



## THE CARPENTER HEALTH NETWORK PORTFOLIO

Baton Rouge, Denham Springs & River Ridge, Louisiana

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)

*Look Upland. Where Properties & People Unite!*

50 South 6th Street | Suite 1418

Minneapolis, MN | 55402

Broker of Record, Black Cypress Development

Bradley Barre

318-747-7459

Shreveport, LA

**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.

**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.'**

**CONFIDENTIALITY AND DISCLAIMER:** The information contained in the following Marketing Package is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Upland Real Estate Group, Inc. and should not be made available to any other person or entity without the written consent of Upland Real Estate Group, Inc. This Marketing Package has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Upland Real Estate Group, Inc. has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property or any other matter related to the subject property. 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 verified, and will not verify, any of the information contained herein, nor has Upland Real Estate Group, Inc. conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.



- 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), In Patient and Out Patient Rehabilitation Hospital, LTAC, In Patient Hospice, and Office Buildings.
- All properties have 12+ years remaining with 2% annual rent increases, NNN leases.
- The Portfolio of four health care properties may be purchased individually or as a portfolio. Located in Baton Rouge, LA, Denham Springs, LA, and River Ridge, LA.



THIS INFORMATION HAS BEEN SECURED FROM SOURCES WE BELIEVE TO BE RELIABLE, BUT WE MAKE NO REPRESENTATIONS OR WARRANTIES, EXPRESSED OR IMPLIED, AS TO THE ACCURACY OF THE INFORMATION. REFERENCES TO SQUARE FOOTAGE OR AGE ARE APPROXIMATE. UPLAND HAS NOT REVIEWED OR VERIFIED THIS INFORMATION. BUYER MUST VERIFY THE INFORMATION AND BEARS ALL RISK FOR ANY INACCURACIES.

**INVESTMENT SUMMARY**

<b>PRICE</b>	\$22,971,837
<b>CAP</b>	6.40%
<b>NOI</b>	\$1,470,197.57

**LEASE NOTES:**

**PORTFOLIO OVERVIEW**

PROPERTY	LOCATION	PRICE	CAP RATE	NOI	LEASE EXPIRATION DATE	INCREASES	LICENSE TYPE	2024 5-MILE POP	2024 5-MILE AVG. HH INCOME
<b>The Carpenter House   St. Joseph Hospice</b>	10615 Jefferson Hwy Baton Rouge, LA	\$6,964,178	6.40%	\$445,707.36	3/17/2037	2% Annual Increases	In Patient Hospice & Office 16 Rooms	190,144	\$99,622
<b>Capitol House Nursing &amp; Rehab Center</b>	11546 Florida Blvd Baton Rouge, LA	\$8,555,990	6.40%	\$547,583.33	3/17/2037	2% Annual Increases	SNF 132 Beds	159,351	\$84,022
<b>Sage Specialty Hospital</b>	8375 Florida Blvd Denham Springs, LA	\$5,461,905	6.40%	\$349,561.92	3/17/2037	2% Annual Increases	LTAC 54 Beds	71,832	\$94,867
<b>St. Joseph Hospice</b>	507 Upstream St River Ridge (New Orleans), LA	\$1,989,765	6.40%	\$127,344.96	3/17/2037	2% Annual Increases	In-Patient Hospice 10 Rooms	188,946	\$95,963

THIS INFORMATION HAS BEEN SECURED FROM SOURCES WE BELIEVE TO BE RELIABLE, BUT WE MAKE NO REPRESENTATIONS OR WARRANTIES, EXPRESSED OR IMPLIED, AS TO THE ACCURACY OF THE INFORMATION. REFERENCES TO SQUARE FOOTAGE OR AGE ARE APPROXIMATE. UPLAND HAS NOT REVIEWED OR VERIFIED THIS INFORMATION. BUYER MUST VERIFY THE INFORMATION AND BEARS ALL RISK FOR ANY INACCURACIES.

