



FranklinStreet

Offering Memorandum



BON SECOURS PRIMARY CARE

7041 Lee Park Rd, Mechanicsville, VA 23111

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CONFIDENTIALITY AGREEMENT

This is a confidential Offering Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest into the acquisition of the Subject Property.

This Offering Memorandum contains selected information pertaining to the Property and does not purport to be a representation of state of affairs of the Owner or the Property, to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition, and other factors beyond the control of the Owner or Franklin Street Real Estate Services, LLC. Therefore, all projections, assumptions, and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to all interested and qualified prospective purchasers. Neither the Owner or Franklin Street Real Estate Services, LLC, nor any of their respective directors, officers, affiliates or representatives are making any representation or warranty, expressed or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Offering Memorandum or use of its contents; and you are to rely solely on your own investigations and inspections of the Property in evaluating a possible purchase of the real property.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Offering Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered, and approved by the Owner and any obligations therein have been satisfied or waived.

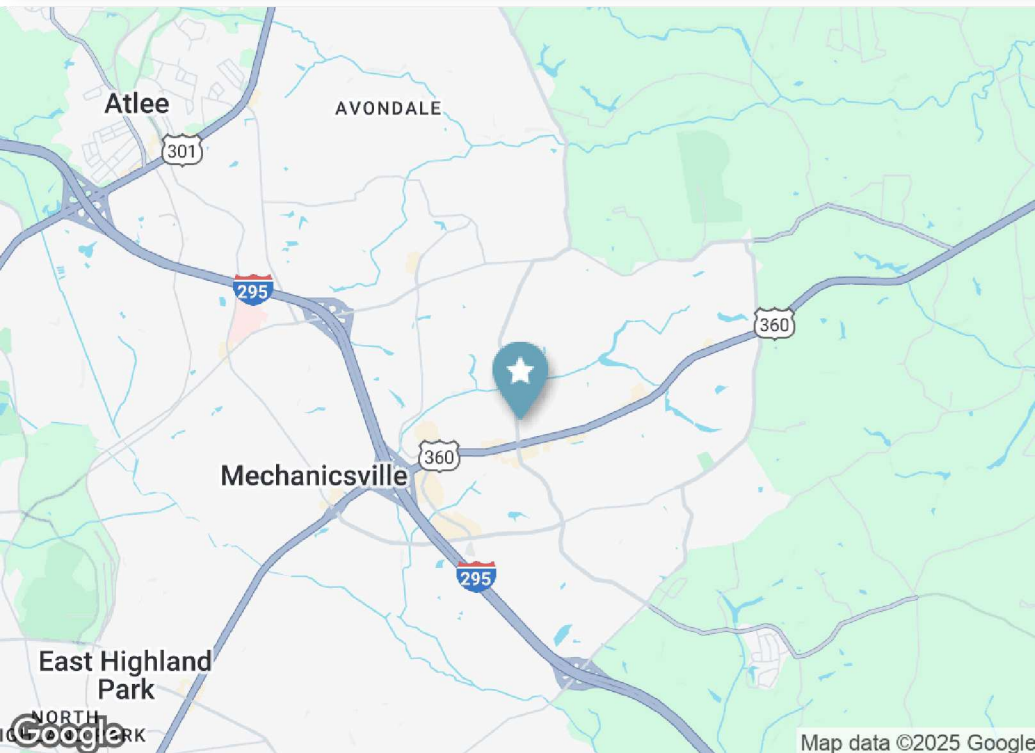
By receipt of the Offering Memorandum, you agree that this Offering Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Offering Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or the Franklin Street Real Estate Services, LLC.

Furthermore, you agree not to use this Offering Memorandum or any of its contents in a manner detrimental to the interest of the Owner or Franklin Street Real Estate Services, LLC. In this Offering Memorandum, certain documents, including leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are so advised and expected to review all such summaries and other documents of whatever nature independently and not to rely on the contents of this Offering Memorandum in any manner.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR FRANKLIN STREET REAL ESTATE SERVICES, LLC AGENT FOR MORE DETAILS.

Disclaimer: The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Franklin Street has not verified, and will not verify, any of the information contained herein. All potential buyers must take appropriate measures to verify all of the information set through the due diligence period.

