



OFFERING MEMORANDUM

RECOVERY NOW (15-YR SALE LEASEBACK)

 4747 Old Dublin Rd, Mayfield, KY 42066

TABLE OF CONTENTS

INVESTMENT

04

INVESTMENT HIGHLIGHTS

05

OFFERING SUMMARY

06

RENT SCHEDULE



TENANT

07-09

PROPERTY PHOTOS

10

TENANT PROFILE



MARKET

11

REGIONAL MAP

12

DEMOGRAPHIC OVERVIEW





\$1,828,571

PRICE



8.75%

CAP RATE



Absolute Net

LEASE TYPE



15 Years

YEARS REMAINING



\$9.72

RENT PSF



3.00% Annual

RENT INCREASES

INVESTMENT HIGHLIGHTS



15 Year Sale Leaseback

- 15-Year Lease to be Signed with Close of Escrow



Absolute Net Lease

- Zero Landlord Responsibilities



Annual Rent Increases

- 3.00% Annual Rent Increases in Base Term and in Each Renewal Option



Rent Growth Provides an Investment Vehicle with Considerable Upside

- 9.85% Cap Rate by Year 5
- 11.42% Cap Rate by Year 10
- 13.24% Cap Rate by Year 15



9.22% Year 2 Cash-on-Cash Return (based on 75% LTV, 6.75% IR, 25/5)

- Year 3: 11.00%
- Year 5: 12.88%
- Year 10: 18.11%



Two, Five-Year Renewal Options

- 3.00% Annual Rent Increases

OFFERING SUMMARY

 4747 Old Dublin Rd, Mayfield, KY 42066 

THE OFFERING	
\$1,828,571	8.75%
PRICE	CAP RATE

NOI	\$160,000
RENTABLE SQ FT	16,456
YEAR BUILT	2015 Retrofit
LOT SIZE (AC)	5.00 Acres
TENANT	Recovery Now
GUARANTOR	Personal
LEASE TYPE	Absolute Net
RENT COMMENCEMENT	TBD
LEASE EXPIRATION	COE+15 Years
TERM REMAINING	15 Years
INCREASES	3.00% Annually
RENEWAL OPTIONS	Two, (5) Year
TENANT RESPONSIBILITIES	Roof, Structure, HVAC, CAM, Taxes and Insurance
LANDLORD RESPONSIBILITY	None

RENT SCHEDULE		RENT
Base Term (15 Years)		3% Annual Increases
OPTION I (Years 16-20)		3% Annual Increases
OPTION II (Years 21-25)		3% Annual Increases

LEASE ABSTRACT	
CAM	Tenant Responsible
Taxes	Tenant Responsible
Insurance	Tenant Responsible
Roof & Structure	Tenant Responsible
HVAC Maintenance	Tenant Responsible
HVAC Replacement	Tenant Responsible

RENT SCHEDULE

RENT SCHEDULE	ANNUAL RENT	MONTHLY RENT	CAP RATE	RENT PSF
Current (Year 1)	\$160,000	\$13,333	8.75%	\$9.72
Year 2	\$164,800	\$13,733	9.01%	\$10.01
Year 3	\$169,744	\$14,145	9.28%	\$10.32
Year 4	\$174,836	\$14,570	9.56%	\$10.62
Year 5	\$180,081	\$15,007	9.85%	\$10.94
Year 6	\$185,484	\$15,457	10.14%	\$11.27
Year 7	\$191,048	\$15,921	10.45%	\$11.61
Year 8	\$196,780	\$16,398	10.76%	\$11.96
Year 9	\$202,683	\$16,890	11.08%	\$12.32
Year 10	\$208,764	\$17,397	11.42%	\$12.69
Year 11	\$215,027	\$17,919	11.76%	\$13.07
Year 12	\$221,477	\$18,456	12.11%	\$13.46
Year 13	\$228,122	\$19,010	12.48%	\$13.86
Year 14	\$234,965	\$19,580	12.85%	\$14.28
Year 15	\$242,014	\$20,168	13.24%	\$14.71
Option I (Year 16)	\$249,275	\$20,773	13.63%	\$15.15
Option I (Year 17)	\$256,753	\$21,396	14.04%	\$15.60
Option I (Year 18)	\$264,456	\$22,038	14.46%	\$16.07
Option I (Year 19)	\$272,389	\$22,699	14.90%	\$16.55
Option I (Year 20)	\$280,561	\$23,380	15.34%	\$17.05
Option II (Year 21)	\$288,978	\$24,081	15.80%	\$17.56
Option II (Year 22)	\$297,647	\$24,804	16.28%	\$18.09
Option II (Year 23)	\$306,577	\$25,548	16.77%	\$18.63
Option II (Year 24)	\$315,774	\$26,314	17.27%	\$19.19
Option II (Year 25)	\$325,247	\$27,104	17.79%	\$19.76







Recovery Now Mayfield

Get accessible and personalized addiction healthcare in-person at our Mayfield location.

