

Offering Memorandum

Premier Savannah Medical Property

325 W. Montgomery Crossroads, Savannah, GA, 31406



PRESENTED BY:

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Executive Summary



COMMUNICATION

All communication, inquiries and requests should be addressed to the Colliers International team, as representatives of the Seller. Management at the property should not be contacted directly.

PROPERTY VISITS

Interested investors are required to schedule a time to meet with the Colliers International team to tour the asset and discuss the merits of the offering.

Please contact a member of the team below with any questions.

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Dates of Importance

PROPERTY TOUR DATES: Upon Request

DISCLAIMER

This Offering Memorandum is provided for the sole purpose of allowing a potential investor to evaluate whether there is interest in proceeding with further discussions regarding a possible purchase of or investment in the subject property (the "Property").

The potential investor is urged to perform its own examination and inspection of the Property and information relating to same, and shall rely solely on such examination and investigation and not on this Brochure or any materials, statements or information contained herein or otherwise provided. Neither Colliers International, nor any of its partners, directors, officers, employees and brokers ("Brokers"), make any representations or warranties, whether express or implied, by operation of law or otherwise, with respect to this Offering Memorandum or the Property or any materials, statements (including financial statements and projections) or information contained herein or relating thereto, or as to the accuracy or completeness of such materials, statements or information, or as to the condition, quality or fitness of the Property, or assumes any responsibility with respect thereto. Such materials, statements and information have in many circumstances been obtained from outside sources, and have not been tested or verified. Projections, in particular, are based on various assumptions and subjective determinations as to which no guaranty or assurance can be given.

Without limiting the foregoing, in the event this Offering Memorandum contains information relating to asbestos or any other hazardous, toxic or dangerous chemical, item, waste or substance ("Hazardous Materials") in relation to the Property, such information shall in no way be construed as creating any warranties or representations, expressed or implied, by operation of law or otherwise, by Brokers or the owner, as to the existence or nonexistence or nature of Hazardous Materials in, under, on or around the Property.

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Property Overview



Building Summary >



PROPERTY OVERVIEW

Address	325 W. Montgomery Crossroads, Savannah, GA 31406
Gross Building Size (SF)	± 39,595 SF
Land Area	± 3.15 Acres
Zoning	PUD-IS (Planned Unit Development Institutional)
Actual Year Built	1991
Number of Stories	1
Former Tenant	Veterans Administration- moved locations, available for lease immediately
Undeveloped acreage available for expansion of facility.	
* Please Inquire for pricing information	

Property Description:

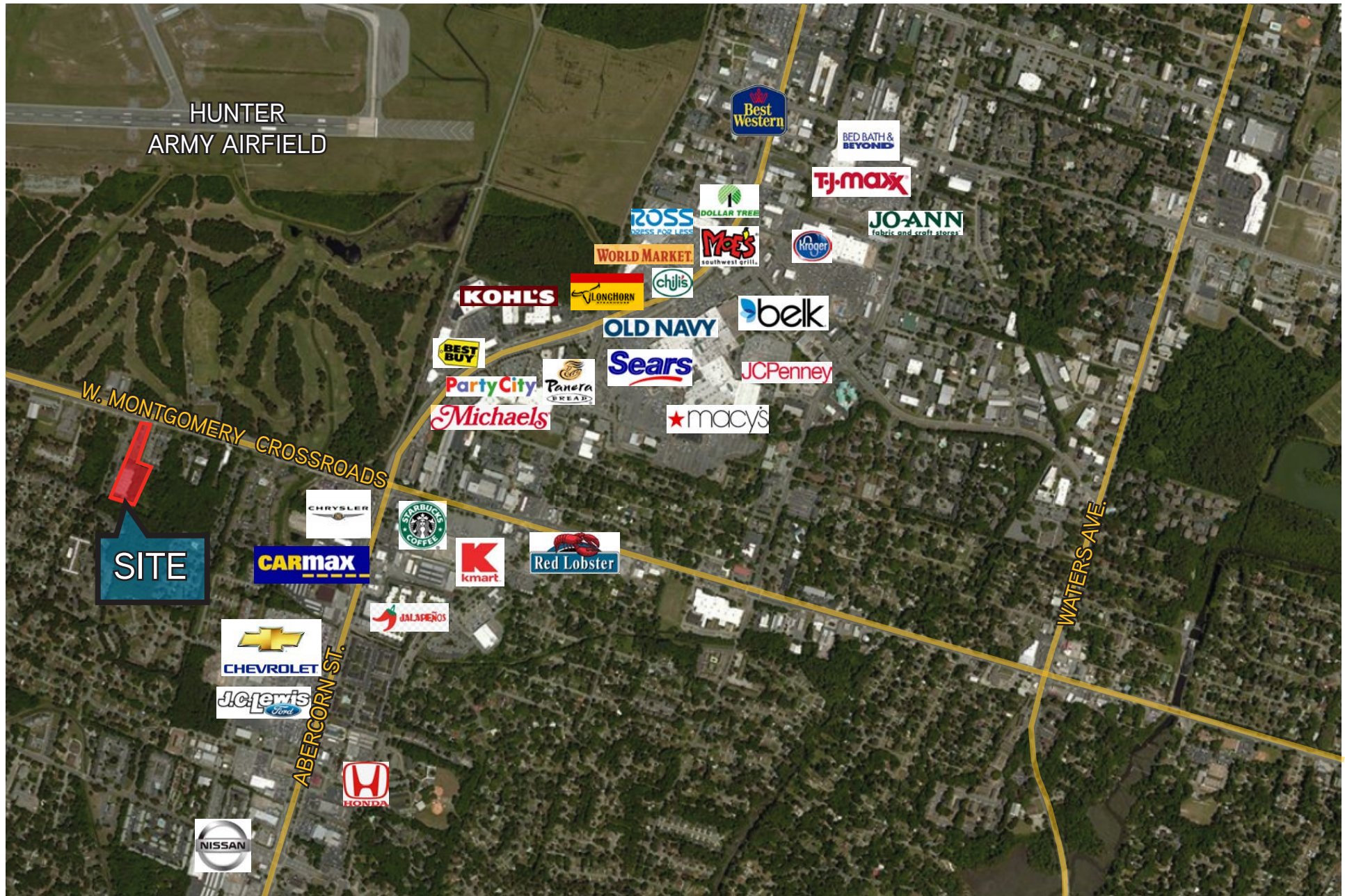
325 West Montgomery Crossroads is a turn key, fully functional medical facility formerly occupied by the Veterans Administration. 325 West Montgomery Crossroads is a full-service multi-disciplinary medical clinic- with the proven capability of servicing over 100,000 patient visits per year while operating during regular business hours. The property was constructed in 1991 as a build-to-suit for the VA, who has occupied the building since its inception until Fall 2016. Several renovations have occurred on the property since its construction, keeping it compliant with current medical standards.

