

UPLAND
REAL ESTATE GROUP, INC.



SAGE SPECIALTY HOSPITAL

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NET LEASED DISCLAIMER

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.

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- Sage Specialty Hospital is on a NNN lease with 12+ years remaining and 2% annual rent increases.
- Sage Specialty Hospital (LTAC) 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. Interventions for medically complex patients include ventilator/respiratory care, complex wound care, long-term IV therapies, and trauma care with the goal of the patient returning to their highest level of functioning.
- 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 Specialty Hospital is located near Highway 190 where traffic counts average 74,022 vehicles per day. Denham Springs is a city located 15 miles east of downtown Baton Rouge.
- 1-mile average household income of \$94,013 and 5-mile population of 71,832.
- Located approximately 6 miles from Our Lady of the Lake Regional Medical Center with 900+ beds.
- Denham Springs offers a unique blend of history, charm, and cultural attractions and is known for its friendly and welcoming atmosphere.

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INVESTMENT SUMMARY

PRICE	\$5,354,809
CAP	6.40%
NOI	\$342,707.76
RENT/SF	\$9.44
PRICE/SF	\$147.57
REMAINING LEASE TERM	12 Years, 4 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

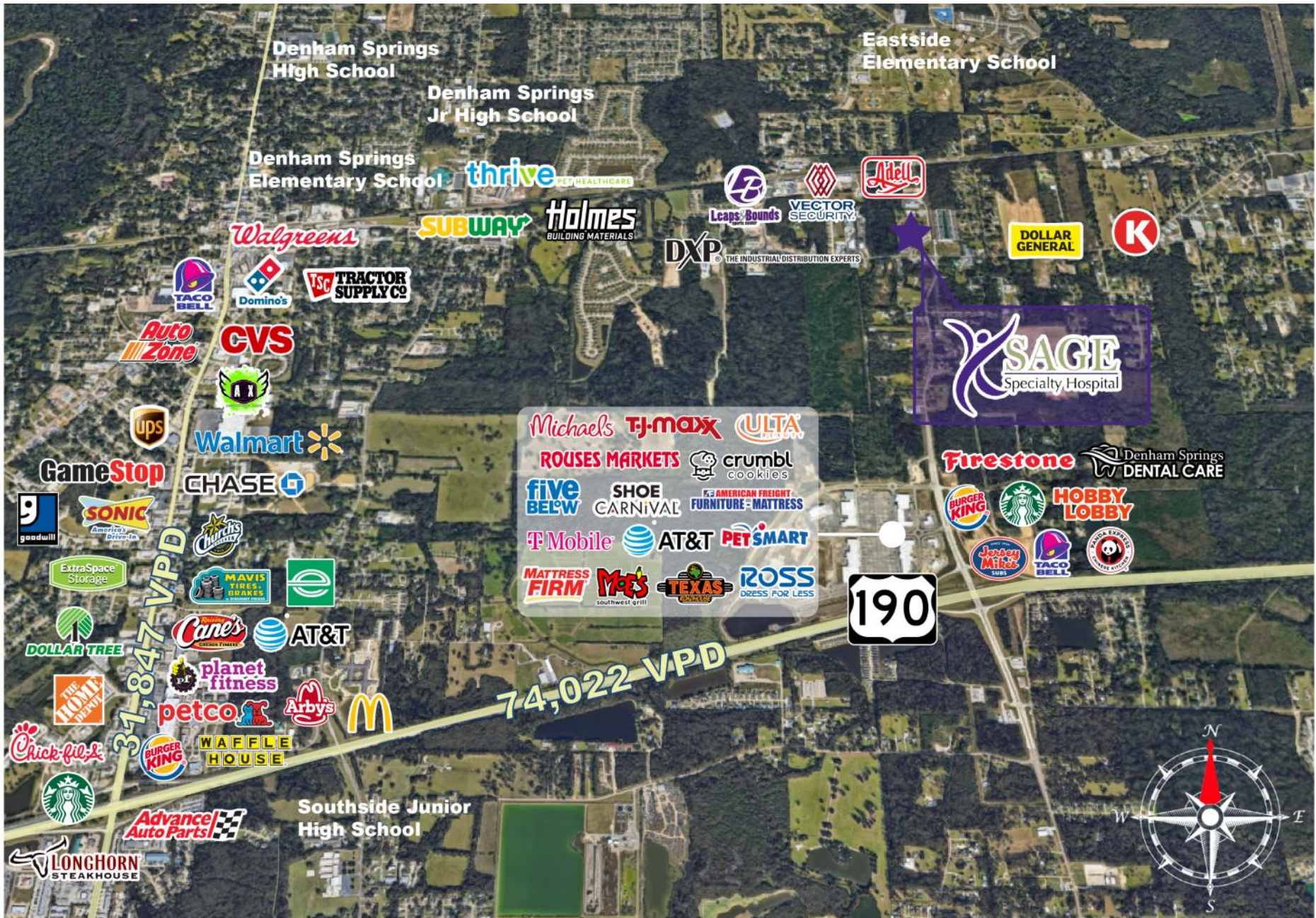
	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
2024 POPULATION	2,944	34,707	71,832
2029 POPULATION	3,352	36,481	75,214
2024 MEDIAN HOUSEHOLD INCOME	\$72,167	\$76,800	\$78,945
2024 AVERAGE HOUSEHOLD INCOME	\$94,013	\$90,890	\$94,867

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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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:

