



MEDICAL OFFICE INCOME PRODUCING INVESTMENT

613 TOWNE PARK WEST - SUITES 204, 303 & 304
RINCON, GA 31326

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PROPERTY INFORMATION

1

Property Summary
Additional Photos
Site Plan

LOCATION INFORMATION

2

Location Description
Location Maps
Aerial Map

FINANCIAL ANALYSIS

3

Financial Summary
Income & Expenses
Rent Roll

DEMOGRAPHICS

4

Demographics Report
Demographics Map

ADVISOR BIO

5

Advisor Bio & Contact

1 PROPERTY INFORMATION

613 Towne Park West - Suites 204, 303 & 304
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Property Summary



OFFERING SUMMARY

Sale Price:	\$975,000
Cap Rate:	8.01%
NOI:	\$78,088
Year Built:	2007
Building Size:	5,050 SF
Zoning:	GC
Market:	Savannah
Submarket:	Rincon
Traffic Count:	35,000
Price / SF:	\$193.07

PROPERTY OVERVIEW

SVN is pleased to exclusively offer this Net Leased Medical Office Investment with Effingham Hospital System as the Lessee. The offering consists of a total 5,050 SF between [3] office condos comprised of [3] operating tenants through a partnership agreement. Suite 204, which is 1,750 SF in size has specialty practices (Vascular & Urology) sharing space and operating on alternating days with a lease expiration date of April 2022. Effingham Orthopedic Practice, LLC d/b/a Chatham Orthopaedics occupies [2] contiguous units of 1,650 SF each (Suites 303 & 304) totaling 3,300 SF with a lease expiration date of March 2022. Net Operating Income (NOI) is \$78,088.44, which equates to a 8.01% capitalization rate based on 2020 financials.

