



THE CARPENTER HEALTH NETWORK PORTFOLIO

Baton Rouge, Denham Springs, Lafayette, River Ridge, & Shreveport, Louisiana

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- The Carpenter Health Network is a well-established healthcare operator with 38 locations across the south in Texas, Arkansas, Louisiana, Mississippi, Alabama, and Florida.
- Portfolio includes Skilled Nursing Facilities (SNF), Rehabilitation both in patient and out patient Hospital, LTAC, In Patient Hospice, and Office Buildings.
- All properties have 12 Years, 9 Months remaining with 2% annual rent increases, NNN leases.
- The Portfolio of eleven health care properties may be purchased individually or as a portfolio. Located in Baton Rouge, LA, Denham Springs, LA, Shreveport, LA, Lafayette, LA, and River Ridge, LA.



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INVESTMENT SUMMARY

PRICE	\$62,476,336
CAP	6.25%
NOI	\$3,904,771.02

LEASE NOTES:

PORTFOLIO OVERVIEW

PROPERTY	LOCATION	PRICE	CAP RATE	NOI	LEASE EXPIRATION DATE	INCREASES	LICENSE TYPE	2023 5-MILE POP	2023 5-MILE AVG. HH INCOME
SAGE Rehabilitation Hospital & Outpatient Services	8313 Picardy Ave Baton Rouge, LA	\$3,595,622	6.25%	\$224,726.40	3/17/2037	2% Annual Increases	Outpatient Therapy	194,272	\$95,730
SAGE Rehabilitation Hospital	8000 Summa Ave Baton Rouge, LA	\$11,985,408	6.25%	\$749,088.00	3/17/2037	2% Annual Increases	SNF, Rehab. Hospital, Outpatients Wound Care 45 Beds	201,444	\$91,936
Homedica House Calls STAT Home Health	8923 Bluebonnet Blvd Baton Rouge, LA	\$1,358,346	6.25%	\$84,896.64	3/17/2037	2% Annual Increases	Office Building	134,370	\$106,161
The Carpenter House St. Joseph Hospice	10615 Jefferson Hwy Baton Rouge, LA	\$6,991,488	6.25%	\$436,968.00	3/17/2037	2% Annual Increases	In Patient Hospice & Office 16 Rooms	191,260	\$99,364
St. Joseph Hospice	10545 Jefferson Hwy Baton Rouge, LA	\$499,392	6.25%	\$31,212.00	3/17/2037	2% Annual Increases	Corporate Office	191,260	\$99,364
Capitol House Nursing & Rehab Center	11546 Florida Blvd Baton Rouge, LA	\$8,589,542	6.25%	\$536,846.40	3/17/2037	2% Annual Increases	SNF 132 Beds	159,351	\$84,022
Sage Specialty Hospital	8375 Florida Blvd Denham Springs, LA	\$5,483,324	6.25%	\$342,707.76	3/17/2037	2% Annual Increases	LTAC 54 Beds	70,497	\$102,439
St. Joseph Hospice	923 West Pinhook Rd Lafayette, LA	\$7,726,393	6.25%	\$482,899.58	3/17/2037	2% Annual Increases	In Patient Hospice 16 Rooms	125,723	\$86,188
Sage Specialty Hospital	204 Energy Pkwy Lafayette, LA	\$8,656,061	6.25%	\$541,003.84	3/17/2037	2% Annual Increases	LTAC & Rehab. Hospital 31 Beds	138,859	\$93,630
St. Joseph Hospice	507 Upstream St River Ridge (New Orleans), LA	\$1,997,568	6.25%	\$124,848.00	3/17/2037	2% Annual Increases	In-Patient Hospice 10 Rooms	191,879	\$86,140
St. Joseph Hospice	8950 East Kings Hwy Shreveport, LA	\$5,593,184	6.25%	\$349,574.40	3/17/2037	2% Annual Increases	In-Patient Hospice 16 Rooms	99,554	\$89,368

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INVESTMENT SUMMARY

PRICE	\$3,595,622
CAP	6.25%
NOI	\$224,726.40
RENT/SF	\$22.38
PRICE/SF	\$358.02
REMAINING LEASE TERM	12 Years, 9 Months
RENT COMMENCEMENT	March 18, 2022
LEASE EXPIRATION	March 17, 2037
LEASE TYPE	NNN
RENEWAL OPTIONS	Two 5-Year w/ 2.00% Annual Increases

LEASE INFORMATION

RENT ADJUSTMENTS 2% Annual	
YEAR 3:	\$224,726.40
YEAR 4:	\$229,220.93
YEAR 5:	\$233,805.35
YEAR 6:	\$238,481.45
YEAR 7:	\$243,251.08
YEAR 8:	\$248,116.10
YEAR 9:	\$253,078.43
YEAR 10:	\$258,139.99
YEAR 11:	\$263,302.79
YEAR 12:	\$268,568.85
YEAR 13:	\$273,940.23
YEAR 14:	\$279,419.03
YEAR 15:	\$285,007.41



LEASE NOTES:

License Type: Freestanding Outpatient Therapy
Capacity: N/A

PROPERTY INFORMATION

PROPERTY	SAGE Rehabilitation Hospital & Outpatient Services
ADDRESS	8313 Picardy Avenue Baton Rouge, LA 70809
BUILDING SIZE	10,043 SQ. FT.
LOT SIZE	1.5 Acres
PARISH	East Baton Rouge
YEAR BUILT	1965/2020

DEMOGRAPHIC INFORMATION

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
2023 POPULATION	6,039	68,571	194,272
2028 POPULATION	6,074	68,246	194,847
2023 MEDIAN HOUSEHOLD INCOME	\$50,083	\$67,567	\$56,483
2023 AVERAGE HOUSEHOLD INCOME	\$69,264	\$112,639	\$95,730

All demographic information is obtained from Site To Do Business, which compiles US Census Bureau data and Esri projections for 2023 and 2028.

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INVESTMENT SUMMARY

PRICE	\$11,985,408
CAP	6.25%
NOI	\$749,088
RENT/SF	\$26.78
PRICE/SF	\$428.49
REMAINING LEASE TERM	12 Years, 9 Months
RENT COMMENCEMENT	March 18, 2022
LEASE EXPIRATION	March 17, 2037
LEASE TYPE	NNN
RENEWAL OPTIONS	Two 5-Year w/ 2.00% Annual Increases

LEASE INFORMATION

RENT ADJUSTMENTS 2% Annual	
YEAR 3:	\$749,088.00
YEAR 4:	\$764,069.76
YEAR 5:	\$779,351.16
YEAR 6:	\$794,938.18
YEAR 7:	\$810,836.94
YEAR 8:	\$827,053.68
YEAR 9:	\$843,594.75
YEAR 10:	\$860,466.65
YEAR 11:	\$877,675.98
YEAR 12:	\$895,229.50
YEAR 13:	\$913,134.09
YEAR 14:	\$931,396.77
YEAR 15:	\$950,024.71



LEASE NOTES:

License Type: Skilled Nursing Facility (SNF), Outpatients Wound Care, Rehabilitation Hospital

Capacity: 45 Beds

PROPERTY INFORMATION

PROPERTY	SAGE Rehabilitation Hospital
ADDRESS	8000 Summa Avenue Baton Rouge, LA 70809
BUILDING SIZE	27,971 SQ. FT.
LOT SIZE	0.82 Acres
PARISH	East Baton Rouge
YEAR BUILT	1993/2007

DEMOGRAPHIC INFORMATION

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
2023 POPULATION	5,979	66,935	201,444
2028 POPULATION	5,989	66,735	201,543
2023 MEDIAN HOUSEHOLD INCOME	\$50,715	\$66,752	\$54,684
2023 AVERAGE HOUSEHOLD INCOME	\$75,778	\$112,723	\$91,936

