

INVESTMENT SUMMARY

| | |
|--------------|----------------|
| PRICE | \$60,524,360 |
| CAP | 6.40% |
| NOI | \$3,873,559.02 |

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 |
|---|--|------------------------------------|----------|--------------|-----------------------|---------------------|--|-----------------|----------------------------|
| SAGE Rehabilitation Outpatient & Day Neuro | 8313 Picardy Ave Baton Rouge, LA | \$3,511,350 | 6.40% | \$224,726.40 | 3/17/2037 | 2% Annual Increases | Outpatient Therapy | 1941,649 | \$86,859 |
| SAGE Rehabilitation Hospital | 8000 Summa Ave Baton Rouge, LA | \$11,704,500 | 6.40% | \$749,088.00 | 3/17/2037 | 2% Annual Increases | SNF, Rehab. Hospital, Outpatients Wound Care 45 Beds | 191,649 | \$96,859 |
| Homedica House Calls STAT Home Health | 8923 Bluebonnet Blvd Baton Rouge, LA | \$1,326,510 | 6.40% | \$84,896.64 | 3/17/2037 | 2% Annual Increases | Office Building | 133,805 | \$106,073 |
| The Carpenter House St. Joseph Hospice | 10615 Jefferson Hwy Baton Rouge, LA | \$6,827,625 | 6.40% | \$436,968.00 | 3/17/2037 | 2% Annual Increases | In Patient Hospice & Office 16 Rooms | 190,144 | \$99,622 |
| St. Joseph Hospice | 10545 Jefferson Hwy Baton Rouge, LA | \$4,391,925 SOLD | 6.5% | \$31,212.00 | 3/17/2037 | 2% Annual Increases | Corporate Office | 190,144 | \$99,622 |
| Capitol House Nursing & Rehab Center | 11546 Florida Blvd Baton Rouge, LA | \$8,388,225 | 6.40% | \$536,846.40 | 3/17/2037 | 2% Annual Increases | SNF 132 Beds | 159,351 | \$84,022 |
| Sage Specialty Hospital | 8375 Florida Blvd Denham Springs, LA | \$5,354,809 | 6.40% | \$342,707.76 | 3/17/2037 | 2% Annual Increases | LTAC 54 Beds | 71,832 | \$94,867 |
| St. Joseph Hospice | 923 West Pinhook Rd Lafayette, LA | \$7,545,306 | 6.40% | \$482,899.58 | 3/17/2037 | 2% Annual Increases | In Patient Hospice 16 Rooms | 126,122 | \$82,220 |
| Sage Specialty Hospital | 204 Energy Pkwy Lafayette, LA | \$8,453,185 | 6.40% | \$541,003.84 | 3/17/2037 | 2% Annual Increases | LTAC & Rehab. Hospital 31 Beds | 137,728 | \$90,125 |
| St. Joseph Hospice | 507 Upstream St River Ridge (New Orleans), LA | \$1,950,750 | 6.40% | \$124,848.00 | 3/17/2037 | 2% Annual Increases | In-Patient Hospice 10 Rooms | 188,946 | \$95,963 |
| St. Joseph Hospice | 8950 East Kings Hwy Shreveport, LA | \$5,462,100 | 6.40% | \$349,574.40 | 3/17/2037 | 2% Annual Increases | In-Patient Hospice 16 Rooms | 97,102 | \$93,099 |

INVESTMENT SUMMARY

| | |
|-----------------------------|--------------------------------------|
| PRICE | \$3,511,350 |
| CAP | 6.40% |
| NOI | \$224,726.40 |
| RENT/SF | \$22.38 |
| PRICE/SF | \$349.63 |
| REMAINING LEASE TERM | 12 Years, 7 Months |
| RENT COMMENCEMENT | March 18, 2022 |
| LEASE EXPIRATION | March 17, 2037 |
| LEASE TYPE | NNN |
| RENEWAL OPTIONS | Two 5-Year w/ 2.00% Annual Increases |

LEASE INFORMATION

| | |
|-----------------------------------|--------------|
| RENT ADJUSTMENTS 2% Annual | |
| YEAR 3: | \$224,726.40 |
| YEAR 4: | \$229,220.93 |
| YEAR 5: | \$233,805.35 |
| YEAR 6: | \$238,481.45 |
| YEAR 7: | \$243,251.08 |
| YEAR 8: | \$248,116.10 |
| YEAR 9: | \$253,078.43 |
| YEAR 10: | \$258,139.99 |
| YEAR 11: | \$263,302.79 |
| YEAR 12: | \$268,568.85 |
| YEAR 13: | \$273,940.23 |
| YEAR 14: | \$279,419.03 |
| YEAR 15: | \$285,007.41 |