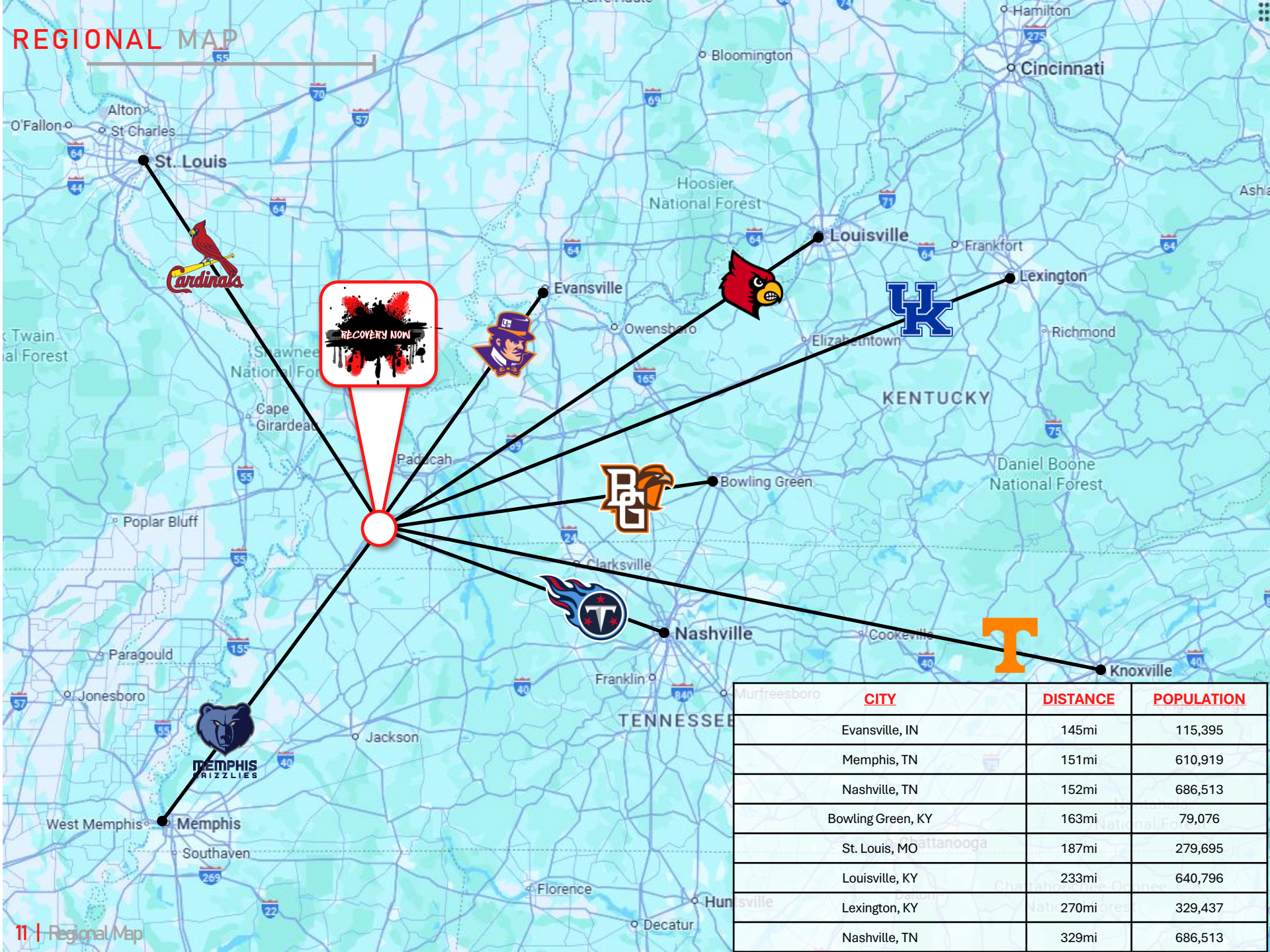
Claude Johnson founded **Recovery Now** in 2017, with a groundbreaking approach, bringing treatment to the person by giving them a place to live, free of charge. A leg up until they had a leg to stand on. With their holistic approach, they get underneath the surface and attack life's obstacles on multiple levels. They tailor their medical, clinical, and life-skill interventions to meet the needs of clients, families, and communities. Recovery Now has adopted the person-centered care approach to therapy. Being person-centered means affording people dignity, respect & compassion, whether a service user or provider. Being person-centered means the person is a partner in their health care, and the health and well-being of the person is the focus of care, not their illness or conditions. Recovery Now offers housing for both men and women. Clients in the program also have access to group and individual counseling, education for life skills, help with employment and much more. Recovery Now is a professional organization and the mission is to shine light and instill the message of hope. We get in the trenches with individuals, families, and communities and help them overcome the throes of substance dependency, mental health, and spiritual void. NOW is always a good time to give life another chance.