Building components include:

- Ample Parking Spaces
- Second Entrance
- Ambulatory Entrance
- Full MRI and X-Ray Component
- ± 27 Exam Rooms
- Physical Therapy Center
- Very few load bearing walls- easily conducive to modification
- **New Radiology Center**
- Medical gas system
- Emergency Generator: Onan 45 KW
- Available for lease immediately

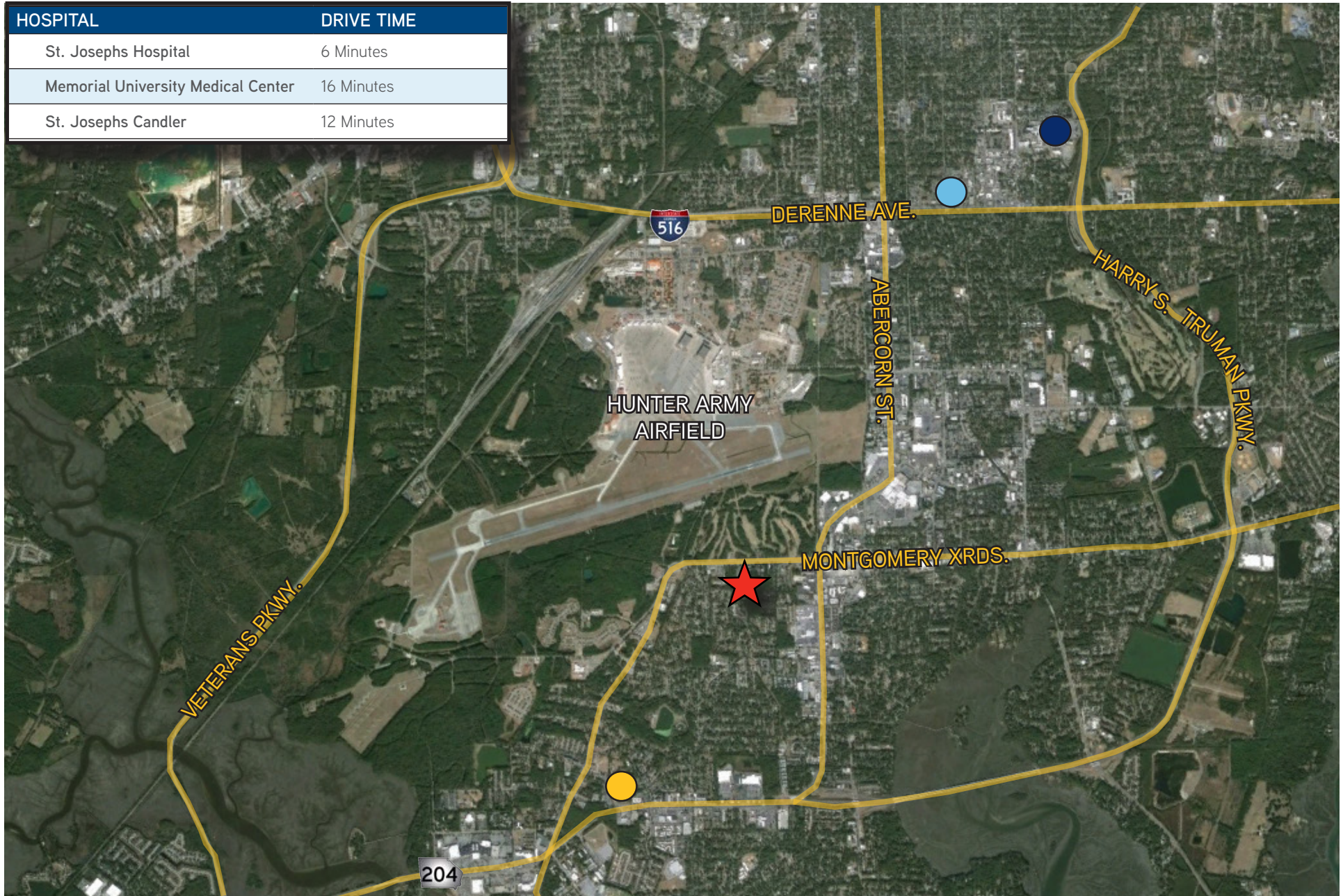


325 Montgomery Crossroads >



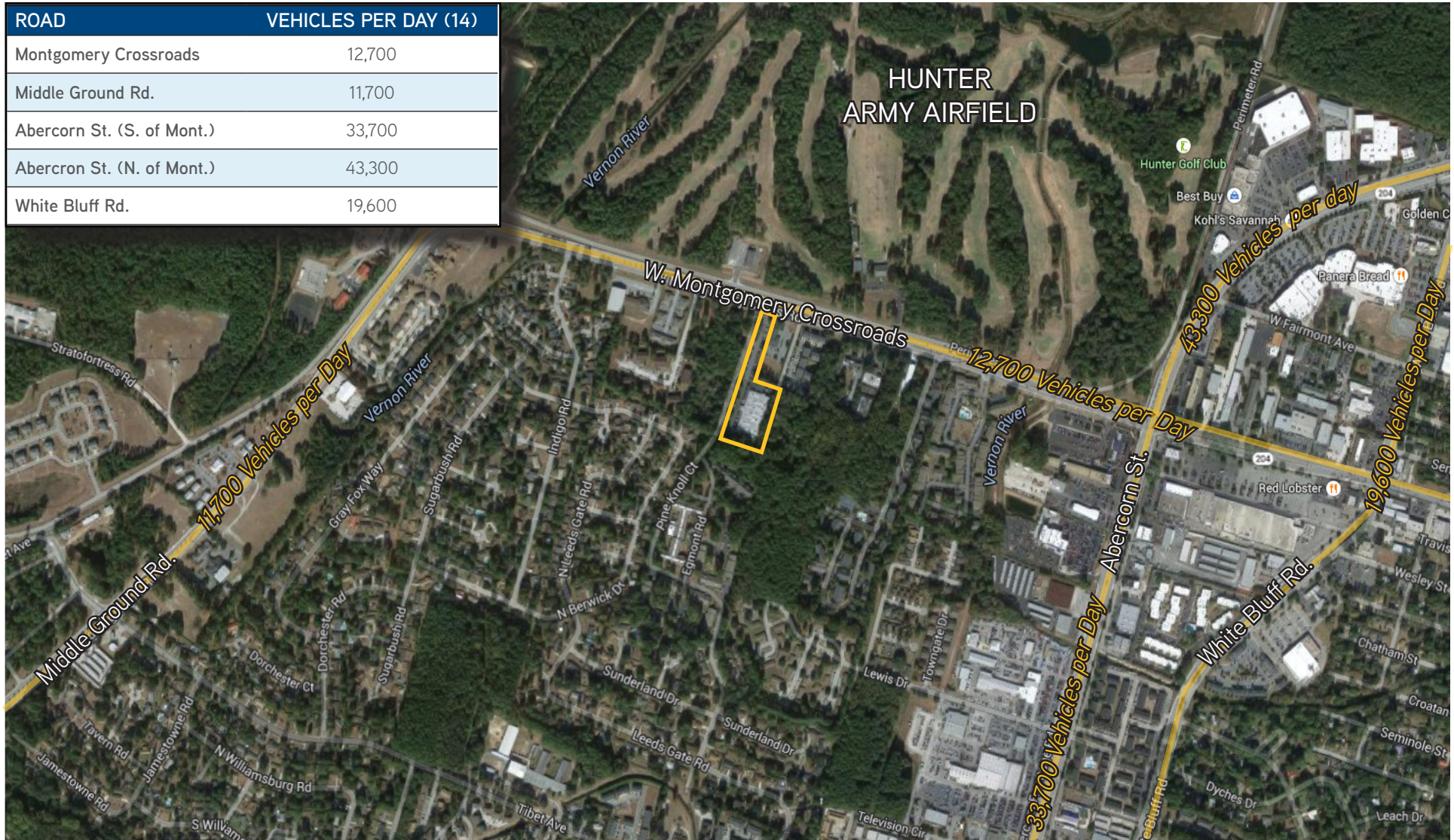
325 W. Montgomery Crossroads >

HOSPITAL	DRIVE TIME
St. Josephs Hospital	6 Minutes
Memorial University Medical Center	16 Minutes
St. Josephs Candler	12 Minutes



Area Traffic Counts >

ROAD	VEHICLES PER DAY (14)
Montgomery Crossroads	12,700
Middle Ground Rd.	11,700
Abercorn St. (S. of Mont.)	33,700
Abercorn St. (N. of Mont.)	43,300
White Bluff Rd.	19,600