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EXECUTIVE SUMMARY

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BON SECOURS PRIMARY CARE

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Sale Price:	\$3,253,000
Cap Rate:	7.00%
NOI:	\$227,704
Price Per SF:	\$289.83



OFFER SUMMARY

Investment Highlights

- **Long-Term Tenure** - Tenant has a long operating history at this site. This primary care practice has been at this location for 40+ years. Bon Secours has 4 years remaining on the current lease.
- **Investment Grade Credit** - Bon Secours boasts investment grade credit (Moody's: A1), providing a secure investment, with annual revenue in excess of \$13.3 billion.
- **Annual Escalations** - Lease provides 3.00% annual rental escalations, providing a hedge against inflation.
- **NN Lease Structure** - Minimal landlord responsibilities, limited to roof and structure, making it a passive investment.
- **Strong Demographics** - There are 82,203 residents with an average household income of \$103,474 within a 5-mile radius of the property.
- **Desirable Lot Size & Building Footprint** - 1.48-acre parcel with 11,224 SF of rentable space, ideal for future redevelopment or repositioning.

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BON SECOURS PRIMARY CARE

7041 Lee Park Rd, Mechanicsville, VA 23111

PROPERTY DETAILS

LOCATION INFORMATION

Street Address	7041 Lee Park Rd
City, State, Zip	Mechanicsville, VA 23111
County	Hanover

BUILDING INFORMATION

Building Class	B
Occupancy %	100.0%
Tenancy	Single
Year Built	1980
Gross Leasable Area	11,224 SF

PROPERTY INFORMATION

Property Subtype	Medical
Zoning	B-1
Lot Size	1.48 Acres
APN #	10171316



LEASE SUMMARY



LEASE SUMMARY

Tenant	Bon Secours - Memorial Regional Medical Center
Premises	11,224 SF
Lease Commencement	4/16/2017
Lease Expiration	5/31/2029
Lease Term	4+ Years
Renewal Options	1 x 5 Years
Rent Increases	3% Annual Increases
Lease Type	Double Net Lease (NN)
Permitted Use	Medical services
Property Taxes	Tenant Responsibility
Insurance	Tenant Responsibility
Common Area	Tenant Responsibility
Roof & Structure	Landlord Responsibility
Repairs & Maintenance	Tenant Responsibility
HVAC	Tenant Responsibility (Under \$4,000)
Utilities	Tenant Responsibility
Guarantee	Bon Secours - Memorial Regional Medical Center

TENANT OVERVIEW



Bon Secours Health System is a not-for-profit Catholic health system headquartered in Marriottsville, Maryland. It was founded by the Sisters of Bon Secours and is sponsored by Bon Secours Ministries. The system's mission is to bring compassion to health care and to be "Good Help to Those in Need," especially those who are poor and dying.

In 2018, Bon Secours Health System merged with Mercy Health of Ohio to form Bon Secours Mercy Health, making it one of the largest Catholic health systems in the United States. The combined organization operates in seven states, including Florida, Kentucky, Maryland, New York, South Carolina, Virginia, and Ohio.

As of the latest available data, Bon Secours Mercy Health owns, manages, or has joint ventures in 48 hospitals and more than 1,000 care sites. The system employs over 60,000 associates, including 3,000 providers in the U.S., and provides nearly \$2 million each day in community benefit.

# of Locations:	1048
# of Employees:	60,000
Moody's Rating:	A1 (2025 Rating)
Revenue:	\$13.3 Billion
Website:	www.bonsecours.com/

