



J.D. WINSTON



Andover, KS



Offering Memorandum

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# Residential Treatment Facility of Wichita



J.D. WINSTON

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*Presented By:*

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## ▼ PROCESS OVERVIEW

JD Winston establishes the following process overview for the offering of DETOX & REHABILITATION FACILITY, and interested parties are required to adhere to the process outlined below. The owner (the "Company") has engaged JD Winston as exclusive advisor to represent the Company in the divestment of the offering presented herein. All offers will be reviewed and considered by the Company as submitted via email to JD Winston representatives listed below:

FRANK BRAIDER III  
[FBraider@JDWinston.com](mailto:FBraider@JDWinston.com)

Interested parties must include the following factors in their offer submissions:

- A company bio or business background. The suggested demonstration of qualifications should include an overview of relevant transactional experience in Behavioral Healthcare real estate investments and other related assets under management, along with financial (both debt and equity) qualifications.
- It is encouraged that interested parties include the key assumptions and basis for their valuation, along with details on strategy to secure debt and equity financing to close the transaction.
- An overview of the proposed transaction structure along with an indication of the estimated timeframes to negotiate a definitive purchase agreement, conduct due diligence, and consummate a transaction.
- Required in any and all offers will be a summary of the capital structure including the anticipated sources for financing the transaction (i.e. lending institutions) as well as a list of potential equity sources, if applicable. Evidence of equity funds available for immediate deployment is highly encouraged.
- Any additional conditions or contingencies necessary to consummate the transaction. For example, offers should include the prospect's necessary level of review by senior professionals or investment committees in order to transact and the timing of further review and approvals.
- During the process, any and all exchanges of information, whether verbal or electronic, will be coordinated through and facilitated by JD Winston. Interested parties are not permitted to and shall not under any circumstances contact the Company, the community, nor the community's staff, employees, or personnel, the Lessee, or parent company of Lessee, prior to offer submission and without the express prior written approval of the Company. Unauthorized contact or tours will not be tolerated and will eliminate interested parties from the bidding process.



 Andover, KS 

# Offering Overview



☑ FACILITY OVERVIEW

Amazing RTF for In-Patient Detox and Residential SUD Treatment.

**Property Name:**

RTF of Wichita

**Address:**

224 E. Central Ave | Andover, KS 67002

**Building Size:**

40,360 SF

**Offices:**

11

**Licensed Beds:**

up +/-90

**Restrooms:**

65



40,360 sf building located in the growing and desirable community of Andover, a suburb of Wichita, KS. Just a 20 min drive from Wichita Dwight D. Eisenhower National Airport and 2 miles from Andover's Kansas Medical Center Hospital with emergency care. The building is "H" shaped and split into four separate wings with a kitchen and dining area in each wing. Common areas are located in the basement and the second floor which includes therapy area and activity room. The basement is 6,186 square feet and is included in the overall total square footage. 2 Way, 2 Lanes Each Way Paved Parking Lot - 43 Spots total, Paved Walkways, Courtyard, Signage, Sprinkler System, Hip Composition Roof, Siding with Brick Veneer. Spacious Lobby, 11 Offices, 76 Beds, 60 Units/Rooms, 65 restrooms, Salon , 4 Dining Rooms, 2 Nurses Stations, Multiple Laundry Hookups, Storage, Gym, Commercial Kitchen, Lounge Areas, Medication Rooms, Walk-out Basement, 1 Elevator, Cox Internet Fiber, VOIP phone system, ANAYA Overhead Paging in Phone System Ethernet Wiring, Backup Generator, Fire/Smoke Detectors, and Individually Controlled HVAC. Property Inventory is approximate and should not be considered the complete inventory of items that will be transferred with the Real Estate.



✓ FACILITY COMMON SPACES





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▼ INVENTORY

**KITCHEN EQUIPMENT & APPLIANCES**

- American Range Deep Fryer
- Atosta Reach In Refrigerator
- Bakers Rack
- Blodgett Commercial Oven
- Cambro Food Delivery Carts (3)
- Duke Three Compartment Food Warmers (4)
- Four Bin food Warmer
- Fridgidaire Refrigerator
- Groen Warmer
- Hamilton Beach Microwave
- Knight GT Commercial Dishwasher
- Mini Fridges (3)
- Norlake Walk In Freezers (2)
- Panasonic Microwaves (2)
- Samsung 36" Double Door Refrigerators (4)
- Scotman Ice Bin
- Stainless Steel Kitchen Tables (3)
- Three Compartment Sink
- Two Compartment Sink
- Whirlpool Refrigerator