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INVESTMENT SUMMARY

PRICE	\$1,358,346
CAP	6.25%
NOI	\$84,896.64
RENT/SF	\$12.14
PRICE/SF	\$194.30
REMAINING LEASE TERM	12 Years, 9 Months
RENT COMMENCEMENT	March 18, 2022
LEASE EXPIRATION	March 17, 2037
LEASE TYPE	NNN
RENEWAL OPTIONS	Two 5-Year w/ 2.00% Annual Increases

LEASE INFORMATION

RENT ADJUSTMENTS 2% Annual

YEAR 3:	\$84,896.64
YEAR 4:	\$86,594.57
YEAR 5:	\$88,326.46
YEAR 6:	\$90,092.99
YEAR 7:	\$91,894.85
YEAR 8:	\$93,732.75
YEAR 9:	\$95,607.41
YEAR 10:	\$97,519.55
YEAR 11:	\$99,469.94
YEAR 12:	\$101,459.34
YEAR 13:	\$103,488.53
YEAR 14:	\$105,558.30
YEAR 15:	\$107,669.47



LEASE NOTES:

License Type: Office Building
Capacity: N/A

PROPERTY INFORMATION

PROPERTY	Homedica House Calls STAT Home Health
ADDRESS	8923 Bluebonnet Blvd Baton Rouge, LA 70810
BUILDING SIZE	6,991 SQ. FT.
LOT SIZE	0.64 Acres
PARISH	East Baton Rouge
YEAR BUILT	1996/2005

DEMOGRAPHIC INFORMATION

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
2023 POPULATION	8,577	60,536	134,370
2028 POPULATION	8,580	60,508	135,101
2023 MEDIAN HOUSEHOLD INCOME	\$75,885	\$66,059	\$61,996
2023 AVERAGE HOUSEHOLD INCOME	\$119,522	\$108,508	\$106,161

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INVESTMENT SUMMARY

PRICE	\$6,991,488
CAP	6.25%
NOI	\$436,968
RENT/SF	\$26.64
PRICE/SF	\$426.31
REMAINING LEASE TERM	12 Years, 9 Months
RENT COMMENCEMENT	March 18, 2022
LEASE EXPIRATION	March 17, 2037
LEASE TYPE	NNN
RENEWAL OPTIONS	Two 5-Year w/ 2.00% Annual Increases

LEASE INFORMATION

RENT ADJUSTMENTS 2% Annual

YEAR 3:	\$436,968.00
YEAR 4:	\$445,707.36
YEAR 5:	\$454,621.51
YEAR 6:	\$463,713.94
YEAR 7:	\$472,988.22
YEAR 8:	\$482,447.98
YEAR 9:	\$492,096.94
YEAR 10:	\$501,938.88
YEAR 11:	\$511,977.66
YEAR 12:	\$522,217.21
YEAR 13:	\$532,661.55
YEAR 14:	\$543,314.78
YEAR 15:	\$554,181.08



LEASE NOTES:

License Type: In-Patient Hospice & Corporate Offices
Capacity: 16 Rooms

PROPERTY INFORMATION

PROPERTY	The Carpenter House St. Joseph Hospice
ADDRESS	10615 Jefferson Highway Baton Rouge, LA 70809
BUILDING SIZE	16,400 SQ. FT.
LOT SIZE	0.57 Acres
PARISH	East Baton Rouge
YEAR BUILT	2008

DEMOGRAPHIC INFORMATION

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
2023 POPULATION	10,412	74,458	191,260
2028 POPULATION	10,429	74,350	190,639
2023 MEDIAN HOUSEHOLD INCOME	\$59,505	\$60,307	\$60,464
2023 AVERAGE HOUSEHOLD INCOME	\$96,555	\$96,192	\$99,364

All demographic information is obtained from Site To Do Business, which compiles US Census Bureau data and Esri projections for 2023 and 2028.

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INVESTMENT SUMMARY

PRICE	\$499,392
CAP	6.25%
NOI	\$31,212
RENT/SF	\$12.00
PRICE/SF	\$192.07
REMAINING LEASE TERM	12 Years, 9 Months
RENT COMMENCEMENT	March 18, 2022
LEASE EXPIRATION	March 17, 2037
LEASE TYPE	NNN
RENEWAL OPTIONS	Two 5-Year w/ 2.00% Annual Increases

LEASE INFORMATION

RENT ADJUSTMENTS 2% Annual	
YEAR 3:	\$31,212.00
YEAR 4:	\$31,836.24
YEAR 5:	\$32,472.96
YEAR 6:	\$33,122.42
YEAR 7:	\$33,784.87
YEAR 8:	\$34,460.57
YEAR 9:	\$35,149.78
YEAR 10:	\$35,852.78
YEAR 11:	\$36,569.83
YEAR 12:	\$37,301.23
YEAR 13:	\$37,301.23
YEAR 14:	\$38,808.20
YEAR 15:	\$39,584.36



LEASE NOTES:

License Type: Corporate Offices

Capacity: N/A

PROPERTY INFORMATION

PROPERTY	St. Joseph Hospice
ADDRESS	10545 Jefferson Highway Baton Rouge, LA 70809
BUILDING SIZE	2,600 SQ. FT.
LOT SIZE	0.53 Acres
PARISH	East Baton Rouge
YEAR BUILT	1960/2010

DEMOGRAPHIC INFORMATION

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
2023 POPULATION	10,412	74,458	191,260
2028 POPULATION	10,429	74,350	190,639
2023 MEDIAN HOUSEHOLD INCOME	\$59,505	\$60,307	\$60,464
2023 AVERAGE HOUSEHOLD INCOME	\$96,555	\$96,192	\$99,364

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INVESTMENT SUMMARY

PRICE	\$8,589,542
CAP	6.25%
NOI	\$536,846.40
RENT/SF	\$16.78
PRICE/SF	\$268.42
REMAINING LEASE TERM	12 Years, 9 Months
RENT COMMENCEMENT	March 18, 2022
LEASE EXPIRATION	March 17, 2037
LEASE TYPE	NNN
RENEWAL OPTIONS	Two 5-Year w/ 2.00% Annual Increases

LEASE INFORMATION

RENT ADJUSTMENTS 2% Annual

YEAR 3:	\$536,846.40
YEAR 4:	\$547,583.33
YEAR 5:	\$558,534.99
YEAR 6:	\$569,705.69
YEAR 7:	\$581,099.81
YEAR 8:	\$592,721.80
YEAR 9:	\$604,576.24
YEAR 10:	\$616,667.77
YEAR 11:	\$629,001.12
YEAR 12:	\$641,581.14
YEAR 13:	\$654,412.77
YEAR 14:	\$667,501.02
YEAR 15:	\$680,851.04



LEASE NOTES:

