	3,300.57	4,318.69
Total 6304 Nursing Salaries	62,025.94	77,520.26
Total 6400.1 Nursing Supplies	3,348.14	4,553.52
Total 6500 Housekeeping Supplies Expense	3,900.92	1,430.95
Total 6601 Activity Expense	6,886.08	10,106.78
6910.01 Uncategorized Expense		500.00
Total Expenses	198,794.74	242,301.19
NET OPERATING INCOME	167,434.50	159,595.66

ORCHARD SENIOR LIVING

JAN - FEB ACTUAL INCOME & EXPENSE & MAR - DEC 2017 PRO-FORMA

	Jan-17 Actual	Feb-17 Actual	Mar-17 Budget	Apr-17 Budget	May-17 Budget	Jun-17 Budget	Jul-17 Budget	Aug-17 Budget	Sep-17 Budget	Oct-17 Budget	Nov-17 Budget	Dec-17 Budget	Total
INCOME													
Suite Rent Income													
Suite Rent	271,898.99	294,111.15	275,000.00	275,000.00	275,000.00	275,000.00	275,000.00	275,000.00	275,000.00	275,000.00	275,000.00	275,000.00	3,866,010.14
Suite Rent Discount													
Total Suite Rent Income	271,898.99	294,111.15	275,000.00	275,000.00	275,000.00	275,000.00	275,000.00	275,000.00	275,000.00	275,000.00	275,000.00	275,000.00	3,866,010.14
Total Care Levels	89,400.81	89,985.49	80,000.00	80,000.00	80,000.00	80,000.00	80,000.00	80,000.00	80,000.00	80,000.00	80,000.00	80,000.00	1,139,386.30
Total Ancillaries	4,929.44	17,800.21	15,000.00	15,000.00	15,000.00	15,000.00	15,000.00	15,000.00	15,000.00	15,000.00	15,000.00	15,000.00	202,729.65
Total Income	366,229.24	401,896.85	370,000.00	370,000.00	370,000.00	370,000.00	370,000.00	370,000.00	370,000.00	370,000.00	370,000.00	370,000.00	5,208,126.09
Gross Profit	366,229.24	401,896.85	370,000.00	370,000.00	370,000.00	370,000.00	370,000.00	370,000.00	370,000.00	370,000.00	370,000.00	370,000.00	5,303,126.09
Expenses													
Total Admin & Mktg Expense	5,450.52	9,529.16	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	32,979.68
Total Other Admin	8,773.79	7,479.69	10,000.00	10,000.00	10,000.00	10,000.00	10,000.00	10,000.00	10,000.00	10,000.00	10,000.00	10,000.00	136,253.48
Total Utilities	9,606.16	9,607.39	10,500.00	10,500.00	10,500.00	10,500.00	10,500.00	10,500.00	10,500.00	10,500.00	10,500.00	10,500.00	145,213.55
Total Taxes & Insurance	37,832.00	41,157.74	30,000.00	30,000.00	30,000.00	30,000.00	30,000.00	30,000.00	30,000.00	30,000.00	30,000.00	30,000.00	438,989.74
Total General Maintenance	5,815.20	9,726.76	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	75,541.96
Total Dietary Salaries	12,886.57	17,042.04	14,000.00	14,000.00	14,000.00	14,000.00	14,000.00	14,000.00	14,000.00	14,000.00	14,000.00	14,000.00	197,928.61
Total Dietary Expenses	27,783.82	37,276.14	35,000.00	35,000.00	35,000.00	35,000.00	35,000.00	35,000.00	35,000.00	35,000.00	35,000.00	35,000.00	485,059.96
Total Office Salaries	21,937.00	26,247.97	27,000.00	27,000.00	27,000.00	27,000.00	27,000.00	27,000.00	27,000.00	27,000.00	27,000.00	27,000.00	372,184.97
Total Maintenance Salaries	2,134.60	2,846.14	3,000.00	3,000.00	3,000.00	3,000.00	3,000.00	3,000.00	3,000.00	3,000.00	3,000.00	3,000.00	40,980.74
Total Housekeeping Salaries	3,300.57	4,318.69	6,000.00	6,000.00	6,000.00	6,000.00	6,000.00	6,000.00	6,000.00	6,000.00	6,000.00	6,000.00	79,619.26
Total Nursing Salaries	62,025.94	77,520.26	90,000.00	90,000.00	90,000.00	90,000.00	90,000.00	90,000.00	90,000.00	90,000.00	90,000.00	90,000.00	1,219,546.20
Total Nursing Supplies	3,348.14	4,553.52	2,430.20	2,430.20	2,430.20	2,430.20	2,430.20	2,430.20	2,430.20	2,430.20	2,430.20	2,430.20	37,064.06
Total Housekeeping Supplies	3,900.92	1,430.95	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	29,331.87
Total 6601 Activity Expense	6,886.08	10,106.78	10,000.00	10,000.00	10,000.00	10,000.00	10,000.00	10,000.00	10,000.00	10,000.00	10,000.00	10,000.00	136,992.86
6910.01 Uncategorized Expense		500.00											
Total Expenses	198,794.74	242,301.19	246,430.20	246,430.20	246,430.20	246,430.20	246,430.20	246,430.20	246,430.20	246,430.20	246,430.20	246,430.20	3,427,686.94
NET OPERATING INCOME	167,434.50	159,595.66	123,569.80	123,569.80	123,569.80	123,569.80	123,569.80	123,569.80	123,569.80	123,569.80	123,569.80	123,569.80	1,875,439.15