INDIVIDUAL TENANT OVERVIEW



Concept

Medical

Company Website

<https://www.bonsecours.com/>

Lease Space

11,224 SF

Lease Term Remaining

4 Years

Rent Increases

3% Annual Increases

Renewal Options

1 x 5 Years

Rent Commencement Date

4/16/2017

Rent Expiration Date

5/31/2029

Company Revenue

\$13.3 Billion

Number of Locations

50 Hospitals; 1,000+ Points of Care

Termination Option

Yes - Only enforceable if all previous physicians retire



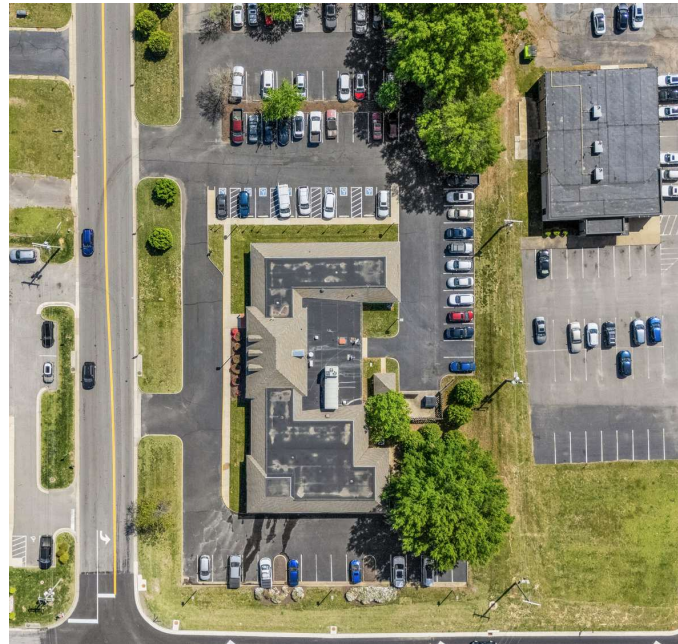
BON SECOURS

BASE RENT	LEASE YEARS	PER SF	ANNUAL	MONTHLY	% INCREASE
Primary Term	6/1/2024 -to- 5/31/2025	\$19.70	\$221,072.76	\$18,422.73	3.00%
Primary Term	6/1/2025 -to- 5/31/2026	\$20.29	\$227,704.94	\$18,975.41	3.00%
Primary Term	6/1/2026 -to- 5/31/2027	\$20.90	\$234,536.09	\$19,544.67	3.00%
