

**Hamilton Health Care System,  
Inc.**

**Schedule as of 2.6.24**

Description	Address	City	St	Zip	# Stories	Sq. Ft.	Construction Class	LeaseTerm Date	Rent Amount/Month	NOTES	UW Notes
Hamilton Medical Center & Peeples Cancer Institute	1200 & 1215 Memorial Drive	Dalton	GA	30720	5	556,167	Structure: Concrete one-way joist with concrete beams (metal pan construction), metal deck, metal framing. Where steel is used it has been fire-proofed. Exterior Finishes: Brick Veneer, Precast, Metal siding (mechanical housing)			Per Facilities-471,790 s/f. New Construction Endoscopy =23,112 sf. Cancer Inst. = 61,265 sf. Total SF 556,167	Amended to include Peeples Cancer Center - one policy location 494,902 (includes Endos) 61,265 PCI 556,167 Total SF
Hamilton Cardiology Office Building	1436 Broadrick Drive	Dalton	GA	30720	1	11,733	Structure: Exterior Finishes: Metal Roof, Brick				
Winkler Bldg. Educational Svs./Clinical Informatics	1275 Elkwood Drive	Dalton	GA	30720	2	16,065	Structure: Steel joist, Metal, Block Exterior Finishes: Block, EIFS (stucco), brick				
Bradley Wellness Center Medical Plaza	1225 Broadrick Drive	Dalton	GA	30720	3	72,502	Structure: Steel and concrete construction, Metal deck, Metal framing. Exterior Finish: Precast			Per Facilities-72,502 sq. ft. 1-2018	
(Medical Office Building - HPG Spine Ctr & Neurosurgery, Neurology, HPG Medical Specialty, Conveninet Care, HPG Admin Offices)	1107 Memorial Drive	Dalton	GA	30720	4	67,754	Structure: Steel and concrete construction, Metal deck, Metal framing. Exterior Finish: Precast				
HMC Finance - Former HPG Hamilton Convenient Care Building <sup>(1)</sup>	1012 Burleyson Road	Dalton	GA	30720	2	9,296	Structure: Wood studs, wood trusses, Exterior Finishes: Brick veneer, wood				
Hamilton Diagnostics	1407 North Thornton Ave.	Dalton	GA	30720	1	22,175	Structure: Steel, Metal Joists, Metal framing, Metal deck. Exterior Finish: Brick Veneer				
Whitfield Commons - Dalton Senior Housing	519 W. Hawthorne St.	Dalton	GA	30720	3	21,000	Structure: wood frame Exterior: viynl siding				
Whitfield Place	1320 Winton Drive	Dalton	GA	30720	3	30,789	Structure: wood frame Exterior: Masonry				
Royal Oaks	1218/1220 Broadrick Drive	Dalton	GA	30720	4	120,000	Structure: Wood, CMU, Wood Framing, Wood deck. Exterior Finishes: Brick, EIFS (stucco), wood			Confirmed address should be listed as 1218/1220 Broadrick	
Regency Park Nursing (Rehab)	1212 Broadrick Dr.	Dalton	GA	30720	2	58,411	Structure: Steel, Metal Joists, Metal framing, Metal deck. Exterior Finish: Brick Veneer				
Wood Dale Nursing Building - Now used as EPIC Command Center - But we still retain the CON for the nursing home beds	1102 Burleyson Drive	Dalton	GA	30720	1	30,852	Structure: Steel, Metal Joists, Metal framing, Metal deck. Exterior Finish: Brick Veneer			SNF closed in 11-2022. Repurposed for Epic EMR Analysis team in 2023.	
Ridgewood Nursing	1110 Burlyson Drive	Dalton	GA	30720	1	30,994	Structure: Steel, Metal Joists, Metal framing, Metal deck. Exterior Finish: Brick Veneer				
Quinton Nursing	1115 Professional Blvd	Dalton	GA	30720	1	45,734	trusses, CMU, Wood deck, Metal framing. Exterior Finish: Brick veneer. Addition structure: Steel columns, wood trusses, metal framing. Exterior Finish:				