**INVESTMENT SUMMARY**

<b>PRICE</b>	\$6,964,178
<b>CAP</b>	6.40%
<b>NOI</b>	\$445,707.36
<b>RENT/SF</b>	\$27.18
<b>PRICE/SF</b>	\$424.65
<b>REMAINING LEASE TERM</b>	12+ Years
<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**

**RENT ADJUSTMENTS** 2% Annual

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



**LEASE NOTES:**

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

**PROPERTY INFORMATION**

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

**DEMOGRAPHIC INFORMATION**

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
<b>2024 POPULATION</b>	11,514	73,779	190,144
<b>2029 POPULATION</b>	11,414	73,779	190,144
<b>2024 MEDIAN HOUSEHOLD INCOME</b>	\$63,335	\$70,764	\$71,582
<b>2024 AVERAGE HOUSEHOLD INCOME</b>	\$93,150	\$98,052	\$99,622

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

THIS INFORMATION HAS BEEN SECURED FROM SOURCES WE BELIEVE TO BE RELIABLE, BUT WE MAKE NO REPRESENTATIONS OR WARRANTIES, EXPRESSED OR IMPLIED, AS TO THE ACCURACY OF THE INFORMATION. REFERENCES TO SQUARE FOOTAGE OR AGE ARE APPROXIMATE. UPLAND HAS NOT REVIEWED OR VERIFIED THIS INFORMATION. BUYER MUST VERIFY THE INFORMATION AND BEARS ALL RISK FOR ANY INACCURACIES.

**INVESTMENT SUMMARY**

<b>PRICE</b>	\$8,555,990
<b>CAP</b>	6.40%
<b>NOI</b>	\$547,583.33
<b>RENT/SF</b>	\$17.11
<b>PRICE/SF</b>	\$267.37
<b>REMAINING LEASE TERM</b>	12+ Years
<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**

**RENT ADJUSTMENTS** 2% Annual

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



**LEASE NOTES:**

License Type: Skilled Nursing Facility  
Capacity: 132 Beds

**PROPERTY INFORMATION**

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

**DEMOGRAPHIC INFORMATION**

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

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

THIS INFORMATION HAS BEEN SECURED FROM SOURCES WE BELIEVE TO BE RELIABLE, BUT WE MAKE NO REPRESENTATIONS OR WARRANTIES, EXPRESSED OR IMPLIED, AS TO THE ACCURACY OF THE INFORMATION. REFERENCES TO SQUARE FOOTAGE OR AGE ARE APPROXIMATE. UPLAND HAS NOT REVIEWED OR VERIFIED THIS INFORMATION. BUYER MUST VERIFY THE INFORMATION AND BEARS ALL RISK FOR ANY INACCURACIES.







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 Fauna, 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.



THIS INFORMATION HAS BEEN SECURED FROM SOURCES WE BELIEVE TO BE RELIABLE, BUT WE MAKE NO REPRESENTATIONS OR WARRANTIES, EXPRESSED OR IMPLIED, AS TO THE ACCURACY OF THE INFORMATION. REFERENCES TO SQUARE FOOTAGE OR AGE ARE APPROXIMATE. UPLAND HAS NOT REVIEWED OR VERIFIED THIS INFORMATION. BUYER MUST VERIFY THE INFORMATION AND BEARS ALL RISK FOR ANY INACCURACIES.

