

OFFERING MEMORANDUM

5 MEDICAL OFFICE PROPERTIES IN ALABAMA

CENTER FOR PAIN

448 St Lukes Dr,
488 St Lukes Dr,
432 St Lukes Dr,
2101 & 2113 Chestnut Drive
Montgomery, AL 36117

13285 US Hwy 231
Troy, AL 36081

John Hall
& CO

JOSH HALL
INVESTMENT ADVISOR
MOBILE: 334-549-2850
JOSH@JOHNHALLCO.COM





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PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONTACT THE JOHN HALL & COMPANY ADVISOR FOR MORE DETAILS.

INVESTMENT SUMMARY

John Hall & Company is pleased to present the opportunity to purchase an exclusive investment opportunity. Clearway Pain Solutions is the tenant and guarantor of five medical office buildings in Montgomery, AL and Troy, AL. Three of the properties are near the Baptist East Hospital campus and one property is located near the Jackson Hospital campus in Montgomery and one building is located near the Troy Regional Medical Center in Troy, AL.

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TENANT STRENGTH



Center for Pain is owned by Clearway Pain Solutions. Clearway Pain Solutions is a leading pain management medical practice focused on relieving pain, restoring function and renewing quality of life for our patients. We provide compassionate, patient-centered, comprehensive integrated care and work as a team to support each patient, with leading physicians, advanced practitioners, chiropractors, physical therapists and our dedicated support staff. They have **43 locations** in the Eastern United States.

VISION

To be recognized as the leading integrative pain management organization in the US, redefining the sector into a comprehensive, multi-disciplinary system of pain solutions, empowering patients to live happier, healthier, more active lives.

MISSION

Clearway Pain Solutions is dedicated to relieving your pain, restoring function and renewing your quality of life through a comprehensive and compassionate approach to your treatment. We do this so you can get back to living your best life, the one you want and deserve.

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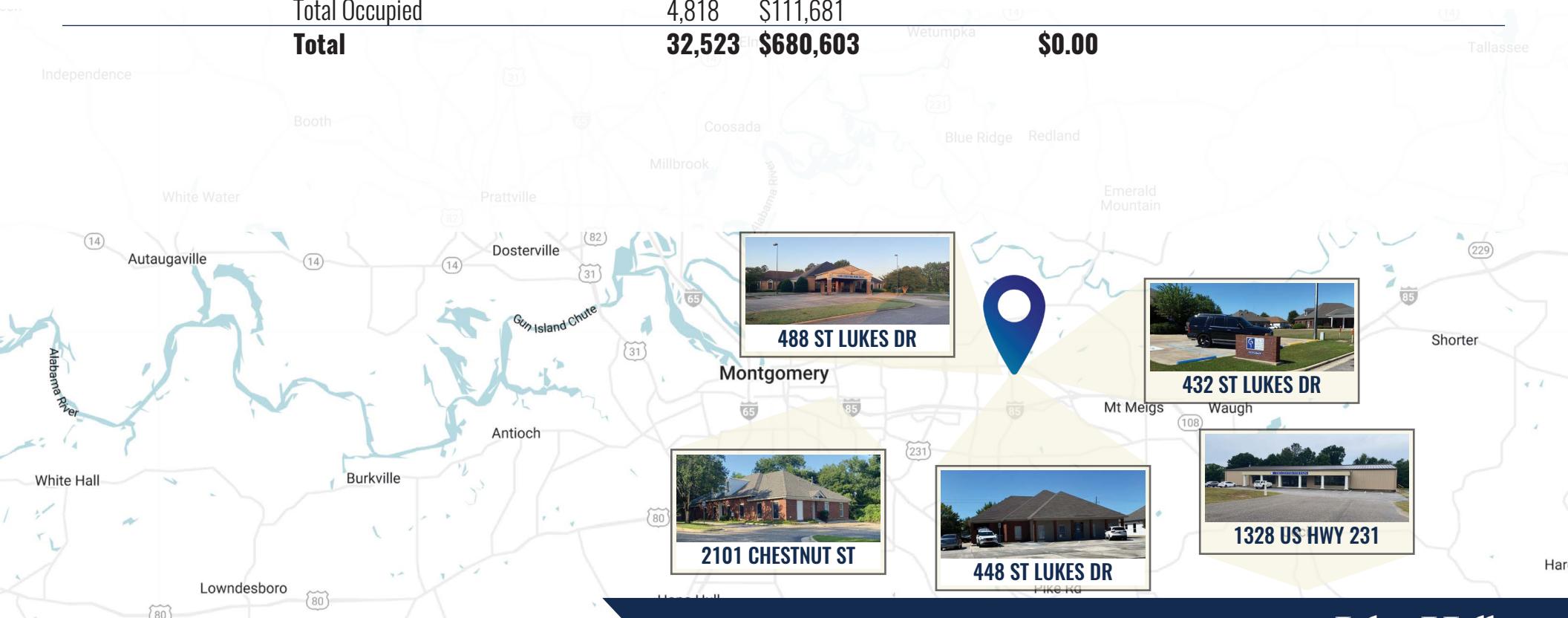
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RENT ROLL