LEASE NOTES:

License Type: Freestanding Outpatient Therapy
Capacity: N/A

PROPERTY INFORMATION

| | |
|----------------------|--|
| PROPERTY | SAGE Rehabilitation Hospital & Outpatient Services |
| ADDRESS | 8313 Picardy Avenue Baton Rouge, LA 70809 |
| BUILDING SIZE | 10,043 SQ. FT. |
| LOT SIZE | 1.5 Acres |
| PARISH | East Baton Rouge |
| YEAR BUILT | 1965/2020 |

DEMOGRAPHIC INFORMATION

| | 1-MILE RADIUS | 3-MILE RADIUS | 5-MILE RADIUS |
|--------------------------------------|----------------------|----------------------|----------------------|
| 2023 POPULATION | 6,039 | 68,571 | 194,272 |
| 2028 POPULATION | 6,074 | 68,246 | 194,847 |
| 2023 MEDIAN HOUSEHOLD INCOME | \$50,083 | \$67,567 | \$56,483 |
| 2023 AVERAGE HOUSEHOLD INCOME | \$69,264 | \$112,639 | \$95,730 |

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

INVESTMENT SUMMARY

| | |
|-----------------------------|--------------------------------------|
| PRICE | \$11,704,500 |
| CAP | 6.40% |
| NOI | \$749,088 |
| RENT/SF | \$26.78 |
| PRICE/SF | \$418.45 |
| REMAINING LEASE TERM | 12 Years, 7 Months |
| RENT COMMENCEMENT | March 18, 2022 |
| LEASE EXPIRATION | March 17, 2037 |
| LEASE TYPE | NNN |
| RENEWAL OPTIONS | Two 5-Year w/ 2.00% Annual Increases |

LEASE INFORMATION

| | |
|-----------------------------------|--------------|
| RENT ADJUSTMENTS 2% Annual | |
| YEAR 3: | \$749,088.00 |
| YEAR 4: | \$764,069.76 |
| YEAR 5: | \$779,351.16 |
| YEAR 6: | \$794,938.18 |
| YEAR 7: | \$810,836.94 |
| YEAR 8: | \$827,053.68 |
| YEAR 9: | \$843,594.75 |
| YEAR 10: | \$860,466.65 |
| YEAR 11: | \$877,675.98 |
| YEAR 12: | \$895,229.50 |
| YEAR 13: | \$913,134.09 |
| YEAR 14: | \$931,396.77 |
| YEAR 15: | \$950,024.71 |

LEASE NOTES:

License Type: Skilled Nursing Facility (SNF), Outpatients Wound Care, Rehabilitation Hospital
Capacity: 45 Beds

PROPERTY INFORMATION

| | |
|----------------------|--|
| PROPERTY | SAGE Rehabilitation Hospital |
| ADDRESS | 8000 Summa Avenue Baton Rouge, LA 70809 |
| BUILDING SIZE | 27,971 SQ. FT. |
| LOT SIZE | 0.82 Acres |
| PARISH | East Baton Rouge |
| YEAR BUILT | 1993/2007 |

DEMOGRAPHIC INFORMATION

| | 1-MILE RADIUS | 3-MILE RADIUS | 5-MILE RADIUS |
|--------------------------------------|----------------------|----------------------|----------------------|
| 2023 POPULATION | 5,979 | 66,935 | 201,444 |
| 2028 POPULATION | 5,989 | 66,735 | 201,543 |
| 2023 MEDIAN HOUSEHOLD INCOME | \$50,715 | \$66,752 | \$54,684 |
| 2023 AVERAGE HOUSEHOLD INCOME | \$75,778 | \$112,723 | \$91,936 |

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

INVESTMENT SUMMARY

| | |
|-----------------------------|--------------------------------------|
| PRICE | \$1,326,510 |
| CAP | 6.40% |
| NOI | \$84,896.64 |
| RENT/SF | \$12.14 |
| PRICE/SF | \$189.75 |
| REMAINING LEASE TERM | 12 Years, 7 Months |
| RENT COMMENCEMENT | March 18, 2022 |
| LEASE EXPIRATION | March 17, 2037 |
| LEASE TYPE | NNN |
| RENEWAL OPTIONS | Two 5-Year w/ 2.00% Annual Increases |