License Type: Skilled Nursing Facility

Capacity: 132 Beds

PROPERTY INFORMATION

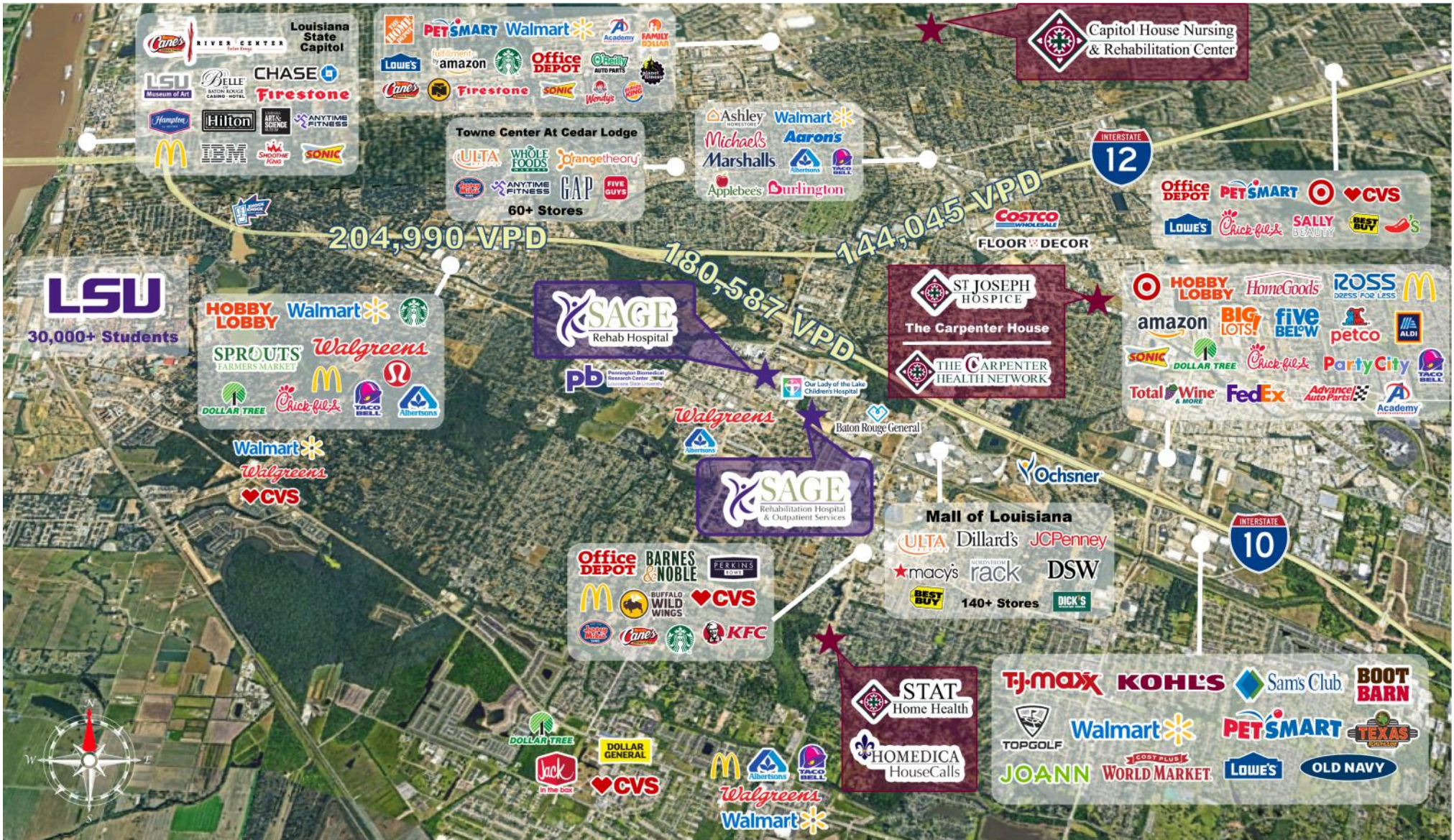
PROPERTY	Capitol House Nursing & Rehab Center
ADDRESS	11546 Florida Blvd Baton Rouge, LA 70815
BUILDING SIZE	32,000 SQ.FT.
LOT SIZE	2.4 Acres
PARISH	East Baton Rouge
YEAR BUILT	1950/1995

DEMOGRAPHIC INFORMATION

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
2023 POPULATION	12,930	74,237	159,351
2028 POPULATION	12,759	73,438	158,627
2023 MEDIAN HOUSEHOLD INCOME	\$49,117	\$51,429	\$53,512
2023 AVERAGE HOUSEHOLD INCOME	\$69,191	\$75,437	\$84,022

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6 of the Carpenter Health portfolio properties are located in Baton Rouge, LA, the capital of Louisiana. These properties are located near I-10 where traffic counts average 180,587 vehicles per day and near I-12 where traffic counts average 144,045 vehicles per day.

Located on the banks of the Mississippi River, Baton Rouge boasts a rich heritage reflected on its landmarks such as the Old Louisiana State Capitol and the Magnolia Mound Plantation. Beyond its historical attractions, Baton Rouge is home to a thriving arts scene and a renowned culinary heritage. From lively festivals throughout the year to delectable Cajun and Creole cuisine, Baton Rouge offers a true taste of Louisiana.

Visitors and residents can experience the vibrant culture at one of Baton Rouge’s many festivals throughout the year. The city is known for its Blues Festival, the Baton Rouge Soul Food Festival, Live After Five, the InzFest, etc. The bi-annual Blues Festival takes place in downtown Baton Rouge and features a different lineup of performers each time. The festival also offers a variety of food vendors, crafts and merchandise.

The Bluebonnet Swamp Nature Center, another Baton Rouge must-see, is a 103-acre facility dedicated to conservation, education, recreation, and tourism. The facility houses an award-winning, 9500 square foot building filled with live animal exhibits, presentations of the site’s flora and Faunce, artifact displays, and more. Visitors can also enjoy over a mile of paths to various habitats such as the cypress-tupelo swamp, beech-magnolia and hardwood forests.

Baton Rouge is also home to Louisiana State University, where approximately 32,500+ students are enrolled. Louisiana State University offers a wide range of programs with over 76 bachelor’s degrees and strong programs in engineering, agriculture, and business.



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INVESTMENT SUMMARY

PRICE	\$5,483,324
CAP	6.25%
NOI	\$342,707.76
RENT/SF	\$9.44
PRICE/SF	\$151.11
REMAINING LEASE TERM	12 Years, 9 Months
RENT COMMENCEMENT	March 18, 2022
LEASE EXPIRATION	March 17, 2037
LEASE TYPE	NNN
RENEWAL OPTIONS	Two 5-Year w/ 2.00% Annual Increases

LEASE INFORMATION

RENT ADJUSTMENTS 2% Annual	
YEAR 3:	\$342,707.76
YEAR 4:	\$349,561.92
YEAR 5:	\$356,553.15
YEAR 6:	\$363,684.22
YEAR 7:	\$370,957.90
YEAR 8:	\$378,377.06
YEAR 9:	\$385,944.60
YEAR 10:	\$393,663.49
YEAR 11:	\$401,536.76
YEAR 12:	\$409,567.50
YEAR 13:	\$417,758.85
YEAR 14:	\$426,114.02
YEAR 15:	\$434,636.30



LEASE NOTES:

