OFFERING MEMORANDUM

SINGLE TENANT NNN ASSET

CULTIVATE BEHAVIORAL HEALTH | 5522 TAYLOR MILL RD, TAYLOR MILL, KY | 11,355 SF

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OFFERING MEMORANDUM DISCLAIMER

This Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Property or the Owner, 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 references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to any interested persons. In this Memorandum, certain documents are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the material referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

Neither the Owner or Lee & Associates-Dallas nor any of their respective officers, directors, employees, affiliates or representatives make any representation or warranty, express or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; and you are to rely solely on your 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 and all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with our without notice which may arise as a result of review of this Memorandum. The Owner shall have no legal commitment or obligation to any person reviewing this 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 conditions to the Owner's obligations therein have been satisfied or waived.

EXECUTIVE SUMMARY

Lee & Associates is pleased to offer for sale the fee simple interest in 5522 Taylor Mill Road, in Taylor Mill, Kentucky. It is a single tenant medical office building of 11,355 square feet that is on two separate lots totaling 2.39 acres. It is leased to Cultivate Behavioral Health & Education, https://cultivatebhe.com, a national behavioral health group. The lease is a Triple Net lease with approximately 3 years of term remaining.

Kentucky mandates insurance coverage for autism diagnostics and therapy for individuals under 21, ensuring stable reimbursement and fueling demand for ABA and related services. This broad coverage sustains autism service providers like Cultivate.

Northern KY, near Cincinnati, is a high-demand, recession-proof zone for ABA services. The presence of Cultivate Behavioral Health & Education further strengthens this property as a key community asset.

The global autism therapeutics market, valued at $2.35B in 2024, is projected to grow at a 6.12% CAGR, reaching $4.22B by 2034.

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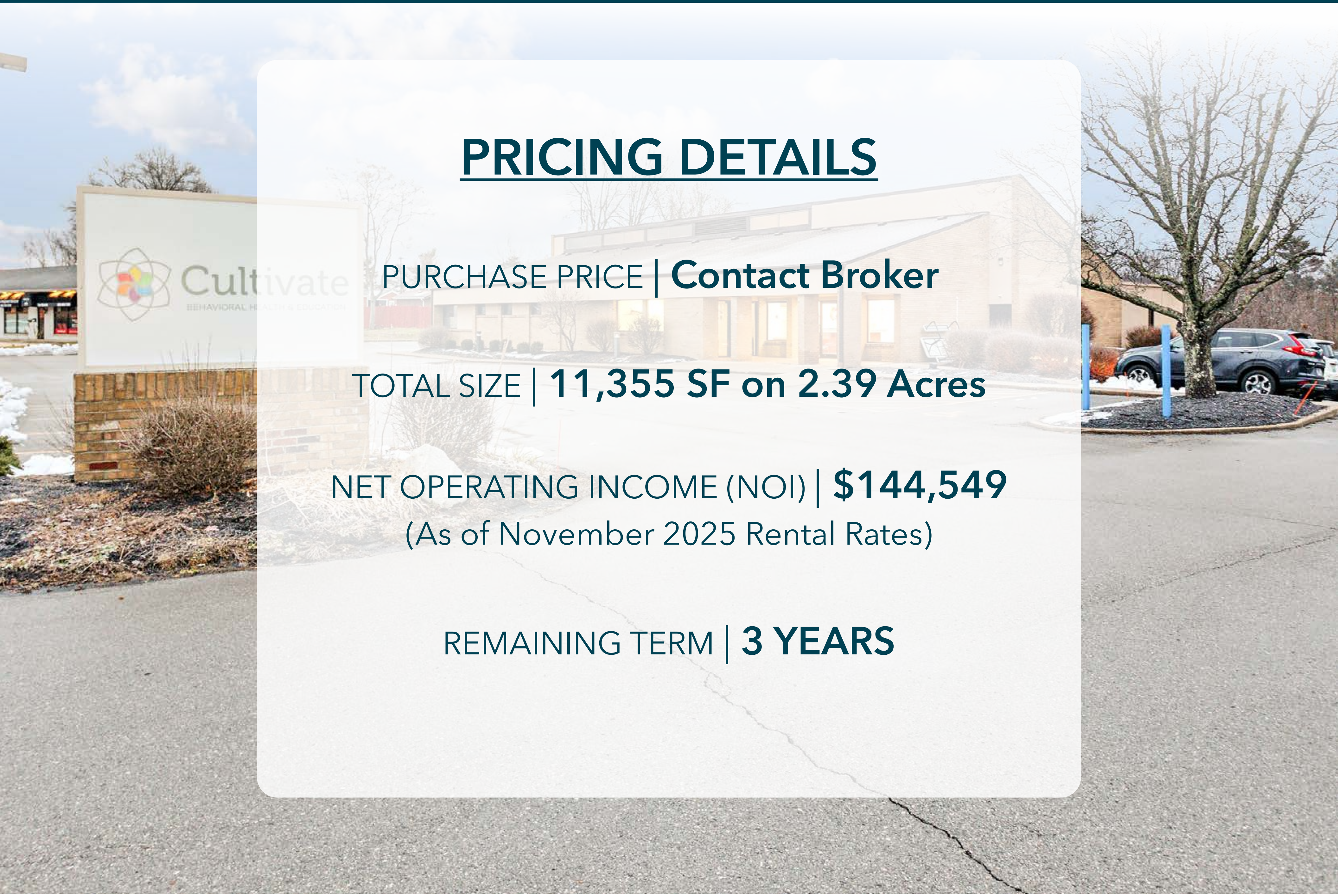