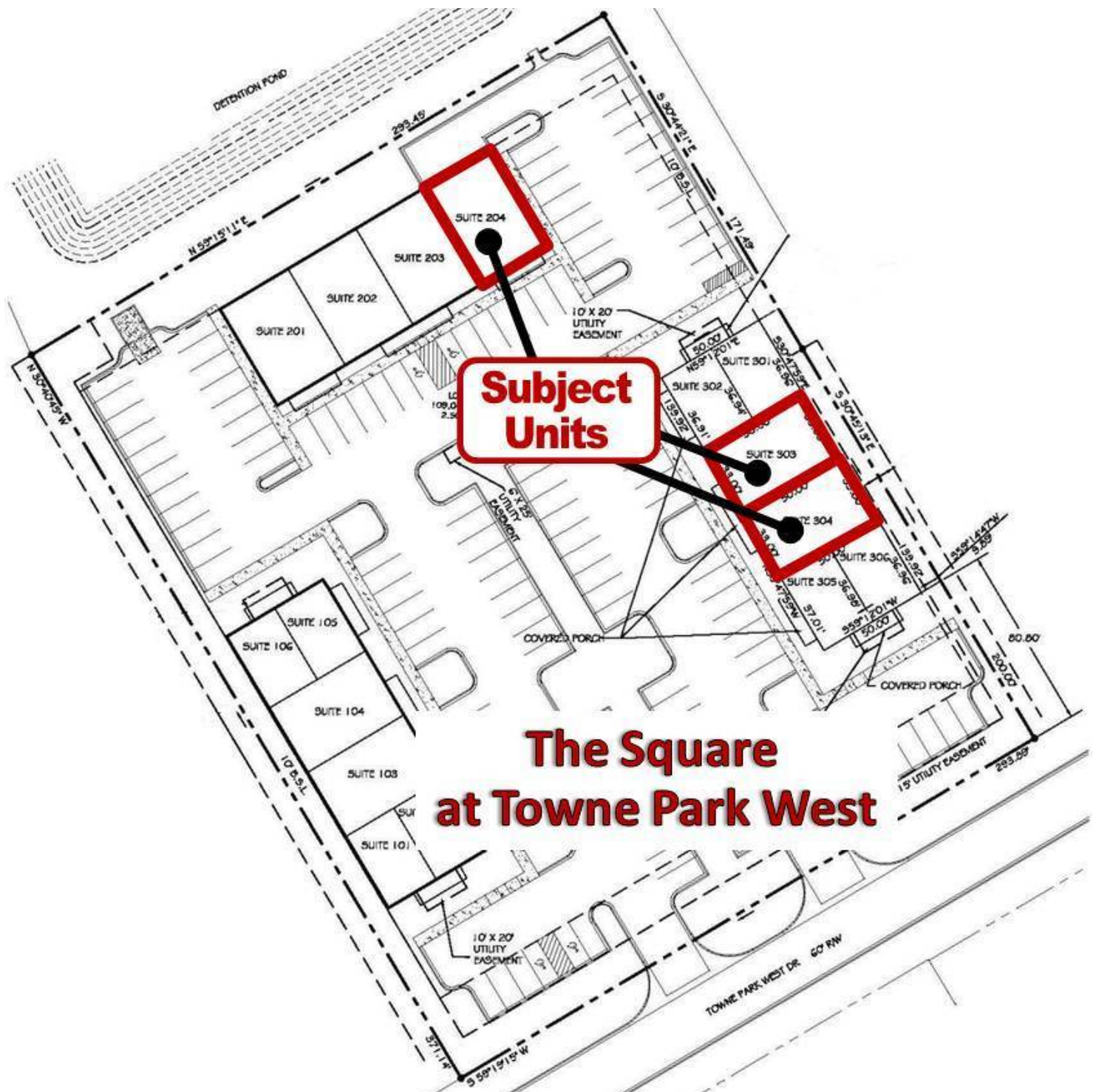
PROPERTY HIGHLIGHTS

- Effingham Hospital System as Lessee
- NNN leases
- 100% occupied
- +/- 5,050 SF (between 3 condo suites)
- 2020 NOI: \$78,088.44
- 3% annual escalations

