

 **ADVANCE CARE**
MEDICAL
URGENT CARE

780

ADVANCE CARE MEDICAL

NEW 20-YEAR LEASE WITH 2% ANNUAL RENTAL ESCALATIONS | OUTPARCEL TO PUBLIX ANCHORED CENTER

SUWANEE, GA



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REPRESENTATIVE PHOTO

Investment Summary



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ADVANCE CARE MEDICAL

3265 PEACHTREE PARKWAY, SUWANEE GA 30024 

\$6,208,000
PRICE

6.00%
CAP

NOI: **\$372,500**

LEASE TYPE: **ABSOLUTE NNN**

LEASE TERM: **20 YEARS**

LEASABLE AREA: **4,160 SF**

YEAR RENOVATED: **2021**

ESTIMATED RENT COMMENCEMENT: **OCTOBER 2021**

**EXTREMELY AFFLUENT LOCATION WITHIN THE
ATLANTA-SANDY SPRINGS-ROSWELL MSA
~32 MILES NORTHEAST OF ATLANTA**



THE OFFERING

CPSF is pleased to present the opportunity to acquire a single-tenant Advance Care Medical property in the affluent city of Suwanee, Georgia (Atlanta MSA). Advance Care Medical is scheduled to open its doors in October 2021, and will commence a 20-year absolute NNN lease that features a corporate guaranty (contact broker for details), 2% annual rental escalations, and three, 5-year extension options. The subject property is located on heavily-trafficked Peachtree Parkway, and is positioned at the entrance to The Shops at Laurel Springs, a Publix-anchored shopping center. Advance Care Medical benefits from excellent street visibility, a dynamic mix of surrounding daily needs retailers and office use properties, and solid demographics (over 182,000 residents within a 5-mile radius of the subject property, and average household incomes exceeding \$168,000).

Suwanee is a growing and affluent Atlanta submarket located 32 miles north of downtown Atlanta. According to the U.S. Census Bureau, Suwanee's population grew 36.3% from April 2010 – July 2019, and the city has been ranked as one of the best places to live in Georgia. Peachtree Parkway is a primary north-south thoroughfare serving Suwanee, with several retail developments located along this road. National retailers in close proximity to Advance Care Medical include Publix, Lowe's Home Improvement, Chick-Fil-A, and Bank of America.

HIGHLIGHTS

- **Long-term, absolute NNN lease with 2% annual rent increases**
- **The lease is backed by a corporate guaranty (contact broker for details)**
- **Located in an affluent and growing submarket of Atlanta (AHHI: \$186,695 within a 3-mile radius)**

DESIRABLE LOCATION

- **Positioned at the main entrance to a Publix-anchored shopping center**
- **The property benefits from excellent street visibility and daily traffic counts (36,060 VPD)**
- **Surrounded by a healthy blend of residential communities, retail projects, and office parks**

Income & Expense

PRICE	\$6,208,000	
Price Per Square Foot:	\$1,492.31	
Capitalization Rate:	6.00%	
Total Rentable Area (SF):	4,160	
Lot Size (AC):	0.98	
STABILIZED INCOME		
Scheduled Rent	\$372,500	
Effective Gross Income	\$372,500	
LESS PER SQUARE FOOT		
Taxes	NNN	\$0.00
Insurance	NNN	\$0.00
Total Operating Expenses	NNN	\$0.00
EQUALS NET OPERATING INCOME	\$372,500	