LEASE INFORMATION

| | |
|-----------------------------------|--------------|
| RENT ADJUSTMENTS 2% Annual | |
| YEAR 3: | \$84,896.64 |
| YEAR 4: | \$86,594.57 |
| YEAR 5: | \$88,326.46 |
| YEAR 6: | \$90,092.99 |
| YEAR 7: | \$91,894.85 |
| YEAR 8: | \$93,732.75 |
| YEAR 9: | \$95,607.41 |
| YEAR 10: | \$97,519.55 |
| YEAR 11: | \$99,469.94 |
| YEAR 12: | \$101,459.34 |
| YEAR 13: | \$103,488.53 |
| YEAR 14: | \$105,558.30 |
| YEAR 15: | \$107,669.47 |

LEASE NOTES:

License Type: Office Building
Capacity: N/A

PROPERTY INFORMATION

| | |
|----------------------|---|
| PROPERTY | Homedica House Calls STAT Home Health |
| ADDRESS | 8923 Bluebonnet Blvd Baton Rouge, LA 70810 |
| BUILDING SIZE | 6,991 SQ. FT. |
| LOT SIZE | 0.64 Acres |
| PARISH | East Baton Rouge |
| YEAR BUILT | 1996/2005 |

DEMOGRAPHIC INFORMATION

| | 1-MILE RADIUS | 3-MILE RADIUS | 5-MILE RADIUS |
|--------------------------------------|---------------|---------------|---------------|
| 2023 POPULATION | 8,577 | 60,536 | 134,370 |
| 2028 POPULATION | 8,580 | 60,508 | 135,101 |
| 2023 MEDIAN HOUSEHOLD INCOME | \$75,885 | \$66,059 | \$61,996 |
| 2023 AVERAGE HOUSEHOLD INCOME | \$119,522 | \$108,508 | \$106,161 |

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

INVESTMENT SUMMARY

| | |
|-----------------------------|--------------------------------------|
| PRICE | \$6,827,625 |
| CAP | 6.40% |
| NOI | \$436,968 |
| RENT/SF | \$26.64 |
| PRICE/SF | \$416.32 |
| REMAINING LEASE TERM | 12 Years, 7 Months |
| RENT COMMENCEMENT | March 18, 2022 |
| LEASE EXPIRATION | March 17, 2037 |
| LEASE TYPE | NNN |
| RENEWAL OPTIONS | Two 5-Year w/ 2.00% Annual Increases |

LEASE INFORMATION

| | |
|-----------------------------------|--------------|
| RENT ADJUSTMENTS 2% Annual | |
| YEAR 3: | \$436,968.00 |
| YEAR 4: | \$445,707.36 |
| YEAR 5: | \$454,621.51 |
| YEAR 6: | \$463,713.94 |
| YEAR 7: | \$472,988.22 |
| YEAR 8: | \$482,447.98 |
| YEAR 9: | \$492,096.94 |
| YEAR 10: | \$501,938.88 |
| YEAR 11: | \$511,977.66 |
| YEAR 12: | \$522,217.21 |
| YEAR 13: | \$532,661.55 |
| YEAR 14: | \$543,314.78 |
| YEAR 15: | \$554,181.08 |

LEASE NOTES:

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

PROPERTY INFORMATION

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

DEMOGRAPHIC INFORMATION

| | 1-MILE RADIUS | 3-MILE RADIUS | 5-MILE RADIUS |
|--------------------------------------|---------------|---------------|---------------|
| 2023 POPULATION | 10,412 | 74,458 | 191,260 |
| 2028 POPULATION | 10,429 | 74,350 | 190,639 |
| 2023 MEDIAN HOUSEHOLD INCOME | \$59,505 | \$60,307 | \$60,464 |
| 2023 AVERAGE HOUSEHOLD INCOME | \$96,555 | \$96,192 | \$99,364 |

