



OFFERING MEMORANDUM

## RECOVERY NOW (15-YR SALE LEASEBACK)

 4747 Old Dublin Rd, Mayfield, KY 42066

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\$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

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



## RENT SCHEDULE

### RENT

<b>Base Term (15 Years)</b>	3% Annual Increases
<b>OPTION I (Years 16-20)</b>	3% Annual Increases
<b>OPTION II (Years 21-25)</b>	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
<b>Current (Year 1)</b>	<b>\$160,000</b>	<b>\$13,333</b>	<b>8.75%</b>	<b>\$9.72</b>
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
<b>Option I (Year 16)</b>	<b>\$249,275</b>	<b>\$20,773</b>	<b>13.63%</b>	<b>\$15.15</b>
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
<b>Option II (Year 21)</b>	<b>\$288,978</b>	<b>\$24,081</b>	<b>15.80%</b>	<b>\$17.56</b>
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

## PROPERTY PHOTOS



## PROPERTY PHOTOS



## PROPERTY PHOTOS



# Recovery Now Mayfield

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

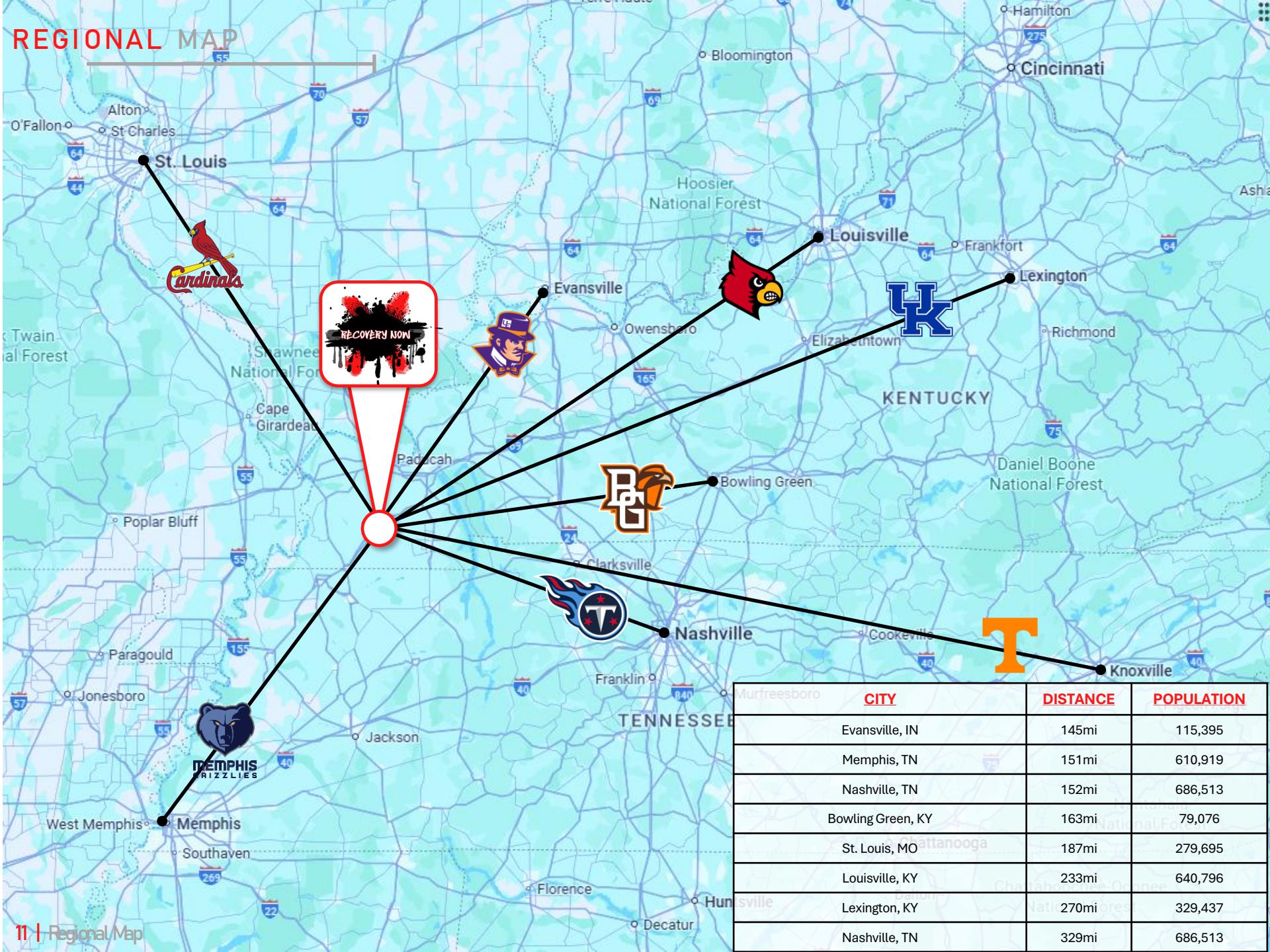
Claude Johnson founded **Recovery Now** in 2017, with a groundbreaking approach, bringing treatment to the person by giving them a place to live, free of charge. A leg up until they had a leg to stand on. With their holistic approach, they get underneath the surface and attack life's obstacles on multiple 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