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REPRESENTATIVE PHOTO

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Rent Roll

TENANT INFO		LEASE TERMS		RENT SUMMARY		
TENANT NAME	SQ. FT.			CURRENT RENT	MONTHLY RENT	YEARLY RENT
Advance Care Medical	4,160	10/15/2021*	10/31/2022	\$372,500**	\$31,042	\$372,500
		11/1/2022	10/31/2023		\$31,663	\$379,950
		11/1/2023	10/31/2024		\$32,296	\$387,549
		11/1/2024	10/31/2025		\$32,942	\$395,300
		11/1/2025	10/31/2026		\$33,600	\$403,206
		11/1/2026	10/31/2027		\$34,273	\$411,270
		11/1/2027	10/31/2028		\$34,958	\$419,496
		11/1/2028	10/31/2029		\$35,657	\$427,885
		11/1/2029	10/31/2030		\$36,370	\$436,443
		11/1/2030	10/31/2031		\$37,098	\$445,172
		11/1/2031	10/31/2032		\$37,840	\$454,075
		11/1/2032	10/31/2033		\$38,596	\$463,157
		11/1/2033	10/31/2034		\$39,368	\$472,420
		11/1/2034	10/31/2035		\$40,156	\$481,868
		11/1/2035	10/31/2036		\$40,959	\$491,506
		11/1/2036	10/31/2037		\$41,778	\$501,336
		11/1/2037	10/31/2038		\$42,614	\$511,363
11/1/2038	10/31/2039	\$43,466	\$521,590			
11/1/2039	10/31/2040	\$44,335	\$532,022			
11/1/2040	10/31/2041	\$45,222	\$542,662			

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Rent Roll Continued

TENANT INFO		LEASE TERMS		RENT SUMMARY		
TENANT NAME	SQ. FT.			CURRENT RENT	MONTHLY RENT	YEARLY RENT
	Option 1	11/1/2041	10/31/2046		Fair Market Value***	
	Option 2	11/1/2046	10/31/2051		Fair Market Value***	
	Option 3	11/1/2051	10/31/2056		Fair Market Value***	
TOTALS:	4,160			\$372,500	\$31,042	\$372,500

10/15/2021 is the anticipated Rent Commencement Date*

Once Landlord's Work is complete, the Annual Rent for Year 1 will be memorialized, and is calculated at 10% of the total cost of Landlord's Work, but not to exceed a 30% increase over the Annual Rent for Year 1 stated above (contact broker for details)**

In no event shall the Fair Market Value be less than 100% of the Monthly Rent for the period immediately preceding the commencement of each Option***

Lease Abstract



ADVANCE CARE MEDICAL

RENT

BASE RENT

DATE RANGE	MONTHLY RENT	ANNUAL RENT
10/15/2021-10/31/2041*	\$31,042	\$372,500

*2% Annual Increases

OPTION RENTS

DATE RANGE	MONTHLY RENT	ANNUAL RENT
#1. 11/1/2041 - 10/31/2046	Fair Market Value***	
#2. 11/1/2046 - 10/31/2051	Fair Market Value***	
#3. 11/1/2051 - 10/31/2056	Fair Market Value***	

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In no event shall the Fair Market Value be less than 100% of the Monthly Rent for the period immediately preceding the commencement of each Option***

The details contained within the Lease Abstract are provided as a courtesy to the recipient for purposes of evaluating the Property's initial suitability. While every effort is made to accurately reflect the terms of the lease document(s), many of the items represented herein have been paraphrased, may have changed since the time of publication, or are potentially in error. Capital Pacific and its employees explicitly disclaim any responsibility for inaccuracies and it is the duty of the recipient to exercise an independent due diligence investigation in verifying all such information, including, but not limited to, the actual lease document(s).

PREMISES & TERM

TENANT

Advance Care Medical Suwanee
GA, Inc.

LEASE GUARANTOR

Healthcare Solutions Management
Group, Inc. (Contact Broker for details)

LEASE TYPE

Absolute NNN

LEASE TERM

20 years

RENT COMMENCEMENT

October 2021 (Anticipated)

OPTIONS

Three 5-year options

EXPENSES

TAXES

Tenant pays directly to the taxing authority

INSURANCE

Tenant shall carry and maintain commercial general liability insurance (\$2 million per occurrence); "all-risk" insurance (full replacement value); workers' compensation insurance; and business interruption or lost profits coverage. Landlord shall be named as additional insured

UTILITIES

Tenant pays all utilities directly

MAINTENANCE

Tenant shall maintain, repair and replace all interior and exterior, structural and non-structural portions of the premises, including roof, foundation and HVAC