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

INVESTMENT SUMMARY

| | |
|-----------------------------|--------------------------------------|
| PRICE | \$499,392 |
| Capex | 6.1% |
| NOI | \$31,212 |
| RENT/SF | \$12.00 |
| PRICE/SF | \$192.07 |
| REMAINING LEASE TERM | 12 Years, 7 Months |
| RENT COMMENCEMENT | March 18, 2022 |
| LEASE EXPIRATION | March 17, 2037 |
| LEASE TYPE | NNN |
| RENEWAL OPTIONS | Two 5-Year w/ 2.00% Annual Increases |

SOLED

LEASE INFORMATION

| | |
|-------------------------|-------------|
| RENT ADJUSTMENTS | 2% Annual |
| YEAR 3: | \$31,212.00 |
| YEAR 4: | \$31,836.24 |
| YEAR 5: | \$32,472.96 |
| YEAR 6: | \$33,122.42 |
| YEAR 7: | \$33,784.87 |
| YEAR 8: | \$34,460.57 |
| YEAR 9: | \$35,149.78 |
| YEAR 10: | \$35,852.78 |
| YEAR 11: | \$36,569.83 |
| YEAR 12: | \$37,301.23 |
| YEAR 13: | \$37,301.23 |
| YEAR 14: | \$38,808.20 |
| YEAR 15: | \$39,584.36 |

LEASE NOTES:

License Type: Corporate Offices
Capacity: N/A

PROPERTY INFORMATION

| | |
|----------------------|--|
| PROPERTY | St. Joseph Hospice |
| ADDRESS | 10545 Jefferson Highway Baton Rouge, LA 70809 |
| BUILDING SIZE | 2,600 SQ. FT. |
| LOT SIZE | 0.53 Acres |
| PARISH | East Baton Rouge |
| YEAR BUILT | 1960/2010 |

DEMOGRAPHIC INFORMATION

| | 1-MILE RADIUS | 3-MILE RADIUS | 5-MILE RADIUS |
|--------------------------------------|---------------|---------------|---------------|
| 2023 POPULATION | 10,412 | 74,458 | 191,260 |
| 2028 POPULATION | 10,429 | 74,350 | 190,639 |
| 2023 MEDIAN HOUSEHOLD INCOME | \$59,505 | \$60,307 | \$60,464 |
| 2023 AVERAGE HOUSEHOLD INCOME | \$96,555 | \$96,192 | \$99,364 |

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

INVESTMENT SUMMARY

| | |
|-----------------------------|--------------------------------------|
| PRICE | \$8,388,225 |
| CAP | 6.40% |
| NOI | \$536,846.40 |
| RENT/SF | \$16.78 |
| PRICE/SF | \$262.13 |
| REMAINING LEASE TERM | 12 Years, 7 Months |
| RENT COMMENCEMENT | March 18, 2022 |
| LEASE EXPIRATION | March 17, 2037 |
| LEASE TYPE | NNN |
| RENEWAL OPTIONS | Two 5-Year w/ 2.00% Annual Increases |

LEASE INFORMATION

| | |
|-----------------------------------|--------------|
| RENT ADJUSTMENTS 2% Annual | |
| YEAR 3: | \$536,846.40 |
| YEAR 4: | \$547,583.33 |
| YEAR 5: | \$558,534.99 |
| YEAR 6: | \$569,705.69 |
| YEAR 7: | \$581,099.81 |
| YEAR 8: | \$592,721.80 |
| YEAR 9: | \$604,576.24 |
| YEAR 10: | \$616,667.77 |
| YEAR 11: | \$629,001.12 |
| YEAR 12: | \$641,581.14 |
| YEAR 13: | \$654,412.77 |
| YEAR 14: | \$667,501.02 |
| YEAR 15: | \$680,851.04 |

LEASE NOTES:

License Type: Skilled Nursing Facility
Capacity: 132 Beds

PROPERTY INFORMATION

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

DEMOGRAPHIC INFORMATION

| | 1-MILE RADIUS | 3-MILE RADIUS | 5-MILE RADIUS |
|--------------------------------------|----------------------|----------------------|----------------------|
| 2023 POPULATION | 12,930 | 74,237 | 159,351 |
| 2028 POPULATION | 12,759 | 73,438 | 158,627 |
| 2023 MEDIAN HOUSEHOLD INCOME | \$49,117 | \$51,429 | \$53,512 |
| 2023 AVERAGE HOUSEHOLD INCOME | \$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.