**INVESTMENT SUMMARY**

<b>PRICE</b>	\$5,461,905
<b>CAP</b>	6.40%
<b>NOI</b>	\$349,561.92
<b>RENT/SF</b>	\$9.63
<b>PRICE/SF</b>	\$150.52
<b>REMAINING LEASE TERM</b>	12+ Years
<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>	\$342,707.76
<b>YEAR 4:</b>	\$349,561.92
<b>YEAR 5:</b>	\$356,553.15
<b>YEAR 6:</b>	\$363,684.22
<b>YEAR 7:</b>	\$370,957.90
<b>YEAR 8:</b>	\$378,377.06
<b>YEAR 9:</b>	\$385,944.60
<b>YEAR 10:</b>	\$393,663.49
<b>YEAR 11:</b>	\$401,536.76
<b>YEAR 12:</b>	\$409,567.50
<b>YEAR 13:</b>	\$417,758.85
<b>YEAR 14:</b>	\$426,114.02
<b>YEAR 15:</b>	\$434,636.30



**LEASE NOTES:**

License Type: LTAC

Capacity: 54 Beds

**PROPERTY INFORMATION**

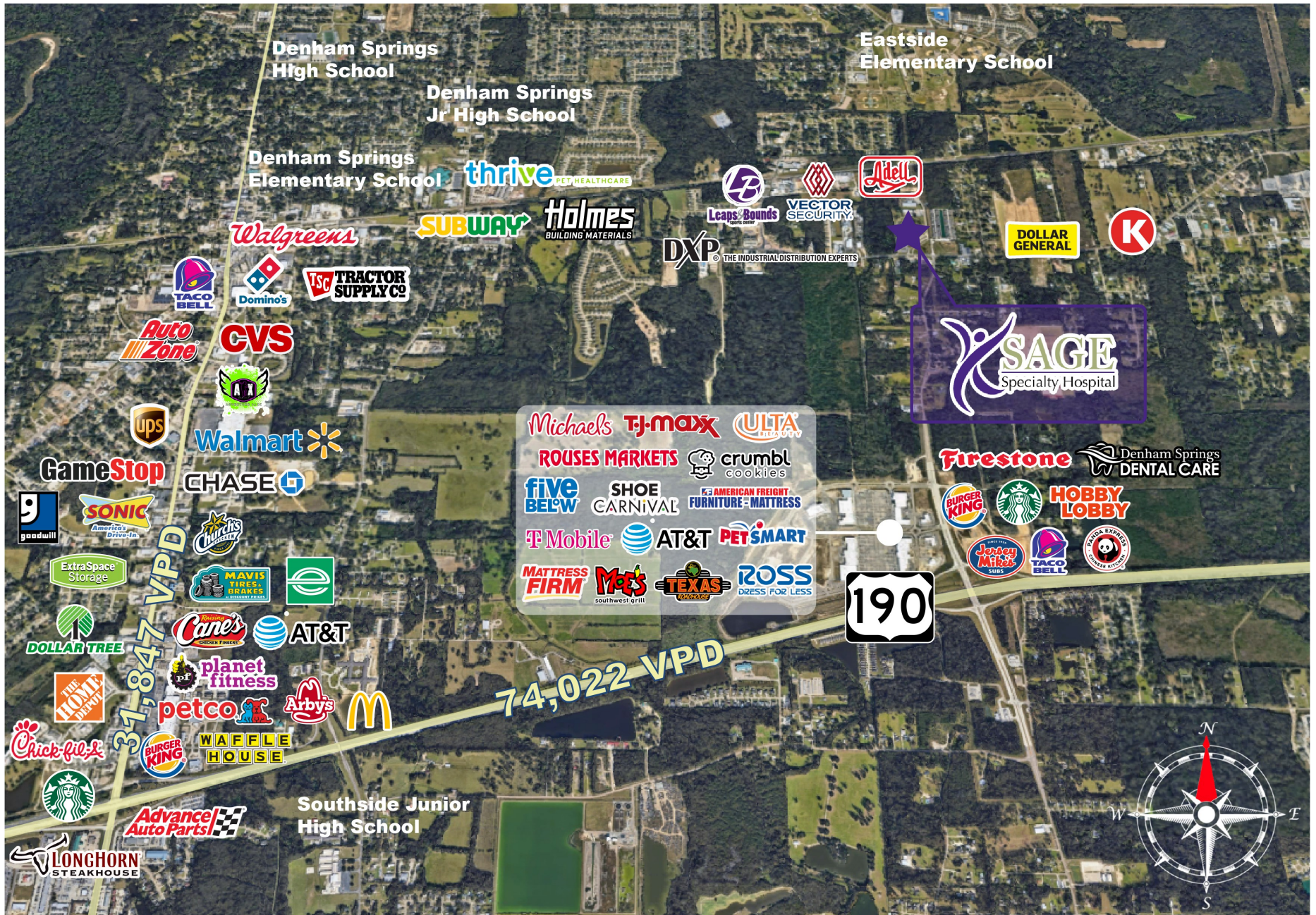
<b>PROPERTY</b>	Sage Specialty Hospital
<b>ADDRESS</b>	8375 Florida Blvd Denham Springs, LA 70785
<b>BUILDING SIZE</b>	36,287 SQ.FT.
<b>LOT SIZE</b>	486,243 SQ.FT.
<b>PARISH</b>	Livingston
<b>YEAR BUILT</b>	1965/2020