Market Demographics >

DEMOGRAPHICS US CENSUS BUREAU 2014

1 MILE RADIUS

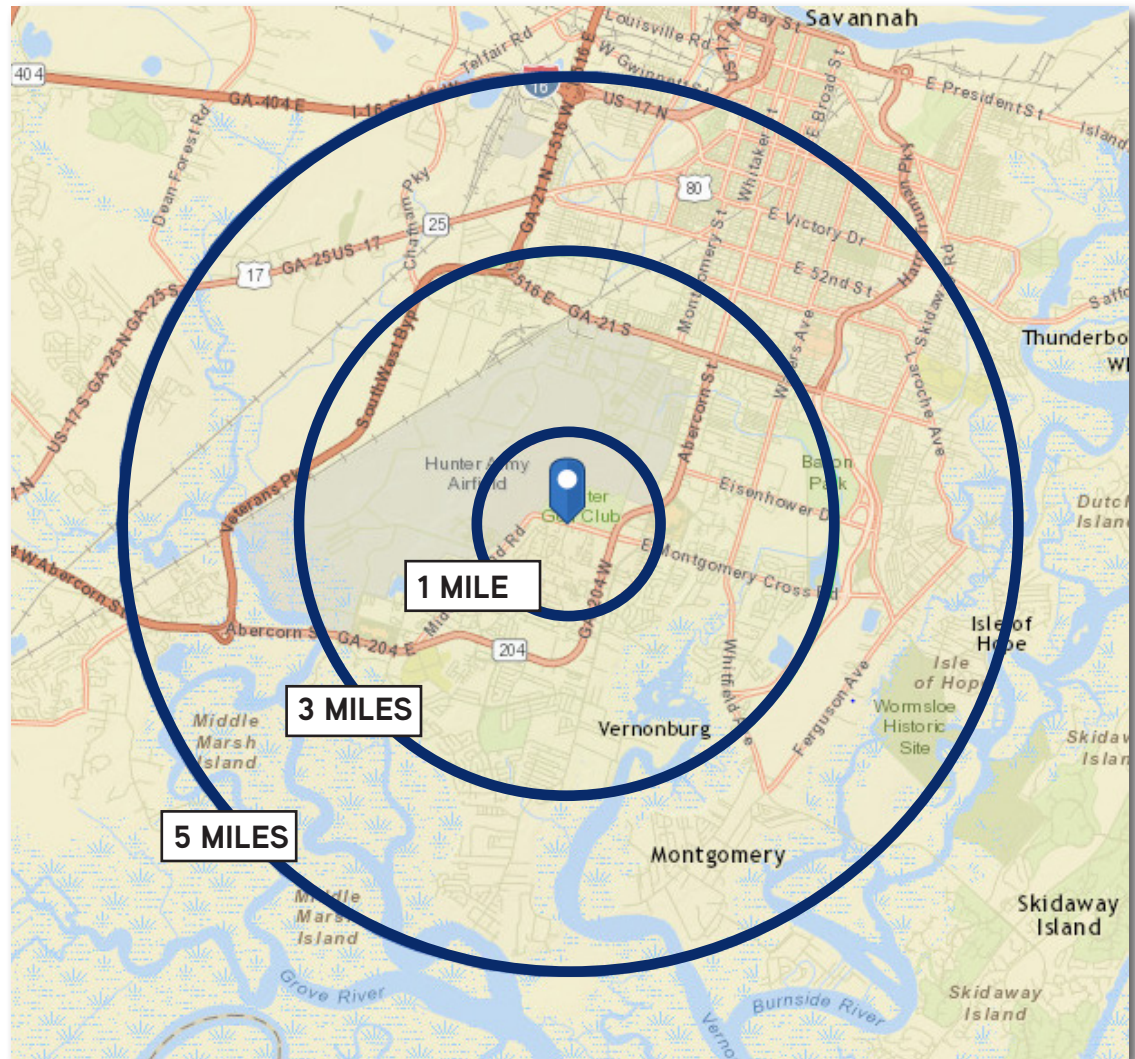
POPULATION:	7,142
HOUSEHOLDS:	2,921
AVG. HOUSEHOLD INCOME:	\$45,797
TOTAL NUMBER OF BUSINESSES:	448

3 MILE RADIUS

POPULATION:	51,553
HOUSEHOLDS:	20,442
AVG. HOUSEHOLD INCOME:	\$48,474
TOTAL NUMBER OF BUSINESSES:	3,592

5 MILE RADIUS

POPULATION:	126,290
HOUSEHOLDS:	48,703
AVG. HOUSEHOLD INCOME:	\$49,898
TOTAL NUMBER OF BUSINESSES:	6,356



Medical Demographics > Chatham County



US CENSUS BUREAU 2014

POPULATION BREAKDOWN

POPULATION TOTAL:	279,147
AGE 55-64:	33,218
AGE 65-74:	23,448
AGE 75-84:	11,165
AGE 85+:	5,024

MEDICAL EXPENDITURES PER HOUSEHOLD

AMT SPENT ON HEALTH CARE:	\$3,821.47
AMT SPENT ON PHYSICIAN SERVICES:	\$218.54
AMT SPENT ON HOSPITAL SERVICES:	\$167.64
AMT SPENT ON NURSING HOME CARE:	\$24.06
AMT SPENT ON OTHER MEDICAL SERVICES:	\$90.58

MEDICAL EXPENDITURES TOTAL FOR CHATHAM COUNTY

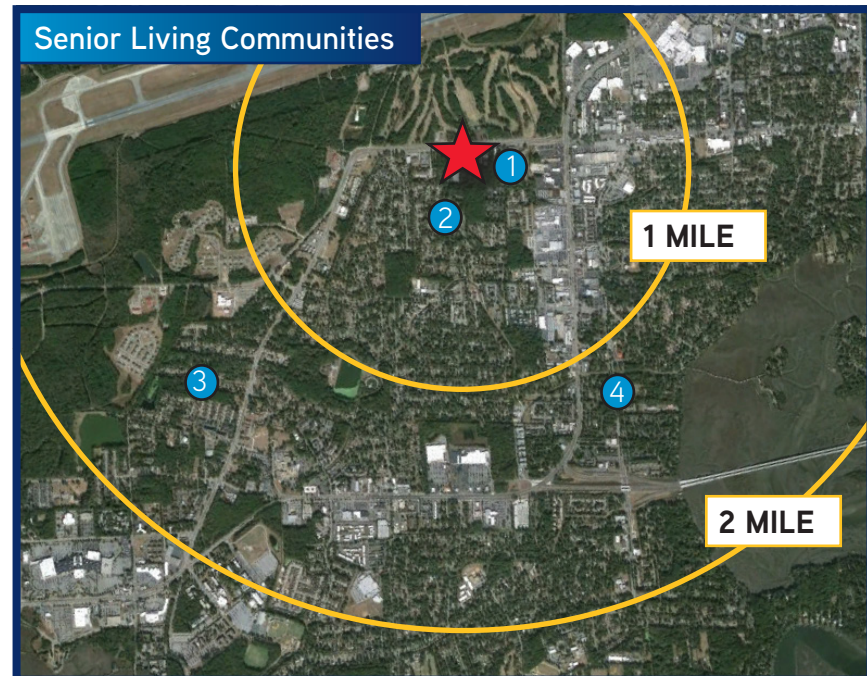
HEALTH CARE EXPENDITURE:	\$417,212,451
PHYSICIAN SERVICES EXPENDITURE:	\$23,859,778
HOSPITAL SERVICES EXPENDITURE:	\$18,302,730
NURSING HOME CARE EXPENDITURE:	\$2,629,108
OTHER MEDICAL SERVICES EXPENDITURE:	\$9,889,400

