



# ST. JOSEPH HOSPICE

923 West Pinhook Road | Lafayette, LA | 70503

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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 Ochsner Lafayette General Medical Center with 334+ Beds and The University of Louisiana Lafayette where approximately 16,200+ students are enrolled.**
- **5-mile population of 126,222 and average household income of \$82,220.**
- **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.**

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**INVESTMENT SUMMARY**

<b>PRICE</b>	\$7,726,393
<b>CAP</b>	6.25%
<b>NOI</b>	\$482,899.58
<b>RENT/SF</b>	\$27.74
<b>PRICE/SF</b>	\$443.82
<b>REMAINING LEASE TERM</b>	12 Years, 7 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</b> 2% Annual	
<b>YEAR 3:</b>	\$482,899.58
<b>YEAR 4:</b>	\$492,557.57
<b>YEAR 5:</b>	\$502,408.72
<b>YEAR 6:</b>	\$512,456.90
<b>YEAR 7:</b>	\$522,706.40
<b>YEAR 8:</b>	\$533,160.16
<b>YEAR 9:</b>	\$543,823.36
<b>YEAR 10:</b>	\$554,699.83
<b>YEAR 11:</b>	\$565,793.82
<b>YEAR 12:</b>	\$577,109.70
<b>YEAR 13:</b>	\$588,651.89
<b>YEAR 14:</b>	\$600,424.93
<b>YEAR 15:</b>	\$612,433.43



**LEASE NOTES:**

License Type: In-Patient Hospice

Capacity: 16 Rooms

**PROPERTY INFORMATION**

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

**DEMOGRAPHIC INFORMATION**

	<b>1-MILE RADIUS</b>	<b>3-MILE RADIUS</b>	<b>5-MILE RADIUS</b>
<b>2024 POPULATION</b>	5,237	59,565	126,222
<b>2029 POPULATION</b>	5,304	60,793	129,370
<b>2024 MEDIAN HOUSEHOLD INCOME</b>	\$48,456	\$46,414	\$53,283
<b>2024 AVERAGE HOUSEHOLD INCOME</b>	\$89,011	\$77,261	\$82,220

All demographic information is obtained from Site To Do Business, which compiles US Census Bureau data and Esri projections for 2024 and 2029.

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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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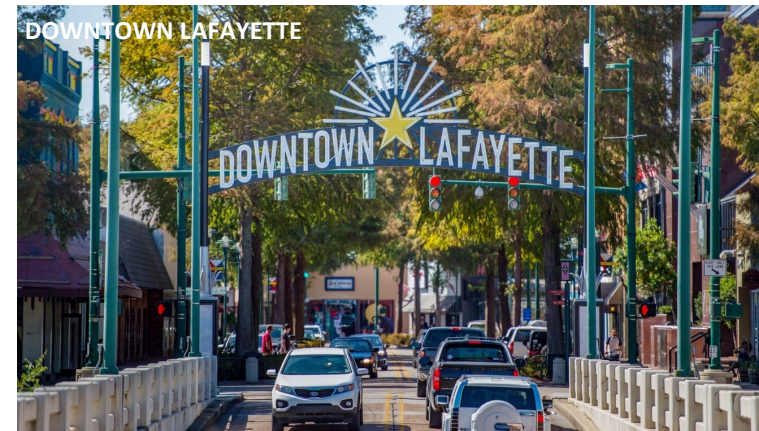
St. Joseph Hospice is located in Lafayette, Louisiana near Highway 90 where traffic counts average 54,522 vehicles per day. Other nearby tenants include Walmart, Dollar General, Starbucks, Taco Bell, Office Depot, Outback Steakhouse, etc. This property is located near the Ochsner Lafayette General Medical Center with 334+ beds and 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.