License Type: LTAC

Capacity: 54 Beds

PROPERTY INFORMATION

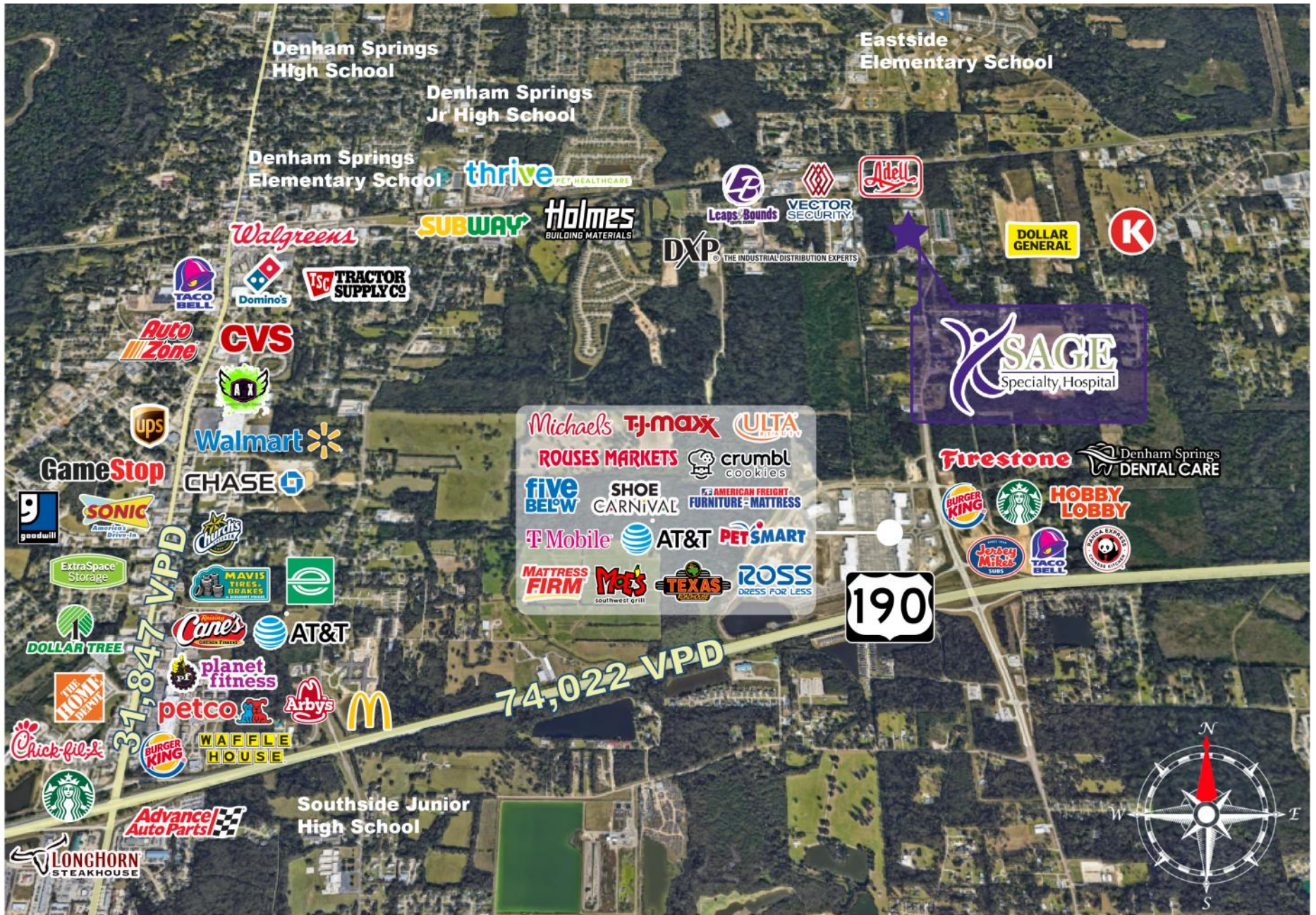
PROPERTY	Sage Specialty Hospital
ADDRESS	8375 Florida Blvd Denham Springs, LA 70785
BUILDING SIZE	36,287 SQ.FT.
LOT SIZE	486,243 SQ.FT.
PARISH	Livingston
YEAR BUILT	1965/2020

DEMOGRAPHIC INFORMATION

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
2023 POPULATION	2,560	32,892	70,497
2028 POPULATION	2,753	33,576	72,125
2023 MEDIAN HOUSEHOLD INCOME	\$64,763	\$76,174	\$78,179
2023 AVERAGE HOUSEHOLD INCOME	\$110,255	\$99,422	\$102,439

All demographic information is obtained from Site To Do Business, which compiles US Census Bureau data and Esri projections for 2023 and 2028.

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Sage Specialty Hospital is located in Denham Springs, Louisiana, a city located 15 miles east of downtown Baton Rouge. This property is located near Highway 190 where traffic counts average 74,022 vehicles per day. Nearby tenants include Dollar General, Michaels, TJMaxx, ULTA, Ross, Five Below, Crumbl, and more.

Denham Springs offers a unique blend of history, charm, and cultural attractions and is known for its friendly and welcoming atmosphere. The city is a popular choice for families who enjoy a suburban lifestyle with easy access to the amenities of Baton Rouge.

Whether visitors are seeking a vibrant downtown experience or a peaceful escape, Denham Springs has something to offer. Denham Springs boasts a vibrant downtown district known as the Denham Springs Antique Village. This area is filled with unique antique shops, alongside local boutiques and trendy cafes. The area also fosters a growing arts scene with galleries showcasing local and regional artists, adding to the cultural charm of the downtown area.

For those who want to embrace the outdoors, North Park, Spring Park, the Denham Springs Rail Trail, and the Greystone Country Club all offer a variety of activities. The Greystone Country Club is a semi-private golf facility catering to both members and the public. Greystone boasts a challenging 18-hole course stretching over 7,000 yards. Beyond golf, the facilities also include a resort-style swimming pool, children’s spray park, basketball court, tennis courts, and a playground, making it a destination for all ages.



DENHAM SPRINGS ANTIQUE VILLAGE



GREYSTONE COUNTRY CLUB



DENHAM SPRINGS RAIL TRAIL

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INVESTMENT SUMMARY

PRICE	\$7,726,393
CAP	6.25%
NOI	\$482,899.58
RENT/SF	\$27.74
PRICE/SF	\$443.82
REMAINING LEASE TERM	12 Years, 9 Months
RENT COMMENCEMENT	March 18, 2022
LEASE EXPIRATION	March 17, 2037
LEASE TYPE	NNN
RENEWAL OPTIONS	Two 5-Year w/ 2.00% Annual Increases

LEASE INFORMATION

RENT ADJUSTMENTS 2% Annual	
YEAR 3:	\$482,899.58
YEAR 4:	\$492,557.57
YEAR 5:	\$502,408.72
YEAR 6:	\$512,456.90
YEAR 7:	\$522,706.40
YEAR 8:	\$533,160.16
YEAR 9:	\$543,823.36
YEAR 10:	\$554,699.83
YEAR 11:	\$565,793.82
YEAR 12:	\$577,109.70
YEAR 13:	\$588,651.89
YEAR 14:	\$600,424.93
YEAR 15:	\$612,433.43



LEASE NOTES:

License Type: In-Patient Hospice

Capacity: 16 Rooms

PROPERTY INFORMATION

PROPERTY	St. Joseph Hospice
ADDRESS	923 West Pinhook Road Lafayette, LA 70503
BUILDING SIZE	17,409 SQ. FT.
LOT SIZE	1.60 Acres
PARISH	Lafayette
YEAR BUILT	2016

DEMOGRAPHIC INFORMATION

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
2023 POPULATION	5,268	59,954	125,723
2028 POPULATION	5,395	61,317	128,035
2023 MEDIAN HOUSEHOLD INCOME	\$44,937	\$45,159	\$52,794
2023 AVERAGE HOUSEHOLD INCOME	\$92,734	\$81,255	\$86,188

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INVESTMENT SUMMARY

PRICE	\$8,656,061
CAP	6.25%
NOI	\$541,003.84
RENT/SF	\$10.15
PRICE/SF	\$162.43
REMAINING LEASE TERM	12 Years, 9 Months
RENT COMMENCEMENT	March 18, 2022
LEASE EXPIRATION	March 17, 2037
LEASE TYPE	NNN
RENEWAL OPTIONS	Two 5-Year w/ 2.00% Annual Increases

LEASE INFORMATION

RENT ADJUSTMENTS 2% Annual	
YEAR 3:	\$541,003.84
YEAR 4:	\$551,823.92
YEAR 5:	\$562,860.40
YEAR 6:	\$574,117.60
YEAR 7:	\$585,599.96
YEAR 8:	\$597,311.95
YEAR 9:	\$609,258.19
YEAR 10:	\$621,443.36
YEAR 11:	\$633,872.22
YEAR 12:	\$646,549.67
YEAR 13:	\$659,480.66
YEAR 14:	\$672,670.28
YEAR 15:	\$686,123.68



LEASE NOTES:

License Type: LTAC & Rehabilitation Hospital

Capacity: 31 Beds

PROPERTY INFORMATION

PROPERTY	Sage Specialty Hospital
ADDRESS	204 Energy Parkway Lafayette, LA 70508
BUILDING SIZE	53,290 SQ.FT.
LOT SIZE	7.375 Acres
PARISH	Lafayette
YEAR BUILT	1994/1995

DEMOGRAPHIC INFORMATION

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
2023 POPULATION	7,322	50,236	138,859
2028 POPULATION	7,802	51,370	142,005
2023 MEDIAN HOUSEHOLD INCOME	\$51,579	\$62,470	\$57,325
2023 AVERAGE HOUSEHOLD INCOME	\$76,635	\$108,610	\$93,630

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St. Joseph Hospital and Sage Specialty Hospital are located in Lafayette, Louisiana. These properties are both located near Highway 90 where traffic counts average 54,522 vehicles per day. Other nearby tenants include Walmart, Dollar General, Starbucks, Taco Bell, Office Depot, Outback Steakhouse, etc. These properties are also located near the University of Louisiana where approximately 16,200+ students are enrolled.