AGE 50+ PROFILE

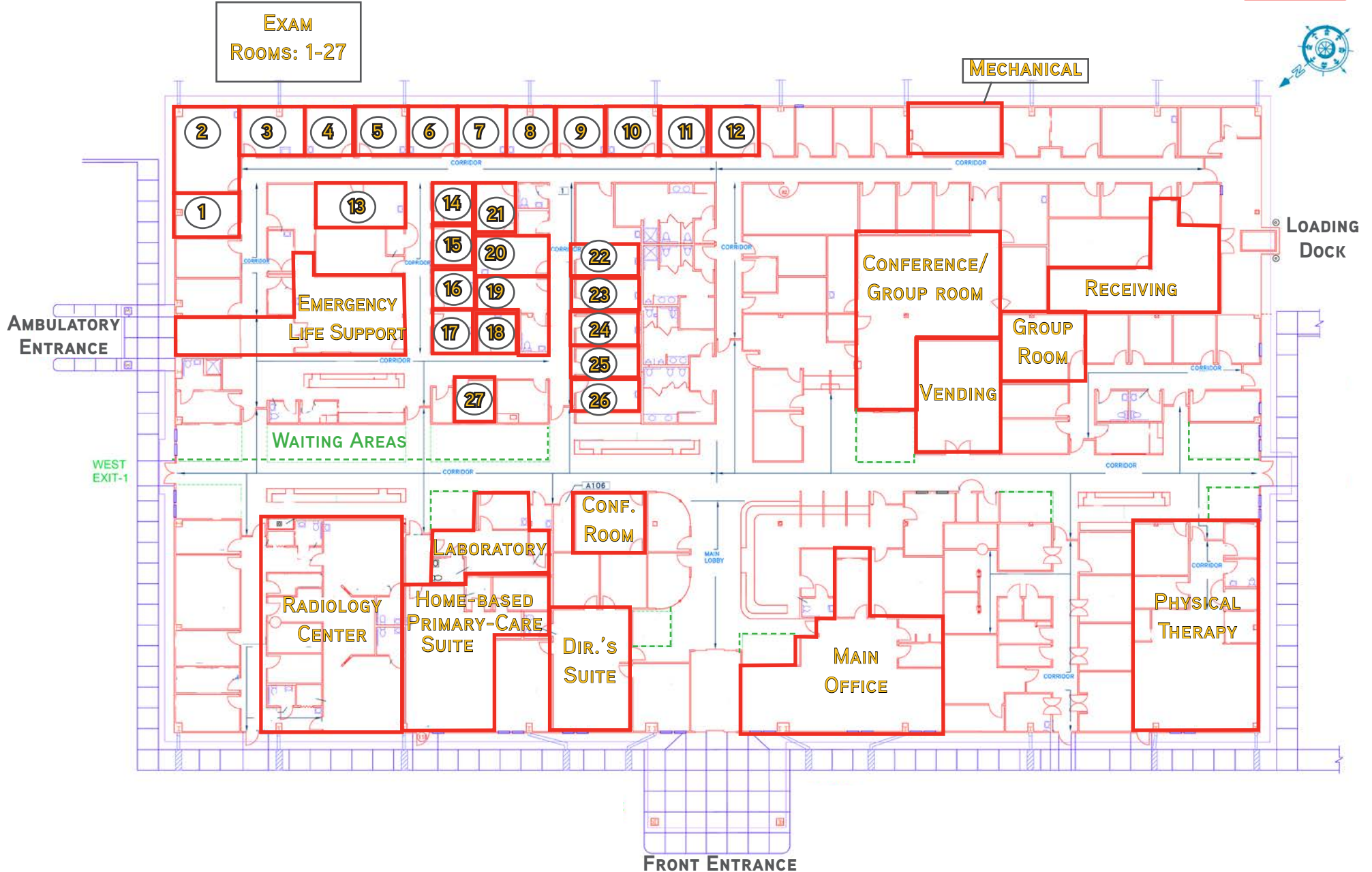
POPULATION 50+:	89,698
HOUSEHOLDS 50+:	109,176
PERCENT OF POPULATION 50+:	32.1%
AVG HOUSEHOLD INCOME 55+:	\$60,372

SENIOR LIVING COMMUNITIES- WITHIN 2 MILE RADIUS

- ① JOHN-WESLEY VILLAS: 54 APTS. (95% OCCUPIED)
- ② SAVANNAH SQUARE: 194 APTS. (94% OCCUPIED)
- ③ SAVANNAH COMMONS: 199 APTS. (82% OCCUPIED)
- ④ INSIGNIA OF SAVANNAH: 35 BEDS (72% OCCUPIED)