ORCHARD SENIOR LIVING

FEB 2017 RENT ROLL

Room Rate	Care Level Fees	Monthly Fees	Service Fees	Grand Total
\$4,680.00	\$250.00	\$40.00	\$8.00	\$4,978.00
\$936.00	\$850.00			\$1,786.00
\$2,506.85	\$650.00	\$340.00	\$16.61	\$3,513.46
\$2,311.23	\$1,093.15			\$3,404.38
\$1,124.38	\$469.07	\$88.77	\$139.60	\$1,821.82
\$3,744.00	\$1,750.00		\$140.00	\$5,634.00
\$3,327.12		\$28.93	\$6.77	\$3,362.82
\$3,800.00		\$40.00		\$3,840.00
\$3,700.00	\$1,750.00	\$64.66	\$15.00	\$5,529.66
\$5,200.00	\$1,750.00	\$190.00	\$100.00	\$7,240.00
\$3,848.00	\$600.00	\$340.00	\$16.00	\$4,804.00
\$3,600.00		\$40.00	\$106.00	\$3,746.00
\$3,800.00	\$2,500.00	\$340.00	\$111.73	\$6,751.73
\$3,600.00	\$1,750.00	\$40.00	\$15.41	\$5,405.41
\$6,500.00		\$340.00		\$6,840.00
\$500.00		\$147.94		\$647.94
\$4,600.00	\$600.00	\$340.00	\$2.00	\$5,542.00
\$900.00	\$600.00	\$300.00	\$45.00	\$1,845.00
\$3,419.18	\$1,068.49	\$376.11	\$1,000.00	\$5,863.78
\$394.52	\$189.04	\$473.42	\$1,000.00	\$2,056.98
\$3,744.00	\$1,750.00		\$175.00	\$5,669.00
\$2,080.00	\$1,750.00	\$20.00		\$3,850.00
\$3,900.00	\$512.88	\$40.00	\$13.08	\$4,465.96
\$3,900.00	\$1,750.00	\$40.00	\$145.00	\$5,835.00
\$4,600.00	\$600.00	\$418.90	\$29.57	\$5,648.47
\$3,800.00	\$250.00	\$40.00	\$8.00	\$4,098.00
\$3,120.00	\$600.00	\$490.00	\$176.00	\$4,386.00
\$3,848.00		\$40.00	\$7.20	\$3,895.20
\$3,952.00		\$150.00	\$34.86	\$4,136.86
\$3,800.00		\$340.00		\$4,140.00
\$5,245.00	\$1,750.00	\$150.00	\$57.00	\$7,202.00
\$4,576.00	\$600.00	\$340.00	\$0.00	\$5,516.00
\$4,245.00		\$40.00	\$158.79	\$4,443.79
\$3,700.00	\$1,750.00		\$16.00	\$5,466.00
\$2,080.00	\$1,750.00	\$20.00		\$3,850.00
\$3,432.00	\$600.00	\$300.00		\$4,332.00
\$3,600.00	\$600.00	\$300.00	\$85.00	\$4,585.00
\$3,744.00	\$1,750.00		\$45.00	\$5,539.00
\$4,940.00	\$1,750.00	\$40.00	\$35.00	\$6,765.00
\$3,744.00	\$1,750.00		\$145.00	\$5,639.00
\$4,145.00	\$1,750.00			\$5,895.00
\$374.79				\$374.79
\$3,900.00	\$1,750.00	\$150.00		\$5,800.00
\$3,100.00	\$1,250.00	\$490.00	\$85.00	\$4,925.00
\$2,820.82	\$614.79	\$28.93	\$2,000.00	\$5,464.54
\$3,300.00	\$850.00	\$340.00	\$100.00	\$4,590.00
\$3,400.00	\$600.00	\$340.00	\$100.00	\$4,440.00