Primary Term	6/1/2027 -to- 5/31/2028	\$21.52	\$241,572.17	\$20,131.01	3.00%
Primary Term	6/1/2028 -to- 5/31/2029	\$22.17	\$248,819.34	\$20,734.95	3.00%

DISCLAIMER

The statements and figures herein are secured from sources we believe authoritative. References to square footage or age are approximate. This summary is for information only and does not constitute all or any part of an offer or contract. Buyer must verify all information and bears all risk for any inaccuracies. Seller does not warrant any inaccuracies and pricing is subject to change.

PROPERTY PHOTOS



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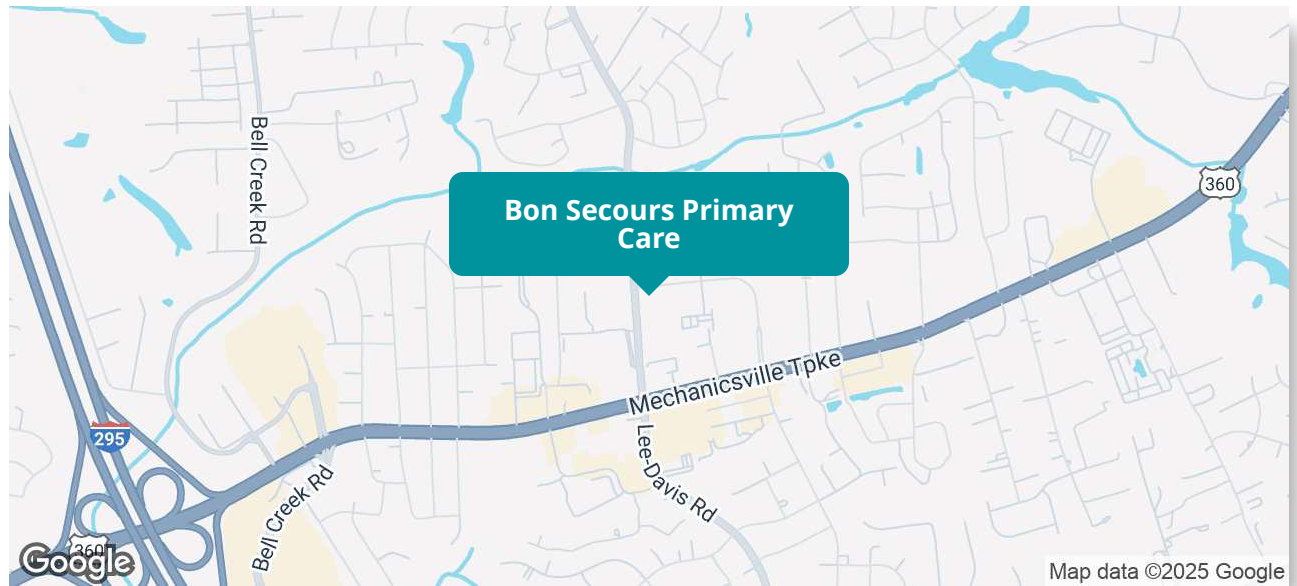
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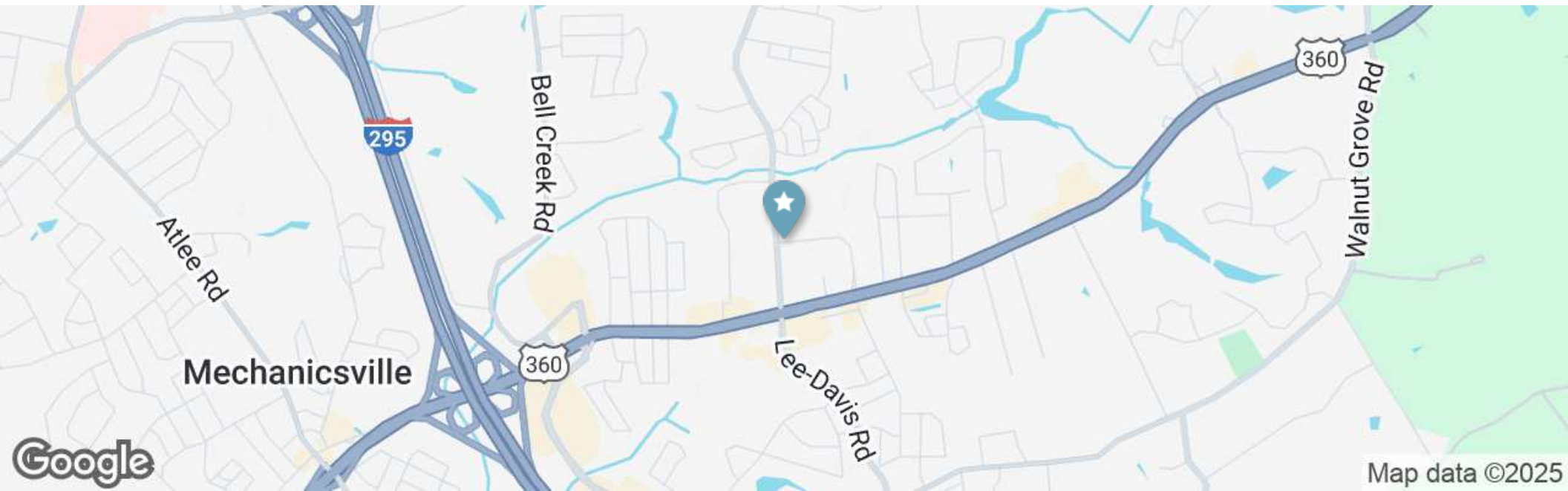
LOCATION INFORMATION



