

U.S. DEPARTMENT OF VETERANS AFFAIRS

Portfolio of 2 - On-Campus & Directly Adjacent, Outpatient Medical Centers



\$20,980,000

Asking Price



6.60%

Cap Rate



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THE OFFERING

Northmarq National Healthcare Group is pleased to exclusively offer the opportunity to acquire two (2) Medical Outpatient Centers fully leased and occupied by the US Department of Veteran Affairs. One of the properties is located in Cincinnati, Ohio ("Clermont County") and the other in Fort Wayne, Indiana ("Fort Wayne"). Clermont County is subject to a brand-new Modified Net lease structure which calls for attractive \$2.00/SF every 5 years rental increases with just under 20 years of lease term remaining. Fort Wayne is subject to a Modified Net lease structure which calls for attractive CPI annual rental increases with just nine (9) years of lease term remaining.

INVESTMENT HIGHLIGHTS

- Institutional Credit of the Department of Veterans Affairs
- Premier Healthcare Locations with Irreplaceable Synergy
- Direct VA Investment in Tenant Improvements
- Favorable Re-Lease Opportunity
- Brand-New, State-of-the-Art Outpatient Clinic (Clermont County)
- Strong Regional VA Presence and Deep Veteran Populations
- Favorable Risk Adverse Lease - Fort Wayne
- Attractive Rental Escalations - Clermont County

Exclusively Listed by
Northmarq National Healthcare Group

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NORTHMARQ'S NATIONAL HEALTHCARE GROUP

Market-leading expertise for investing in healthcare properties, whether it's a single medical office or a mix of hospitals and clinics.

LEARN MORE



THE PULSE ON THE MARKET REPORT

A quarterly newsletter that completely focuses on single and multi-tenant net lease medical trends put together by our National Healthcare Group.

The Pulse Report is a result of our daily dealings and research in healthcare capital markets.

VIEW THE REPORT



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