

UPLAND
REAL ESTATE GROUP, INC.



SAGE REHABILITATION OUTPATIENT & DAY NEURO

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Upland Real Estate Group, Inc. hereby advises all prospective purchasers of Net Leased property as follows:

The information contained in this Marketing Package has been obtained from sources we believe to be reliable. However, Upland Real Estate Group, Inc. has not and will not verify any of this information, nor has Upland Real Estate Group, Inc. conducted any investigation regarding these matters. Upland Real Estate Group, Inc. makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided.

As the Buyer of a net leased property, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Marketing Package is not a substitute for your thorough due diligence investigation of this investment opportunity. Upland Real Estate Group, Inc. expressly denies any obligation to conduct a due diligence examination of this Property for Buyer.

Any projections, opinions, assumptions or estimates used in this Marketing Package are for example only and do not represent the current or future performance of this property. The value of a net leased property to you depends on factors that should be evaluated by you and your tax, financial, legal and other advisors.

Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any net leased property to determine to your satisfaction with the suitability of the property for your needs.

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.

All information, including price change and withdrawal from the market, is subject to change without notice.

By accepting this Marketing Package you agree to release to Upland Real Estate Group, Inc. and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this net leased property. Property to be sold 'where is, as is.'

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- SAGE Rehabilitation Outpatient & Day Neuro is on a NNN Lease with more than 12 1/2 years remaining and 2% annual increases.
- Utilizing a team of rehabilitation specialists, Baton Rouge's Sage Rehabilitation Hospital and Outpatient Services offers an intense, comprehensive program. 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.
- The Carpenter Health Network is a well-established healthcare operator with 38 locations across the south in Texas, Arkansas, Louisiana, Mississippi, Alabama, and Florida.
- SAGE Rehabilitation Outpatient & Day Neuro property is located next to Baton Rouge General Medical Center (600 beds). Baton Rouge has a significant presence in the medical industry in Baton Rouge, other hospitals near the property include Ochsner Medical Center (760 beds), and Our Lady of the Lake Regional Medical Center, a 900 bed hospital & one of the 25 largest hospitals in the country and one of only three Level I trauma centers in Louisiana.
- Excellent demographics of a 5 mile population of 191,649 and 3 mile average household income of \$110,405
- Nestled along the majestic Mississippi River, Baton Rouge is the capital and the second largest city of Louisiana.
- SAGE Rehabilitation Outpatient & Day Neuro sits close to Interstate 10 which has 180,587 vehicles per day.
- Louisiana State University (LSU), a renowned research institution with over 30,000 students, is located only 6 miles away from the property.

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INVESTMENT SUMMARY

| | |
|-----------------------------|--------------------------------------|
| PRICE | \$3,511,350 |
| CAP | 6.40% |
| NOI | \$224,726.40 |
| RENT/SF | \$22.38 |
| PRICE/SF | \$349.63 |
| REMAINING LEASE TERM | 12 Years, 7 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

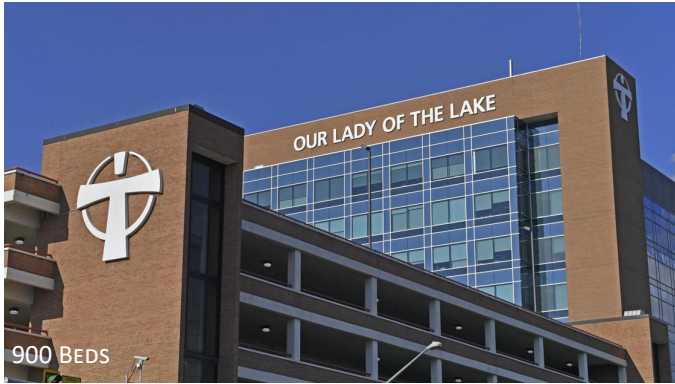
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|----------------------|--|
| PROPERTY | SAGE Rehabilitation Outpatient & Day Neuro |
| ADDRESS | 8313 Picardy Avenue Baton Rouge, LA 70809 |
| BUILDING SIZE | 10,043 SQ. FT. |
| LOT SIZE | 1.5 Acres |
| PARISH | East Baton Rouge |
| YEAR BUILT | 1965/2020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

DEMOGRAPHIC INFORMATION

| | 1-MILE RADIUS | 3-MILE RADIUS | 5-MILE RADIUS |
|--------------------------------------|---------------|---------------|---------------|
| 2024 POPULATION | 6,747 | 67,378 | 191,649 |
| 2029 POPULATION | 6,591 | 66,309 | 190,692 |
| 2024 MEDIAN HOUSEHOLD INCOME | \$56,241 | \$78,129 | \$66,238 |
| 2024 AVERAGE HOUSEHOLD INCOME | \$76,958 | \$110,405 | \$96,859 |

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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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

DAY NEURO PROGRAM

The program allows individuals to live at home while attending on a daily basis for two to six hours of rehabilitation. Some individuals need more physical care, while others need more cognitive rehabilitation, and others the sole focus is to regain specialized skills needed in order to return to work. The day program at Sage Outpatient helps patients maximize their functional potential in each stage of recovery.

