

Offering Memorandum



THE CRESS GROUP
Commercial Real Estate Services

Doctors' Pavilion

46 Sgt. Prentiss Drive
Natchez, Mississippi

Confidential Disclaimer

This Offering Memorandum contains select information pertaining to the business and affairs of the Property at **Doctors' Pavilion in Natchez, Mississippi**. It has been prepared by The Cress Group, LLC. This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of the Seller or The Cress Group, LLC. The material is based in part upon information supplied by the Seller and in part upon financial information obtained by **The Cress Group, LLC**. —Ridgeland, MS. From sources it deems reliable. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

By acknowledging your receipt of this Offering Memorandum from **The Cress Group, LLC**. —Ridgeland, MS, you agree.

- 1.)The Offering Memorandum and its content are confidential;
- 2.)You will hold it and treat it in the strictest of confidence; and
- 3.)You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

Owner and The Cress Group, LLC expressly reserve the right, at the sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of **Doctors' Pavilion in Natchez, Mississippi** or if the future you discontinue such negotiations then you agree to purge all materials relating to this Property including the Offering Memorandum.

A prospective purchaser's sole and exclusive right with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or The Cress Group, LLC or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liabilities, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

*Offered
Exclusively By*

Chad Hirn, CCIM
Principal Broker/
Investment Broker
chirn@cresscre.com

The Cress Group
200 West Jackson Street
Suite 200
Ridgeland, MS 39157
601-707-1300 (O)
601-853-4748 (F)

Property Highlights

The Cress Group is pleased to offer for sale Doctors' Pavilion in Natchez, MS. The Property is being marketed without an offering price.

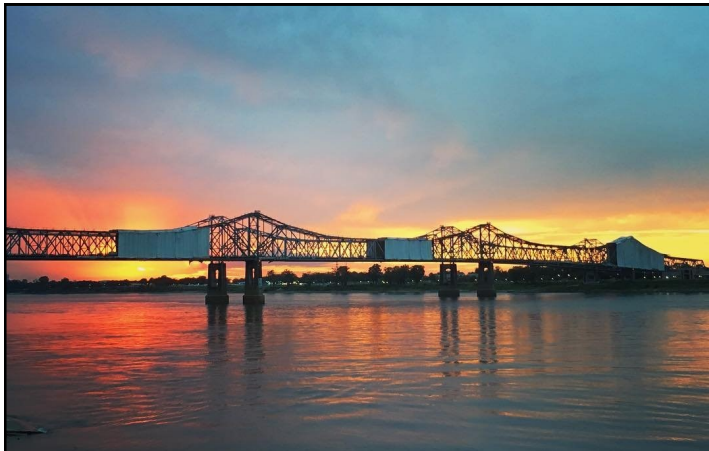
- **Doctors' Pavilion** is a class A medical office building located in Natchez, MS and consist of 47,753 rentable feet. The building was constructed in 2005 and consist of 3 floors and currently has 8 tenants.
- **Doctors' Pavilion** sits on 2.67 acres of land directly south of Merit Health Hospital. The building which consist of the property being sold sits on .58 acres of the 2.67 acres. The remaining property, 2.09 acres, is owned by the hospital and the entire 2.67 acre property is governed under an ECR document which outlines ingress, egress, parking and maintenance.
- **Doctors' Pavilion** is connected to the Hospital in the second floor via a side parking deck which allows easy back and forth between the two buildings
- **Doctors' Pavilion** was retrofitted with LED lighting in 2017 in an effort to utilize current technology for conserving power



Market Overview—Natchez, Mississippi

“Where the river is wide and history runs deep”

- Natchez is the county seat and only city of Adams County, Mississippi. Located on the Mississippi River across from Vidalia, LA, Natchez was a prominent city in the antebellum years, a center of cotton planters and Mississippi River trade. Natchez is the 25th-largest city in the state, with surrounding communities collectively known as the “Miss-Lou.” (Mississippi and Louisiana)
- With one of the most undervalued real estate markets in the nation, a high quality of life, favorable operating costs, including low taxes, its strategic location for Mississippi residents and Louisiana visitors, Natchez is poised for growth.
- The city of Natchez and Adams County operate one public school system consisting of 8 schools. There are also a number of private schools, home to Copiah-Lincoln Community College and Alcorn State University.
- The tourism sector is very strong in Natchez with ten’s of thousands of visitors coming annually to tour the old Antebellum Homes or to spend time in one of the several casinos located along the beautiful Mississippi River.