PRICING DETAILS

PURCHASE PRICE | **Contact Broker**

TOTAL SIZE | **11,355 SF on 2.39 Acres**

NET OPERATING INCOME (NOI) | **$144,549**
(As of November 2025 Rental Rates)

REMAINING TERM | **3 YEARS**

CULTIVATE BEHAVIOR HEALTH & EDUCATION

5522 TAYLOR MILL ROAD | TAYLOR MILL, KY 41015

CULTIVATE BEHAVIOR HEALTH & EDUCATION

5522 TAYLOR MILL ROAD
TAYLOR MILL, KY 41015

Lee & Associates is pleased to offer for sale 5522 Taylor Mill Road, Taylor Mill, KY 41015, a premier medical outpatient building strategically located to serve a growing community of children with ASD. This property is leased to Cultivate Behavior Health & Education (Cultivate BHE), a trusted national provider with over 60 locations nationwide and backed by private equity. Cultivate BHE specializes in behavioral health and education services for children with autism and their families. The organization has experienced significant growth expanding it's services to meet the increasing demand for specialized pediatric care.

The property consists of 11,355 square feet of modern, state-of-the-art medical office space, designed to meet the highest standards of healthcare provision. The building is located on two distinct lots of 2.39 acres. The additional one acre lot can be either used for furture expansion or be sold to another user, developer or investor. The building features cutting-edge medical facilities, including modern examination rooms, welcoming reception areas, and well-equipped administrative spaces. These facilities are designed with patient comfort and operational efficiency in mind, making the property a perfect fit for healthcare providers.

The tenant, Cultivate BHE, is committed to long-term tenancy with a 5-year initial term and two 3-year renewal options. Under the terms of the NNN lease, the tenant is responsible for all operating expenses, maintenance, and repairs, minimizing landlord involvement and ensuring a hassle-free ownership experience. Furthermore, annual rent increases of 3% offer built-in rent growth, providing a hedge against inflation.

With its prime location, quality construction, and reliable tenant, 5522 Taylor Mill Road presents an exceptional investment opportunity in the healthcare real estate sector.

TENANT OVERVIEW

Tenant	Cultivate Behavior Health & Education
% Occupied	100%
Lease Type	Net Lease
Base Rent	$140,350 with 3% Annual Increases
Reimbursable Operating Expenses	$43,000
Lease Term	5 Years with Two 3-year Renewal Options
Lease Expiration	9/30/2028
Term Remaining	±3 Years
Tenant Responsibility	All Operating Expenses, Maintenance and Repairs, (CAM, Taxes, Insurance, Utilities)
Landlord Responsibility	HVAC + Capital Expenditures

Cultivate
BEHAVIORAL HEALTH & EDUCATION

PROPERTY SUMMARY

Address	5522 Taylor Mill Road Taylor Mill, KY 41015
Year Built	1982
Buildings Size	±11,355 Square Feet
Land Size	±2.39 Acres (2 Lots)
Percentage Leased	100%
Property Type	Medical Outpatient
Parking	5.72/1,000 SF | 65 Spaces
Zoning	PO
Parcel ID	058.03.00241.00