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Hamilton Emergency Medical Services	1105 Memorial Drive	Dalton	GA	30720	1	7,392	Structure: Steel, Structural Glazed facing tile, Steel joists, Metal Decking. Exterior Finish: Brick Veneer				Deleted negative BI value
Medical Arts Building - HPG Behavioral Health, Wound Care, Human Resources, EAP and Hamilton Vascular & Vein Center	1109 Burleyson Rd.	Dalton	GA	30720	2	20,979	Structure: Steel and concrete construction, Metal deck, Metal framing. Exterior Finish: Precast				
Maintenance Utility Service Building (behind HDC)	1407 Chattanooga Rd.	Dalton	GA	30720	1	2,300	Structure: CMU, Metal Deck. Exterior Finish: Brick Veneer			Maintenance Utility Storage building behind HDC.	
Ambulatory Surgery Center	1250 Broadrick Dr.	Dalton	GA	30720	1	25,658	Structure: Steel, Metal joist, Metal deck, Metal framing. Exterior finishes: Precast, Brick Veneer.				
HPG-Murray Campus	800 GI Maddox Parkway	Chatsworth	GA	30705	1	12,478	Structure: Steel, Steel deck, wood, wood trusses, concrete. Exterior Finishes: Brick Arrisraft, CMP			Added new facility 12-2016	
HPG GI Physicians Office Building	302 Point North Place	Dalton	GA	30720	1	11,240	Structure: Metal frame Exterior: Masonry			Purchased 03-2017	
Double Unit Office Building (Maintenance & Physician Recruitment)	1002/1004 Burleyson Drive	Dalton	GA	30720	1	3,000	Structure: Wood Frame Exterior Finishes: Block, EIFS (stucco)				
Maintenance Carpenter Shop	1619 Broadrick Drive	Dalton	GA	30720	1	8,400	Structure: Steel, Steel Joist Exterior Finishes: Block, metal roof, metal siding			Purchased 10-2017 - amended value back to Corelogic estimated value	
Dental Arts Building - Medical Office Building (Employee Wellness offices located on bottom floor)	1305 Broadrick Drive	407	GA	30720	2	6,812	Structure: Wood joist, wood. Exterior Finishes: EIFS (stucco), brick			Added/Purchased 2018	
Medical Office Building (formerly Stubbs rental)	1308 Memorial Drive	Dalton	GA	30720	2	8,696	Structure: Wood joist, wood. Exterior Finishes: EIFS (stucco), brick			Purchased 1-2018 No Tenants	Scheduled for DEMO
HPG - Catoosa Campus	45 College Park Drive	Ringgold	GA	30736	1	9,550	Structure: Steel, Steel deck, wood, wood trusses, concrete. Exterior Finishes: Brick Arrisraft, CMP			Added 1/26/2018 (HPG Clinic)	
Anna Shaw Children's Institute	1201 Burleyson Road	Dalton	GA	30720	3	55,997	Structure: Steel, Concrete, CMU, Post-Tensioned Slab, metal deck, metal framing. Exterior Finishes: Brick Veneer and Aluminum Panels, Glass			Opened in April 1, 2019	Deleted negative BI value

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Medical Office Building-Duplex "Bailey Building" (Dr. Bailey old property)	1243 & 1247 Broadrick Drive	Dalton	GA	30720	1	3,500	Structure: Steel, Metal Joists, Metal framing, Metal deck. Exterior Finish: Brick Veneer			Residency Office	
HPG General Surgery (Paynter, Fromm, Manahan, Edwards)	1504 Broadrick Drive	Dalton	GA	30720	1	6,947	Structure: Wood frame. Exterior Finish: Brick Veneer			HMC purchased 7/16/2018 (Wood frame, brick veneer) Formerly Dalton Surgical Group	
Parking Garage (3 level)	1247 Broadrick Drive	Dalton	GA	30720	3	186,690	Structure: Pre-cast, concrete joints, concrete				
Quadplex (1)	1401 Belton Drive	Dalton	GA	30720	1	1,896	Wood Frame			Used for housing medical students. Some medical residents also live in these units.	Did not trend - vacant/scheduled
Quadplex (1)	1321 Applewood Drive	Dalton	GA	30720	1	1,896	Wood Frame			Used for housing medical students. Some medical residents also live in these units.	Did not trend - vacant/scheduled
Duplex (housing students)	1305 Winton Drive	Dalton	Ga	30720	1	2,548	Wood Frame			Used for housing medical students.	Did not trend - vacant/scheduled
Apartment Building (4 units)	1130 Applewood Drive	Dalton	GA	30720	2	2,880	Wood Frame			Added 10-8-19. Units were renovated in Spring 2020, and medical residents now rent units from HMC during residency program.	Did not trend
Apartment Building (4 units)	1132 Applewood Drive	Dalton	GA	30720	2	2,880	Wood Frame			Added 10-8-19. Units were renovated in Spring 2020, and medical residents now rent units from HMC during residency program.	Did not trend
Brick Quadplex	1212 Applewood Drive	Dalton	GA	30720	2	3,212	Structure: Wood Frame Exterior Finishes:Brick Veneer			Purchased 11/22/19	ACV per 3/05/20 email
Brick Quadplex	1206 Applewood Drive	Dalton	GA	30720	2	3,448	Structure: Wood Frame Exterior Finishes:Brick Veneer			Purchased 1/8/2020 for \$349,260	ACV per 3/05/20 email

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Brick Apartments (total 9 units)	1208-1210 Applewood Dr	Dalton	GA	30720	2	7,704	Structure: Wood Frame Exterior Finishes: Masonry			Purchased 1/8/2020 for \$702,265	ACV per 3/05/20 email
Brick Apartments (total 8 units)	1200 Applewood Drive	Dalton	GA	30720	2	6,620	Structure: Wood Frame Exterior Finishes: Masonry			Purchased 1/8/2020 for \$793,037	ACV per 3/05/20 email
Duplex Apartment Building	1211 Applewood Drive	Dalton	GA	30720	2	1,653	Masonry			Added 6/29/22	
Quadplex Apartment Building	1213 Applewood Drive	Dalton	GA	30720	2	4,417	Masonry			Added 6/29/22	
Office Building Professional Court	1503 Professional Court	Dalton	GA	30720	1	8,000	Masonry			Renovations for medical office space completed in 2023. Currently vacant. Added 6/29/22	
Warehouse Building	501 Reed Road	Dalton	GA	30720	2	50,000	Structure: CMU, Pre-engineered steel, Wood, Metal roof. Exterior Finishes: CMU, Metal			Building currently used for storage. Added 11/18/22	
Hamilton Orthopedic Surgery Center	1104 Professional Blvd	Dalton	GA	30720	1	52,640	Structure: wood frame Exterior: Masonry			Houses JV Orthopedic Surgery Center b/w HHC and 3rd party. Added 9/16/22	





