

**SINGLE TENANT MEDICAL
INVESTMENT OFFERING**

**BAYWOOD CROSSING
5020 SPACE CENTER BLVD.
PASADENA, TX 77505**

PRICE REDUCED!



Presented By:
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The information contained herein was obtained from sources believed to be reliable. However, neither Boyd Commercial nor the property owner make any guarantees, warranties or representations as to the completeness or accuracy thereof. The property is submitted subject to errors, omissions, change of price or conditions and, is subject to prior sale, lease or withdrawal from the market without notice.

INVESTMENT OVERVIEW

EXECUTIVE SUMMARY

TENANT:	Baywood Crossing Rehabilitation Center
ADDRESS:	5020 Space Center Blvd., Pasadena, TX 77505
BUILDING AREA:	39,751 SF
LAND AREA:	3.85 Acres
YEAR BUILT:	2012
FRONTAGE:	Space Center Blvd.
BEDS:	124
LEASE TYPE:	NNN

PRICING

SALES PRICE:	\$16,000,000.00 \$14,000,000.00
CAP RATE:	6.25% 7.15%
CURRENT NOI:	\$1,000,000.00

LEASE OVERVIEW

INITIAL LEASE TERM:	20 Years
LEASE EXPIRATION:	November 30, 2031
REMAINING TERM:	9+ Years
ANNUAL GROSS RENT:	\$1,501,722.00
OPERATING EXP. REIMBURSEMENT:	\$451,722.00
(PROPERTY TAXES)	\$211,722.00
(PROPERTY INSURANCE)	\$240,000.00
MORTGAGE INSURANCE PREMIUM:	\$50,000.00
ANNUAL NET INCOME:	\$1,000,000.00



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TENANT PROFILE



Baywood Crossing Rehabilitation & Healthcare Center's mission is to conduct its business honestly and ethically wherever operations are maintained. We strive to improve the quality of our services, products, and operations and will maintain a reputation for honesty, fairness, respect, responsibility, integrity, trust, and sound business judgment. Our managers and employees are expected to adhere to high standards of business and personal integrity as a representation of our business practices.

Our patient centered care model puts the patient first and follows our "Let us SERVE you" motto. Our Golden Rule values enable us to treat every customer as our own family member.

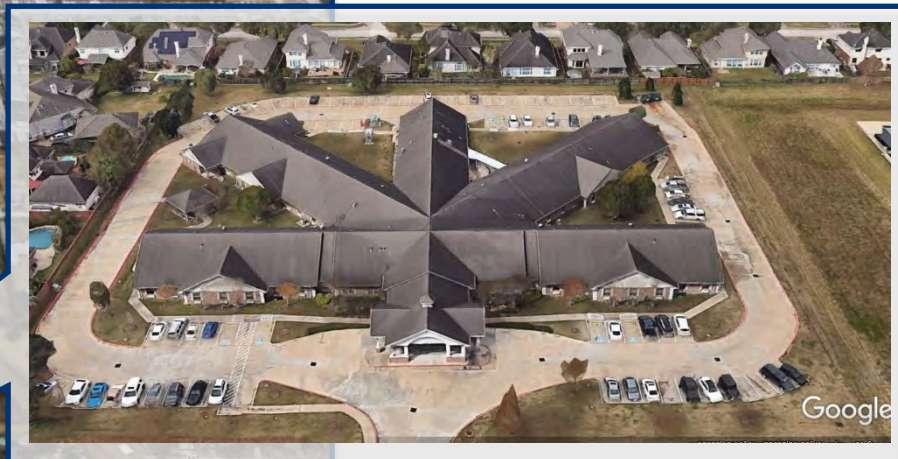
- Seek to go above and beyond to exceed expectations
- Enhance the quality of life for all those you care for
- Respect each resident's rights and wishes
- Value each resident and family's perspective
- Enjoy the mission you have been given