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ORCHARD SENIOR LIVING

FEB 2017 RENT ROLL

Room Rate	Care Level Fees	Monthly Fees	Service Fees	Grand Total
\$3,600.00	\$1,750.00	\$150.00	\$160.00	\$5,660.00
\$3,700.00	\$1,750.00		\$90.00	\$5,540.00
\$4,000.00	\$747.94		\$45.00	\$4,792.94
\$3,800.00	\$850.00	\$340.00	\$24.00	\$5,014.00
\$3,600.00	\$600.00	\$300.00		\$4,500.00
\$3,900.00	\$1,750.00		\$16.00	\$5,666.00
\$3,744.00		\$490.00		\$4,234.00
\$2,307.95	\$172.60	\$27.12		\$2,507.67
\$3,024.66	\$1,249.32	\$295.89	\$2,000.00	\$6,569.87
\$759.06			\$15.00	\$774.06
\$3,800.00	\$850.00	\$340.00	\$15.00	\$5,005.00
\$3,900.00	\$1,750.00	\$40.00		\$5,690.00
\$5,050.00	\$250.00	\$340.00	\$45.00	\$5,685.00
\$3,600.00	\$1,750.00	\$300.00	\$26.00	\$5,676.00
\$3,120.00	\$600.00	\$340.00	\$50.00	\$4,110.00
\$3,848.00	\$1,750.00	\$150.00	\$23.41	\$5,771.41
\$749.59		\$67.07	\$2,000.00	\$2,816.66
\$3,600.00	\$1,750.00			\$5,350.00
\$3,800.00	\$1,250.00	\$490.00	\$82.00	\$5,622.00
\$3,800.00	\$600.00	\$40.00	\$100.00	\$4,540.00
\$3,900.00	\$1,750.00	\$40.00	\$115.00	\$5,805.00
\$3,750.00	\$600.00	\$190.00	\$5.04	\$4,545.04
\$3,995.00		\$340.00	\$10.00	\$4,345.00
\$3,900.00	\$1,250.00	\$439.45	\$2,000.00	\$7,589.45
\$4,000.00	\$1,750.00		(\$935.00)	\$4,815.00
\$3,700.00	\$1,750.00		\$60.00	\$5,510.00
\$3,952.00	\$250.00	\$340.00	\$100.00	\$4,642.00
\$3,500.00		\$40.00		\$3,540.00
\$3,796.00	\$600.00	\$340.00		\$4,736.00
\$4,600.00	\$1,250.00	\$490.00	\$150.00	\$6,490.00
\$3,600.00	\$1,750.00	\$340.00	\$80.78	\$5,770.78
			\$55.00	\$55.00
\$3,848.00	\$850.00	\$340.00	\$15.00	\$5,053.00
\$4,995.00	\$250.00	\$340.00	\$100.00	\$5,685.00
\$3,800.00	\$1,250.00	\$40.00	\$37.00	\$5,127.00
\$3,800.00	\$250.00	\$340.00		\$4,390.00
\$3,645.00	\$1,750.00	\$150.00		\$5,545.00
\$4,045.00	\$1,750.00		\$90.00	\$5,885.00
\$294,111.15	\$78,667.28	\$15,127.19	\$12,711.85	\$400,617.47



GEORGIA DEPARTMENT OF
COMMUNITY HEALTH

STATE OF GEORGIA
ASSISTED LIVING COMMUNITY PERMIT

This is to certify that a permit is hereby granted to

ORCHARD AT TUCKER

(Name of Governing Body)

to maintain and operate an Assisted Living Community with a capacity 90 named as **ORCHARD AT TUCKER**
(Name of Facility)

Said facility and premises are located at **2060 IDLEWOOD ROAD**
(Street)

in **TUCKER** **30084** County of **DEKALB**, Georgia.
(City or Town) (Zip Code)

Permit Effective Date: **Thursday, March 31, 2016**, and remains in effect unless revoked or suspended.