**OFFICE EQUIPMENT**

- Barrel Chairs (8)
- Check-in Desk
- Conference Tables (2)
- Filing Cabinets (20)
- Leather Rolling Office Chairs (8)
- Office Chairs (75)
- Office Desks (10)
- Wood Bookshelves (6)

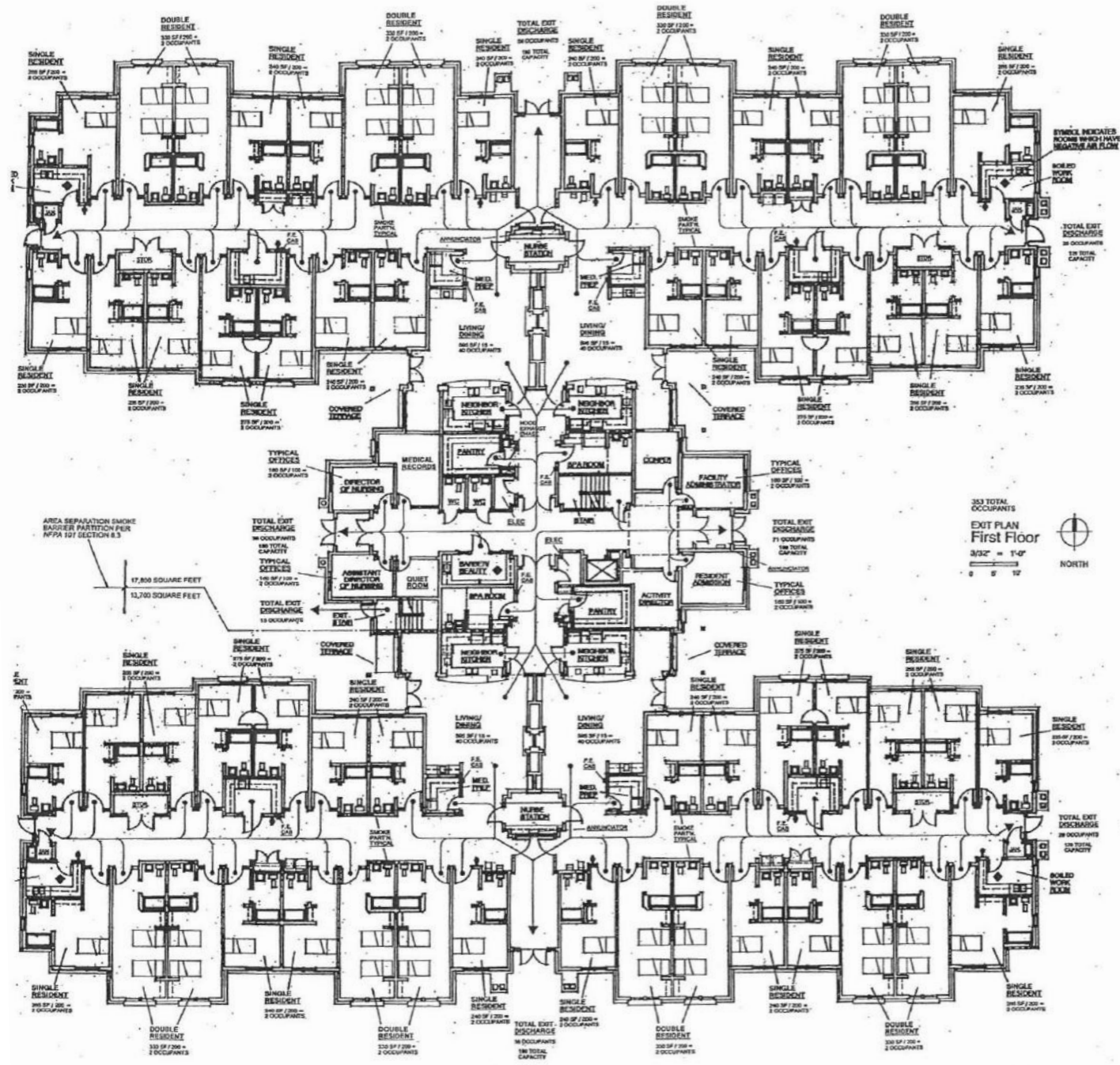
**GYM EQUIPMENT**

- Armedica Bariatric Mat Tables (2)
  - Hammer Strength Incline Press
  - Heathweigh Scale
  - Lifetime Fitness Assisted Dip Chin
  - Lifetime Fitness Curl Machine
  - Lifetime Fitness Duel Adjustable Pulley
  - Lifetime Fitness Duel Pulley Pulldown
  - Lifetime Fitness Elliptical
  - Lifetime Fitness Seated Leg Press
  - Metron Stand in Electric Table (2)
  - Trampoline
  - Vibrabody Slimmer
- GENERAL FURNITURE**
- 4-Drawer Dressers (42)
  - Card Tables (15)
  - Leather Benches (7)
  - Leather Reclining Chairs (2)
  - Nightstands (40)
  - Oval Mirrors (25)
  - Rolling Bedside Tables (45)
  - Three Seat Sofa
  - Wood Half-Moon Tables (2)