Additional Photos



Site Plan



The Square at Towne Park West

2 LOCATION INFORMATION

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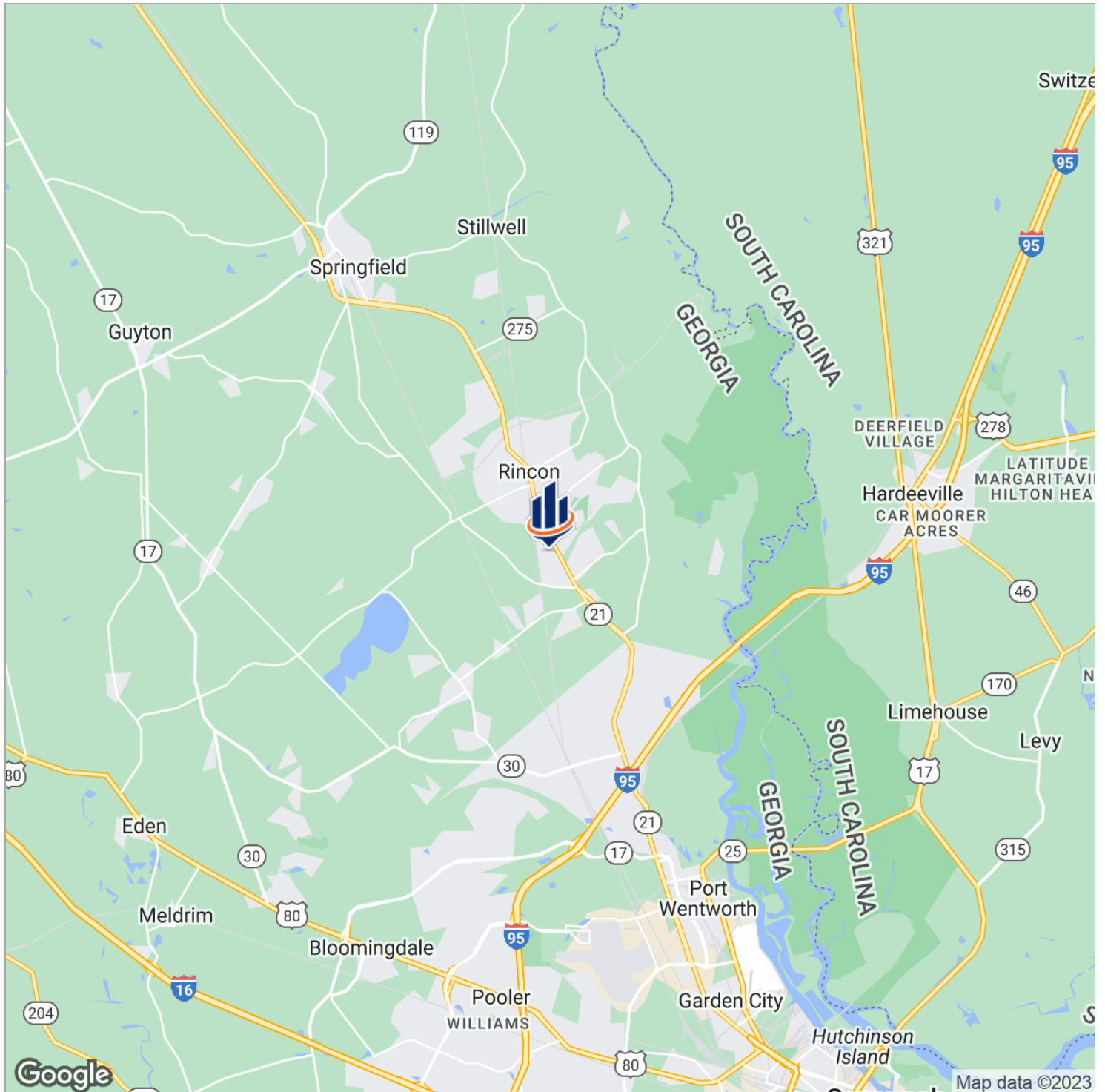
Location Description