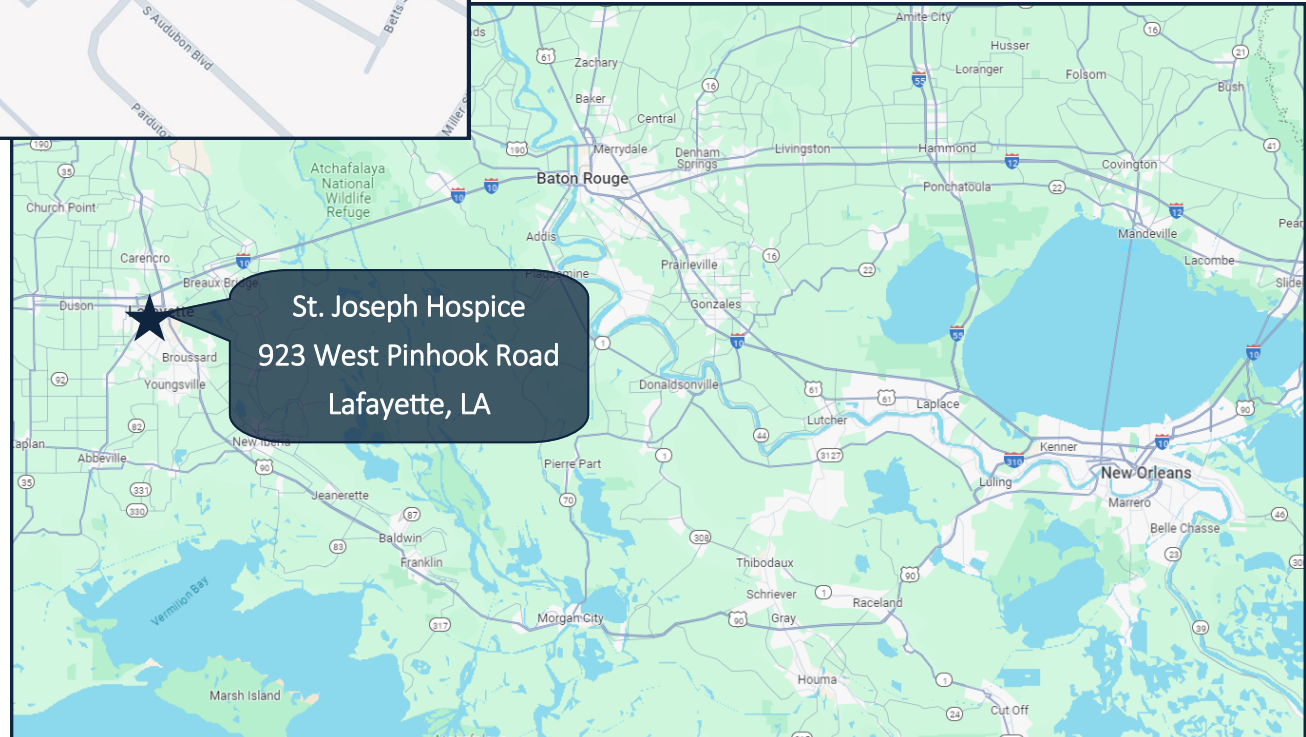
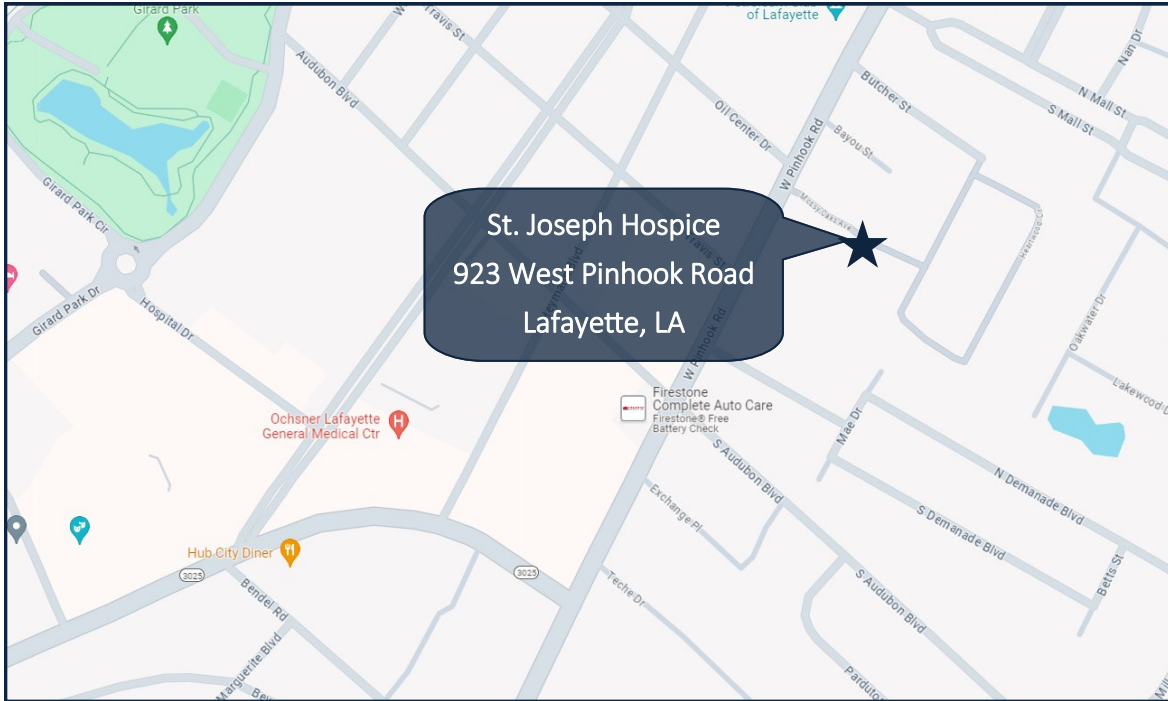
The Downtown River Walk , a pedestrian-friendly area alongside the Vermilion River, allows visitors to enjoy live music, brose shops, or a grab a bite to eat at a waterfront restaurant. Lafayette is renowned for its delectable Cajun and Creole cuisine such as gumbo, jambalaya, crawfish etouffee, and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



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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