The City of Natchez has been recognized in recent years by the following regional and national media outlets, publications and organizations:

- 2017 Community Economic Development Award— *SEDC*
- Best of Tourism 2017— *TripAdvisor*
- Oldest continuous settlement on the MS River— *Visitnatchez.org*
- Natchez National Historical Park Merit Award 2016— *Society*

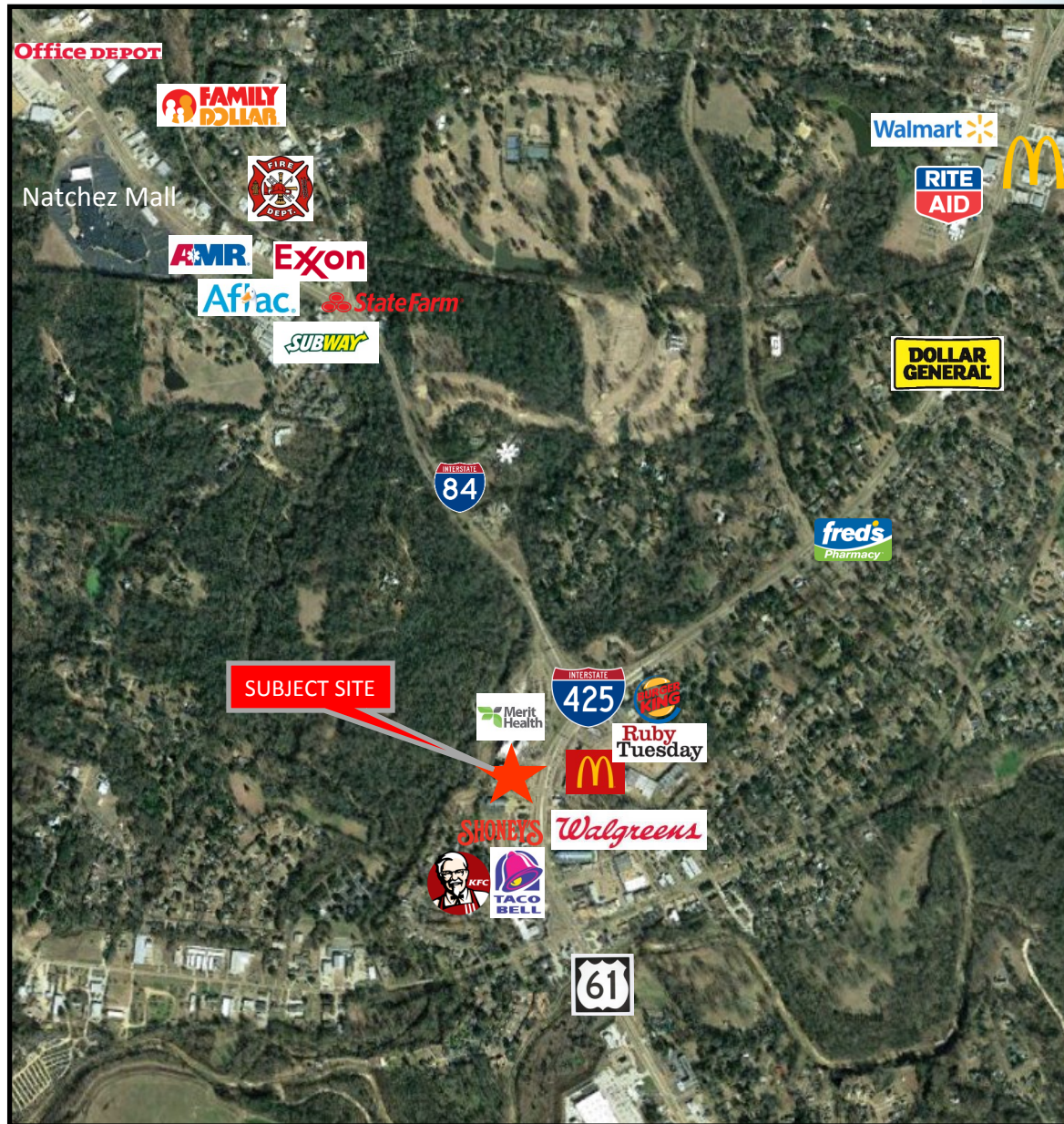
Maps/ Aerials



- Natchez to Jackson, MS: 102 Miles
- Natchez to Baton Rouge, LA: 91 Miles
- Natchez to New Orleans, LA: 175 Miles