**MISCELLANEOUS**

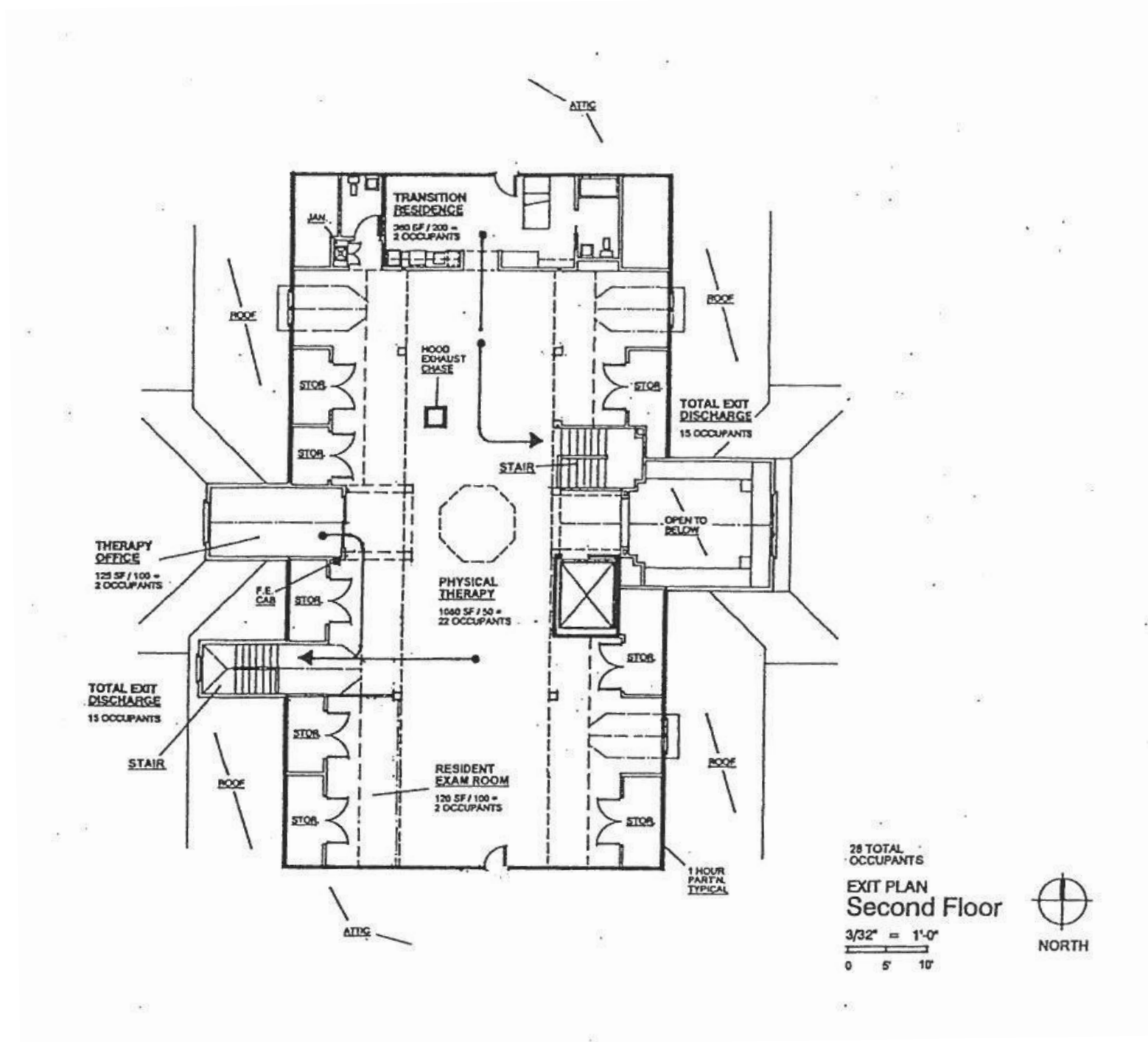
- 36' Televisions – Sylvania, Magnavox, Sanyo, Vizio (50)
- Bosch 800 Series Washer (4)
- Bosch Axxis Dryers (4)
- Gordon Laughead Piano
- Linen Carts (5)
- Salon Choice Hooded Hair Dryer
- Shark Vacuums (2)
- Speed Queen Commercial Dryers (4)
- Speed Queen Commercial Washers (4)
- Towel Cart
- Visio 60" Televisions (2)
- Wire Racks (51)