ADDITIONAL LEASE PROVISIONS

ESTOPPELS

15 calendar days from receipt of written request from Landlord

FINANCIAL REPORTING

Tenant shall submit to Landlord, within 60 days following the end of each calendar year, a profit and loss statement and balance sheet for Tenant and/or consolidated versions of the same from Tenant's parent company

Site Plan



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Tenant Overview



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**ADVANCE CARE
MEDICAL**

Advance Care Medical (ACM), a subsidiary of Healthcare Solutions Holding Inc., is a vertically integrated healthcare provider that bridges the gap between urgent family care and the traditional hospital system. ACM's focus is on inadequately served communities and providing them more convenient quality healthcare. All Advance Care centers are newly constructed, state-of-the-art facilities and provide the highest standards of safety, comfort, convenience, and shorter wait times, all leading to the best patient experience.

Advance Care Medical has locations serving patients in Georgia, Illinois, Tennessee, and Utah.

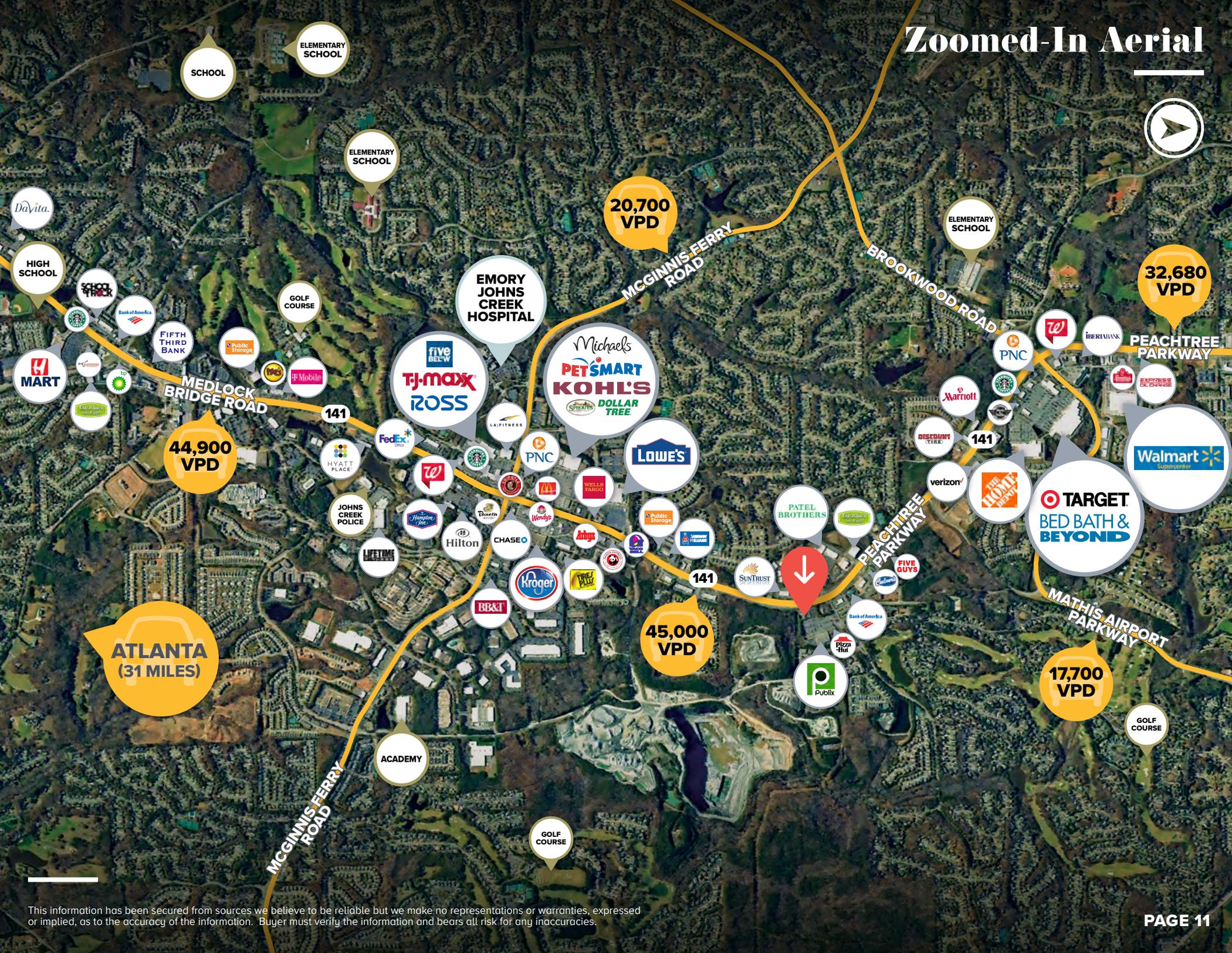


HSH MEDICAL

Healthcare Solutions Holding Inc. is a wholly-owned subsidiary of the Healthcare Solutions Management Group, Inc., a public company listed on the OTCBB. Healthcare Solutions Holding, Inc. is a medical service and device company based in New York working with physicians and physician groups in more than 20 states.

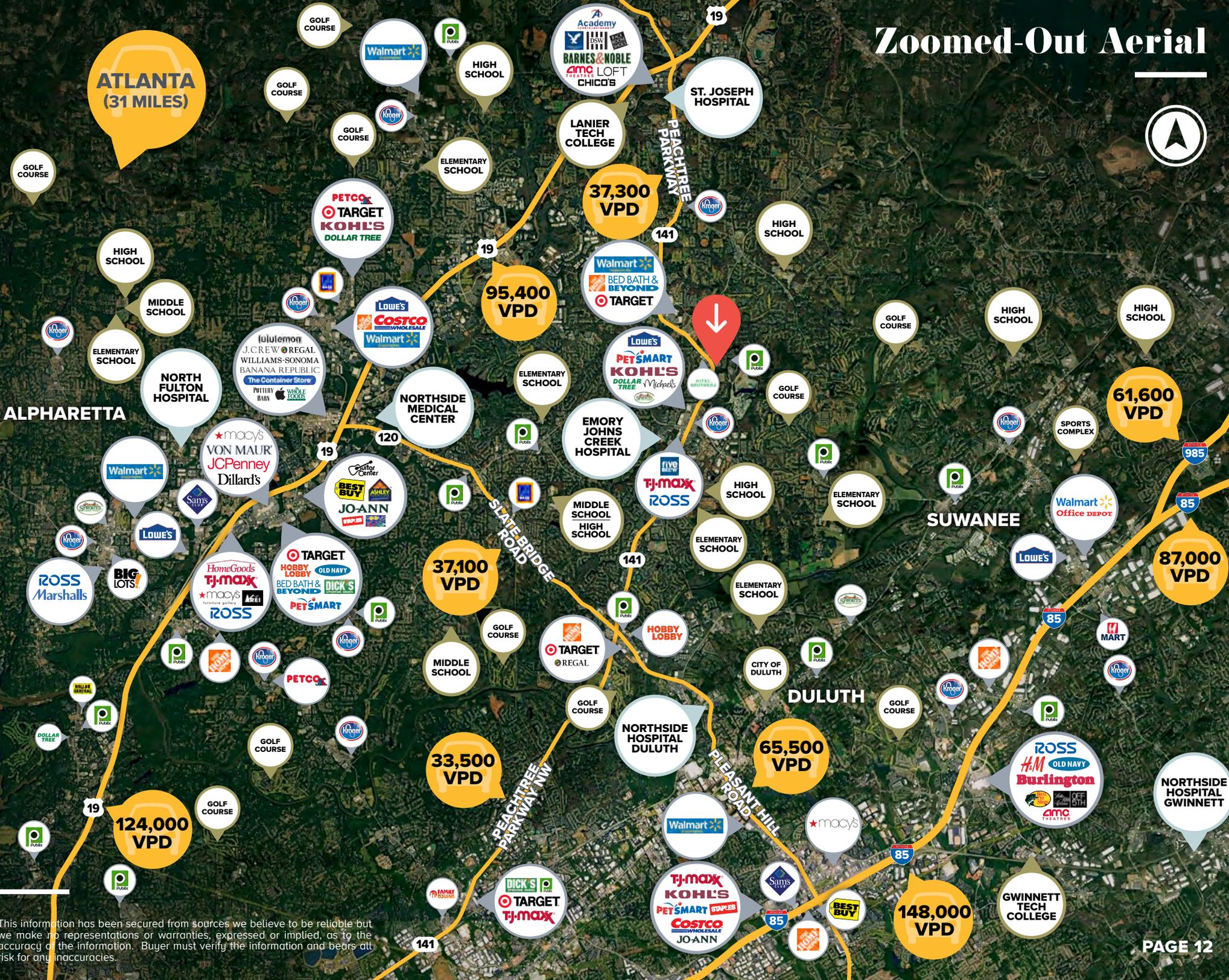
The company operates multiple divisions, which provides multiple services for patients medical needs. This may include: internal medicine, ambulatory surgery, outpatient surgery, imaging, diagnostic and laboratory services, and pharmacy services.