"This permit is granted pursuant to the authority vested in the Department of Community Health pursuant to O.C.G.A. 31-7-3 and signifies that its facilities and operations comply with the Rules and Regulations of the Department of Community Health on the date this permit was issued."

THIS PERMIT IS NOT TRANSFERABLE

PERMIT NO. **ALC000174**

In Witness Whereof, we have hereunto set our hand this **31ST** day of **MARCH**, **2016**

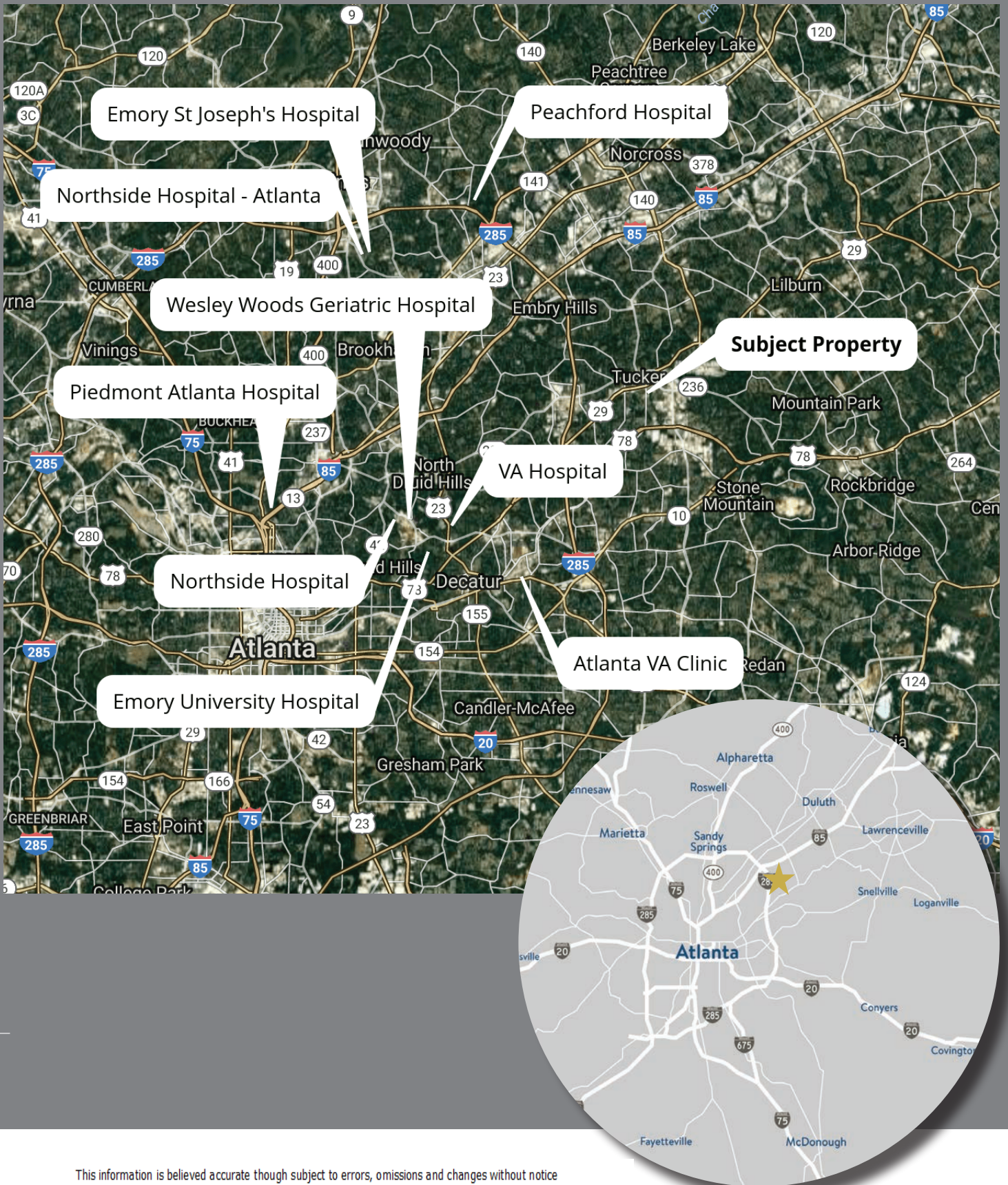
GEORGIA DEPARTMENT OF COMMUNITY HEALTH

HEALTHCARE FACILITY REGULATION DIVISION

Melanie Simon

Melanie Simon, Division Chief

AREA LOCATION & HIGHLIGHTS



This information is believed accurate though subject to errors, omissions and changes without notice

