

Unique Renovated Nuclear Bunker

SOUTHEAST RURAL GEORGIA

CONFIDENTIAL OFFERING MEMORANDUM



EXCLUSIVELY OFFERED FOR SALE BY:

Dany Koe, LEED Green Associate

The Opportunity

- › **Size** - 16,000 rentable square feet in three buildings. The campus sits on 5.51 acres of land.
- › **Age** - The facility was built in 1969 and fully renovated in 2013, meeting all local and state code requirements.
- › **Location** - Located in Southeast Georgia. Roughly three hours south of Atlanta, nearby Tifton.
- › **Amenities** - Four fully self-contained apartments, three staff apartments, commercial kitchen, home theater, game room, office space, classroom, medical room, workshop, storage, armory and private aquifer.



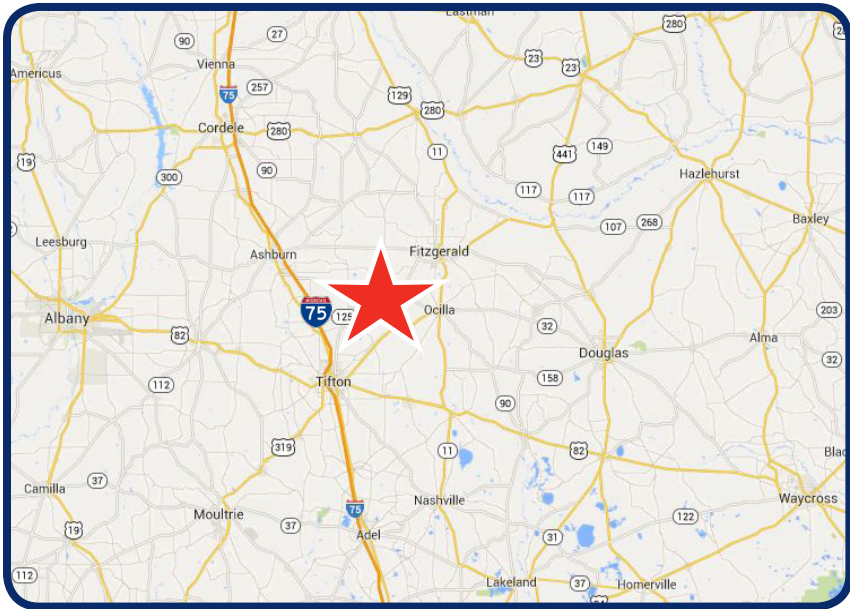


Property Map



Property Details

- Improvements:** Two facilities on site above ground and a two-level facility 45 feet under ground.
- Building 1:** 1,500 sq.ft. above ground garage/office building convertible for more offices, apartments, reception or an additional garage.
- Building 2:** 500 sq. ft. above ground building which houses a commercial hoist and secure stairwell leading down 45 feet to the underground facility.
- Underground Facility Level 1:**
- Large home theater
 - Commercial grade kitchen
 - Recreation center, library, TV room
 - Large classroom/conference room
 - Fully equipped workshop
 - Business center and medical room
 - Armory and secure storage
 - Staff quarters with multiple bathrooms
- Underground Facility Level 2:**
- Four luxury apartments inspired by the Four Seasons Hotel to their standards
 - Each apartment is self-contained
 - Individual security system per unit



Property Details

Property Features:

- New internal 1,000 gallon water storage tank
- Fully renovated 300 ft. well (pump) into private aquifer
- Solar array 9 Kwh system providing 50 Kwh of 3-phase power each day
- On-site power sub-station transformer from local grid
- Renovated decontamination showers
- Seven access points with CCTV and secure combination locks at each point
- Two new sewage and septic tank systems
- A 3-ton hoist basket
- The underground facility is certified to withstand 20 Kton nuclear blast
- Industrial water heating unit and tank
- High speed internet, Wi-Fi, satellite TV, and available 1 GB broadband by AT&T
- Six new HVAC systems with .3 micron HEPA air filtration
- A 100 yard outdoor shooting range
- Above ground fitness center
- Secure parking and storage
- Fully equipped garage
- Cold War museum
- 12-month supply of food, water and ammunition
- Local fishing and hunting available



NUCLEAR BUNKER HISTORY

During the 1960's the US Government initiated a secret plan called "Continuity of Government and Communications". This created the need for a secure method of maintaining essential communications throughout the country. Secret communication bunkers were built around the United States to withstand a 20 kiloton nuclear blast and maintain continuity of essential communication during times of war. The original cost of construction in 1969 was \$7 to \$10 million each.

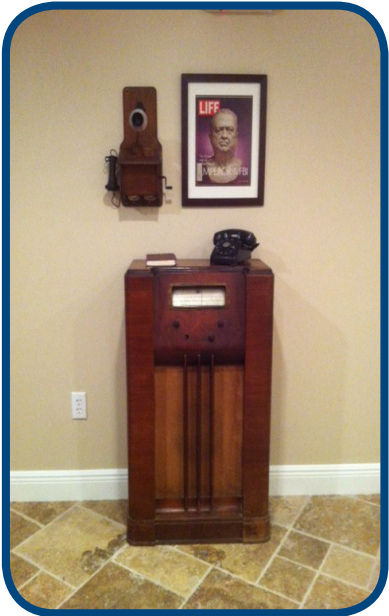
Originally designed by the US Army Corps of Engineers and private architects, these facilities were run by trained AT&T staff (originally Bell Systems) until they were removed from service in the 1990s. The greatest percentage of these facilities were either un-hardened or above ground facilities and not suitable for use as a secure facility.