Zoomed-In Aerial



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Zoomed-Out Aerial



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Demographics



POPULATION

	1-MILE	3-MILES	5-MILES
2010	4,147	52,052	140,438
2021	5,960	67,654	182,665
2025	6,957	75,526	203,611

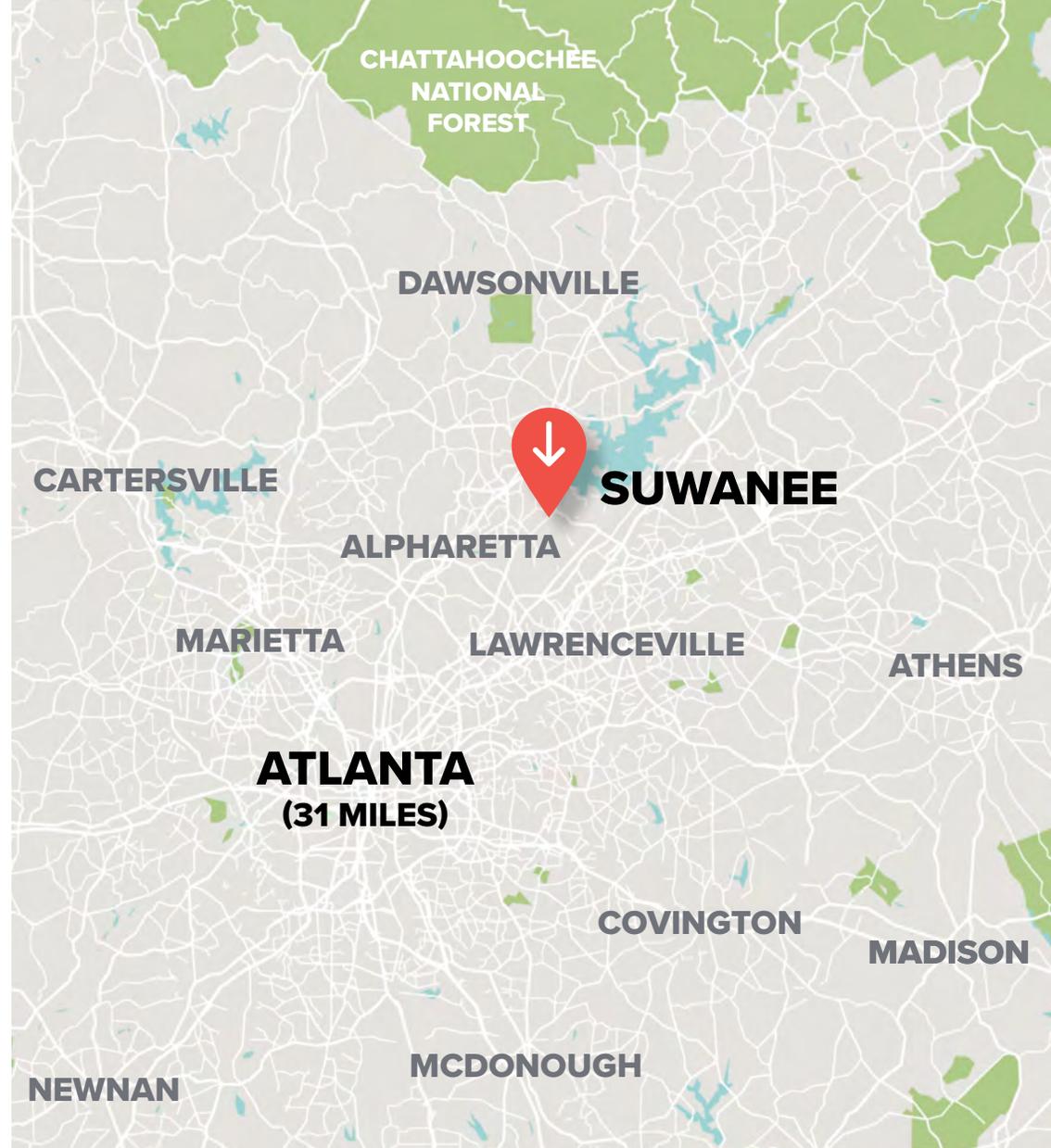


2021 HH INCOME

	1-MILE	3-MILES	5-MILES
Average	\$178,268	\$186,695	\$168,760
Median	\$143,903	\$154,560	\$137,373

TOP EMPLOYERS IN ATLANTA MSA

EMPLOYER	# OF EMPLOYEES
Emory University	32,824
Delta Air Lines Inc.	32,823
Northside Hospital Inc.	22,220
Gwinnett County Public Schools	21,994
Wellstar Health System	18,035



THE AVERAGE HOUSEHOLD INCOME IS \$186K WITHIN A 3-MILE RADIUS OF THE PROPERTY

SUWANEЕ, GEORGIA



SUWANEЕ is a city located approximately 30 miles north of Atlanta. A friendly, progressive community, Suwanee offers a high-quality of life for its approximately 18,000+ residents. The Suwanee community is considered one of the most desirable places to live in the Atlanta region and has been named by several national publications (Money, Family Circle, Kiplinger.com) as one of the best places to live and raise families, and was named a Georgia eCity by Google.

Suwanee is well-known for its distinctive parks, crowd-pleasing events, and high-quality mixed-use developments. Like many Gwinnett County communities, Suwanee began as a small agricultural town with strong ties to the railroad.

Suwanee is located in the northwest quadrant of Gwinnett County. With a current population of close to 850,000 and projected to be over one million in 2030, Gwinnett has a reputation for being one of the healthiest counties economically in the country and has maintained a AAA bond rating for many years. More than 285,000 people are employed by Gwinnett County businesses, which include hundreds of manufacturing and high-tech companies as well as international corporations.

