



# ST. JOSEPH HOSPICE

507 Upstream Street | River Ridge, LA | 70123

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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.

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

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- **St. Joseph Hospice is on a NNN lease with more than 12+ years remaining and 2% annual rent increases.**
- **St. Joseph Hospice provides In Patient Hospice Care with 10 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 in River Ridge, LA a suburb of New Orleans. Nearby tenants include Winn-Dixie, McDonalds, Tulane Lakeside Hospital (121 Beds), Ochsner Medical Center (767 Beds) , New Orleans Children’s Hospital (236 Beds), and more.**
- **Strong demographics with a 5-mile population of 188,486 and average household income of \$95,963.**
- **Located approximately 7 miles from the Louis Armstrong New Orleans International Airport. The MSY airport was awarded Best Airport in North America in 2022 and 2023 by the Airports Council International.**
- **Nestled along the Mississippi River, River Ridge offers easy access to New Orleans to explore its iconic landmarks such as the French Quarter, Bourbon Street, beignets at Café du Monde, or historic sites like the Garden District and St. Louis Cathedral.**

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**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 2% Annual</b>	
<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.

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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.



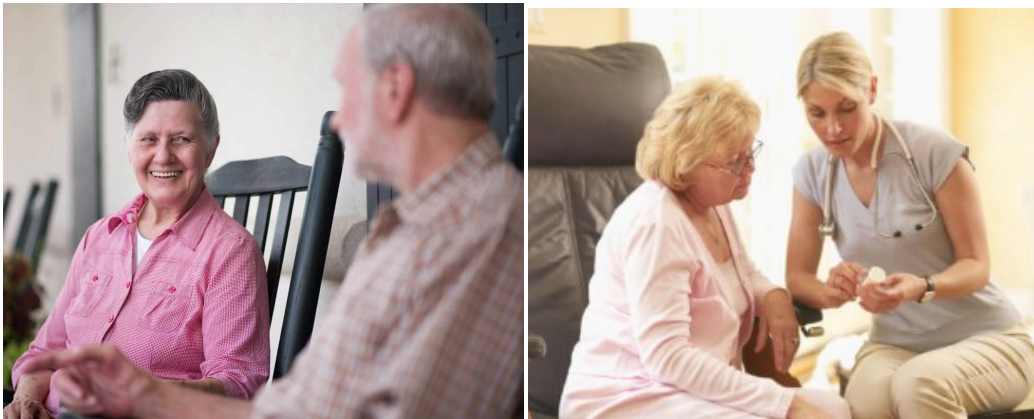
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<b>PROPERTY</b>	St. Joseph Hospice
<b>GUARANTOR</b>	SSH BR
<b>TENANT</b>	St. Joseph Hospice, L.L.C.
<b>REVENUES</b>	Private
<b>NET WORTH</b>	Private
<b>S&amp;P RATING</b>	Non-Rated
<b>WEBSITE</b>	<a href="https://www.thecarpenterhealthnetwork.com/">https://www.thecarpenterhealthnetwork.com/</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 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. Nearby retailers include, Winn-Dixie, Walgreens, McDonalds, Smoothie King, Walmart, Hobby Lobby, The Home Depot, and more. This property is also located near Tulane Lakeside Hospital (121 Beds), Ochsner Medical Center (767 Beds), and New Orleans Children’s Hospital (236 Beds).

St. Joseph Hospice is also located approximately 7 miles from the Louis Armstrong New Orleans International Airport which was awarded the Best Airport in North America in 2022 & 2023 by the Airports Council International.

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.