Lafayette is located in the heart of Cajun and Creole Country, and is known as the “Happiest City in America.” Lafayette offers a unique blend of culture, music, food, and natural beauty and is steeped in French Acadian and Louisiana Creole traditions. Visitors can enjoy a thriving music scene, food paradise, a lively downtown, outdoor activities, and much more.

Lafayette boasts a lively music scene, with traditional Cajun and Zydeco music at local clubs, as well as a wider range of genres at festivals throughout the year. Lafayette is home to the Festival International de Louisiana, the largest Francophone festival in the United States. This festival is a five-day extravaganza celebrating music, food, and culture from Louisiana and French-speaking countries.

The Downtown River Walk , a pedestrian-friendly area alongside the Vermilion River, allows visitors to enjoy live music, brose shops, or a grab a bite to eat at a waterfront restaurant. Lafayette is renowned for its delectable Cajun and Creole cuisine such as gumbo, jambalaya, crawfish etouffee, and beignets, all bursting with flavor.

Lafayette is also home to the University of Louisiana at Lafayette where approximately 16,200+ students are enrolled. The university offers over 80 undergraduate majors and 30 graduate programs across various colleges include Liberal Arts, Engineering, Business, Nursing, and Education.

FESTIVAL DE LOUISIANE



DOWNTOWN LAFAYETTE



UNIVERSITY OF LOUISIANA AT LAFAYETTE



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INVESTMENT SUMMARY

PRICE	\$1,997,568
CAP	6.25%
NOI	\$124,848.00
RENT/SF	\$24.99
PRICE/SF	\$197.04
REMAINING LEASE TERM	12 Years, 9 Months
RENT COMMENCEMENT	March 18, 2022
LEASE EXPIRATION	March 17, 2037
LEASE TYPE	NNN
RENEWAL OPTIONS	Two 5-Year w/ 2.00% Annual Increases

LEASE INFORMATION

RENT ADJUSTMENTS 2% Annual	
YEAR 3:	\$124,848.00
YEAR 4:	\$127,344.96
YEAR 5:	\$129,891.86
YEAR 6:	\$132,489.70
YEAR 7:	\$135,139.49
YEAR 8:	\$137,842.28
YEAR 9:	\$140,599.13
YEAR 10:	\$143,411.11
YEAR 11:	\$146,279.33
YEAR 12:	\$149,204.92
YEAR 13:	\$152,232.80
YEAR 14:	\$155,232.80
YEAR 15:	\$158,337.45



LEASE NOTES:

License Type: In-Patient Hospice

Capacity: 10 Rooms

PROPERTY INFORMATION

PROPERTY	St. Joseph Hospice
ADDRESS	507 Upstream St River Ridge, LA 70123
BUILDING SIZE	10,138 SQ.FT.
LOT SIZE	0.24 Acres
PARISH	Jefferson
YEAR BUILT	2005

DEMOGRAPHIC INFORMATION

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
2023 POPULATION	11,970	71,963	191,879
2028 POPULATION	11,925	71,346	190,389
2023 MEDIAN HOUSEHOLD INCOME	\$72,672	\$58,934	\$57,453
2023 AVERAGE HOUSEHOLD INCOME	\$109,633	\$85,351	\$86,140

All demographic information is obtained from Site To Do Business, which compiles US Census Bureau data and Esri projections for 2023 and 2028.

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St. Joseph Hospice is located in River Ridge, Louisiana, a suburb of New Orleans located along the Mississippi River. This property is located near Highway 90 where traffic counts average 51,470 vehicles per day. Other nearby retailers include, Winn-Dixie, Walgreens, McDonalds, Smoothie King, Walmart, Hobby Lobby, The Home Depot, and more. St. Joseph Hospice is also located approximately 7 miles from the Louis Armstrong New Orleans International Airport.

River Ridge offers residents a peaceful suburban lifestyle with easy access to the excitement of New Orleans. River Ridge is a family-friendly community boasting with good public schools, parks, and a safe environment, making it a popular choice for families with children.

The Mississippi River Trail, a 3,000-mile multi-use trail, runs through River Ridge and is perfect for walking, biking, or enjoying the riverfront scenery. Visitors and residents may explore La Salle and Zeringue Parks for additional greens spaces and recreational opportunities.

With close proximity to New Orleans, residents have easy access to explore its iconic landmarks like the French Quarter, Bourbon Street, beignets at Café du Monde, or historic sites like the Garden District and St. Louis Cathedral.

The French Quarter, the oldest neighborhood in New Orleans, filled with colorful French Colonial townhouses with wrought-iron balconies. Bourbon Street is infamous for its energetic party scene, with people visiting from all over the world to experience the unique energy, especially during Mardi Gras.



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INVESTMENT SUMMARY

PRICE	\$5,593,190
CAP	6.25%
NOI	\$349,574.40
RENT/SF	\$17.44
PRICE/SF	\$297.06
REMAINING LEASE TERM	12 Years, 9 Months
RENT COMMENCEMENT	March 18, 2022
LEASE EXPIRATION	March 17, 2037
LEASE TYPE	NNN
RENEWAL OPTIONS	Two 5-Year w/ 2.00% Annual Increases

LEASE INFORMATION

RENT ADJUSTMENTS 2% Annual	
YEAR 3:	\$349,574.00
YEAR 4:	\$356,565.48
YEAR 5:	\$363,696.79
YEAR 6:	\$370,970.73
YEAR 7:	\$378,390.14
YEAR 8:	\$385,957.94
YEAR 9:	\$393,677.10
YEAR 10:	\$401,550.64
YEAR 11:	\$409,581.66
YEAR 12:	\$417,773.29
YEAR 13:	\$426,128.76
YEAR 14:	\$434,651.33
YEAR 15:	\$443,344.36



LEASE NOTES:

License Type: In-Patient Hospice

Capacity: 16 Rooms

PROPERTY INFORMATION

PROPERTY	St. Joseph Hospice
ADDRESS	8950 E Kings Highway Shreveport, LA 71115
BUILDING SIZE	20,043 SQ.FT.
LOT SIZE	3.496 Acres
PARISH	Caddo
YEAR BUILT	1998

DEMOGRAPHIC INFORMATION

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
2023 POPULATION	9,341	33,501	99,554
2028 POPULATION	9,117	33,112	97,780
2023 MEDIAN HOUSEHOLD INCOME	\$56,890	\$59,886	\$57,581
2023 AVERAGE HOUSEHOLD INCOME	\$82,291	\$89,118	\$89,368

All demographic information is obtained from Site To Do Business, which compiles US Census Bureau data and Esri projections for 2023 and 2028.

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St. Joseph’s Hospice is located in Shreveport, Louisiana, a city located in the northwest corner of Louisiana and sits near the borders of Arkansas, Louisiana, and Texas. This property is located near Youree Drive where traffic counts average 23,955 vehicles per day. Other nearby tenants include Walmart, Target, Hobby Lobby, Lowe’s, ULTA, Chick-Fil-A, Taco Bell, Zips Car Wash, and more. This property is also located near Louisiana State University in Shreveport where approximately 9,300+ students are enrolled.

Shreveport is known for several things including its history & culture, entertainment hub, Southern cuisine, and festivals & events held throughout the year. Overall, Shreveport offers a dynamic scene that caters to a variety of interests and all ages.