8375 Florida Boulevard, Denham Springs, LA

8225 Summa Ave, Baton Rouge, 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.

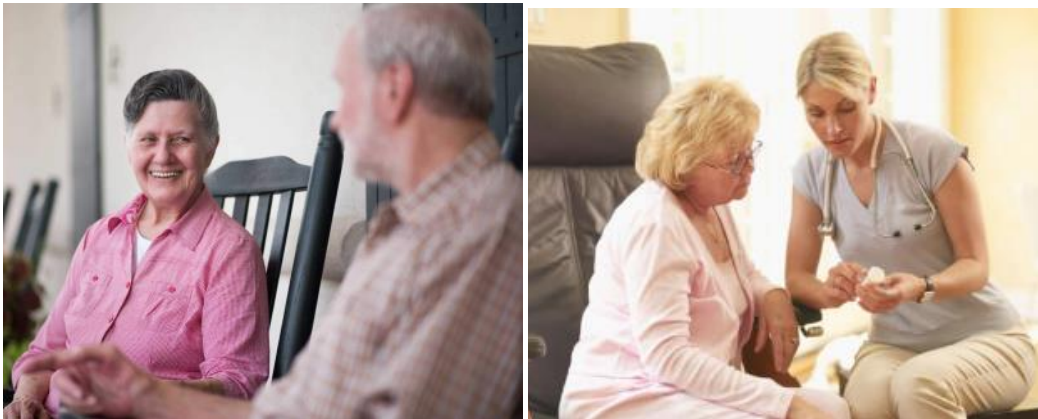


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PROPERTY	The Carpenter Health Network Portfolio
GUARANTOR	Sage LTAC
TENANT	Sage LTAC LLC
REVENUES	Private
NET WORTH	Private
S&P RATING	Non-Rated
WEBSITE	https://www.thecarpenterhealthnetwork.com/

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 Specialty Hospital (LTAC)



The Carpenter House



Homedica HouseCalls



Capitol House Nursing & Rehabilitation



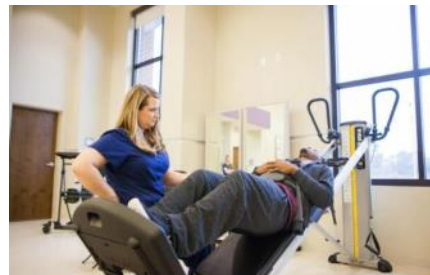
Companion House Services



AIM Palliative Home Health



St. Joseph Hospice



Sage Rehabilitation Hospital & Outpatient Services



STAT Home Health

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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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 Michaels, TJMaxx, ULTA, Ross, Five Below, Crumbl, Starbucks, Hobby Lobby, Walmart, Rouse’s Market and more. This property is located approximately 7 miles from Lady of the Lake Regional Medical Center with 900+ Beds.

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

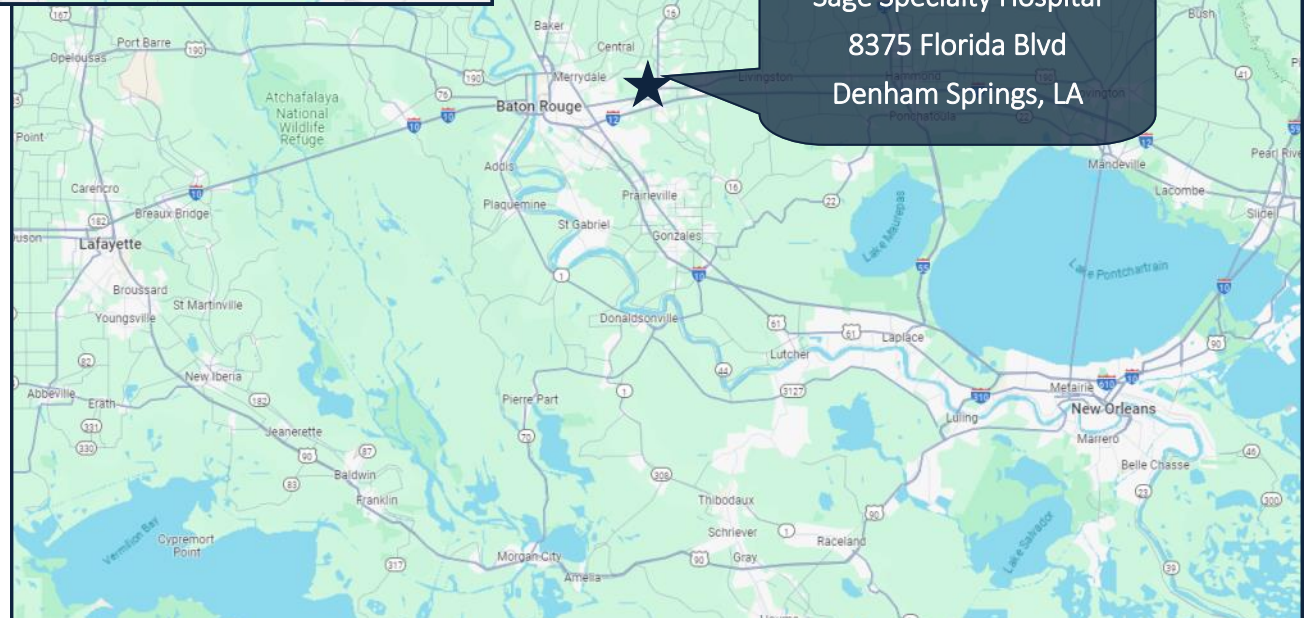


GREYSTONE COUNTRY CLUB



DENHAM SPRINGS RAIL TRAIL

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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