✓ FACILITY OVERVIEW

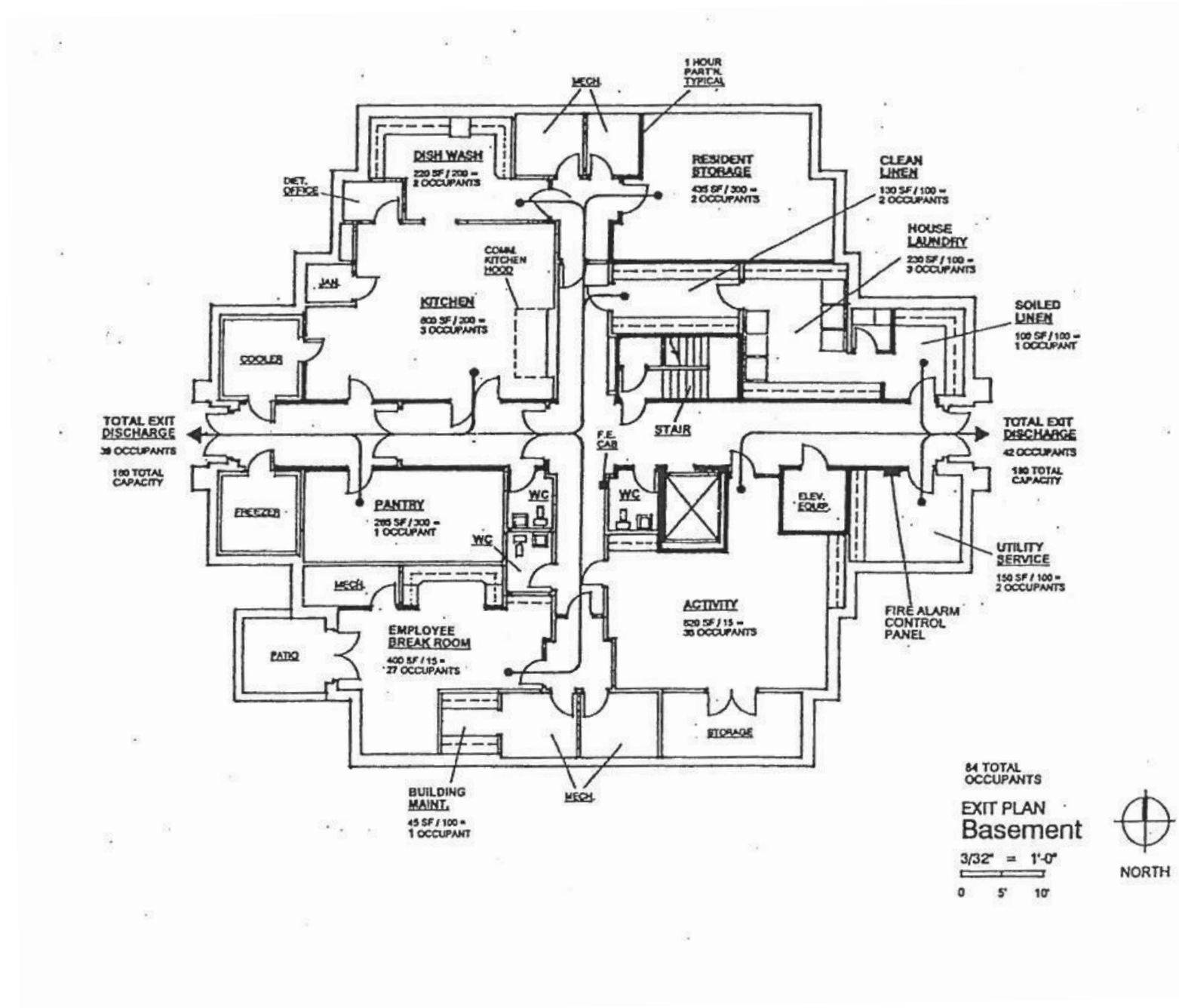




✓ FACILITY OVERVIEW



✓ FACILITY OVERVIEW



LOCA AREA OVERVIEW







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