Interior Floor Plans >



Exterior Photos >



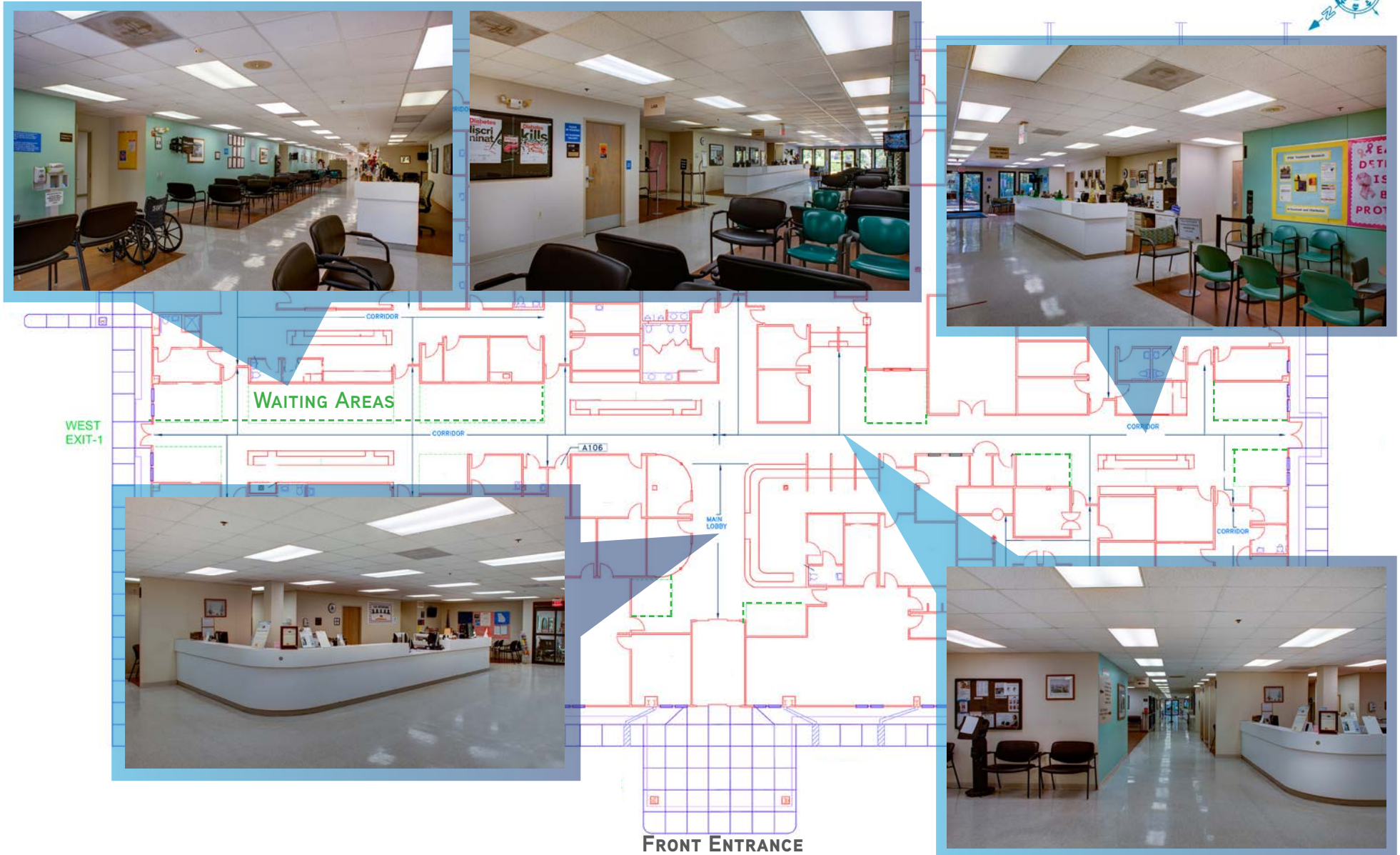
LOADING
Dock

AMBULATORY
ENTRANCE

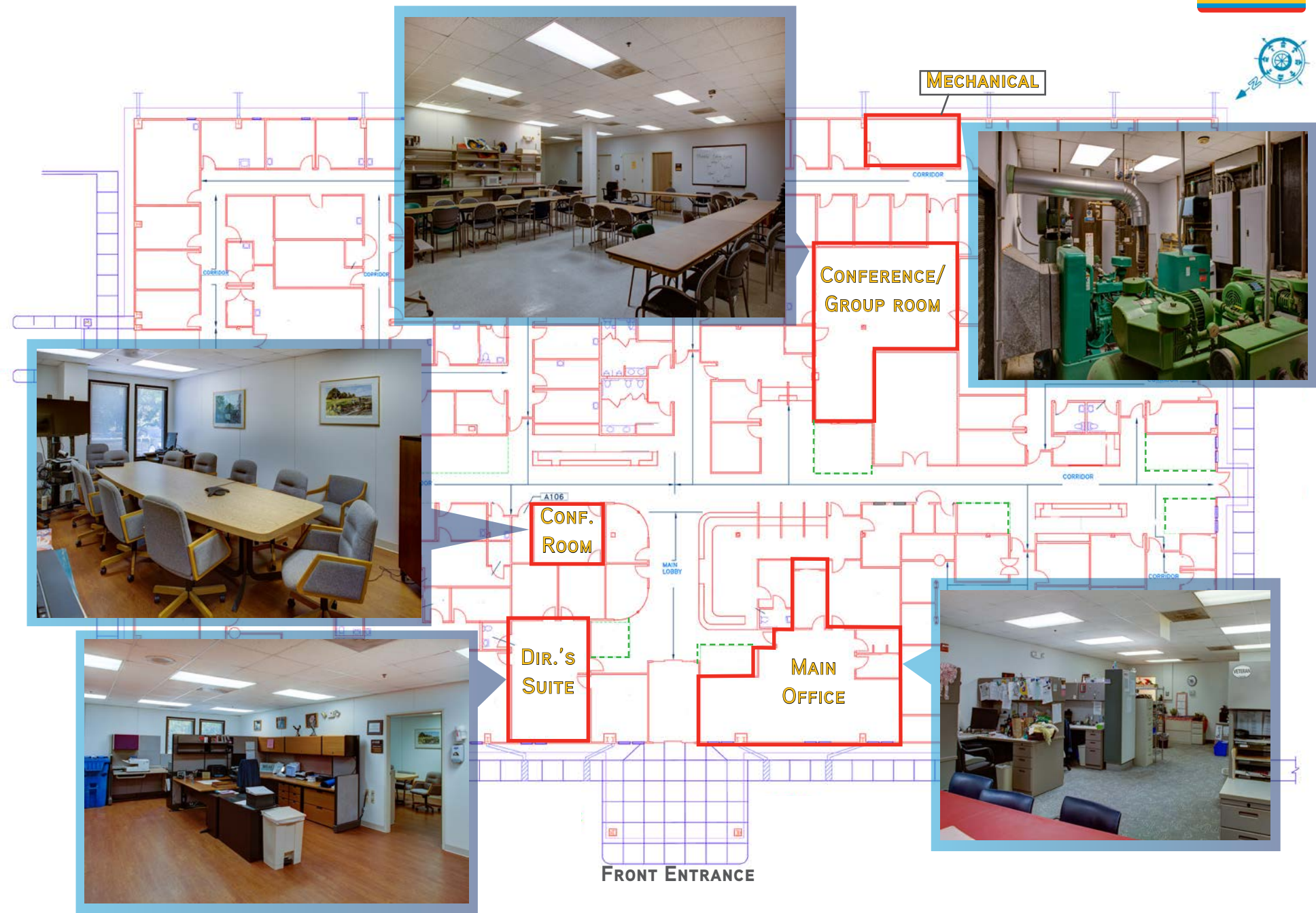


FRONT ENTRANCE

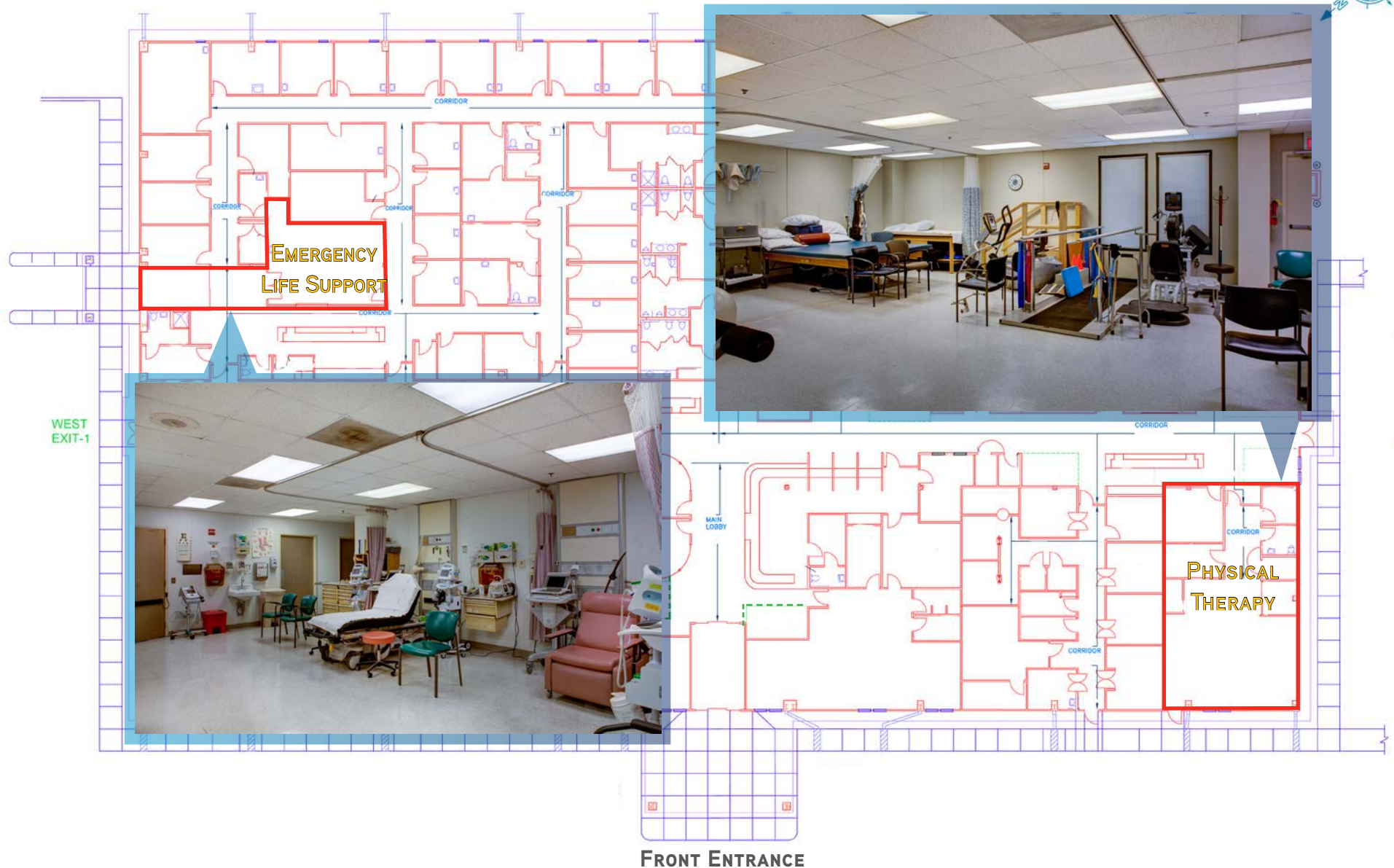
Interior Corridors and Waiting Areas >



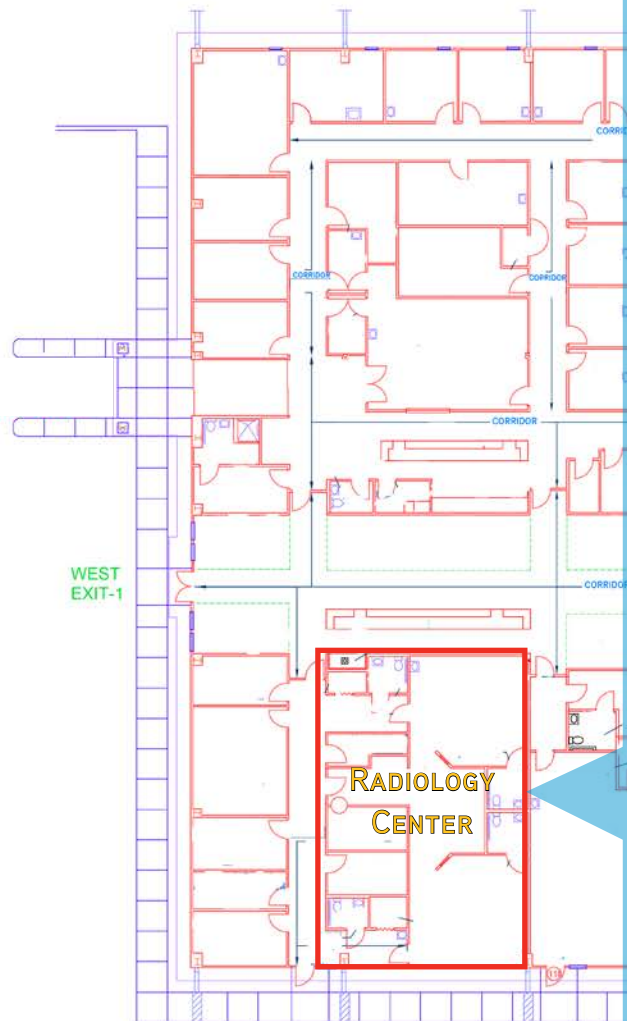
Administrative >



Physical Therapy and Emergency Life Support >

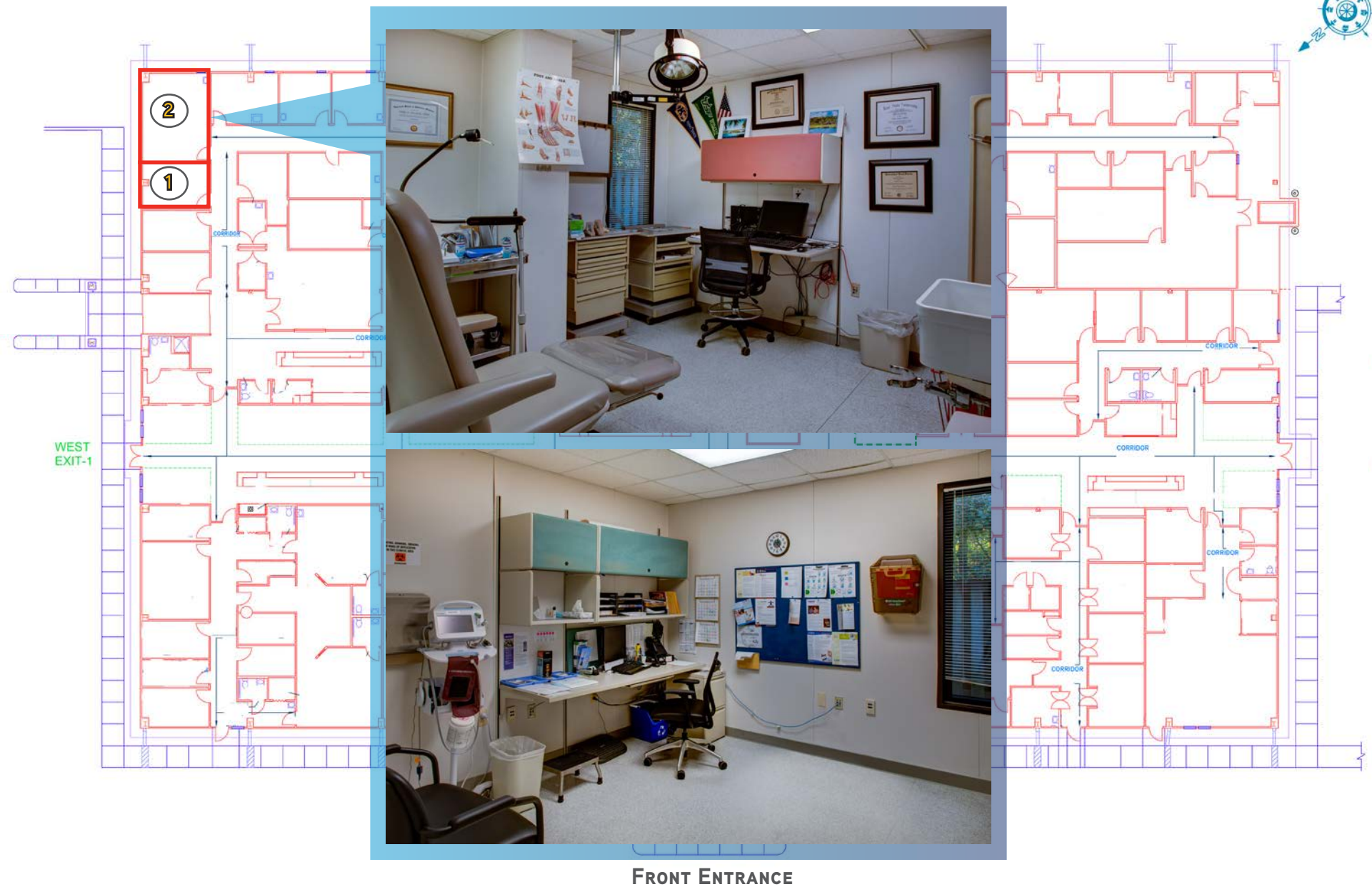


Radiology Center >



FRONT ENTRANCE

Two of Twenty-Seven Exam Rooms >



FRONT ENTRANCE

Site Plan >



Area Information



Savannah MSA Market Overview >



Savannah Area Overview

The Savannah, GA MSA is located in the far-east portion of the State of Georgia, along the east coast. The MSA is comprised of Chatham, Bryan, and Effingham Counties. The City of Savannah is the primary city within the MSA and it is the oldest city in the State of Georgia.

Chatham County is bordered by Effingham and Jasper Counties to the north, Bryan County and the Atlantic Ocean to the south, the Atlantic Ocean to the east, and Bryan County to the west. In Chatham County, the City of Savannah is located in the northern portion of the county, and serves as the county seat. Atlanta serves as the state capital and is located approximately 250 miles northwest of Savannah. Savannah is approximately 130 miles south of Columbia, SC, 250 miles southwest of Atlanta, GA, 125 miles north of Jacksonville, FL, and 220 miles northeast of Tallahassee, FL.

At the end of the 4th Quarter of 2016 Armstrong State University reported that the Savannah-metro economy continued on its path of strength through the end of 2015 with Gross Regional Product growing by 4.7% - "the GRP is the measure of the market value of final goods and services produced within a metropolitan area in a particular period of time" (Savannah Area Chamber of Commerce - 2017 Economic Trends, Armstrong State University). Nearly all coincident economic indicators advanced, these indicators reflect broadly based measures of economic strength, further supported by key fundamental components of the regional economy.

The Coastal Empire leading economic index accelerated for the second consecutive quarter to close out the second half of the year strongly. The housing market continued to improve along with the labor market, while gains in consumer expectations continued. Sustained growth at a healthy pace is expected through late 2015.

Demographics

According to ESRI, a Geographic Information System (GIS) Company, the metropolitan area of Savannah, GA had a 2016 total population of 381,794 and has experienced an annual growth rate of 1.51% since 2010, which is higher than the Georgia annual growth rate of 0.89% over this time frame. The metropolitan area accounts for 3.7% of the total Georgia population of 10,237,832 people. The 2016 median age for the Savannah MSA is 35.5 which is younger than the United States median age of 38.

