

SUNSHINE PEDIATRIC DAY CENTER

Pediatric Skilled Care Facility

5802 Medina Base Rd | San Antonio, TX 78242



Subject Property Photo

\$5,370,000

PURCHASE PRICE

7.00%

CAP RATE

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MEMORANDUM**



Sunshine Pediatrics is a Prescribed Pediatric Extended Care Center (PPECC). PPECCs allow for minors from birth through age 20 with medically complex conditions to receive daily medical care (skilled nursing) in a non-residential setting. PPECCs are essential for children with specialized medical needs to receive proper treatment in a child-friendly and developmentally appropriate environment. Sunshine is currently the leading provider of PPECC services in Texas, with eight existing facilities, three under construction, and additional facilities in the pipeline for development. Sunshine maintains additional plans for over 20 locations in the future.

Investment Highlights

- Absolute NNN Lease Structure
- Reduced Competition + Cost-Effective Care
- Growing Demand
- Essential, Needs-Based, Recession-Resistant
- Purpose-Built Medical Facilities
- Limited Current Inventory + Recurring Demand
- Tenant's Mission
- Partner With Preeminent Operator

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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.

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