**DEMOGRAPHIC INFORMATION**

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
<b>2024 POPULATION</b>	2,944	34,707	71,832
<b>2029 POPULATION</b>	3,352	36,481	75,21
<b>2024 MEDIAN HOUSEHOLD INCOME</b>	\$72,167	\$76,800	\$78,945
<b>2024 AVERAGE HOUSEHOLD INCOME</b>	\$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.

THIS INFORMATION HAS BEEN SECURED FROM SOURCES WE BELIEVE TO BE RELIABLE, BUT WE MAKE NO REPRESENTATIONS OR WARRANTIES, EXPRESSED OR IMPLIED, AS TO THE ACCURACY OF THE INFORMATION. REFERENCES TO SQUARE FOOTAGE OR AGE ARE APPROXIMATE. UPLAND HAS NOT REVIEWED OR VERIFIED THIS INFORMATION. BUYER MUST VERIFY THE INFORMATION AND BEARS ALL RISK FOR ANY INACCURACIES.



THIS INFORMATION HAS BEEN SECURED FROM SOURCES WE BELIEVE TO BE RELIABLE, BUT WE MAKE NO REPRESENTATIONS OR WARRANTIES, EXPRESSED OR IMPLIED, AS TO THE ACCURACY OF THE INFORMATION. REFERENCES TO SQUARE FOOTAGE OR AGE ARE APPROXIMATE. UPLAND HAS NOT REVIEWED OR VERIFIED THIS INFORMATION. BUYER MUST VERIFY THE INFORMATION AND BEARS ALL RISK FOR ANY INACCURACIES.

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.

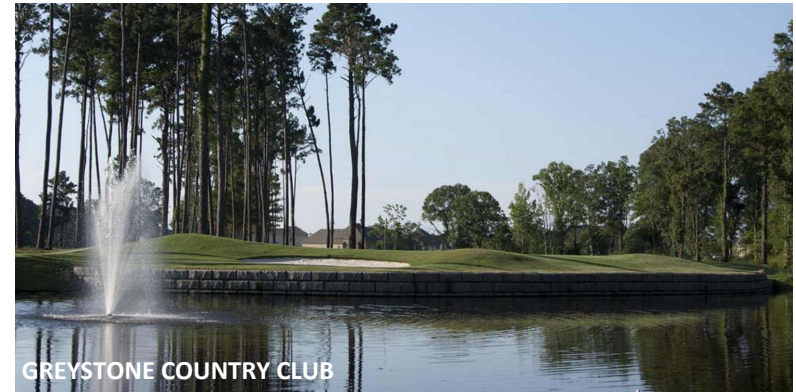
Denham Springs offers a unique blend of history, charm, and cultural attractions and is known for its friendly and welcoming atmosphere. The city is a popular choice for families who enjoy a suburban lifestyle with easy access to the amenities of Baton Rouge.