DEMOGRAPHICS

Assisted Living Demand

PMA 5 Mile Radius

2017 Income-Qualified Households			MARKET PENETRATION		1.38%
Age	Achievable Penetration	Senior Qualified Hholds *	#Draw from Qualified AL		
65+	2.020%	25,493	515		
75+	6.630%	9,846	653		
75+ \$35K+	21.600%	2,764	597		
45 - 64	1.140%	41,335	471		
		Mean	559		
2021 Income-Qualified Households					
Age	Achievable Penetration	Senior Qualified Hholds *	#Draw from Qualified AL		
65+	2.020%	20,633	417		
75+	6.630%	11,459	760		
75+ \$35K+	21.600%	3,585	774		
45-64	1.140%	42,830	488		
		Mean	610		

		2017	2021
1.	Assisted Living Calculated Market Potential	559	610
2.	Identified Competitive Units in Market Area **	136	200
	Identified Units under Construction in Market Area **	50	80
3.	UNMET Assisted Living DEMAND [Line 1 - Line 2]	423	410
7.	Memory Care Capture Rate	35%	35%
8.	Memory Care Calculated Market Potential [Line 2* Line 7]	196	213
9.	Identified Competitive Units in Market Area **	52	104
10.	Identified Units under Construction in Market Area **	22	30
11.	UNMET MEMORY CARE DEMAND [Line 8 - Line 9]	122	79

References:

* ESRI Demographics Data

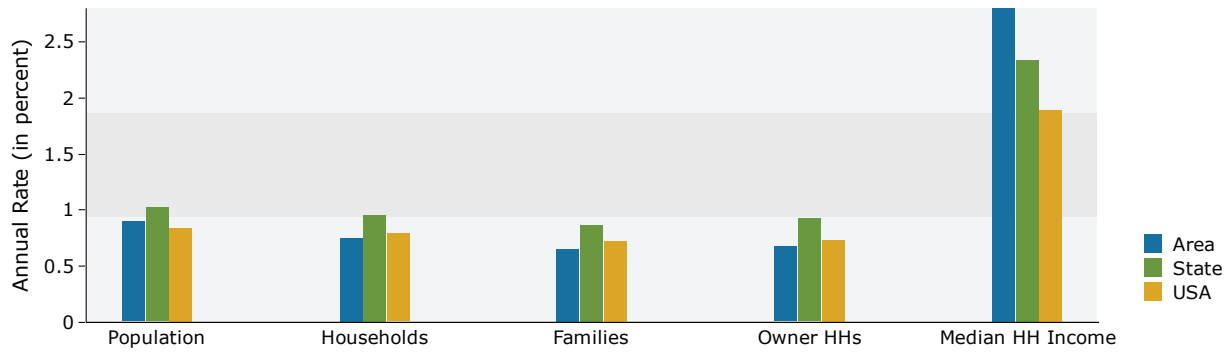
** National Investment Center for Senior Housing (NIC)

DISCLAIMER: While the information is deemed reliable, no warranty is expressed or implied. Any information important to you or another party should be independently confirmed within an applicable due diligence period.