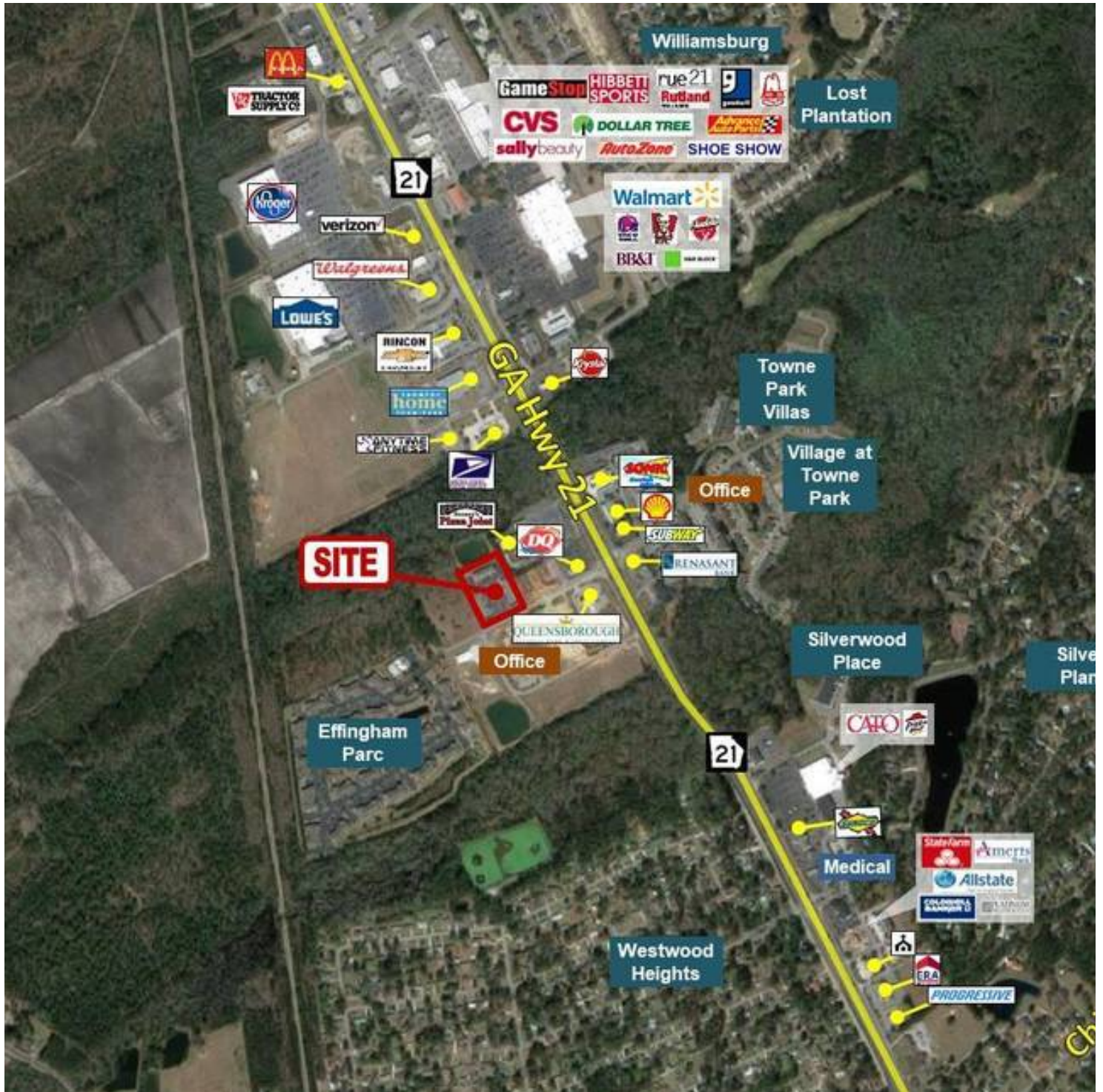
LOCATION OVERVIEW

Rincon is located just outside of Savannah in Effingham County and is approximately 5 miles from I-95 at Exit 109 with a strong spending population of 50,000+ residents and an average household income in excess of \$72,000. Rincon's tremendous population growth of 57.6% in the last decade, and the county's impressive growth of 30%, has caught the attention of many national retailers has such as Lowe's, Kroger, Wal-Mart, Planet Fitness, Tractor Supply, Walgreen's and Chick-Fil-A. GA Highway 21 is the main thoroughfare in and out of the county. The traffic count is approximately 35,000 vehicles per day.

Location Maps



Aerial Map



3 FINANCIAL ANALYSIS

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Financial Summary

INVESTMENT OVERVIEW

Price	\$975,000
Price per SF	\$193.07
CAP Rate	8.0%
Cash-on-Cash Return (yr 1)	8.01 %
Total Return (yr 1)	\$78,088

OPERATING DATA

Gross Scheduled Income	\$89,670
Other Income	\$13,258
Total Scheduled Income	\$91,347
Gross Income	\$91,347
Operating Expenses	\$13,258
Net Operating Income	\$78,088
Pre-Tax Cash Flow	\$78,088

Income & Expenses

INCOME SUMMARY

Effingham Health Systems	\$25,008
Chatham Orthopaedics	\$53,080
Expense Reimbursement	\$13,258
Gross Income	\$91,347

EXPENSE SUMMARY

Real Estate Tax (Suite 204)	\$2,515
Real Estate Tax (Suite 303)	\$1,516
Real Estate Tax (Suite 304)	\$1,516
POA Dues (Suite 204)	\$2,275
POA Dues (Suite 303)	\$2,145
POA Dues (Suite 304)	\$2,145
Property Insurance (Suite 204)	\$396
Property Insurance (Suite 303)	\$374
Property Insurance (Suite 304)	\$374
Gross Expenses	\$13,258

Net Operating Income	\$78,088
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Rent Roll

TENANT NAME	UNIT NUMBER	UNIT SIZE (SF)	LEASE START	LEASE END	ANNUAL RENT	% OF BUILDING	PRICE PER SF/YR
Effingham Health System	204	1,750	1/22/19	4/21/22	\$25,008	34.65	\$14.29
Chatham Orthopaedics	303 / 304	3,300	4/1/17	3/31/22	\$53,080	65.35	\$16.08
Totals/Averages		5,050			\$78,088		\$15.46