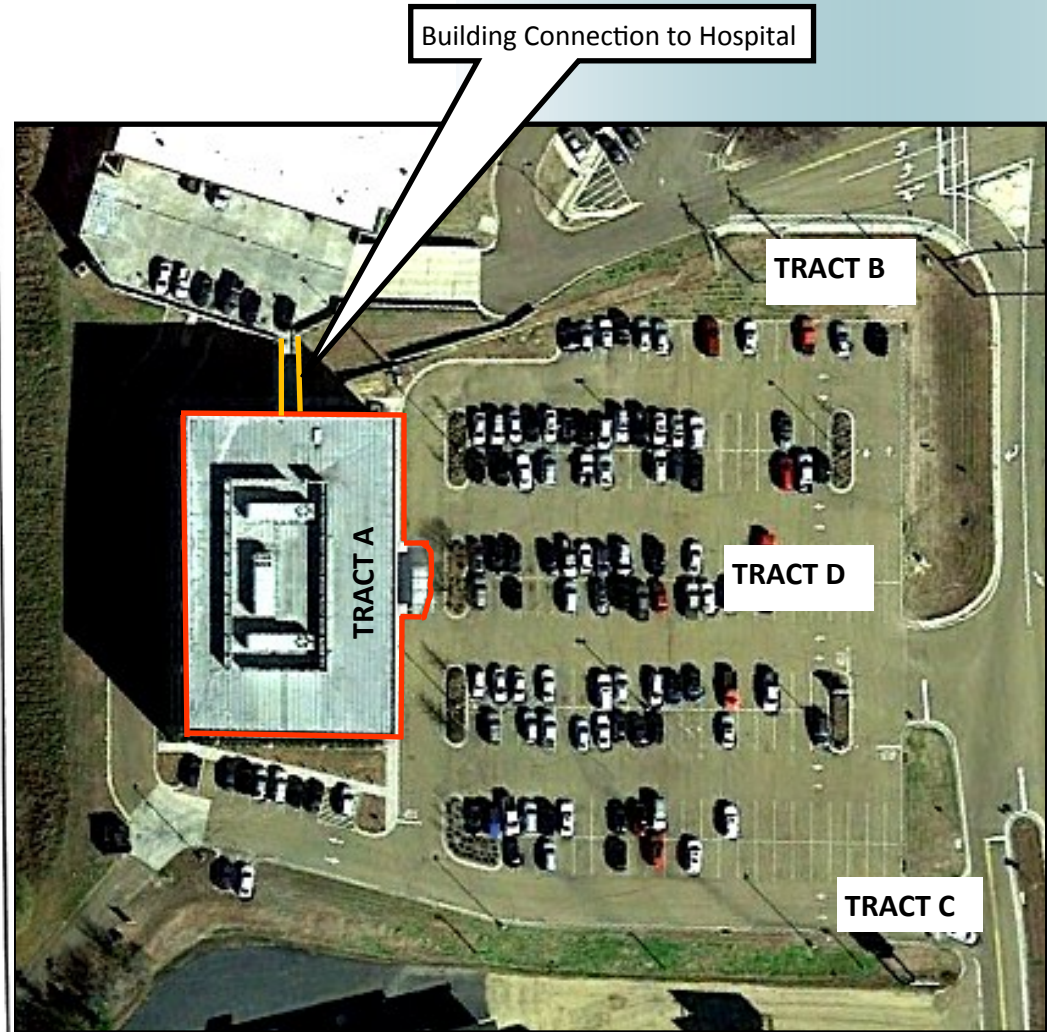
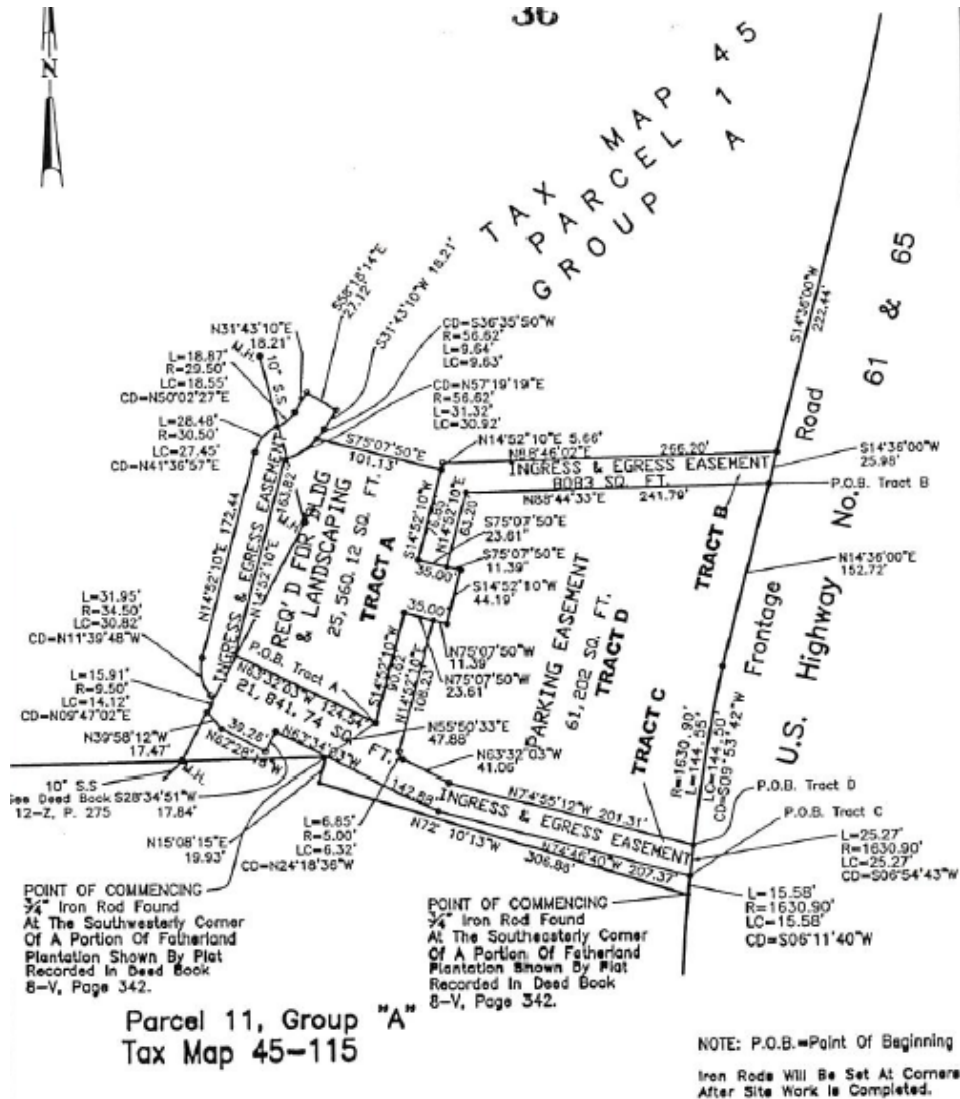