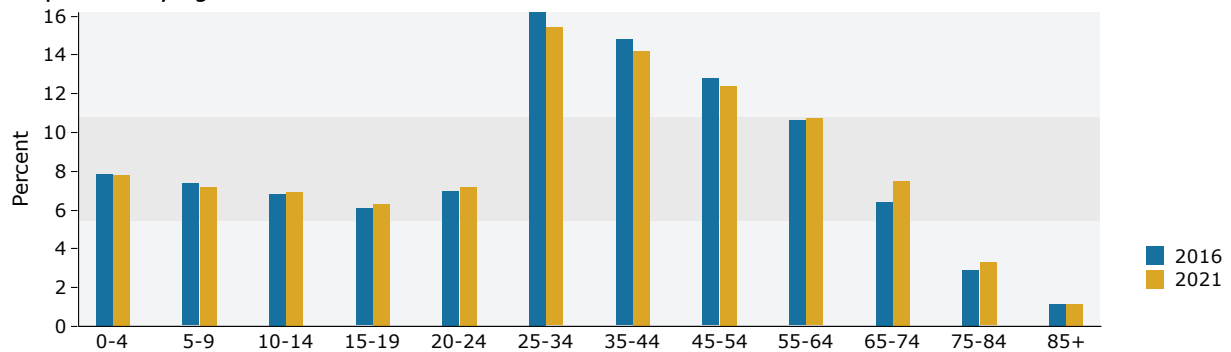
MARKET TRENDS

ESRI 5-Mile Trends

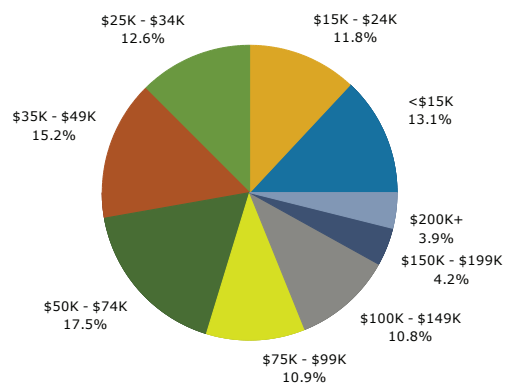
Trends 2016-2021



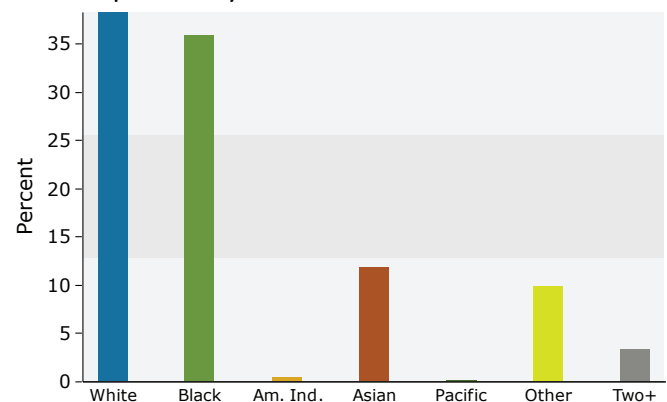
Population by Age



2016 Household Income



2016 Population by Race



2016 Percent Hispanic Origin: 21.0%

SOLD COMPARABLES



MAP #	STREET ADDRESS	CITY	YEAR BUILT	SOLD DATE	SALE PRICE	UNITS	PRICE/UNIT	DETAIL PAGE
Subject Property	Assisted Living & Memory Care	Tucker	2015	TBD	TBD	TBD	TBD	15
1	Benton House of Sugar Hill 6009 Suwanee Dam Road	Buford	2010	1/16/2015	\$31,012,910	72	\$430,735	15
2	Arbor Trace of Decatur 425 Winn Way	Decatur	1990	10/4/2013	\$23,551,960	66	\$356,848	15
3	The Renaissance on Peachtree 3755 Peachtree Rd NE	Brookhaven	1988	12/15/2015	\$73,140,000	228	\$320,789	15
4	Parc at Duluth 3315 Peachtree Blvd	Duluth	2003	7/31/2015	\$52,800,000	165	\$320,000	15
5	Arbor Terrace at Cascade 1001 Research Center Drive SW	Atlanta	1999	1/16/2015	\$21,965,230	69	\$318,337	15

This information is believed accurate though subject to errors, omissions and changes without notice

SOLD COMPARABLES

SUBJECT PROP - Assisted Living & Memory Care



Property Size	60,000 SF
Units	74
Year Built	2015
Sale Price	TBD
Price/Unit	TBD

SOLD COMP - Benton House of Sugar Hill



Property Size	49,138 SF
Units	72
Year Built	2010 - 6 years old
Closing Date	1/16/2015
Sale Price	\$31,012,910
Price/Unit	\$430,735

SOLD COMP - Arbor Trace of Decatur



Property Size	50,295 SF
Units	66
Year Built	1990 - 27 years old
Closing Date	10/4/2013
Sale Price	\$23,551,960
Price/Unit	\$356,848

SOLD COMP - The Renaissance on Peachtree



Property Size	18,632 SF
Units	228
Year Built	1988 - 29 years old
Closing Date	12/15/2015
Sale Price	\$73,140,000
Price/Unit	\$320,789