| INVESTMENT SUMMARY | | LEASE INFORMATION | | LEASE NOTES: |
|-----------------------------|--------------------------------------|-----------------------------------|--------------|---|
| PRICE | \$5,354,809 | RENT ADJUSTMENTS 2% Annual | | License Type: LTAC Capacity: 54 Beds |
| CAP | 6.40% | YEAR 3: | \$342,707.76 | |
| NOI | \$342,707.76 | YEAR 4: | \$349,561.92 | |
| RENT/SF | \$9.44 | YEAR 5: | \$356,553.15 | |
| PRICE/SF | \$147.57 | YEAR 6: | \$363,684.22 | |
| REMAINING LEASE TERM | 12 Years, 7 Months | YEAR 7: | \$370,957.90 | |
| RENT COMMENCEMENT | March 18, 2022 | YEAR 8: | \$378,377.06 | |
| LEASE EXPIRATION | March 17, 2037 | YEAR 9: | \$385,944.60 | |
| LEASE TYPE | NNN | YEAR 10: | \$393,663.49 | |
| RENEWAL OPTIONS | Two 5-Year w/ 2.00% Annual Increases | YEAR 11: | \$401,536.76 | |
| | | YEAR 12: | \$409,567.50 | |
| | | YEAR 13: | \$417,758.85 | |
| | | YEAR 14: | \$426,114.02 | |
| | | YEAR 15: | \$434,636.30 | |

| PROPERTY INFORMATION | | DEMOGRAPHIC INFORMATION | | | |
|----------------------|---|--|----------------------|----------------------|----------------------|
| PROPERTY | Sage Specialty Hospital | | 1-MILE RADIUS | 3-MILE RADIUS | 5-MILE RADIUS |
| ADDRESS | 8375 Florida Blvd Denham Springs, LA 70785 | 2023 POPULATION | 2,560 | 32,892 | 70,497 |
| BUILDING SIZE | 36,287 SQ.FT. | 2028 POPULATION | 2,753 | 33,576 | 72,125 |
| LOT SIZE | 486,243 SQ.FT. | 2023 MEDIAN HOUSEHOLD INCOME | \$64,763 | \$76,174 | \$78,179 |
| PARISH | Livingston | 2023 AVERAGE HOUSEHOLD INCOME | \$110,255 | \$99,422 | \$102,439 |
| YEAR BUILT | 1965/2020 | All demographic information is obtained from Site To Do Business, which compiles US Census Bureau data and Esri projections for 2023 and 2028. | | | |

| INVESTMENT SUMMARY | | LEASE INFORMATION | | LEASE NOTES: |
|-----------------------------|--------------------------------------|-------------------------|--------------|--|
| PRICE | \$7,545,306 | RENT ADJUSTMENTS | 2% Annual | License Type: In-Patient Hospice Capacity: 16 Rooms |
| CAP | 6.40% | YEAR 3: | \$482,899.58 | |
| NOI | \$482,899.58 | YEAR 4: | \$492,557.57 | |
| RENT/SF | \$27.74 | YEAR 5: | \$502,408.72 | |
| PRICE/SF | \$433.41 | YEAR 6: | \$512,456.90 | |
| REMAINING LEASE TERM | 12 Years, 7 Months | YEAR 7: | \$522,706.40 | |
| RENT COMMENCEMENT | March 18, 2022 | YEAR 8: | \$533,160.16 | |
| LEASE EXPIRATION | March 17, 2037 | YEAR 9: | \$543,823.36 | |
| LEASE TYPE | NNN | YEAR 10: | \$554,699.83 | |
| RENEWAL OPTIONS | Two 5-Year w/ 2.00% Annual Increases | YEAR 11: | \$565,793.82 | |
| | | YEAR 12: | \$577,109.70 | |
| | | YEAR 13: | \$588,651.89 | |
| | | YEAR 14: | \$600,424.93 | |
| | | YEAR 15: | \$612,433.43 | |