Cultivate
ViewSonic

PROPERTY AERIAL | 5522 TAYLOR MILL ROAD

TAYLOR MILL, KY

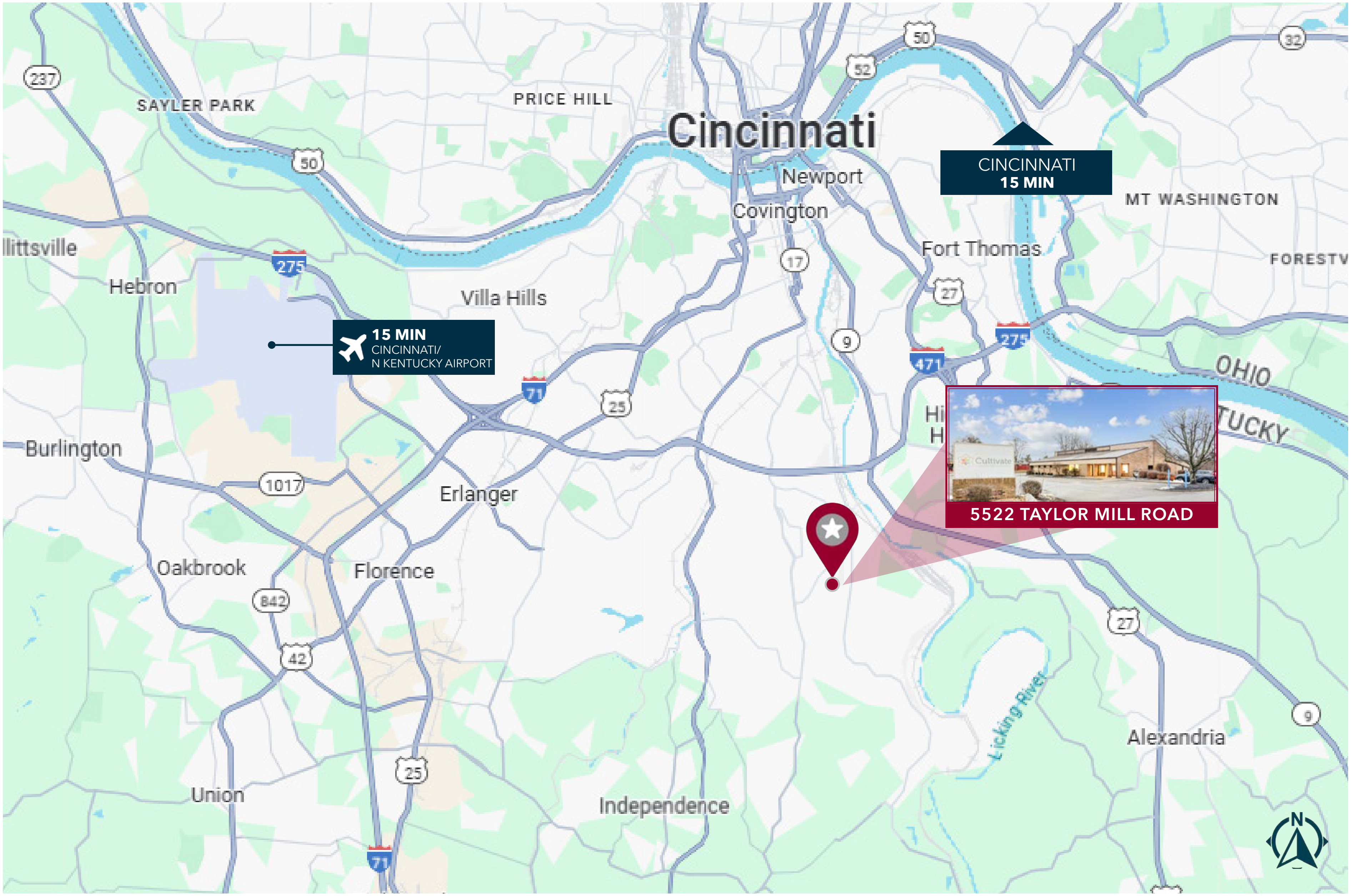
The Taylor Mill area is part of the Greater Cincinnati metropolitan region, which has seen consistent growth in both residential and commercial real estate sectors. As a desirable suburban community with proximity to Cincinnati, Taylor Mill benefits from an expanding population and a robust economy. Taylor Mill is a home rule-class city in Kenton County, KY. I-275, Cincinnati's beltway, runs through its northern part. The city has 29,583 residents within 3 miles and a median household income of $93,340.

Cultivate BHE's national presence and its reputation for providing high-quality, patient-centered care place this property in an ideal position to continue its long-term success.

Cultivate's Taylor Mill center has expanded its hours to accommodate weekend appointments, reflecting demand from families. These facilities prioritize early intervention, with 85% of their clients aged 3–7. Behavioral health services are in high demand, especially those that offer both therapy and educational services.

The location of 5522 Taylor Mill Road, with ample access to major roads and regional transportation networks, makes it highly accessible to patients and healthcare providers alike. Only 10 miles to Cincinnati further strengthens its position as a strategic healthcare location.

LOCATION OVERVIEW | 5522 TAYLOR MILL ROAD



FINANCIAL OVERVIEW - RENT ROLL | 5522 TAYLOR MILL ROAD

Rent Roll Analysis

5522 Taylor Mill, Taylor Mill, KY

Tenant Name	Suite	Lease Type	Lease Status	Area	Building Share %	Lease Start Date	Lease End Date	Free Rent	Scheduled Base Rent	Expense Recoveries	Potential Gross Revenue	Last Rent Increase	Increase Amount	Security Deposit
Contract														
Cultivate Behavioral Management Corp.	5522 Taylor Mill	Office	Contract	11,355	100%	10/1/2023	9/30/2028	0	11,696	3,583	15,279	10/1/2024	3%	11,355
Total Contract				11,355				0	11,696	3,583	15,279			11,355
Total				11,355				0	11,696	3,583	15,279			11,355

	Total Area	Percentage	Monthly Rent	Annual Rent
Occupied	11,355	100.00	11,695.65	140,347.80
Vacant	0	0.00	0.00	0.00
Total	11,355		11,695.65	140,347.80

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COMMERCIAL REAL ESTATE SERVICES

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