SOLD COMP - Parc at Duluth



Property Size	189,836 SF
Units	165
Year Built	2003 - 14 years old
Closing Date	7/31/2015
Sale Price	\$52,800,000
Price/Unit	\$320,000

SOLD COMP - Arbor Terrace at Cascade



Property Size	40,547 SF
Units	69
Year Built	1999 - 18 years old
Closing Date	1/16/2015
Sale Price	\$21,966,230
Price/Unit	\$318,337

This information is believed accurate though subject to errors, omissions and changes without notice

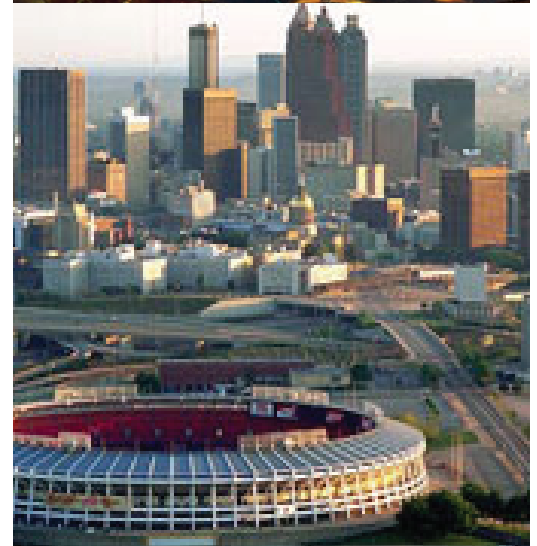
ABOUT THE AREA

LOCATION ATLANTA, GEORGIA

Atlanta is an exciting destination with world-class restaurants, a festive nightlife, several major league sports teams and an abundance of cultural attractions. Atlanta's arts and culture scene is complemented by in-town neighborhoods that give the city even more depth. These locations are in the neighborhoods of Midtown, Virginia-Highland, Little Five Points and Inman Park - a short cab ride away.

Home to the busiest and most efficient airport in the world, Hartsfield-Jackson Atlanta International Airport, and the Maynard H. Jackson International Terminal, getting to Atlanta is easy. With a variety of transportation options throughout the city, our guides, maps, shuttles, tours and Atlanta Ambassadors make getting around Atlanta easy too.

Encompassing \$304 billion, the Atlanta metropolitan area is the eighth-largest economy in the country and 17th-largest in the world. Corporate operations comprise a large portion of the Atlanta's economy, with the city serving as the regional, national, or global headquarters for many corporations. Atlanta contains the country's third largest concentration of Fortune 500 companies, and the city is the global headquarters of corporations such as The Coca-Cola Company, The Home Depot, Delta Air Lines, AT&T Mobility, UPS, and Newell-Rubbermaid. Over 75 percent of Fortune 1000 companies conduct business operations in the Atlanta metropolitan area, and the region hosts offices of about 1,250 multinational corporations. Many corporations are drawn to Atlanta on account of the city's educated workforce; as of 2010, nearly 43% of adults in the city of Atlanta have college degrees, compared to 27% in the nation as a whole and 41% in Boston.



LOCATION DEKALB COUNTY, GEORGIA

Atlanta's DeKalb County is located six miles east of downtown and home of Georgia's #1 tourism attraction, Stone Mountain Park. The population of the county is approximately 700,000. DeKalb County's county seat is the City of Decatur and it is the third-most-populated county in Metro Atlanta. It is located six miles east of downtown and contains roughly 10 percent of the city of Atlanta.

DeKalb County includes the cities of Avondale Estates, Brookhaven, Chamblee, Clarkston, Decatur, Doraville, Dunwoody, Lithonia, Pine Lake, Stone Mountain, and areas of Atlanta. It includes many unique, identifiable communities including Beacon Heights, Candler Park, East Atlanta Village, Druid Hills, Ellenwood, Lynwood Park, Oakhurst, Scottdale, Shermantown, Toco Hills and Tucker.

DeKalb County is international, eclectic and diverse, boasting a selection of exciting attractions, world-class museums, art centers, music venues, universities, original neighborhoods, restaurants and one-of-a-kind shops. DeKalb is only ten miles from Hartsfield-Jackson Atlanta International Airport and is easily accessible by I-85, I-75, I-675, I-285, and MARTA, Atlanta's rapid transit system.