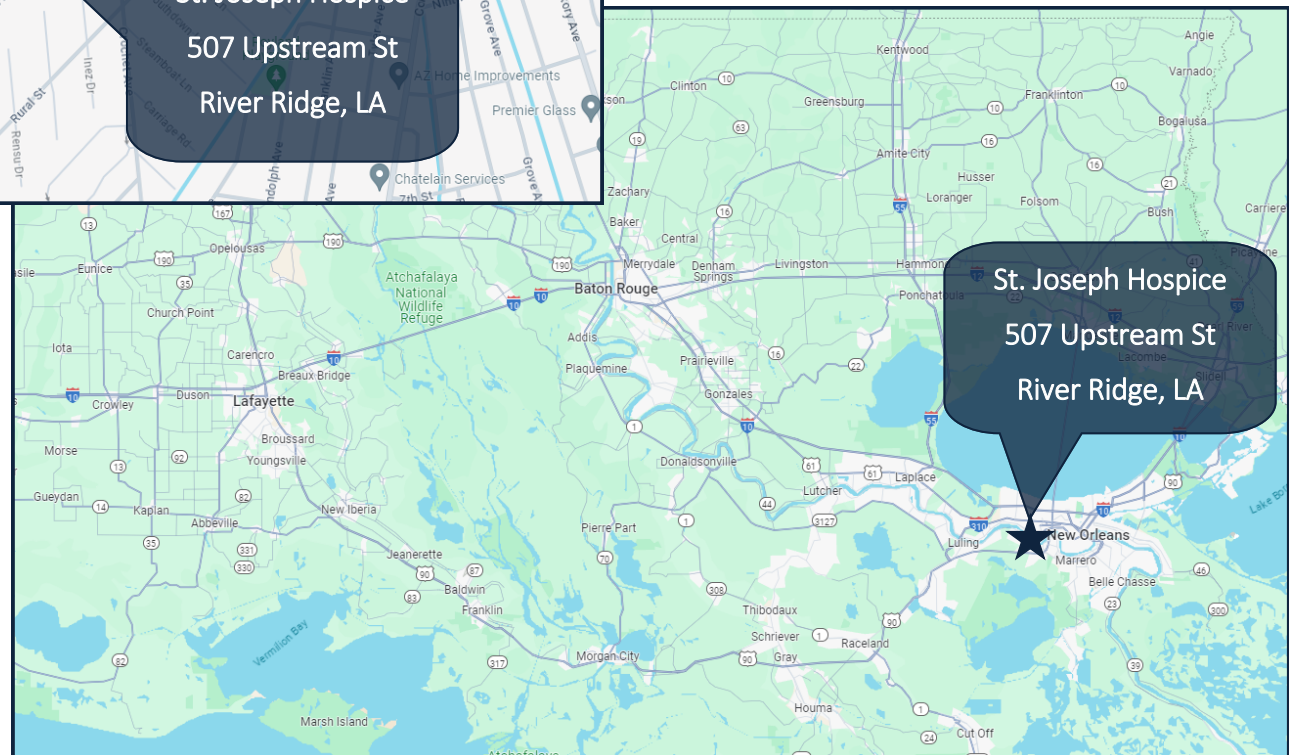
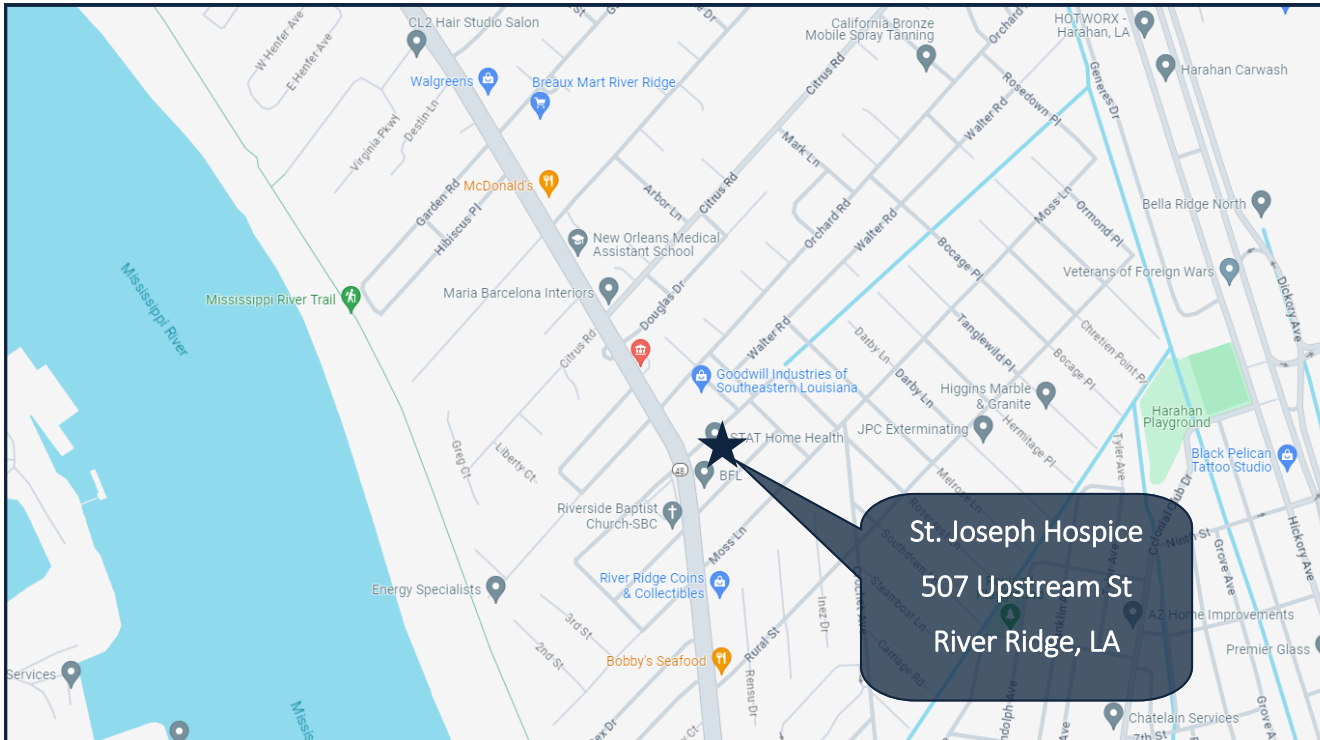
The Mississippi River Trail, a 3,000-mile multi-use trail, runs through River Ridge and is perfect for walking, biking, or enjoying the riverfront scenery. Visitors and residents may explore La Salle and Zeringue Parks for additional greens spaces and recreational opportunities.

River Ridge is located approximately 10 miles from downtown New Orleans providing residents 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.



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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: Brier Swing; Deb Vannelli, CCIM; Taylor McManemy; Keith Sturm, CCIM; Shaylin Schares; Amanda Leathers