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.

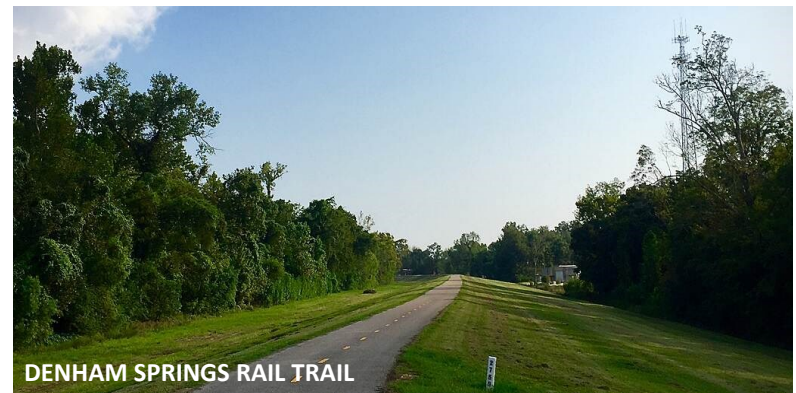
For those who want to embrace the outdoors, North Park, Spring Park, the Denham Springs Rail Trail, and the Greystone Country Club all offer a variety of activities. The Greystone Country Club is a semi-private golf facility catering to both members and the public. Greystone boasts a challenging 18-hole 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

THIS INFORMATION HAS BEEN SECURED FROM SOURCES WE BELIEVE TO BE RELIABLE, BUT WE MAKE NO REPRESENTATIONS OR WARRANTIES, EXPRESSED OR IMPLIED, AS TO THE ACCURACY OF THE INFORMATION. REFERENCES TO SQUARE FOOTAGE OR AGE ARE APPROXIMATE. UPLAND HAS NOT REVIEWED OR VERIFIED THIS INFORMATION. BUYER MUST VERIFY THE INFORMATION AND BEARS ALL RISK FOR ANY INACCURACIES.

**INVESTMENT SUMMARY**

<b>PRICE</b>	\$1,989,765
<b>CAP</b>	6.40%
<b>NOI</b>	\$127,344.96
<b>RENT/SF</b>	\$12.56
<b>PRICE/SF</b>	\$196.27
<b>REMAINING LEASE TERM</b>	12+ Years
<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>	\$124,848.00
<b>YEAR 4:</b>	\$127,344.96
<b>YEAR 5:</b>	\$129,891.86
<b>YEAR 6:</b>	\$132,489.70
<b>YEAR 7:</b>	\$135,139.49
<b>YEAR 8:</b>	\$137,842.28
<b>YEAR 9:</b>	\$140,599.13
<b>YEAR 10:</b>	\$143,411.11
<b>YEAR 11:</b>	\$146,279.33
<b>YEAR 12:</b>	\$149,204.92
<b>YEAR 13:</b>	\$152,232.80
<b>YEAR 14:</b>	\$155,232.80
<b>YEAR 15:</b>	\$158,337.45



**LEASE NOTES:**

License Type: In-Patient Hospice

Capacity: 10 Rooms

**PROPERTY INFORMATION**

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

**DEMOGRAPHIC INFORMATION**

	<b>1-MILE RADIUS</b>	<b>3-MILE RADIUS</b>	<b>5-MILE RADIUS</b>
<b>2024 POPULATION</b>	11,668	71,215	188,846
<b>2029 POPULATION</b>	11,475	69,997	185,846
<b>2024 MEDIAN HOUSEHOLD INCOME</b>	\$83,782	\$66,961	\$65,814
<b>2024 AVERAGE HOUSEHOLD INCOME</b>	\$120,165	\$94,798	\$95,963

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

THIS INFORMATION HAS BEEN SECURED FROM SOURCES WE BELIEVE TO BE RELIABLE, BUT WE MAKE NO REPRESENTATIONS OR WARRANTIES, EXPRESSED OR IMPLIED, AS TO THE ACCURACY OF THE INFORMATION. REFERENCES TO SQUARE FOOTAGE OR AGE ARE APPROXIMATE. UPLAND HAS NOT REVIEWED OR VERIFIED THIS INFORMATION. BUYER MUST VERIFY THE INFORMATION AND BEARS ALL RISK FOR ANY INACCURACIES.