It is home to DeKalb Peachtree Airport (PDK), Georgia's second largest airport and Emory University. The Centers for Disease Control (CDC) and AT&T are also located here.

DeKalb is the most ethnically diverse county in the Southeast with over 64 spoken languages representing Asian, Hispanic, European, and African cultures, to name a few.

In 2009, DeKalb earned the Atlanta Regional Commission's "Green Communities" designation for its efforts in conserving energy, water and fuel; investing in renewable energy; reducing waste; and protecting and restoring natural resources.



CONFIDENTIALITY DISCLAIMER

PROPERTY ADDRESS: 2060 Idlewood Rd., Tucker, Georgia 30084
"Metro Atlanta"

The Offering Memorandum being delivered in connection with this agreement has been prepared by Prestige Group and, does not purport to be all-inclusive or to contain all of the information prospective investors may need or desire. All projections have been developed by Prestige Group, the Owners and designated sources and are based upon assumptions relating to the general economy, competition and other factors beyond the control of Prestige Group or the Owners, and therefore are subject to variation. No representation is made by Prestige Group or Owners as to the accuracy or completeness of the information contained herein or the performance of the Property. Further Prestige Group, Owners and its employees disclaim any and all liability for accuracies, representations and warranties, expressed and implied, contained in, or for omissions from Offering Memorandum or any other written or oral communication transmitted or made available to the recipient and expect prospective purchasers to exercise due diligence in verifying all information. The Offering Memorandum does not constitute a representation that there is has not been any change in the business or affairs of the Property or the information contained in the Offering Memorandum.

The Owners reserve the right, in their sole discretion, to reject any and all expressions of interest or offers regarding the Property at any time with or without notice. The Owners shall have no legal commitment or obligation to any entity making an offer to purchase the Property unless and until a written agreement for the purchase of the Property has been fully executed, delivered and approved by the Owners and its legal counsel, and any conditions to the Owner's obligations have been satisfied or waived. Prestige Group is not authorized to make any representations or agreements on behalf of Owners.

The Offering Memorandum and its contents, except such information, which is in or becomes part of the public domain other than as a result of a violation of this agreement, matter of public record or is provided in sources available to the public are of a confidential nature. By accepting the Offering Memorandum, Buyer agrees (I) to hold and treat it in the strictest of confidence, (II) not to disclose the offering Memorandum or any of its contents to any other entity (except outside advisors retained by you, if necessary, for your confidentiality) without the prior written authorization of the Owners or Prestige Group (III) not to use the Offering Memorandum or any of the contents in any fashion or manner detrimental to the interest of the Owners or Prestige Group. Any copies of the Offering Memorandum and its Contents that are retained as permitted hereunder will remain confidential, subject to the terms of this agreement.

In consideration for this introduction, Buyer agrees that should Buyer enter into negotiations or agreements with respect to the Property the same shall be done through Prestige Group. In the event that Buyer violates this Agreement, both Prestige Group and Owner(s) shall be entitled to all remedies provided by law, including, but not limited to, injunctive relief and damages. In the event that Buyer disclosed the availability of above to a third party and this third party or the Buyer purchases the above Property without Prestige Group, then Buyer in addition to the remedies specified herein, will also be responsible for the payment of Prestige Group's commission.

Buyer acknowledges that they are working with Prestige Group as Exclusive Broker and are not represented by any other real estate broker or agent. Buyer also agrees that they will not contact Owner directly or indirectly under any circumstances. Additional information and an opportunity to inspect the Property will be made upon request to Prestige Group.

Prestige Group, on its own behalf by its acceptance hereof, understands and acknowledges that if the Potential Buyer is a "publically traded company" on the New York Stock Exchange, and that the existence of discussion regarding Potential Buyer's interest in the Potential Buyer interest in Potential Transaction may be material non-public information about Potential Buyer. Prestige Group, Owner and their respective affiliates and Representatives will comply with all federal and state securities laws as they relate to the purchasing or selling of securities of Potential Buyer after receipt of material non-public information about Potential Buyer.

ACKNOWLEDGED, AGREED AND ACCEPTED this _____ day of _____, 2017, by

Buyer's Signature

Buyers Company (Print)

Buyer's Name (Print)

Buyer's Email Address (Print)

Buyer's Mailing Address (Print)

Buyer's Cell Number (Print)

Buyer's Office Number

Buyer's Fax Number