6.1 MILLION



**ATLANTA MSA
POPULATION
(ESTIMATED)**

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Atlanta MSA



METRO ATLANTA The Atlanta-Sandy Springs-Alpharetta metropolitan area is the **ninth largest MSA in the United States with 6.1 million residents**. Just 10 miles from downtown Atlanta, the Hartsfield-Jackson Atlanta International Airport is not only the busiest airport in the U.S., but the **second busiest in the whole world with over 42.9 million passengers in 2020**. Atlanta remains to be the financial and commercial capital of the Southeast, known for its business-friendly environment and reputation as a logistics hub. Home to **more than 150,000 businesses**, Atlanta continues to be an attractive place for **Fortune 500 and 1000 companies**. In fiscal year 2020, these companies generated **aggregate revenues of \$429 billion**.

Atlanta is recognized across the U.S. as a very passionate sports town, featuring four major profession league teams including: MLB - the Atlanta Braves, NFL - the Atlanta Falcons, NHL - the Atlanta Thrashers, and NBA - the Atlanta Hawks.

GENERAL STATS

- #1 LARGEST CITY IN GEORGIA**
- 2ND BUSIEST AIRPORT IN THE WORLD**
- #4 METRO FINTECH LEADER**
- 9TH LARGEST MSA IN U.S.**
- 16 FORTUNE 500 HEADQUARTERS**
- 50 MILLION VISITORS ANNUALLY**
- 8,376 SQUARE MILES IN THE ATLANTA MSA**



DOWNTOWN ATLANTA

REPRESENTATIVE PHOTO



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