IMMEDIATE LOCATION OVERVIEW

Situated within close proximity to major transportation routes, the area provides easy access for both employees and clients. Nearby medical facilities and office buildings contribute to the area's reputation as a hub for healthcare and professional services. With a strong sense of community and a variety of entertainment options, the location presents an attractive opportunity for office or medical investors seeking a thriving and well-connected environment.

REGIONAL & LOCAL MAP

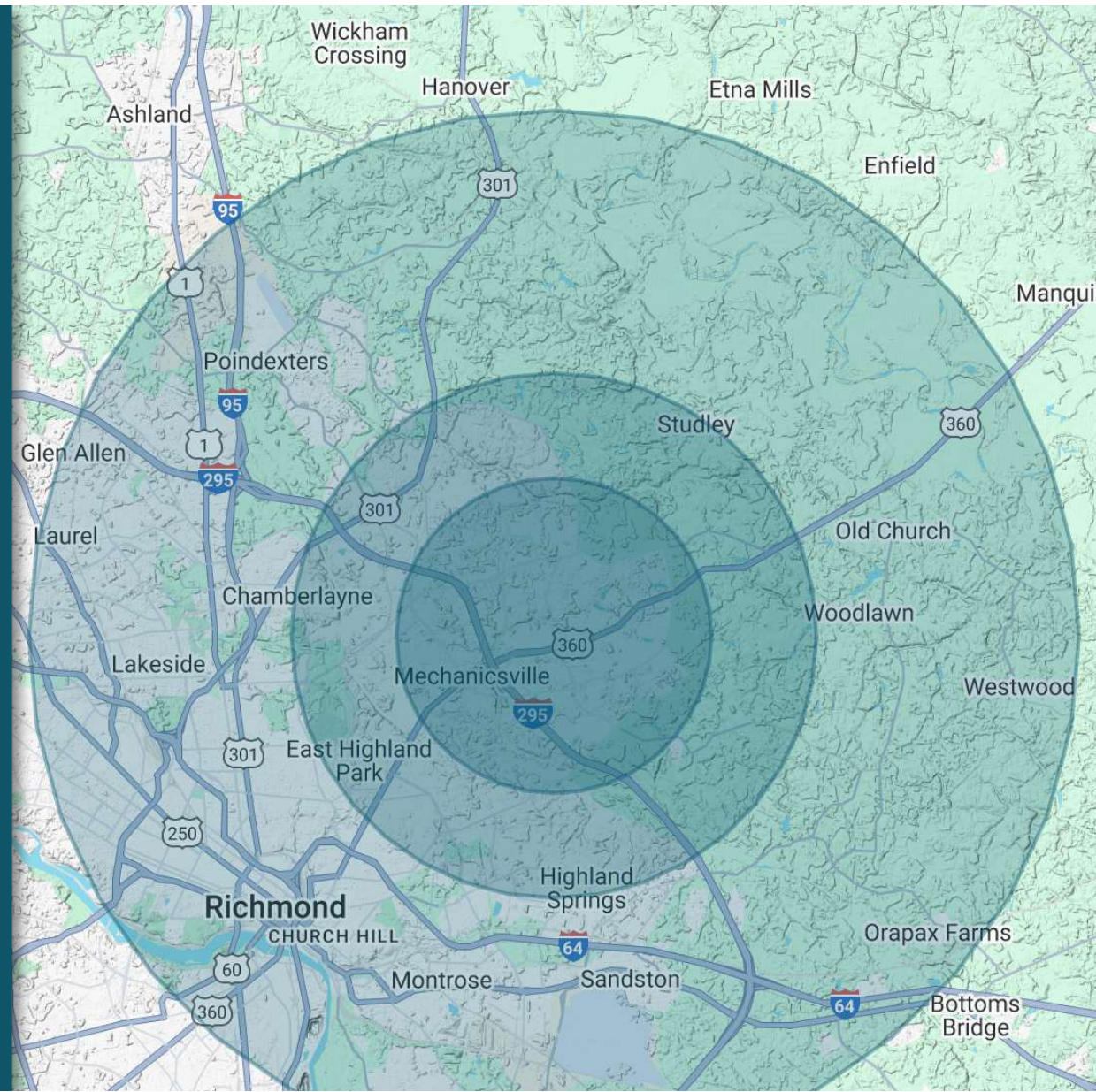


AREA OVERVIEW

DEMOGRAPHICS

	3 MILES	5 MILES	10 MILES
POPULATION			
Total population	36,003	82,203	353,791
Median age	43	42	39
Median age (Male)	41	40	38
Median age (Female)	44	43	40
HOUSEHOLDS & INCOME			
Total households	14,234	32,613	152,342
# of persons per HH	2.5	2.5	2.3
Average HH income	\$110,145	\$103,474	\$95,343
Average house value	\$360,294	\$329,273	\$376,624

* Demographic data derived from 2020 ACS - US Census



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FINANCIAL ANALYSIS

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INCOME & EXPENSE ANALYSIS

OFFERING SUMMARY

Sale Price: \$3,253,000

Cap Rate: 7.00%

Net Operating Income: \$227,704

Leasable Area: 11,224 RSF

Year Built: 1980

Occupancy: 100.00%



	BON SECOURS PRIMARY CARE	BON SECOURS PRIMARY CARE
INCOME	TOTAL	PER SF
Rental Income	\$227,704	\$20.29
Additional Income	\$21,315	\$1.90
GROSS POTENTIAL INCOME	\$249,020	\$22.19
EFFECTIVE GROSS INCOME	\$249,020	\$22.19
EXPENSES	TOTAL	PER SF
Taxes	\$13,316	\$1.19
Insurance	\$3,999	\$0.36
CAM	\$4,000	\$0.36
TOTAL EXPENSES	\$21,315	\$1.90
NET OPERATING INCOME (NOI)	\$227,704	\$20.29



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OFFERING SUMMARY

Sale Price: \$3,253,000

Cap Rate: 7.00%

NOI: \$227,704

Building Size: 11,224 SF

Price PSF: \$289.83

Building Leasable Area: 11,224 RSF

Year Built: 1980

Lot Size: 1.48 Acres

Zoning: B-1

Occupancy: 100%

Tenancy: Single

Parcel Number: 10171316



11,000

Travel daily along
Mechanicsville Tpke



32,613 HOUSEHOLDS

The area has 32,613 households
within **5 miles** of the property

5 MINUTE DRIVE TIME DEMOGRAPHICS

Estimated Population (2024)	16,350	Projected Population (2029)	17,173
Estimated Households (2024)	6,651	Projected Households (2029)	7,013
Estimated Avg HH Income (2024)	\$119,428	Estimated Med HH Income (2024)	\$96,486

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