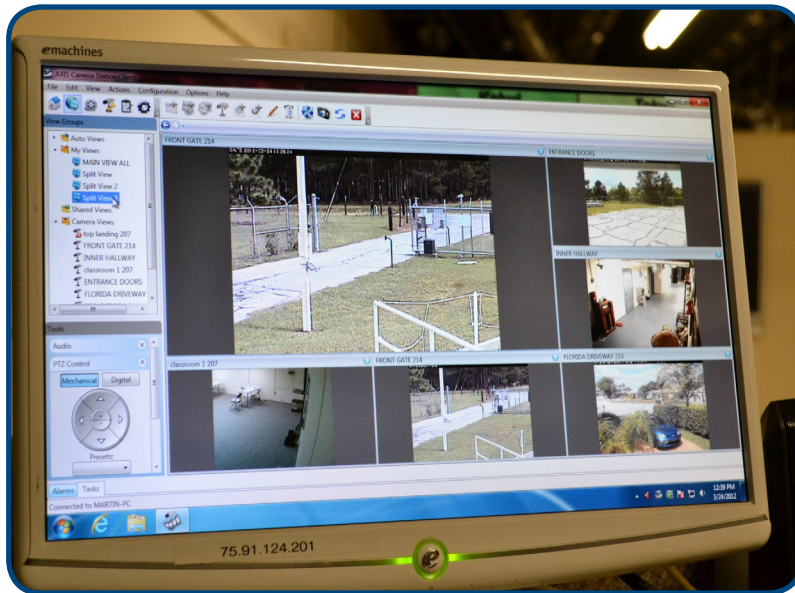
The fully underground and hardened facilities were very limited and there are less than five in existence today on the open market. Of those, only two exist on the East Coast. Today, the bunker serves as a training facility for military personnel in survival and disaster recovery. After two and a half years of renovations between 2010 to 2013 and over \$2.5 million invested, the newly refurbished compound can comfortably accommodate 30 people up to one year.



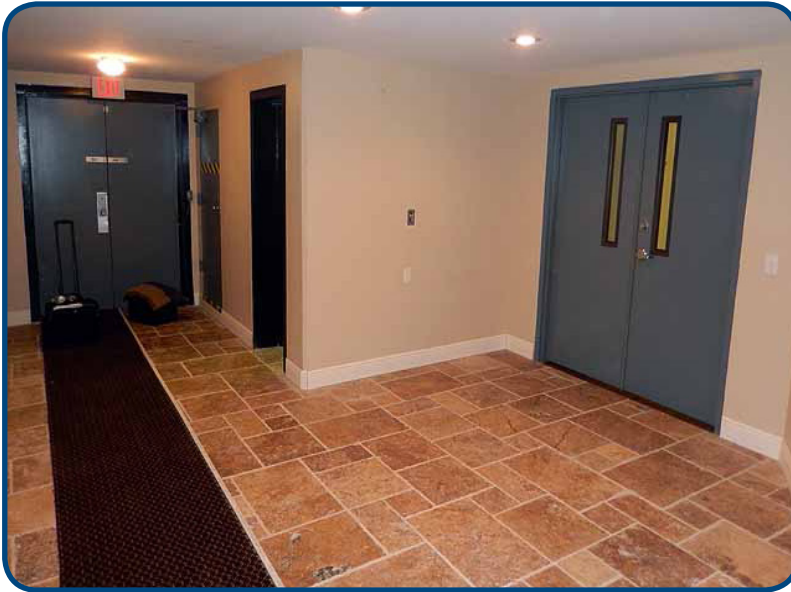












Nuclear Bunker
Ocilla, GA

Transaction Guidelines



Colliers International has been authorized to present this offering to a select group of qualified investors. The prospective purchaser will be selected by the Seller in consultation with Colliers International on the basis of, among other things:

- Offering price,
- Financial strength,
- Level of discretion to invest funds,
- Experience closing similar transactions,
- Industry reputation.

Upon receipt of this Offering Memorandum, the prospective investor agrees to hold the information contained in this document in strict confidence. Following the distribution of materials, Colliers International will be available to assist prospective investors with property inspections and questions regarding information contained in the Offering Memorandum.

ALL BIDS SHOULD INCLUDE:

- Party(ies) responsible for various closing costs;
- A detailed outline of prospective purchaser's required deliverables for due diligence purposes;
- A detailed description of the investor, its source of capital for the acquisition, and its level of discretion to invest funds;
- A detailed schedule of the approval process for such capital source;
- Timeline for due diligence and closing.

OFFERS MAY BE SUBMITTED TO:

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