



# ST. JOSEPH HOSPICE

8950 E Kings Highway | Shreveport, LA | 71115

Deborah K. Vannelli, CCIM | 612-376-4475 | deb@upland.com

Keith A. Sturm, CCIM | 612-376-4488 | keith@upland.com

Amanda C. Leathers | 612-436-0045 | amanda@upland.com

[www.nnnsales.com](http://www.nnnsales.com)

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Shreveport, LA

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Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal, financial and other advisors must request and carefully review all legal, financial and other documents related to the property and tenant. While past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

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- **St. Joseph Hospice is on a NNN lease with more than 12 ½ years remaining and 2% annual rent increases.**
- **St. Joseph Hospice provides In Patient Hospice Care with 16 rooms. Specializing in providing peace, comfort and dignity to those facing a life-limiting illness with top quality care to patients and their families. Hospice is holistic care that addresses physical, emotional, spiritual and practical concerns.**
- **The Carpenter Health Network is a well-established healthcare operator with 38 locations across the south in Texas, Arkansas, Louisiana, Mississippi, Alabama, and Florida.**
- **This property is located near Willis Knighton Piermont Health Center with 144+ Beds, and CHRISTUS Highland Medical Center with 214+ Beds.**
- **5-mile population of 99,554 and average household income of \$89,368.**
- **Shreveport is home to Louisiana State University of Shreveport where approximately 9,300+ students are enrolled.**

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**INVESTMENT SUMMARY**

|                             |                                      |
|-----------------------------|--------------------------------------|
| <b>PRICE</b>                | \$5,593,190                          |
| <b>CAP</b>                  | 6.25%                                |
| <b>NOI</b>                  | \$349,574.40                         |
| <b>RENT/SF</b>              | \$17.44                              |
| <b>PRICE/SF</b>             | \$297.06                             |
| <b>REMAINING LEASE TERM</b> | 12 Years, 8 Months                   |
| <b>RENT COMMENCEMENT</b>    | March 18, 2022                       |
| <b>LEASE EXPIRATION</b>     | March 17, 2037                       |
| <b>LEASE TYPE</b>           | NNN                                  |
| <b>RENEWAL OPTIONS</b>      | Two 5-Year w/ 2.00% Annual Increases |

**LEASE INFORMATION**

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



**LEASE NOTES:**

License Type: In-Patient Hospice

Capacity: 16 Rooms

**PROPERTY INFORMATION**

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

**DEMOGRAPHIC INFORMATION**

|                                      | 1-MILE RADIUS | 3-MILE RADIUS | 5-MILE RADIUS |
|--------------------------------------|---------------|---------------|---------------|
| <b>2023 POPULATION</b>               | 9,341         | 33,501        | 99,554        |
| <b>2028 POPULATION</b>               | 9,117         | 33,112        | 97,780        |
| <b>2023 MEDIAN HOUSEHOLD INCOME</b>  | \$56,890      | \$59,886      | \$57,581      |
| <b>2023 AVERAGE HOUSEHOLD INCOME</b> | \$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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**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:**

- Alexandria, LA
- Baton Rouge, LA
- Covington, LA
- Lafayette, LA
- Lake Charles, LA
- Monroe, LA
- New Orleans, LA
- Shreveport, LA
- Gulfport, MS
- Hattiesburg, MS
- Richland, MS
- Vicksburg, MS
- Mobile, AL
- 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.



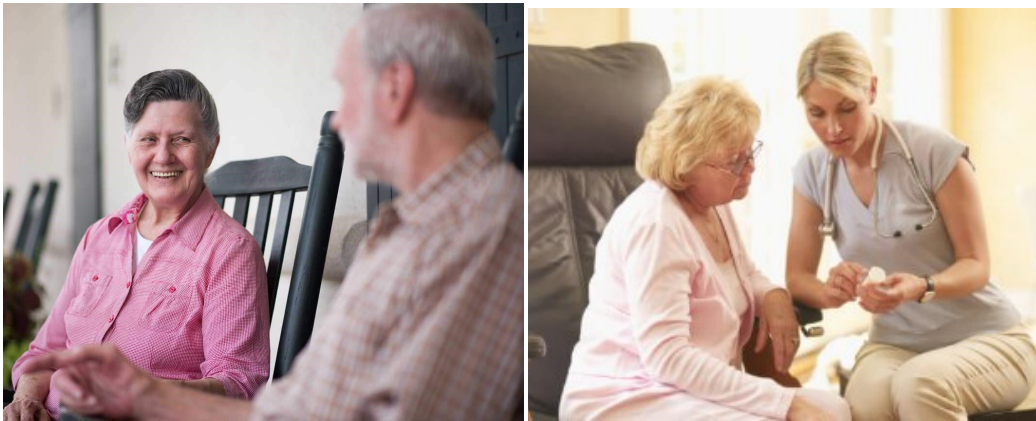
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|                       |   |
|-----------------------|---|
| <b>PROPERTY</b>       | St. Joseph Hospice  |
| <b>GUARANTOR</b>      | SSH BR  |
| <b>TENANT</b>         | St. Joseph Hospice, L.L.C.  |
| <b>REVENUES</b>       | Private   |
| <b>NET WORTH</b>      | Private   |
| <b>S&amp;P RATING</b> | Non-Rated   |
| <b>WEBSITE</b>        | <a href="https://www.thecarpenterhealthnetwork.com/">https://www.thecarpenterhealthnetwork.com/</a> |