- Independent living skills (Dressing, bathing, toileting, feeding)
- Mobility skills (transfers, walking distance, walking quality)
- Swallowing ability
- Cognitive skills/li>
- Language skills
- Community Reintegration (managing stairs, curbs, attending grocery store)
- Individual/Family Counseling
- Work Reintegration



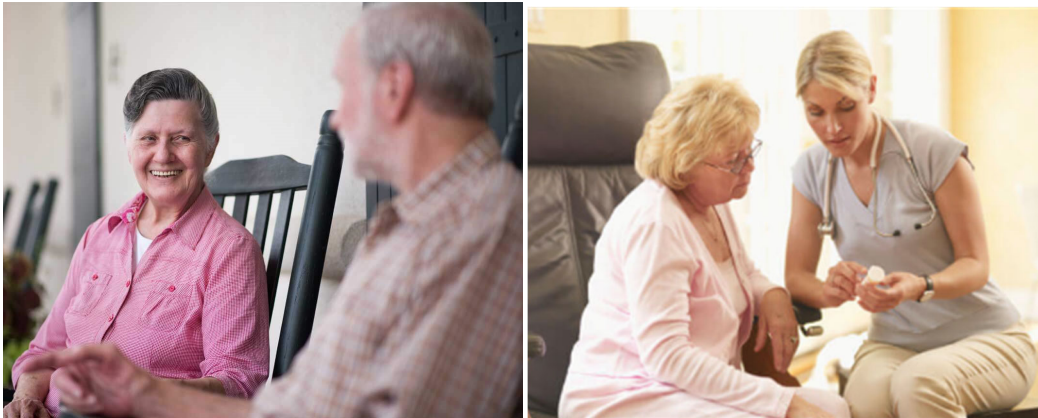
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| | |
|-----------------------|---|
| PROPERTY | SAGE Rehabilitation Outpatient & Day Neuro |
| TENANT | Care Plan Oversight, LLC |
| GUARANTOR | Care Plan Oversight, LLC |
| REVENUES | Private |
| NET WORTH | Private |
| S&P RATING | Non-Rated |
| 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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Sage Rehabilitation Hospital & Outpatient Services



St. Joseph Hospice



Homedica HouseCalls



Capitol House Nursing & Rehabilitation



Companion House Services



AIM Palliative Home Health



STAT Home Health



The Carpenter House



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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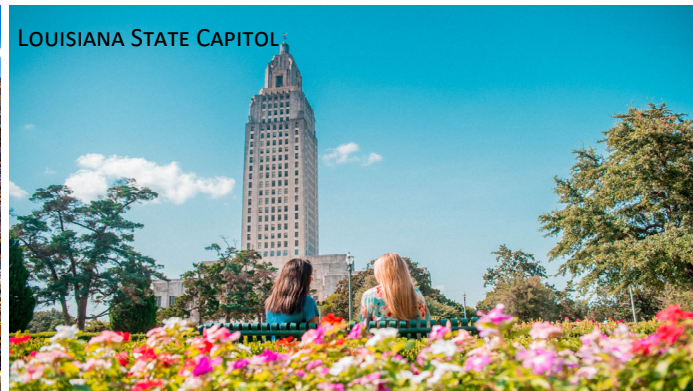
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Nestled along the majestic Mississippi River, Baton Rouge is the capital and the second largest city of Louisiana. Baton Rouge boasts a robust healthcare sector, vibrant community, with a myriad of activities. The Mall of Louisiana, anchored by Macy's, JCPenney, & Dillard's, is located just over 1 mile, boasts over 175 stores, carousel, children's play area, outdoor lifestyle area, and more, drawing shoppers from across the region.

Louisiana State University (LSU), a renowned research institution with over 30,000 students, is located only 6 miles away from the property. One of the most attended events in Baton Rouge are the LSU football games held at Tiger Stadium. Football games are a major attraction for both locals and visitors, drawing crowds of over 100,000 passionate fans. Baton Rouge is a dynamic academic center. Additionally, Baton Rouge Community College and Southern University contribute to the city's vibrant educational landscape. The Louisiana State Capitol stands tall as the tallest capitol building in the United States, this architectural marvel draws visitors from all around. Baton Rouge hosts various festivals and events throughout the year, drawing large crowds such as Baton Rouge Blues Festival, Louisiana International Film Festival, Mardi Gras, and Red Stick Food Fest. About 16 miles away from the property is the BREC Baton Rouge Zoo which has grown to become the #1 year-round family attraction in Baton Rouge with more than 200,000 guests each year.