Savannah continues to be an important economic engine for the state and the center of the Georgia coastal region. Among its strengths are its attraction as a tourist destination, low-cost of living, an expanding airport, innovative educational options, and its cargo ports which are among the largest in the nation. In addition, Fort Stewart helps to bring significant economic contributions - with over 27,000 people consisting of soldiers, family members, and civilians.

Household Trends

The 2016 number of households in the metropolitan area is 143,036. The number of households in the metropolitan area is projected to grow by 1.44% annually over the next five years, raising the number of households to 153,662 by 2021, average household size for the metropolitan area is 2.57. The 2015 median household income for the metropolitan area is \$50,262, median household income is projected to grow to \$56,412 by 2021. Average household income shows a slightly larger number at \$68,394 for 2016, growing to \$75,525 by 2021, compared to the US average household income of \$84,021 this number is slightly low but compared to the state of GA at \$70,633 we see that the Savannah metropolitan area has a strong income base, this combined with a low-cost of living creates a good environment for economic spending and growth.



Savannah MSA Market Overview >



Education

Savannah has four colleges and universities offering bachelor's, master's, and professional or doctoral degree programs: Armstrong Atlantic State University, Savannah College of Art and Design (SCAD), Savannah State University, and South University. In addition, Georgia Tech Savannah offers engineering degrees, and Georgia Southern University, with its main campus in Statesboro, has a satellite campus in the downtown area. Savannah Technical College, a two-year technical institution, and the Skidaway Institute of Oceanography, a marine science research institute located on the northern end of Skidaway Island, offer educational programs as well. Savannah is also the location of Ralston College, a liberal arts college founded in 2010.

Mercer University began a four-year doctor of medicine program in August 2008 at Memorial University Medical Center. Mercer, with its main campus in Macon, received additional state funding in 2007 to expand its existing partnership with Memorial by establishing a four-year medical school in Savannah (the first in southern Georgia). Third- and fourth-year Mercer students have completed two-year clinical rotations at Memorial since 1996; approximately 100 residents are trained each year in a number of specialties.

In late 2016 the Georgia Board of Regents announced the merge of Georgia Southern University based out of Statesboro, GA with Armstrong State University set to take place in Fall 2018. The schools will consolidate and officially take the name Georgia Southern University. This act will make Georgia Southern University the States fourth largest institution with about 27,000 students, while also helping to conserve state funding.

The Savannah-Chatham Public School System has a total 53 schools with enrollment of over 38,000. Additionally, there are an number of private schools that serve the community's educational needs.

Employment

According to the Savannah 2017 Economic Trends publication by the University of Georgia - Terry College of Business, the Savannah Area Chamber, and Armstrong State University, employment in the Savannah Metropolitan Statistical Area (MSA) and the Combined Statistical Area (Savannah/Hinesville/Statesboro - CSA) increased in 2016 by 7,913 jobs, this is a 3.5% increase in the CSA labor force, the MSA alone saw 6,600 jobs added to the economy this is a 4% gain over 2015. The Savannah MSA unemployment rate decreased from 5.6% in 2015 to 5% (through September 2016), this is slightly below the overall unemployment rate for Georgia of 5.2%.

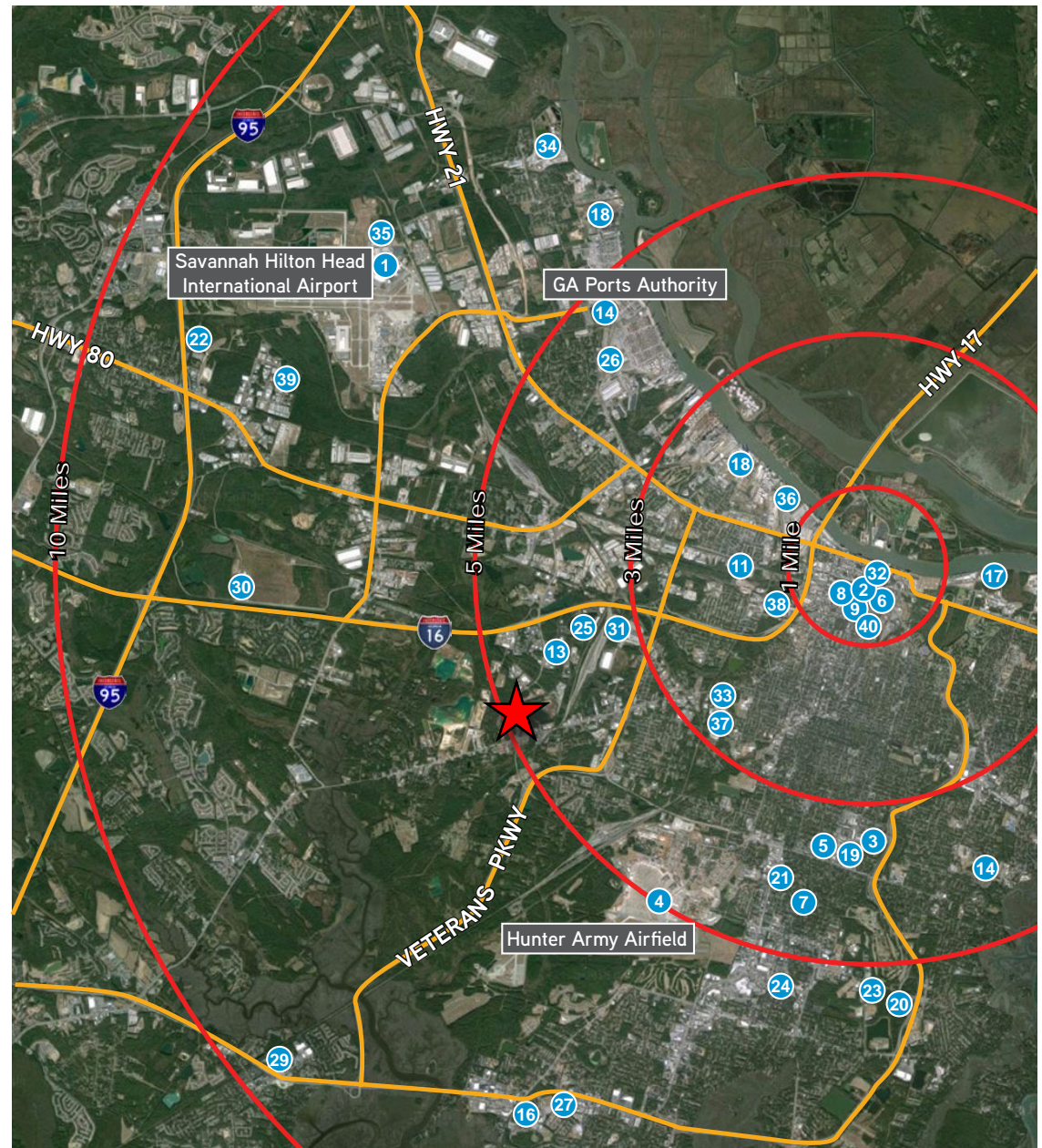
With the drop in the unemployment rate came the 3.4% increase in the total number of workers in the Savannah MSA workforce, bringing the total number of workers to 177,600 in 2016. Employment growth was realized across all sectors of the economy with the exception of the Construction and Mining industries which realized a slight drop in the number of workers employed by these industries, -200 jobs in the construction industry and -100 jobs in mining. The largest employing segment of the Savannah MSA economy, employing 15.2% of local workers is the leisure and hospitality sector, with employment growing by 35% over the last six (6) years, this sector alone employs over 27,000 workers in the Savannah MSA. Impressive as this may be it is not alone in its support of the local economy and workforce as other segments of the economy employ large numbers of worker as well including the education and health service sector employing 14.6% of the workforce, state and local government employing 12.2% of the workforce, and professional/business services and the retail trade sectors each prospectively employing 11.7% of the workforce. This industry diversity lends itself to a strong and healthy local economy that is able to weather normal cyclical downturns in the economy.