Services Include:

- Partial Hospitalization
- Intensive Outpatient
- Housing/Sober Living M&W
- DUI Classes
- Telehealth
- Counseling
- Group/Individual Therapy
- Primary Care
- Assessments
- Employment Assistance



REGIONAL MAP

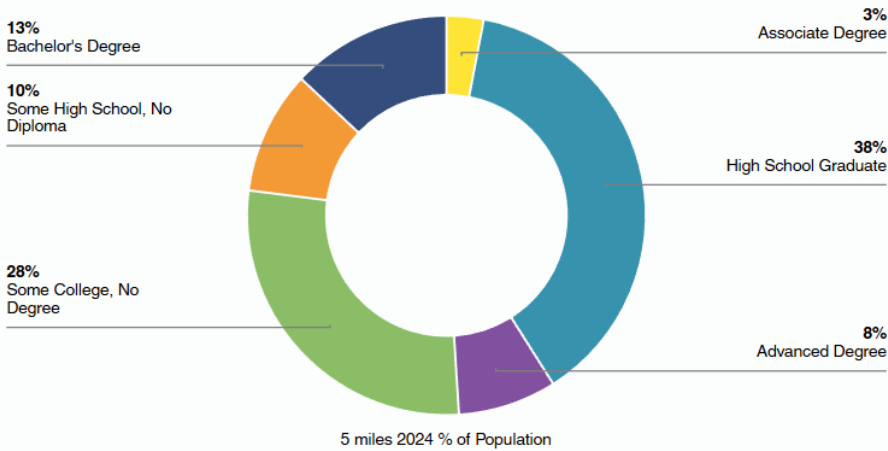


CITY	DISTANCE	POPULATION
Evansville, IN	145mi	115,395
Memphis, TN	151mi	610,919
Nashville, TN	152mi	686,513
Bowling Green, KY	163mi	79,076
St. Louis, MO	187mi	279,695
Louisville, KY	233mi	640,796
Lexington, KY	270mi	329,437
Nashville, TN	329mi	686,513

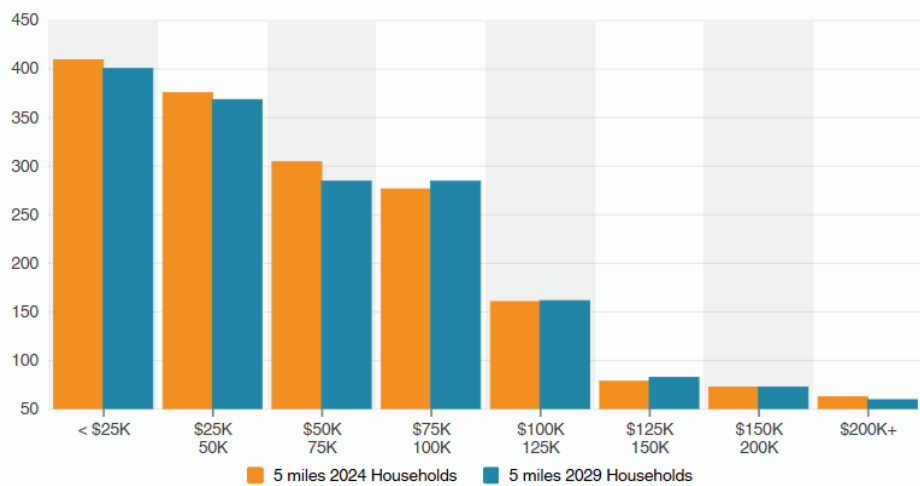
DEMOGRAPHIC SUMMARY

POPULATION	2 Mile	5 Miles	10 Miles
■ 2029 Projection			
Total Population	587	4,420	25,829
■ 2024 Estimate			
Total Population	591	4,487	26,263
■ 2020 Census			
Total Population	566	4,521	26,664
HOUSEHOLDS	2 Mile	5 Miles	10 Miles
■ 2029 Projection			
Total Households	212	1,710	10,292
■ 2024 Estimate			
Total Households	213	1,735	10,463
Annual Growth 2020-2024	1.8%	0.4%	0.1%
Annual Growth 2024-2029	-0.1%	-0.3%	-0.3%
Total Consumer Spending	\$6.9m	\$53m	\$284.7m
Avg Household Income	\$72,596	\$71,417	\$62,274
Median Household Income	\$58,599	\$55,915	\$46,748
Median Home Value	\$154,477	\$147,735	\$138,446
Median Year Built	1990	1977	1974

Educational Attainment



Household Income



CONFIDENTIALITY AND DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Marcus & Millichap is a service mark of Marcus & Millichap Real Estate Investment Services, Inc. © 2023 Marcus & Millichap. All rights reserved.

NON-ENDORSEMENT NOTICE

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers. All property showings are by appointment only. Please consult your Marcus & Millichap agent for details.



PRESENTED BY:

NW

NATHAN WHALEN

nathan.whalen@marcusmillichap.com

317.218.5329

JJ

JEREMIE JOHNSON

jeremie.johnson@marcusmillichap.com

317.218.5342



Kentucky BOR: Grant Fitzgerald

4747 Old Dublin Rd, Mayfield, KY 42068