



## NORTH ATLANTA MEDICAL OFFICE PORTFOLIO

Ackerman Medical is pleased to exclusively present the opportunity to acquire The North Atlanta Medical Office Portfolio located in the northern suburbs of Cumming and Buford, Georgia. The portfolio consists of three (3) medical office buildings collectively measured at 25,643 square feet. Academy Orthopedics occupies roughly half of the portfolio and has a state-of-the-art surgery center in the Cumming facility. Northside Hospital Imaging is the second largest tenant in the portfolio and the remaining two tenants are both strong regional and national credit physician groups.

- Stabilized with extended term
- Three property portfolio
- Enhance yield through lease-up
- Strong credit tenancy

Built in 1995 and 100% leased, the Cumming asset totals 14,643 square feet and is located in a very affluent market of Atlanta, GA. The Buford medical building was constructed in 2006 and is comprised of two medical office buildings totaling 11,000 SF. The Buford medical building is 75% leased and located in a micro market that is experiencing a tremendous amount of residential growth.

With an average remaining lease term for the portfolio of 4.60 years, a new investor is able to take advantage of the steady, consistent cash flow while enhancing the overall yield by leasing up the remaining vacancy.

### Investment Highlights:

- Stabilized with Extended Term for Steady Cash Flow
- Top Tenant Roster
- Quality Medical Office Environment
- Free and Clear of Existing Debt
- Synergistic Tenant Mix
- High Quality Assets

### NORTH ATLANTA MEDICAL OFFICE INVESTMENT PROFILE

**318 Tribble Gap Rd | 3919 Carter Rd | 3929 Carter Rd**

ASKING PRICE:	\$6,040,710
OCCUPANCY:	90%
IN-PLACE NOI:	\$468,155
RENTABLE SF:	25,643 SF
DEBT STRUCTURE:	Market, Free and Clear





FOR MORE INFORMATION OR TO TOUR, PLEASE CONTACT:

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