THIS INFORMATION HAS BEEN SECURED FROM SOURCES WE BELIEVE TO BE RELIABLE, BUT WE MAKE NO REPRESENTATIONS OR WARRANTIES, EXPRESSED OR IMPLIED, AS TO THE ACCURACY OF THE INFORMATION. REFERENCES TO SQUARE FOOTAGE OR AGE ARE APPROXIMATE. UPLAND HAS NOT REVIEWED OR VERIFIED THIS INFORMATION. BUYER MUST VERIFY THE INFORMATION AND BEARS ALL RISK FOR ANY INACCURACIES.

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.



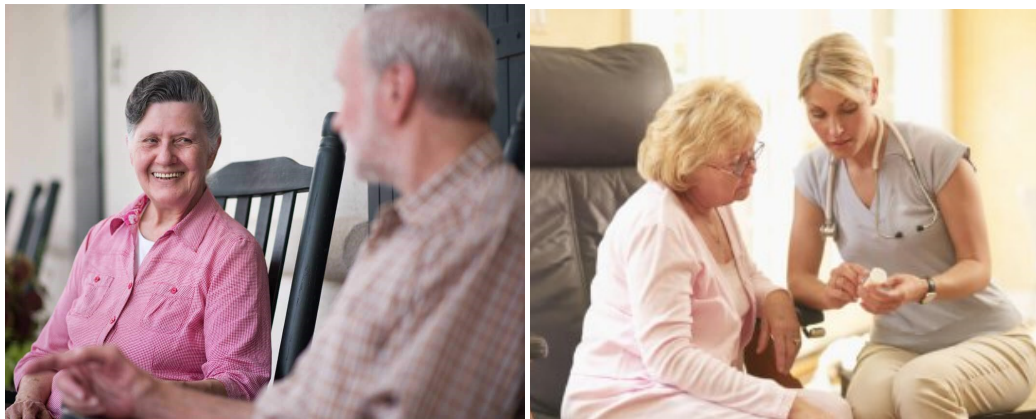
THIS INFORMATION HAS BEEN SECURED FROM SOURCES WE BELIEVE TO BE RELIABLE, BUT WE MAKE NO REPRESENTATIONS OR WARRANTIES, EXPRESSED OR IMPLIED, AS TO THE ACCURACY OF THE INFORMATION. REFERENCES TO SQUARE FOOTAGE OR AGE ARE APPROXIMATE. UPLAND HAS NOT REVIEWED OR VERIFIED THIS INFORMATION. BUYER MUST VERIFY THE INFORMATION AND BEARS ALL RISK FOR ANY INACCURACIES.

<b>PROPERTY</b>	The Carpenter Health Network Portfolio
<b>TENANTS</b>	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 The Carpenter Hospice of Northwest Louisiana, LLC
<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 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**



THIS INFORMATION HAS BEEN SECURED FROM SOURCES WE BELIEVE TO BE RELIABLE, BUT WE MAKE NO REPRESENTATIONS OR WARRANTIES, EXPRESSED OR IMPLIED, AS TO THE ACCURACY OF THE INFORMATION. REFERENCES TO SQUARE FOOTAGE OR AGE ARE APPROXIMATE. UPLAND HAS NOT REVIEWED OR VERIFIED THIS INFORMATION. BUYER MUST VERIFY THE INFORMATION AND BEARS ALL RISK FOR ANY INACCURACIES.