Famous for its lively nightlife and entertainment scene, the riverboat casinos lining the Red River are a major draw for tourists and locals alike. The iconic riverboat casinos offer a taste of Vegas-style excitement with Las-Vegas style gambling, luxury accommodations, live music and entertainment, and much more.

Shreveport also offers a vibrant culinary scene for locals and visitors to try some of the city’s signature dishes such as gumbo, jambalaya, po’boys, and fried pies. For a family-friendly option in Shreveport, the Sci-Port Discovery Center offers science exhibits and an IMAX theater.

Throughout the year, Shreveport comes alive with various festivals including the Red River Balloon Festival, Independence Day fireworks, and the Christmas lights at Festival Plaza. The Red River Balloon Festival, held each July, showcases a dazzling display of colorful hot-air balloons, live music, food and vendors, a family fun zone, and more.



SHREVEPORT, LA



RED RIVER BALLOON FESTIVAL



TREASURE CHEST CASINO

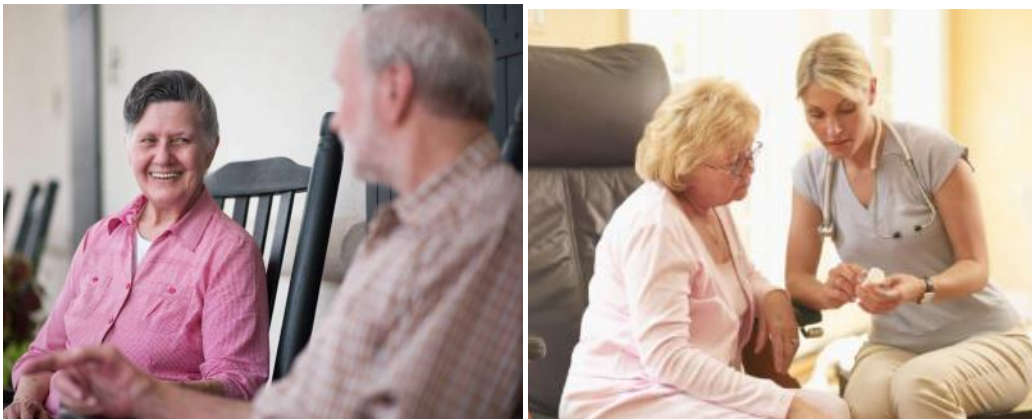
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PROPERTY	The Carpenter Health Network Portfolio
TENANTS	Care Plan Oversight, LLC CHP Properties LLC Nola SJH II LLC Sage LTAC LLC Sage Rehab Hospital of Lafayette Operations, LLC STAT Home Health, L.L.C St. Joseph Hospice, L.L.C. St. Joseph Hospice of Acadiana, LLC
REVENUES	Private
NET WORTH	Private
S&P RATING	Non-Rated
WEBSITE	https://www.thecarpenterhealthnetwork.com/

The Carpenter Health Network is a well-established healthcare operator with 38 locations across the south in Texas, Arkansas, Louisiana, Mississippi, Alabama, and Florida. From home health and hospice care to rehabilitation and other therapy services, Carpenter is a preferred choice for families as well as providers in all of its communities spanning the southern United States.

The network provides optimal patient care seamlessly across all service lines. Its network of services is designed to provide a seamless transition of care each step of the way. The services provided in the network include:

- **Inpatient Hospice**
- **Companion Care**
- **Day Neuro**
- **Home Health Hospice**
- **In-home Primary Care**
- **Inpatient Rehabilitation**
- **Long-Term Acute Care**
- **Long-Term Care**
- **Medical House Calls**
- **Occupational Therapy**
- **Outpatient Therapy**
- **Palliative Care**
- **Physical Therapy**
- **Respiratory Therapy**
- **Skilled Nursing**
- **Speech Therapy**



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STAT Home Health



The Carpenter House



Homedica HouseCalls



Capitol House Nursing & Rehabilitation



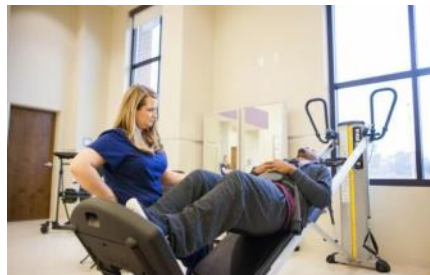
Companion House Services



AIM Palliative Home Health



St. Joseph Hospice



Sage Rehabilitation Hospital & Outpatient Services



Sage Specialty Hospital (LTAC)

Mission: The Carpenter Health Network will joyfully provide optimal patient care seamlessly across service lines to ensure spiritual, emotional, and physical healing wherever possible while always respecting life, fostering dignity, and preserving quality of life.

Its Network of Care: Your health journey is unique and changing, and The Carpenter Health Network is designed to provide a seamless transition of care each step of the way. We provide compassionate support and convenient care when you need it, where you need it and at any phase of illness or injury.

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STAT Home Health provides traditional healthcare services in the comfort of your home to help individuals undergo rehabilitative care while maintaining a high quality of life. Working closely with each patient to address needs with diligence and compassion, our team is made up of true caregivers. From skilled nursing to therapy to medical social services, we provide customized treatment plans to help you or a loved one safely transition home after hospitalization, manage medications, provide therapy and more. Whether you're recovering from illness, surgery, or injury; or are receiving curative treatments like dialysis or chemotherapy, we're here to help.

STAT Home Health works with the patient's physician(s) to create a plan of care tailored to their needs.

Our Services:

- Skilled Nursing
- Therapy (Physical/Speech/Occupational)
- Post-surgery and CABG Rehabilitation
- Medication Management
- High Blood Pressure Management
- Orthopedic Rehabilitation
- Fall Prevention & Low Vision Programs
- Diabetes Management
- Incontinence Management
- Advanced Wound Management
- Anticoagulation Therapy Management
- Psychiatric Nursing (see Behavioral Health program below)

What we focus on:

- Reducing ER visits and hospitalizations
- Reducing complications following surgery, accident or illness
- Education to help you better understand and manage symptoms
- Providing health care at little or no cost to you (Medicare covers 100%)

Our team includes:

- Registered Nurses
- Licensed Practical Nurses
- Certified Nursing Assistants
- Physical Therapists
- Occupational Therapists
- Speech Therapists
- Medical Social Workers
- Psychiatric Nurses

Locations:

- 101 Yorktown Dr, Alexandria, LA
- 8923 Bluebonnet Blvd, Baton Rouge, LA
- 1010 C M Fagan Dr, Hammond, LA
- 224 Saint Landry St, Lafayette, LA
- 1773 Ryan St, Lake Charles, LA
- 1913 Stubbs Ave, Monroe, LA
- 824 Elmwood Park Blvd, New Orleans, LA
- 8039 Line Ave, Shreveport, LA
- 364 N Main St, Sibley, LA
- 108 W Main St, Thibodaux, LA
- 1769 W Main St, Ville Platte, LA
- 15104 Pride Valley Rd, Little Rock, AR
- 9307 Broadway St, Pearland, TX
- 521 I-45 S, Huntsville, TX
- 915 Mar Walt Dr, Ft. Walton Beach, FL
- 127 S Alcaniz St, Pensacola, FL



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The Carpenter House is your resource for comfort and end-of-life care and symptom management, along with respite care, to relieve primary caregivers. It is a place of peace and comfort care for those facing a life-limiting illness who need around-the-clock attention.

The Carpenter House serves as a place of peace for hospice patients with symptoms not well managed at home. **The Carpenter House** also allows patients to transition directly from the hospital into a home-like atmosphere and helps patients and family members in need of intense assistance with symptom management as they plan for long-term arrangements at their residence. During their stay, patients and their family members have a chance to meet and get to know the hospice staff that will provide care in the patient's home.

The staff, comprised of a compassionate, experienced and well-trained interdisciplinary team of healthcare professionals, works under the direction of a Board Certified Hospice and Palliative Care Physician.