Maps/Aerials



Maps/Aerials





Property Photographs



Main Tenant Overview

Merit Health Natchez is a Joint Commission-accredited hospital with 179-beds and offers a broad range of services, including emergency medicine, surgery, cardiology, labor and delivery, radiology, outpatient diagnostic testing, physical therapy and more. Merit Health Natchez holds additional accreditations from the American College of Radiology for mammography, the American Association of Cardiovascular and Pulmonary Rehabilitation, the Commission on Accreditation of Rehabilitation Facilities, and the American Academy of Sleep Medicine.

Broad range of service offerings include:

- Emergency medicine
- Surgery
- Cardiology
- Labor and delivery
- Radiology
- Outpatient diagnostic testing
- Physical therapy



Community Health Systems, Inc. is one of the nation's leading operators of general acute care hospitals. The organization's affiliates own, operate or lease 127 hospitals in 20 states with approximately 21,000 licensed beds. Affiliated hospitals are dedicated to providing quality healthcare for local residents and contribute to the economic development of their communities. Based on the unique needs of each community served, these hospitals offer a wide range of diagnostic, medical and surgical services in inpatient and outpatient settings.

Main Tenant Overview



LHC Group is the preferred post-acute care partner for hospitals, physicians and families nationwide. From home health and hospice care to long-term acute care and community-based services, we deliver high-quality, cost-effective care that empowers patients to manage their health at home.

More than 60 leading hospitals and health systems around the country have partnered with LHC Group to deliver patient-centered care in the home. More hospitals, physicians and families choose LHC Group, because our 13,000-plus employees in 26 states are united by a single, shared purpose: It's all about helping people.

Every day, all across the country, our LHC Group family is helping people. There are over 11,000 of us, standing shoulder to shoulder, helping the patients in our care live, fuller, healthier lives. We do this because helping people is, quite simply, the reason we exist. It's our purpose. At LHC Group, it's all about helping people.

AWARDS & RECOGNITIONS

- HomeCare Elite, National Research Corporation and DecisionHealth
- IBT 1000 World's Fastest Growing Companies, *International Business Times*, 2012
- America's 100 Best Small Companies, *Forbes* magazine, 2007-2011
- 100 Fastest-Growing Companies, *Fortune* magazine, 2010-2011
- 500 Fastest-Growing Private Companies in America, *Inc.* magazine, 2005

Demographics

<i>Demographic and Income Profile 2018</i>	<i>1 Mile Radius</i>	<i>3 Mile Radius</i>	<i>5 Mile Radius</i>
Population	2,934	13,425	25,144
Median Age	49.0	44.5	42.1
Average Household Income	\$65,107	\$52,604	\$48,445
<i>Projected Demographic and Income Profile 2023</i>	<i>1 Mile Radius</i>	<i>3 Mile Radius</i>	<i>5 Mile Radius</i>
Population	2,874	13,038	24,391
Median Age	50.0	44.8	42.8
Average Household Income	\$74,176	\$60,100	\$55,037





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