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AERIAL PHOTO



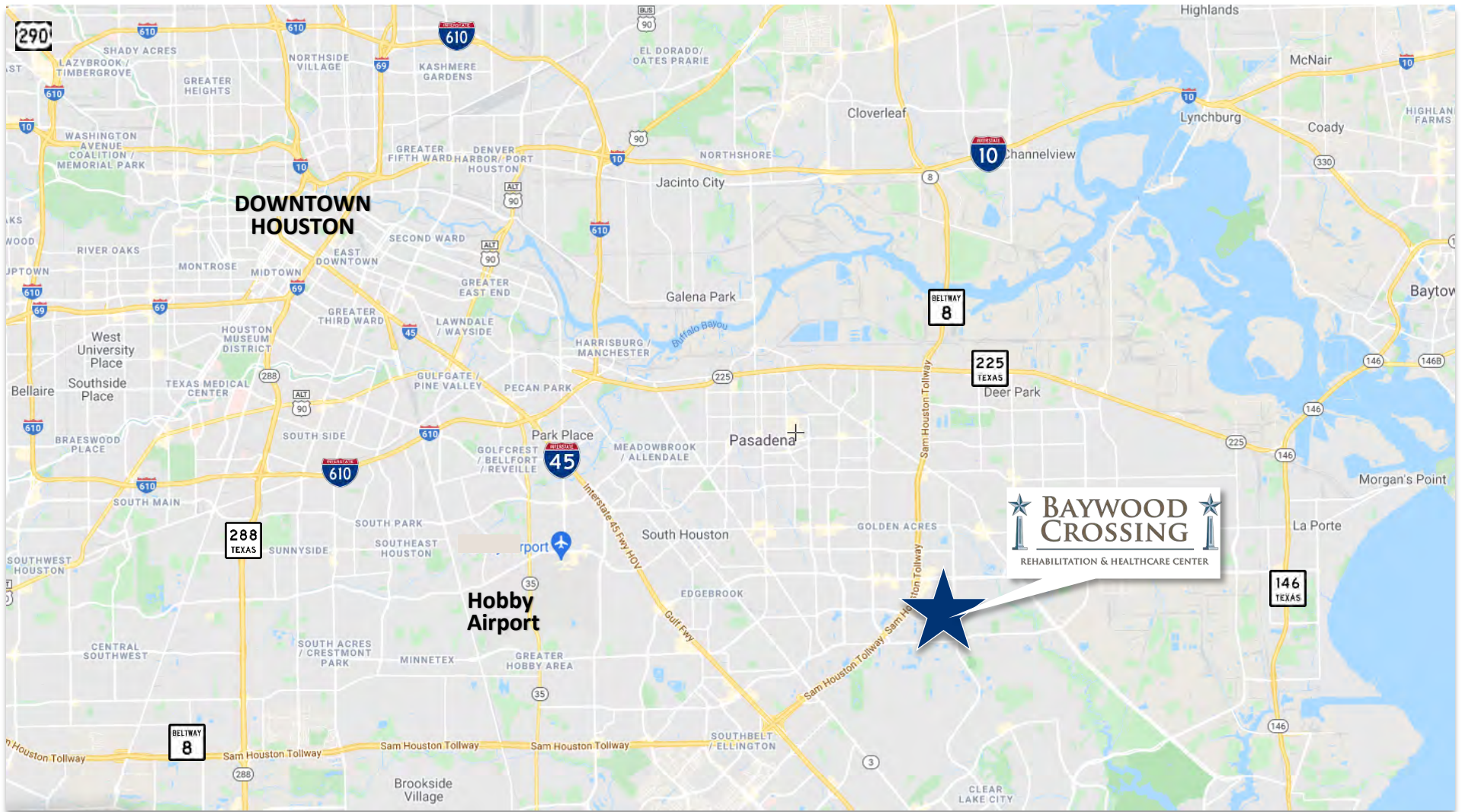
The Subject Property's address is 5020 Space Center Blvd., which is located in close proximity to Sam Houston Tollway with a population of almost 248,000 in a 5 mile radius with more than 61,000 residents over the age of 55. The facility is ideally positioned on Space Center Blvd. which sees an average of over 19,000 cpd and also in close proximity to Genoa Red Bluff which sees over 24,000 cpd. The property is currently under a 20 year absolute triple net lease that commenced in December 2011 and has over 9 years remaining.

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LOCATION MAP



BAYWOOD CROSSING
REHABILITATION & HEALTHCARE CENTER

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Approved by the Texas Real Estate Commission for Voluntary Use

Texas Law requires all real estate licensees to give the following information about brokerage service to prospective buyers, tenants, sellers and landlords.

Information about Brokerage Services

TYPES OF REAL ESTATE LICENSE HOLDERS:

A BROKER is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.

A SALES AGENT must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

The broker's duties and responsibilities to you, and your obligations under the representation agreement.

Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Property: 5020 Space Center Blvd. Pasadena, TX 77505

Boyd Commercial, LLC Licensed Broker/Broker Firm Name or	511967 License No.	dmboyd@boydcommercial.net Email	713-877-8400 Phone
David M. Boyd, CCIM, SIOR Designated Broker of Firm	419382 License No.	dmboyd@boydcommercial.net Email	713-877-8400 Phone
Licensed Supervisor of Sales Agent/ Associate Andrew W. Sowell Sales Agent/ Associate's Name	License No. 478003 License No.	Email asowell@boydcommercial.net Email	Phone 713-877-8400 Phone

Buyer/Tenant/Seller/Landlord Initials

Date

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