**STAT Home Health**



**The Carpenter House**



**Homedica HouseCalls**



**Capitol House Nursing & Rehabilitation**



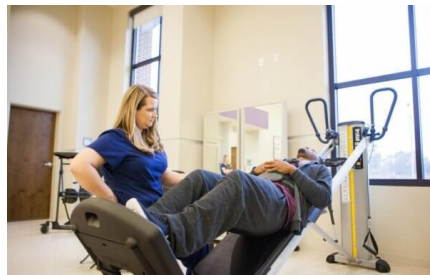
**Companion House Services**



**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.

THIS INFORMATION HAS BEEN SECURED FROM SOURCES WE BELIEVE TO BE RELIABLE, BUT WE MAKE NO REPRESENTATIONS OR WARRANTIES, EXPRESSED OR IMPLIED, AS TO THE ACCURACY OF THE INFORMATION. REFERENCES TO SQUARE FOOTAGE OR AGE ARE APPROXIMATE. UPLAND HAS NOT REVIEWED OR VERIFIED THIS INFORMATION. BUYER MUST VERIFY THE INFORMATION AND BEARS ALL RISK FOR ANY INACCURACIES.



**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.



THIS INFORMATION HAS BEEN SECURED FROM SOURCES WE BELIEVE TO BE RELIABLE, BUT WE MAKE NO REPRESENTATIONS OR WARRANTIES, EXPRESSED OR IMPLIED, AS TO THE ACCURACY OF THE INFORMATION. REFERENCES TO SQUARE FOOTAGE OR AGE ARE APPROXIMATE. UPLAND HAS NOT REVIEWED OR VERIFIED THIS INFORMATION. BUYER MUST VERIFY THE INFORMATION AND BEARS ALL RISK FOR ANY INACCURACIES.



**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.



THIS INFORMATION HAS BEEN SECURED FROM SOURCES WE BELIEVE TO BE RELIABLE, BUT WE MAKE NO REPRESENTATIONS OR WARRANTIES, EXPRESSED OR IMPLIED, AS TO THE ACCURACY OF THE INFORMATION. REFERENCES TO SQUARE FOOTAGE OR AGE ARE APPROXIMATE. UPLAND HAS NOT REVIEWED OR VERIFIED THIS INFORMATION. BUYER MUST VERIFY THE INFORMATION AND BEARS ALL RISK FOR ANY INACCURACIES.