| PROPERTY INFORMATION | | DEMOGRAPHIC INFORMATION | | | |
|----------------------|--|--|----------------------|----------------------|----------------------|
| PROPERTY | St. Joseph Hospice | | 1-MILE RADIUS | 3-MILE RADIUS | 5-MILE RADIUS |
| ADDRESS | 923 West Pinhook Road Lafayette, LA 70503 | 2023 POPULATION | 5,268 | 59,954 | 125,723 |
| BUILDING SIZE | 17,409 SQ. FT. | 2028 POPULATION | 5,395 | 61,317 | 128,035 |
| LOT SIZE | 1.60 Acres | 2023 MEDIAN HOUSEHOLD INCOME | \$44,937 | \$45,159 | \$52,794 |
| PARISH | Lafayette | 2023 AVERAGE HOUSEHOLD INCOME | \$92,734 | \$81,255 | \$86,188 |
| YEAR BUILT | 2016 | All demographic information is obtained from Site To Do Business, which compiles US Census Bureau data and Esri projections for 2023 and 2028. | | | |

| INVESTMENT SUMMARY | | LEASE INFORMATION | | LEASE NOTES: |
|-----------------------------|--------------------------------------|-------------------------|--------------|---|
| PRICE | \$8,453,185 | RENT ADJUSTMENTS | 2% Annual | License Type: LTAC & Rehabilitation Hospital Capacity: 31 Beds |
| CAP | 6.40% | YEAR 3: | \$541,003.84 | |
| NOI | \$541,003.84 | YEAR 4: | \$551,823.92 | |
| RENT/SF | \$10.15 | YEAR 5: | \$562,860.40 | |
| PRICE/SF | \$158.63 | YEAR 6: | \$574,117.60 | |
| REMAINING LEASE TERM | 12 Years, 7 Months | YEAR 7: | \$585,599.96 | |
| RENT COMMENCEMENT | March 18, 2022 | YEAR 8: | \$597,311.95 | |
| LEASE EXPIRATION | March 17, 2037 | YEAR 9: | \$609,258.19 | |
| LEASE TYPE | NNN | YEAR 10: | \$621,443.36 | |
| RENEWAL OPTIONS | Two 5-Year w/ 2.00% Annual Increases | YEAR 11: | \$633,872.22 | |
| | | YEAR 12: | \$646,549.67 | |
| | | YEAR 13: | \$659,480.66 | |
| | | YEAR 14: | \$672,670.28 | |
| | | YEAR 15: | \$686,123.68 | |

| PROPERTY INFORMATION | | DEMOGRAPHIC INFORMATION | | | |
|----------------------|---|--|---------------|---------------|---------------|
| | | | 1-MILE RADIUS | 3-MILE RADIUS | 5-MILE RADIUS |
| PROPERTY | Sage Specialty Hospital | 2023 POPULATION | 7,322 | 50,236 | 138,859 |
| ADDRESS | 204 Energy Parkway Lafayette, LA 70508 | 2028 POPULATION | 7,802 | 51,370 | 142,005 |
| BUILDING SIZE | 53,290 SQ.FT. | 2023 MEDIAN HOUSEHOLD INCOME | \$51,579 | \$62,470 | \$57,325 |
| LOT SIZE | 7.375 Acres | 2023 AVERAGE HOUSEHOLD INCOME | \$76,635 | \$108,610 | \$93,630 |
| PARISH | Lafayette | All demographic information is obtained from Site To Do Business, which compiles US Census Bureau data and Esri projections for 2023 and 2028. | | | |
| YEAR BUILT | 1994/1995 | | | | |

| INVESTMENT SUMMARY | | LEASE INFORMATION | | LEASE NOTES: |
|-----------------------------|--------------------------------------|-----------------------------------|--------------|--|
| PRICE | \$1,950,750 | RENT ADJUSTMENTS 2% Annual | | License Type: In-Patient Hospice Capacity: 10 Rooms |
| CAP | 6.40% | YEAR 3: | \$124,848.00 | |
| NOI | \$124,848.00 | YEAR 4: | \$127,344.96 | |
| RENT/SF | \$24.99 | YEAR 5: | \$129,891.86 | |
| PRICE/SF | \$192.42 | YEAR 6: | \$132,489.70 | |
| REMAINING LEASE TERM | 12 Years, 7 Months | YEAR 7: | \$135,139.49 | |
| RENT COMMENCEMENT | March 18, 2022 | YEAR 8: | \$137,842.28 | |
| LEASE EXPIRATION | March 17, 2037 | YEAR 9: | \$140,599.13 | |
| LEASE TYPE | NNN | YEAR 10: | \$143,411.11 | |
| RENEWAL OPTIONS | Two 5-Year w/ 2.00% Annual Increases | YEAR 11: | \$146,279.33 | |
| | | YEAR 12: | \$149,204.92 | |
| | | YEAR 13: | \$152,232.80 | |
| | | YEAR 14: | \$155,232.80 | |
| | | YEAR 15: | \$158,337.45 | |