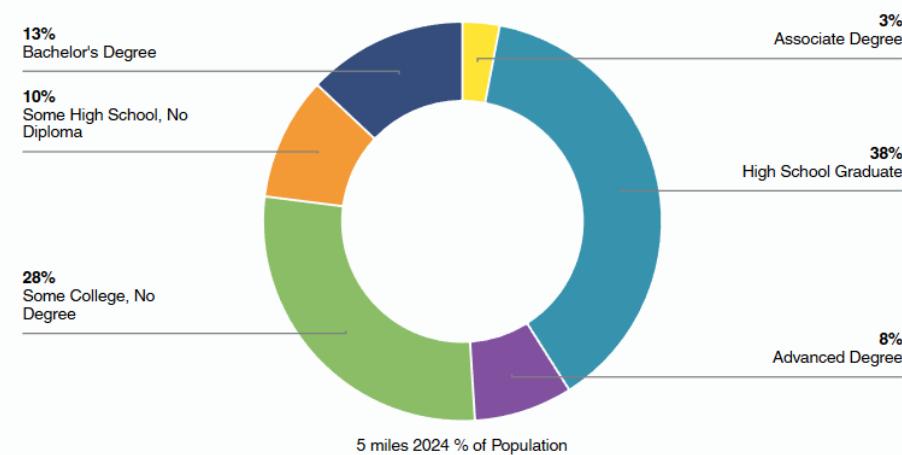
# REGIONAL MAP



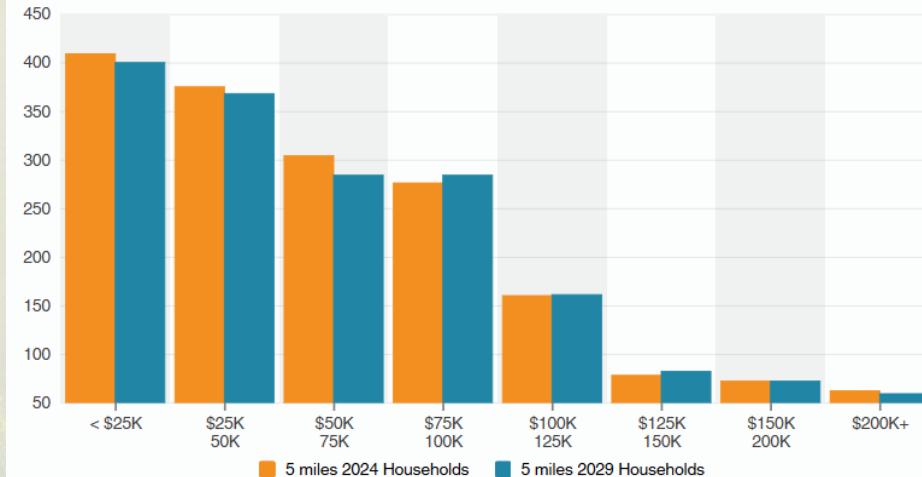
# DEMOGRAPHIC SUMMARY

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



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