4

DEMOGRAPHICS

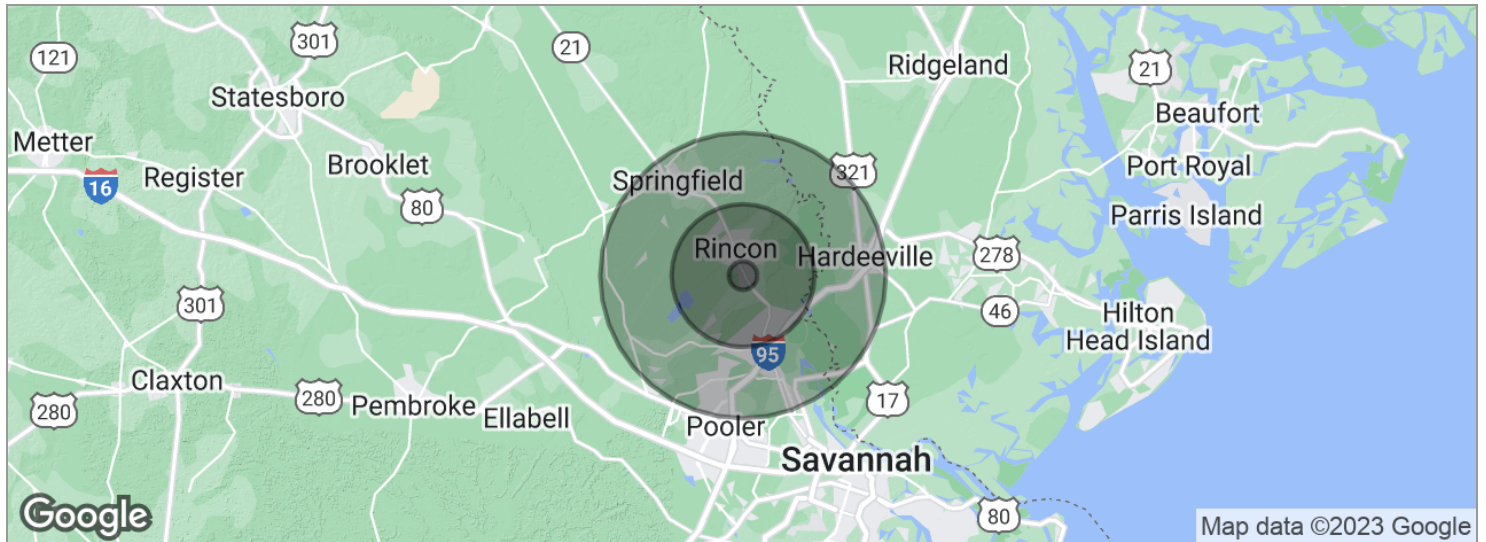
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Demographics Report

	1 MILE	5 MILES	10 MILES
Total population	1,098	20,140	53,673
Median age	32.5	33.8	34.1
Median age (male)	31.7	33.1	34.0
Median age (female)	32.5	33.7	33.7
	1 MILE	5 MILES	10 MILES
Total households	376	6,881	18,410
Total persons per HH	2.9	2.9	2.9
Average HH income	\$71,634	\$72,447	\$69,935
Average house value		\$202,687	\$194,932

* Demographic data derived from 2020 ACS - US Census

Demographics Map



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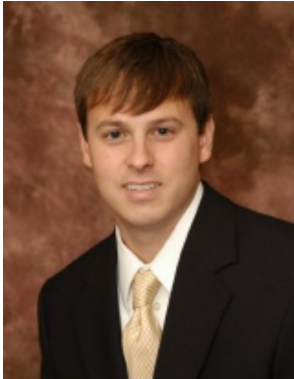
5 ADVISOR BIO

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Advisor Bio & Contact

ADAM BRYANT, CCIM, SIOR

Partner



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PROFESSIONAL BACKGROUND

Adam Bryant, CCIM, SIOR is a Partner with SVN | GASC, specializing in the sale and leasing of land, office, retail and investment properties in Savannah, Georgia and surrounding areas including Pooler.

Bryant earned a Master of Business Administration as well as a Bachelor of Business Administration from Georgia Southern University. In addition, he has completed the Certified Commercial Investment Member [CCIM] designation by the CCIM Institute, one of the leading commercial real estate associations in the world. The CCIM designation is awarded to commercial real estate professionals upon successful completion of a graduate-level education curriculum and presentation of a portfolio of qualifying industry experience.

Since joining SVN | GASC in 2006, Bryant has completed more than \$250 million in transaction volume and is a multi-year recipient of the SVN Partner's Circle Award in recognition of outstanding sales while being ranked in the Top 5 producers in the nation of completed transactions at SVN out of more than 1,500 Advisors.

Bryant also served as President for the Savannah / Hilton Head Realtors Commercial Alliance [RCA] Board.

EDUCATION

- Master of Business Administration [MBA] - Georgia Southern University
- Bachelor of Business Administration [BBA] - Georgia Southern University

MEMBERSHIPS & AFFILIATIONS

Certified Commercial Investment Member [CCIM]
Society of Industrial and Office Realtors [SIOR]



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