The Carpenter House staff includes:

- Around-the-Clock Skilled Nurses
- Physician Rounding On-Site
- Hospice-Trained Volunteers
- Bereavement Counselors
- Certified Nursing Assistants
- Chaplains
- Medical Social Workers

Locations:

- 10615 Jefferson Hwy, Baton Rouge, LA
- 1240 Broad Avenue, Gulfport, MS
- 923 West Pinhook Rd, Lafayette, LA
- 507 Upstream Street, New Orleans, LA
- 8950 East Kings Hwy, Shreveport, LA

Comfort Care & Hospice Services

Families and patients facing uncontrolled symptoms of a life-limiting illness can rest easier knowing that they're supported by around-the-clock, compassionate care. At **The Carpenter House**, our 24-hour team helps patients seamlessly manage symptoms that are sometimes not managed well in the home. We're here to provide the day-to-day comfort care that gives patients, and families, peace of mind during times of crisis — and we're right by your side during times of emergency.

Respite Care

During the holidays, families come together both at home and far away. If your loved one is not able to travel, it can become difficult to keep up with busy schedules. **The Carpenter House** is able to care for your loved ones in a warm, home-like environment. Respite care is short-term inpatient care only when necessary to relieve family members or primary caregivers. Respite care may include up to a five-day inpatient stay, depending on the family and patient's needs. Your loved one will receive the same comfort care and symptom management that they would through home hospice.

As a home-like inpatient hospice facility, **The Carpenter House** is more than hospice—it is a warm and comforting environment to make patients and their families feel safe and at ease. At **The Carpenter House**, families can find peace as they plan for and face the challenges ahead.



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Utilizing a team of rehabilitation specialists, Baton Rouge’s Sage Rehabilitation Hospital and Outpatient Services offers an intense, comprehensive program. Whether your condition currently calls for inpatient physical therapy or outpatient rehab, we will guide you, or your loved one along an individualized treatment plan designed to maximize functional independence. With the availability of a Baton Rouge inpatient rehabilitation facility, skilled nursing unit, and outpatient & day programs, Sage Rehab is able to provide each patient the right program to transition to home or a less intensive setting based on the level of need.

Every Sage rehabilitation specialist is eager to help restore function to individuals with different conditions and physical complications, enabling them to lead active, productive, independent and fulfilling lives. At Sage, the goal of rehab is to return patients to their maximal levels of function and independence so they may return to life at home, work and in the community. Therapy is provided in both one-on-one and group sessions.

Diagnosis Requiring Rehabilitation

If you have been diagnosed with any of the following, the Sage Rehabilitation Hospital healthcare team can help you focus on achieving recovery:

- Cerebral vascular accident (stroke)
- Hip fracture
- Total joint replacement (hip/knee/bilateral joint replacements)
- Arthritis (osteoarthritis/rheumatoid)
- Amputation/post amputation/pre-prosthetic training and prosthetic training
- Neurological disorders such as Parkinson’s, Multiple Sclerosis, West Nile Virus with neurologic involvement, and Myopathy
- Transverse Myelitis
- Multiple fractures/multiple trauma
- Polyneuropathy
- Brain injury
- Spinal cord injury
- Burns
- Congenital deformity
- Other debilitating illnesses causing a severe functional decline



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What is St. Joseph Hospice?

Originally founded in 2002, St. Joseph Hospice Specializes in providing peace, comfort and dignity to those facing a life-limiting illness. We are confident in the abilities of our team of healthcare professionals to provide top-quality care to our patients and their families.

Hospice is not a place, but a type of care. It is a unique philosophy and approach to end-of-life care that focuses on both the patient and their families. Hospice is holistic care that addresses physical, emotional, spiritual and practical concerns.

St. Joseph Hospice Care Providers

Our team is committed to helping patients welcome each day with the hope and expectation of tomorrow. St. Joseph Hospice provides every patient with a team of healthcare professionals who work together with the patient and family to meet their unique needs and wishes for care. Our team includes:

- Board-certified hospice & palliative care physicians
- Registered nurses
- Licensed practical nurses
- Certified nursing assistants
- Medical social workers
- Non-denominational chaplains & pastors
- Bereavement professionals
- Hospice-trained volunteers

Locations:

- 716 Versailles Blvd, Alexandria, LA
- 10615 Jefferson Hwy , Baton Rouge, LA
- 409 W 21st Ave, Covington, LA
- 923 W Pinhook Rd, Lafayette, LA
- 1773 Ryan St, Lake Charles, LA
- 1890 Hudson Cir, Monroe, LA
- 507 Upstream St, New Orleans, LA
- 8039 Line Ave, Shreveport, LA
- 1240 Broad Ave, Gulfport, MS
- 105 Asbury Cir, Hattiesburg, MS
- 120 Scarbrough St, Richland, MS
- 2080 S Frontage Rd, Vicksburg, MS
- 23 Midtown Park W, Mobile, AL
- 2255 N Loop 336 W, Conroe, TX

Hospice Care Cost & Coverage

Hospice care is covered by Medicare, Medicaid and most private insurance plans, like all hospice agencies, whether they are for-profit or nonprofit. St. Joseph Hospice also provides medication, durable medical equipment and supplies related to the hospice diagnosis with no charge to the patient.

Hospice Care: “Your Home or Ours”

St. Joseph Hospice brings comfort and supportive care to patients and caregivers, wherever they call home. Our care teams offer our full range of hospice services in the patient's or caregiver's home, senior living communities, assisted living or skilled nursing care facilities and our own hospice care homes.

The Carpenter House is your resource for comfort and end-of-life care and symptom management, along with respite care, to relieve caregivers. It is a place of peace and comfort care for those facing terminal illness who need round-the-clock care.

As a home-like, inpatient hospice facility, The Carpenter House is more than hospice. It is a warm and comforting environment featuring a family room and dining room, as well as an onsite chaplain and bereavement counselor to make patients and their families feel safe and at ease. At The Carpenter House, families can find peace as they plan for and face the challenges ahead. Learn more about The Carpenter House and take a virtual tour of our facilities.



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Sage Specialty Hospital is fully committed to helping our patients on their journey to regain their health and independence. We understand the road to recovery can be challenging and difficult to navigate. Sage Specialty Hospital offers patients with complex medical conditions the continued intensive medical care they need when discharged from a traditional acute care hospital but need additional time to recover before they can go home or be admitted to a rehabilitation hospital or skilled nursing facility.

Sage Specialty Hospital (LTAC) offers comprehensive treatment programs for:

- Ventilator Weaning & Management
- Pulmonary Disease Program
- COPD Exacerbation
- Complex Wound Care
- Complex Infectious Conditions
- Long-Term IV Antibiotic Therapies
- Cardiac Care
- CHF Exacerbation
- Multi-System Organ Failure
- Post-Surgical Complication
- Spinal Cord and/or Severe Head Injury

Sage Specialty LTAC Hospital Team

Comprehensive patient care is managed around-the-clock by a team of medical professionals including: Ventilator Weaning & Management

- Consulting Physicians including Pulmonologist, Neurologist, Cardiologist, Infectious Disease, Vascular Specialist, and Wound Care Specialist
- Registered Nurses 24/7
- Respiratory Therapists 24/7
- Nurse Practitioners
- Physical Therapists
- Occupational Therapists
- Speech Pathologists
- Dieticians Case Managers

Locations:

- 8225 Summa Ave, Baton Rouge, LA
- 8375 Florida Boulevard, Denham Springs, LA
- 204 Energy Parkway, Lafayette, LA

Skilled Nursing Unit

Sage Specialty Hospital SNF Unit has answered the call to provide an environment, which allows intensive specialized services that produces outcomes worthy of a patient population desiring to return to an independent living environment!