**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**

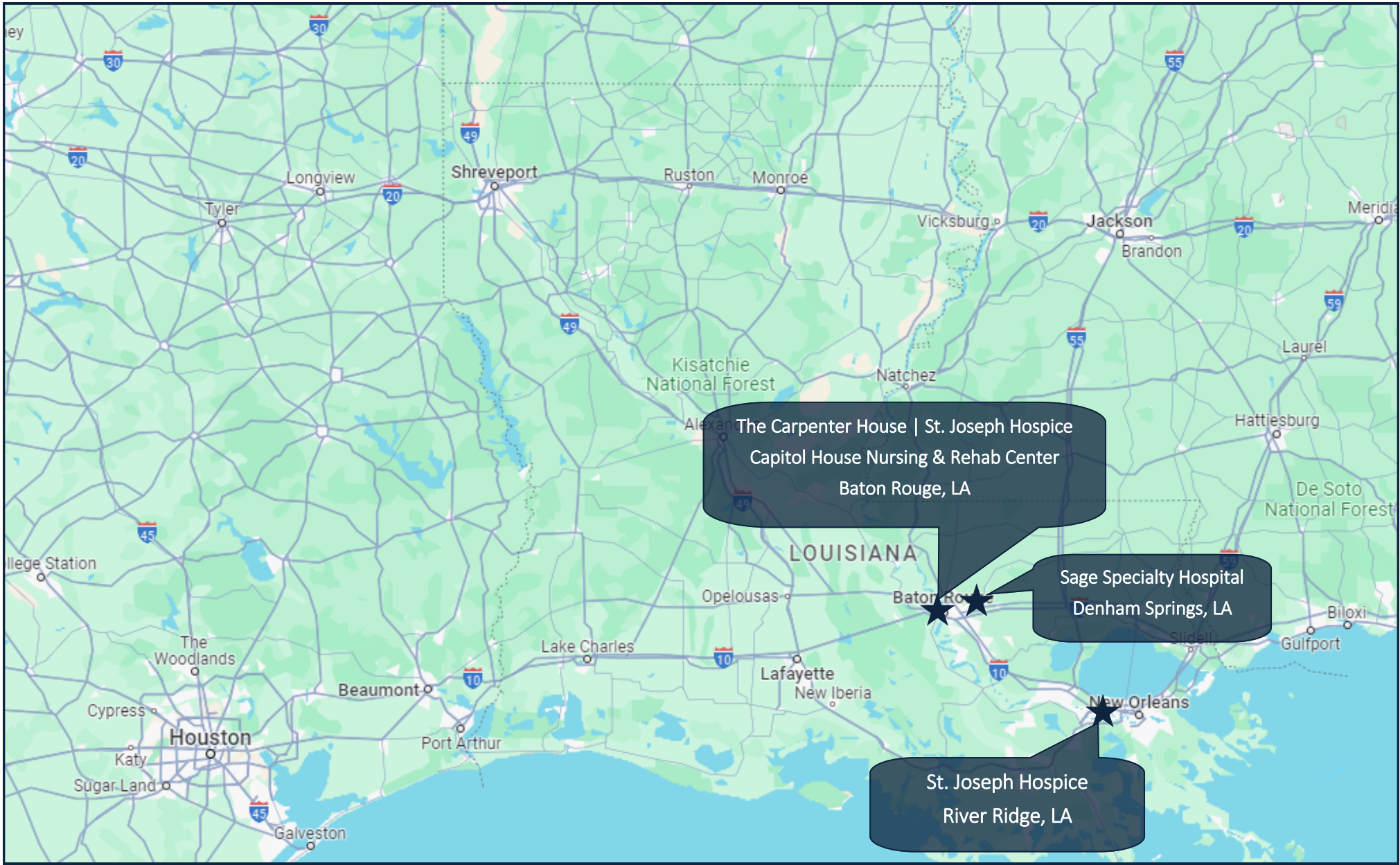
Comprehensive and holistic outpatient wound care services for treatment and prevention of skin breakdown due to a multitude of chronic conditions. Patients are seen by appointment with a physician referral. Walk-ins are welcomed.

**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.



THIS INFORMATION HAS BEEN SECURED FROM SOURCES WE BELIEVE TO BE RELIABLE, BUT WE MAKE NO REPRESENTATIONS OR WARRANTIES, EXPRESSED OR IMPLIED, AS TO THE ACCURACY OF THE INFORMATION. REFERENCES TO SQUARE FOOTAGE OR AGE ARE APPROXIMATE. UPLAND HAS NOT REVIEWED OR VERIFIED THIS INFORMATION. BUYER MUST VERIFY THE INFORMATION AND BEARS ALL RISK FOR ANY INACCURACIES.



THIS INFORMATION HAS BEEN SECURED FROM SOURCES WE BELIEVE TO BE RELIABLE, BUT WE MAKE NO REPRESENTATIONS OR WARRANTIES, EXPRESSED OR IMPLIED, AS TO THE ACCURACY OF THE INFORMATION. REFERENCES TO SQUARE FOOTAGE OR AGE ARE APPROXIMATE. UPLAND HAS NOT REVIEWED OR VERIFIED THIS INFORMATION. BUYER MUST VERIFY THE INFORMATION AND BEARS ALL RISK FOR ANY INACCURACIES.

**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](http://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: Brier Swing; Deb Vannelli, CCIM; Taylor McManemy; Keith Sturm, CCIM; Shaylin Schares; Amanda Leathers