Wages from 2014 to 2015 increased 3.1%, with an average wage of \$838 dollars per week across all the industries in the region - the average weekly wage for the Savannah MSA is 13.7% lower than the average weekly wage for the state of Georgia, however this gap between wages has decreased by .1% since the end of 2014.



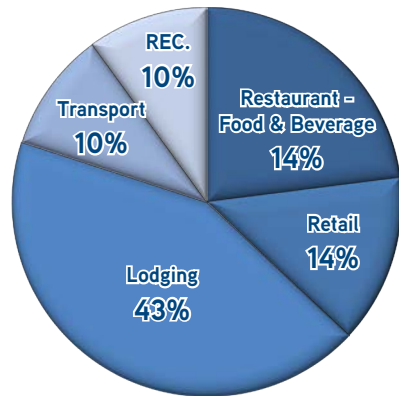
Top 40 Employers - Savannah > (Source: Savannah 2017 Economic Trends)

#	COMPANY	EMPLOYEES	TYPE
1	Gulfstream Aerospace Corporation	9,878	Manufacturing
2	Savannah-Chatham Board of Education	5,654	Education
3	Memorial University Health Center	5,000	Healthcare
4	Ft. Stewart/Hunter Army Airfield	4,000	Military
5	St. Joseph's/Candler Health System	3,100	Healthcare
6	City of Savannah	2,616	Government
7	YMCA of Coastal Georgia	1,980	Civic Assoc.
8	Chatham County	1,716	Government
9	Savannah College of Art & Design	1,309	Education
10	Kroger (Not Mapped)	1,000-4,000	Retail/Food
11	Marine Terminals Corp.	1,000-4,000	Distribution
12	McDonalds (Not Mapped)	1,000-4,000	Restaurant
13	SSA Cooper	1,000-4,000	Distribution
14	Georgia Ports Authority	988	Ship Terminal
15	Publix (Not Mapped)	983	Retail/Food
16	Armstrong State University	903	Education
17	Georgia-Pacific Savannah River Mill	900	Manufacturing
18	International Paper	661	Manufacturing
19	SouthCoast Health	661	Healthcare
20	Georgia Regional Hospital	650	Healthcare
21	Coastal Home Care Inc.	617	Healthcare
22	JCB Americas, Inc.	540	Manufacturing
23	Goodwill Industries of the Coastal Empire	500	Nonprofit
24	Trace Staffing Solutions	500	Service
25	UTC Overseas	500	Distribution
26	Ceres Marine Terminals	500	Distribution
27	Georgia Power Company - Coastal Region	483	Electric Utility
28	The Landings Club (Not Mapped)	440	Service
29	Brasslers USA	405	Manufacturing
30	Mitsubishi-Hitachi Power Systems of America	320	Manufacturing
31	CSX	308	Distribution
32	TMX Finance	302	Service
33	Strength of Nature Global	300	Manufacturing
34	Weyerhaeuser	285	Manufacturing
35	Walmart	285	Retail
36	Colonial Group	275	Energy
37	Derst Baking Co.	274	Manufacturing
38	Chatham Steel Corporation	265	Manufacturing
39	Diamond Crystal Brand	250	Manufacturing
40	Kerry Ingredients and Flavors	230	Manufacturing
TOTAL		51,828 Employees	



Savannah Economic Drivers >

Total Overnight Spending by Sector | Savannah



"The largest employing segment of the Savannah MSA economy, employing 15.2% of local workers is the leisure and hospitality sector..."

Tourism

The 2017 Savannah Economic Trends publication from Armstrong State University reports that the tourism industry contributed significantly to the strength of the regional economy throughout 2015. The hostess city welcomed over 13.7 visitors in 2015 alone and total visitor spending was approximately \$2.67 billion with the largest portion of that revenue coming from lodging expenses. Seasonally and inflation adjusted hotel and motel room receipts increased 2.6% from the amount of overnight person-stays in 2017 (7.6M) to 7.8 million. Hotel room demand increased 3% in 2015, visitor direct-spending also increased from 2.5 billion to 2.7 billion.

Nightly person-stays increased over 100,000 from 2015 to 3.7 million, reflecting strong tourism growth which has powered into 2016 on the heels of an exceptionally strong 2015. The center of the tourist's draw is the Historic District of Savannah, which includes River Street, City Market and a number of other cultural activities and attractions. Savannah's busiest months for visits from tourists are April, May, and June, although with Georgia's favorable climate year-around tourism activity is spread out consistently across the year.

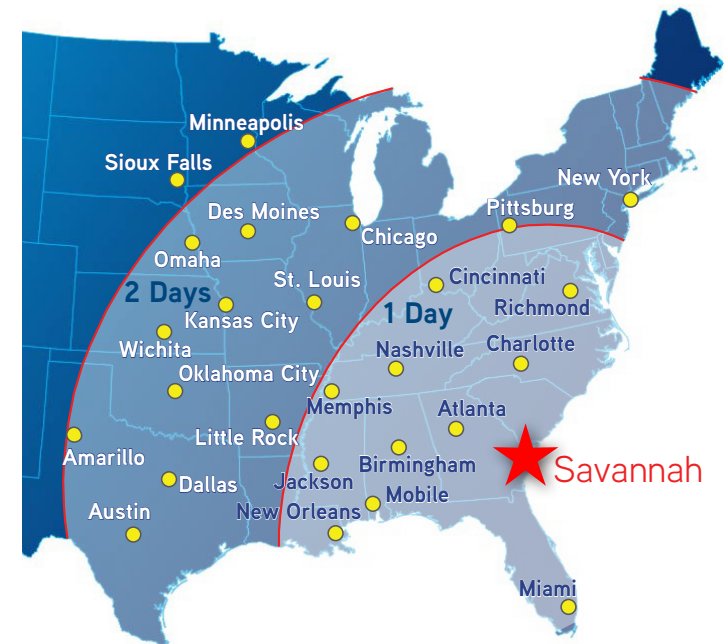
Hunter Army Airfield

Hunter Army Airfield extends from the west side of White Bluff Road several miles to the west. The 5,400-acre military post is site of the Army's longest runway, and employs some 5,100 soldiers and civilians. In addition, in the Savannah MSA alone there are more than 27,000 active military personnel, contractors, and civilian support staff. Further west is Fort Stewart, the largest Army installation east of the Mississippi River. Together, these bases are one of Coastal Georgia's largest employers with an annual financial impact of approximately \$4.9 billion according to the Savannah Area Chamber of Commerce.

Port of Savannah

Savannah is home to the Port of Savannah, the largest single-terminal container facility of its kind in North America. Operated by the Georgia Ports Authority and specializing in breakbulk, containers, RoRo, heavy-lift and project cargo, the port is comprised of two modern, deep water terminals: Ocean Terminal (200 Acres) and Garden City Terminal (1,200 Acres). The Georgia Ports Authority reports that The Port of Savannah is the fastest-growing and fourth-largest port in the nation, with more than 70 percent of the population reachable within a two-day drive. In fiscal year 2016, the Georgia Ports Authority moved more than 25.7 million tons of cargo, 1.7 million Ro/Ro Tons, and 2.5 million in bulk tons (source: www.gaports.com).

In 2014, the Savannah Harbor Expansion Project (SHEP) was authorized to begin construction to deepen the harbor from 42 feet to 47 feet (average low tide) from the ocean upstream to the Georgia Ports Authority's Garden City Terminal through the Water Resources Reform and Development Act of 2014. Completion is expected in early 2018. In addition, the Port of Savannah has planned investments of the next decade of \$1.4 billion. This additional depth, combined with a 7-foot tide, will result in transportation cost savings by allowing larger Post-Panamax vessels to operate more efficiently and experience fewer delays.



Savannah: 70% of the U.S. population can be reached from Savannah within a two-day drive

Source: Savannah Economic Development Authority

325 W. Montgomery Crossroads

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CONTACT DETAILS

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