UNIT	TENANT NAME	SQFT	ANNUAL RENT	ANNUAL RENT/SQFT	OTHER INCOME	LEASE FROM	LEASE TO
432 St Lukes	The Center for Pain of Montgomery, P.C.	2,909	\$55,103	\$18.94	Other Income - \$0.00	04/01/2018	03/31/2032
448 St Lukes	The Center for Pain of Montgomery, P.C.	4,947	\$93,708	\$18.94	Other Income - \$0.00	04/01/2018	03/31/2032
13285 US Hwy 231	The Center for Pain	7856	\$148,811	\$20.60	Other Income - \$0.00	6/1/2023	05/30/2033
488 St Lukes Drive	The Center for Pain	11,544	\$237,806	\$23.00	Other Income - \$0.00	4/1/2024	03/31/2034
2101 Chestnut St	The Center for Pain	8,442	\$194,166	\$23.18	Other Income - \$0.00	7/1/2023	06/30/2033
Total Occupied		4,818	\$111,681				
Total		32,523	\$680,603		\$0.00		



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LEASED BUILDING

448 ST LUKES DRIVE

Street Address	448 St Lukes Drive
City, State, Zip	Montgomery, AL 36117
Building SqFt	4,825 SqFt
Delivery Date	4/1/2018
Property Type	Medical
Initial Term	15 Years
Renewal Option	Option to Renew
Renewal Term	3-5 Years
Tenant	The Center For Pain of Montgomery LLC



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LEASED BUILDING

488 ST LUKES DRIVE

Street Address	488 St Lukes Drive
City, State, Zip	Montgomery, AL 36117
Building SqFt	8,442 SqFt
Delivery Date	04/01/2024
Property Type	Medical
Initial Term	10 Years
Renewal Option	Option to Renew
Renewal Term	3 Years
Tenant	The Center For Pain of Montgomery LLC



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LEASED BUILDING

432 ST LUKES DRIVE

Street Address	432 St Lukes Drive
City, State, Zip	Montgomery, AL 36117
Building SqFt	2,894 SqFt
Delivery Date	4/1/2018
Property Type	Medical
Initial Term	15 Years
Renewal Option	Option to Renew
Renewal Term	3-5 Years
Tenant	The Center For Pain of Montgomery LLC



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LEASED BUILDING

2101 & 2113 CHESTNUT DRIVE

Street Address	2101 & 2113 Chestnut Drive
City, State, Zip	Montgomery, AL 36106
Building SqFt	4,818 SqFt
Delivery Date	03/01/2023
Property Type	Medical
Initial Term	10 Years & 3 Months
Renewal Option	Option to Renew
Renewal Term	3 Years
Tenant	The Center For Pain of Montgomery LLC



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LEASED BUILDING

13285 US HWY 231

Street Address 13285 US Hwy 231

City, State, Zip Troy, AL 36081

Building SqFt 11,544 SqFt

Delivery Date 03/01/2023

Property Type Medical

Initial Term 10 Years & 3 Months

Renewal Option Option to Renew

Renewal Term 3 Years

Tenant The Center For Pain of
Montgomery LLC



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RENT ROLL

INCOME (YEAR 2023)	SF	\$/SF	INCOME
432 ST LUKES	2,894	\$19.71	\$57,041
448 ST LUKES	4,825	\$23.00	\$110,975
488 ST LUKES	8,442	\$19.32	\$163,099
13285 US HWY 231 S TROY	11,544	\$20.60	\$237,806
2101 CHESTNUT	4,818	\$23.18	\$111,681
POTENTIAL GROSS INCOME (RENT)	32,523		\$680,603
VACANCY AND COLLECTION LOSSES		0%	\$0
EFFECTIVE GROSS INCOME			\$680,603
 TOTAL EXPENSES		0%	\$0
NET OPERATING INCOME (NOI)			\$680,603
OVERALL CAPITALIZATION RATE (RO)			6.50%
INDICATED VALUE		VALUE	\$9,585,955
			\$10,470,000



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