The Carpenter Health Network is a well-established healthcare operator with 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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**St. Joseph Hospice**



**The Carpenter House**



**Homedica HouseCalls**

**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.



**Capitol House Nursing & Rehabilitation**



**Companion House Services**



**AIM Palliative Home Health**

**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.



**STAT Home Health**



**Sage Rehabilitation Hospital & Outpatient Services**



**Sage Specialty Hospital (LTAC)**

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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. near This property is located near Willis Knighton Piermont Health Center with 144+ Beds, and CHRISTUS Highland Medical Center with 214+ Beds. Louisiana State University of Shreveport is also located nearby with 9,300+ students 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**



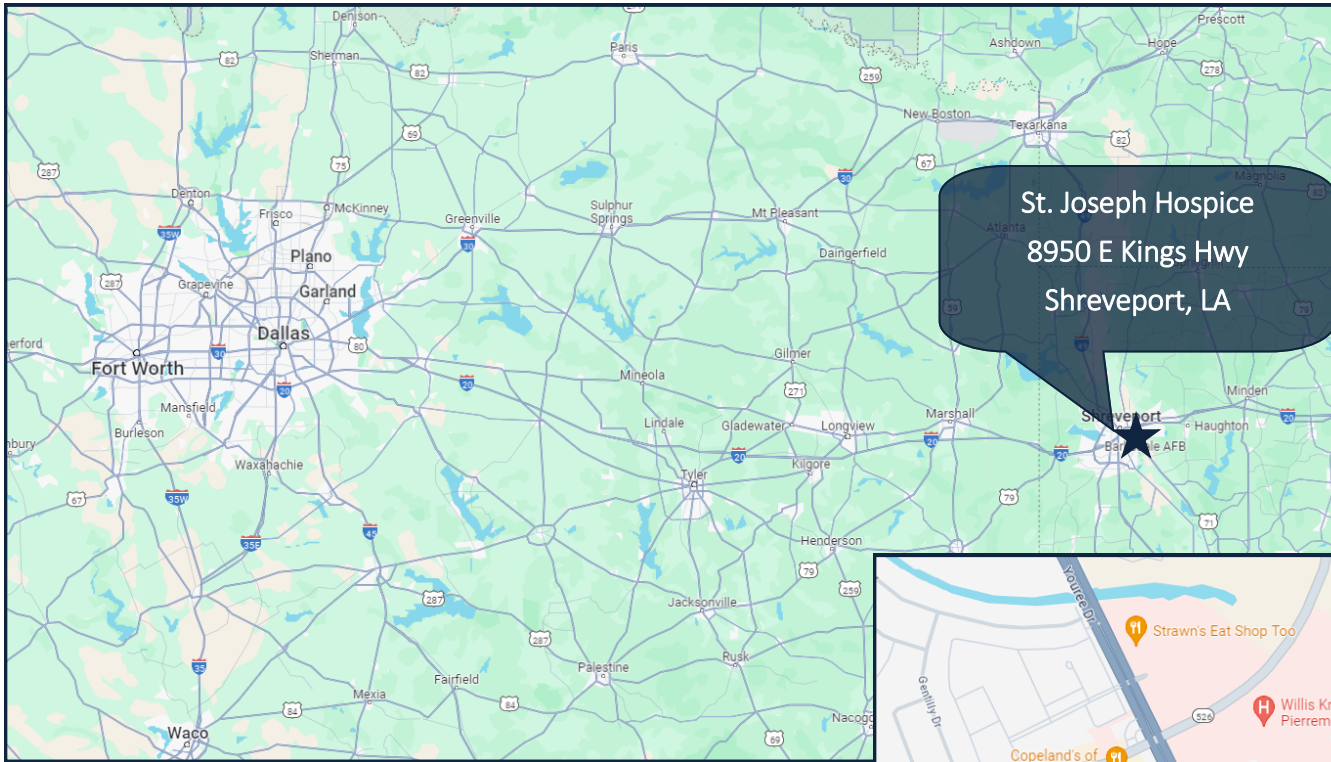
**RED RIVER BALLOON FESTIVAL**



**TREASURE CHEST CASINO**

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**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

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**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