LOUISIANA STATE UNIVERSITY—TIGER STADIUM

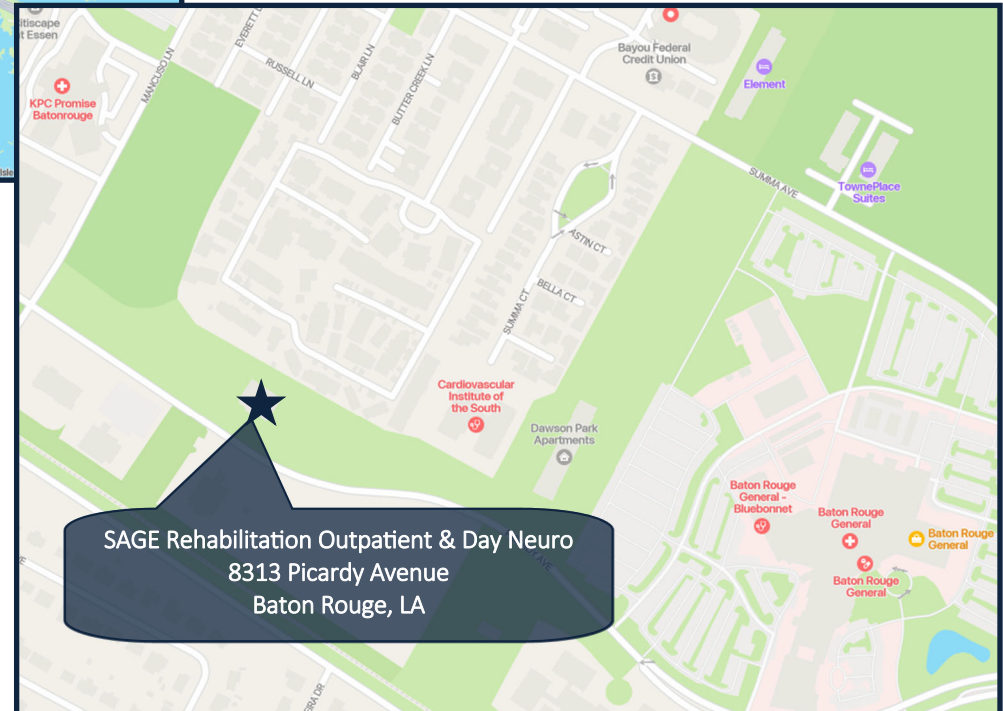
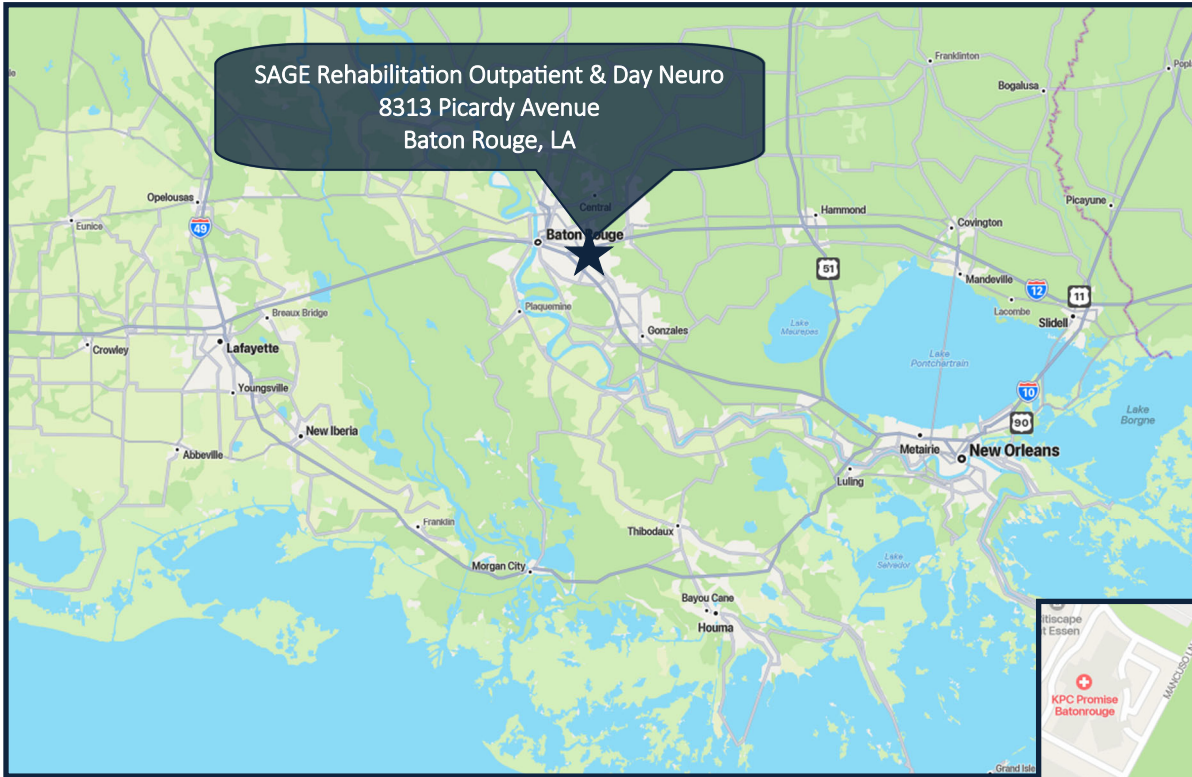


LOUISIANA STATE CAPITOL



BATON ROUGE GENERAL

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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