| PROPERTY INFORMATION | | DEMOGRAPHIC INFORMATION | | | |
|----------------------|--|--|----------------------|----------------------|----------------------|
| PROPERTY | St. Joseph Hospice | | 1-MILE RADIUS | 3-MILE RADIUS | 5-MILE RADIUS |
| ADDRESS | 507 Upstream St River Ridge, LA 70123 | 2023 POPULATION | 11,970 | 71,963 | 191,879 |
| BUILDING SIZE | 10,138 SQ.FT. | 2028 POPULATION | 11,925 | 71,346 | 190,389 |
| LOT SIZE | 0.24 Acres | 2023 MEDIAN HOUSEHOLD INCOME | \$72,672 | \$58,934 | \$57,453 |
| PARISH | Jefferson | 2023 AVERAGE HOUSEHOLD INCOME | \$109,633 | \$85,351 | \$86,140 |
| YEAR BUILT | 2005 | All demographic information is obtained from Site To Do Business, which compiles US Census Bureau data and Esri projections for 2023 and 2028. | | | |

| INVESTMENT SUMMARY | | LEASE INFORMATION | | LEASE NOTES: |
|-----------------------------|--------------------------------------|-------------------------|--------------|--|
| PRICE | \$5,462,100 | RENT ADJUSTMENTS | 2% Annual | License Type: In-Patient Hospice Capacity: 16 Rooms |
| CAP | 6.40% | YEAR 3: | \$349,574.00 | |
| NOI | \$349,574.40 | YEAR 4: | \$356,565.48 | |
| RENT/SF | \$17.44 | YEAR 5: | \$363,696.79 | |
| PRICE/SF | \$272.52 | YEAR 6: | \$370,970.73 | |
| REMAINING LEASE TERM | 12 Years, 7 Months | YEAR 7: | \$378,390.14 | |
| RENT COMMENCEMENT | March 18, 2022 | YEAR 8: | \$385,957.94 | |
| LEASE EXPIRATION | March 17, 2037 | YEAR 9: | \$393,677.10 | |
| LEASE TYPE | NNN | YEAR 10: | \$401,550.64 | |
| RENEWAL OPTIONS | Two 5-Year w/ 2.00% Annual Increases | YEAR 11: | \$409,581.66 | |
| | | YEAR 12: | \$417,773.29 | |
| | | YEAR 13: | \$426,128.76 | |
| | | YEAR 14: | \$434,651.33 | |
| | | YEAR 15: | \$443,344.36 | |

| PROPERTY INFORMATION | | DEMOGRAPHIC INFORMATION | | | |
|----------------------|--|--|----------------------|----------------------|----------------------|
| PROPERTY | St. Joseph Hospice | | 1-MILE RADIUS | 3-MILE RADIUS | 5-MILE RADIUS |
| ADDRESS | 8950 E Kings Highway Shreveport, LA 71115 | 2023 POPULATION | 9,341 | 33,501 | 99,554 |
| BUILDING SIZE | 20,043 SQ.FT. | 2028 POPULATION | 9,117 | 33,112 | 97,780 |
| LOT SIZE | 3.496 Acres | 2023 MEDIAN HOUSEHOLD INCOME | \$56,890 | \$59,886 | \$57,581 |
| PARISH | Caddo | 2023 AVERAGE HOUSEHOLD INCOME | \$82,291 | \$89,118 | \$89,368 |
| YEAR BUILT | 1998 | All demographic information is obtained from Site To Do Business, which compiles US Census Bureau data and Esri projections for 2023 and 2028. | | | |

| | |
|-----------------------|---|
| PROPERTY | The Carpenter Health Network Portfolio |
| TENANTS | 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 |
| REVENUES | Private |
| NET WORTH | Private |
| S&P RATING | Non-Rated |
| WEBSITE | https://www.thecarpenterhealthnetwork.com/ |

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**



THE CARPENTER HEALTH NETWORK PORTFOLIO

Baton Rouge, Denham Springs, Lafayette, River Ridge, & Shreveport, Louisiana

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Bradley Barre

318-747-7459

Shreveport, LA

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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.

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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.

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