Our Skilled Nursing Unit is a 10-bed skilled unit focused on providing fast recovery and quality outcomes, and offers treatment for the following diagnoses:

- Stroke
- Dementia
- Congestive Heart Failure (CHF)
- Chronic Obstructive Pulmonary Disease (COPD)
- Chronic Renal Failure
- Infectious Diseases
- Amputations
- Knee/Hip Replacements
- Other Debilitating Illnesses Causing Functional Decline

Services include:

- IV Antibiotics or Other IV Therapies
- Enteral Feedings
- Wound Care
- Respiratory Care
- Pain Management
- Adaptive Equipment Training
- Compensatory Techniques and Strategies
- Home Evaluation/Environmental Safety
- Energy Conservation
- Fall Risk Assessment & Treatment
- Caregiver Education/Training

Our Skilled Nursing Team meets the needs of the entire patient population while providing individual attention to the specific needs of each one.

- Licensed Physical, Occupational Therapist, and Speech Therapists
- Registered Nurses; Licensed Practical Nurses
- Certified Nursing Assistants
- Social Workers
- Internal Medicine Physician
- Nurse Practitioner

Inpatient Behavioral Health

- 16-bed secure inpatient behavior health unit
- Services include psychiatric and medical management, with the capacity to simultaneously treat psychiatric and medical conditions, including CPAP management, 7 days a week
- Interdisciplinary treatment team composed of licensed practitioners, with an average of 20 years experience working with the mental health population
- 21 and older

Outpatient Wound Care Clinic

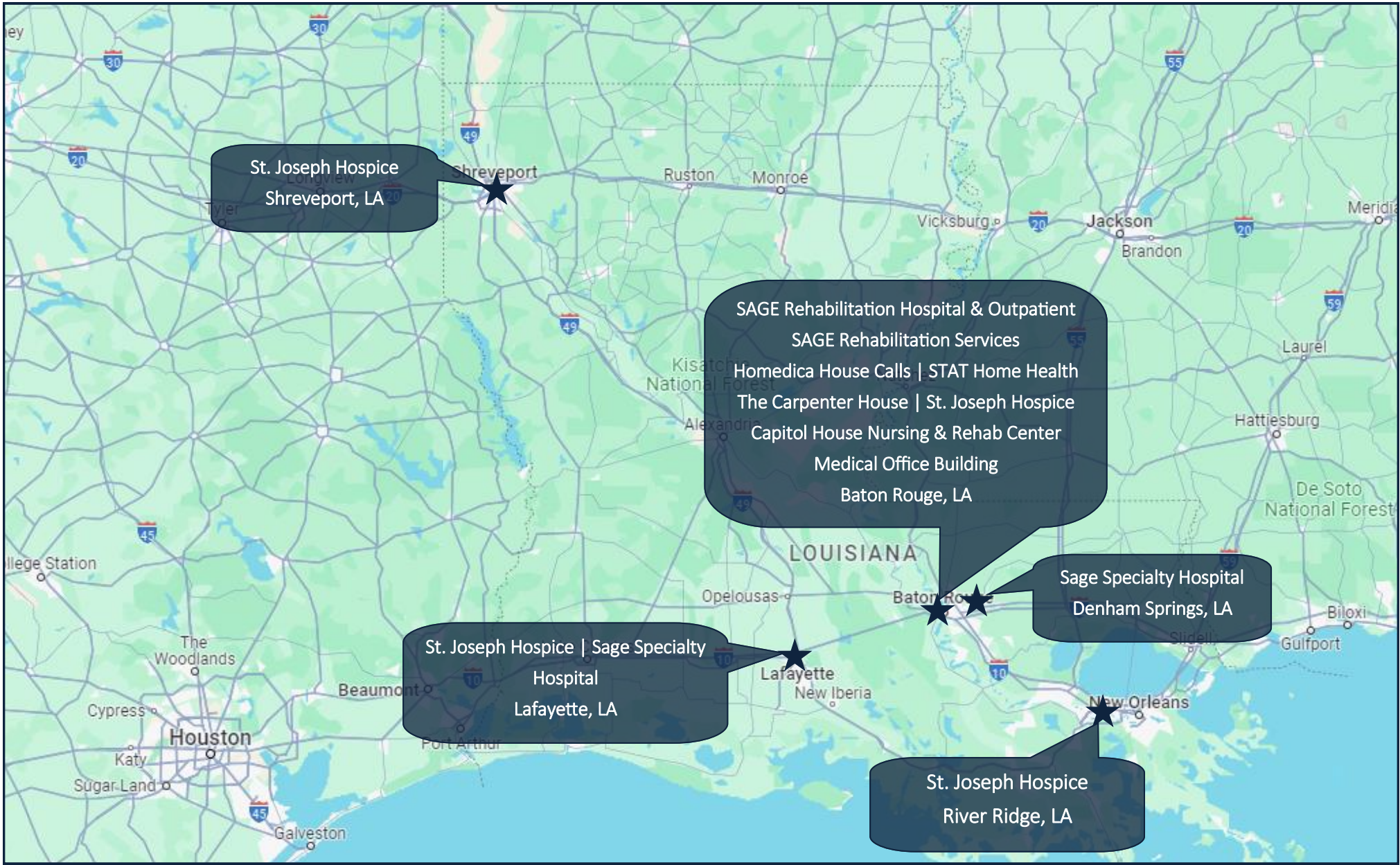
Comprehensive and holistic outpatient wound care services for treatment and prevention of skin breakdown due to a multitude of chronic conditions. Patients are seen by appointment with a physician referral. Walk-ins are welcomed.

Continuum of Care

As a part of The Carpenter Health Network continuum of care, Sage Specialty Hospital can serve as a bridge to additional recovery services, including home health, medical house calls, outpatient treatments, skilled nursing, palliative care and more.



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THE UPLAND ADVANTAGE

Upland Real Estate Group, Inc., which was founded in 1995, is a Minneapolis based commercial real estate investment sales and brokerage company, which focuses on passive real investments, 1031 solutions, real estate portfolio diversification, and wealth preservation. Upland offers "big business service" with the attentiveness you expect from a boutique shop.

Our ability to swiftly match buyers with sellers is one of the many reasons Upland Real Estate Group, Inc. is the nation's primary resource for the purchase or sale of net leased, credit investment properties. Many investors and 1031 tax deferred exchange buyers have benefited from the experience and expertise of our team of net leased investment sales specialists.

BENEFITS OF WORKING WITH UPLAND

- Nationally recognized CCIM accredited sales team
- Comprehensive and searchable online database
- Excellent reputations and credibility
- Online Letter of Intent forms
- Access to confidential off-market properties
- Extensive referral network
- Prompt follow-up and attention to detail

www.nnnsales.com



PROVEN SUCCESS RECORD

- Completed in excess of 900 net leased sales transactions totaling over \$2.8 billion
- Specialized in NNN investment market for more than 30 years

Upland's 1031 investment specialists have successfully completed net lease sales transactions with tenants including, but not limited to:

7-Eleven	Chick-Fil-A	KinderCare	Sherwin Williams
Advance Auto	Chipotle	Kohl's	Starbucks
Aldi	Circle K	Kum & Go	Sunoco
Allina Health	CVS Pharmacy	LA Fitness	Super America
Applebee's	Dollar General	Mattress Firm	Taco Bell
Arby's	Dollar Tree	McDonald's	Tires Plus
Aspen Dental	Duluth Trading Co.	Michaels	Top Golf
Bank of America	Fairview Health	National Tire & Battery	Tractor Supply
BJ's Wholesale Club	Family Dollar	Northern Tool & Equipment	Trader Joe's
Buffalo Wild Wings	Fresenius	Office Depot	United Healthcare
Burger King	Gander Mountain	O'Reilly Auto Parts	US Bank
Caliber Collision	Goodwill	Perkins	Valvoline
Camping World	Grease Monkey	Petco	Walgreens
Caribou Coffee	Jack in the Box	Pizza Hut	Wawa
Chase Bank	Jiffy Lube	Royal Farms	Wells Fargo Bank



L to R: Deb Vannelli, CCIM; Taylor McManemy; Keith Sturm, CCIM; Amanda Leathers & Gaby Goldman