

2311 REDWOOD AVE | INDEPENDENCE, MO 64057



## **Medical Office Investment Opportunity**

**7 Years remaining on Lease**

**2% Annual Rental Increases**



**Call Nate Prather  
(816) 268-4483**

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## **Tenant Overview**

Specialized Home Care was recognized and certified in 2014 by Centers for Medicare & Medicaid Services (CMS) as one of modern home-health care agencies which are scientifically measured and assessed to have high-quality home-health care services for promoting health and improving the quality of life. Specialized Home Care services include nursing, physical therapy, occupational therapy, respiratory therapy, speech pathology, medical social, and home health aides.



- ↔ 20 + YEARS OF EXPERIENCE**
- ↔ HEALTHCARE INDUSTRY**
- ↔ 3+ LOCATIONS**
- ↔ 50+ HEALTHCARE WORKERS**

# Location Highlights



- Tremendous Population Density- over 135,000 residents within a five-mile radius, with above average household income over \$75,000.
- Major Retail Trade Area- this site is located nearby other medical operators and is surrounded by a major retail area which includes shopping centers anchored by tenants.
- National Tenants nearby include Dunkin' Donuts, McDonalds, Taco Bell, Wendy's, Quick Trip, Arby's, Sonic, and Burger King
- Center lot with great visibility and easy access to Hwy 291
- Located on corner of Redwood Avenue and East 23rd Street which sees over 20,000 vehicles per day
- Located in the Heart of Independence
- Minutes from CenterPoint Hospital

# Financial Overview

## INVESTMENT SUMMARY

List Price	\$2,695,000
Cap Rate	7.87%
NOI (Year 4)	\$212,241.60
Lease Term	10
Lease Type	NNN
Roof & Structure	Tenant
Increases	2% annual
Options	(2) Five Year
Guaranty	Corporate
Lease Commencement	January 1, 2022
Rent Commencement	January 1, 2022
Year Built	1985
Square Footage	9,212 SF +/-

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**EXCELLENT  
INVESTMENT  
OPPORTUNITY**

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## **ESTABLISHED TENANT**

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## **HIGH GROWTH MULTI-UNIT OPERATOR**

The company has continued to grow its presence across the central states with a focus on providing quality care.

## **\$299 BILLION INDUSTRY**

Home health is one of the largest Healthcare industries and is expected to grow at a compound annual growth rate of 7.88% through 2028.