



OFFERING MEMORANDUM

PINNACLE TREATMENT CENTER

 3107 CINCINNATI PIKE, GEORGETOWN, KY



PINNACLE
TREATMENT CENTERS

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FINANCIAL OVERVIEW

3107 CINCINNATI PIKE, GEORGETOWN, KY 42034



PINNACLE
TREATMENT CENTERS



PINNACLE
TREATMENT CENTERS



3107 Cincinnati Pike,
Georgetown, KY

\$6,510,000

PRICE

7.25%

CAP RATE

NOI	\$472,173 <i>(Rent Effective 7/1/26)</i>
RENTABLE SQ FT	27,600
YEAR BUILT	2003
LOT SIZE (AC)	10 acres
TENANT	Pinnacle Treatment Centers
GUARANTOR	Pinnacle Treatment Centers KY-1, LLC
LEASE TYPE	Absolute Net
RENT COMMENCEMENT	August 2, 2012
LEASE EXPIRATION	July 31, 2035
TERM REMAINING	9.5 Years
INCREASES	3.00% Annual Rent Increases
OPTIONS	(1), 10-Year
RIGHT OF FIRST REFUSAL	Yes, 10-Days
TENANT RESPONSIBILITIES	Roof & Structure, HVAC, CAM, Taxes & Insurance
LANDLORD RESPONSIBILITY	None

LEASE ABSTRACT

CAM:	Tenant Handles Directly
Real Estate Taxes:	Tenant Handles Directly
Insurance:	Tenant Handles Directly
Roof & Structure Repairs:	Tenant Responsible
Roof & Structure Replacement:	Tenant Responsible
HVAC Repairs:	Tenant Responsible
HVAC Replacement:	Tenant Responsible

RENT SCHEDULE | 05

LEASE TERM	YEAR	DATE	RENT INCREASE	ANNUAL RENT	MONTHLY RENT	RENT PSF	CAP RATE	
CURRENT (OPTION I)	Year 12	7/1/2026	3.00%	\$472,173.46	\$39,347.79	\$17.11	7.25%	
	*RENT EFFECTIVE 7/1/26							
	Year 13	7/1/2027	3.00%	\$486,338.66	\$40,528.22	\$17.62	7.47%	
	Year 14	7/1/2028	3.00%	\$500,928.82	\$41,744.07	\$18.15	7.69%	
	Year 15	7/1/2029	3.00%	\$515,956.69	\$42,996.39	\$18.69	7.93%	
	Year 16	7/1/2030	3.00%	\$531,435.39	\$44,286.28	\$19.25	8.16%	
	Year 17	7/1/2031	3.00%	\$547,378.45	\$45,614.87	\$19.83	8.41%	
	Year 18	7/1/2032	3.00%	\$563,799.80	\$46,983.32	\$20.43	8.66%	
	Year 19	7/1/2033	3.00%	\$580,713.80	\$48,392.82	\$21.04	8.92%	
	Year 20	7/1/2034	3.00%	\$598,135.21	\$49,844.60	\$21.67	9.19%	
OPTION II	Year 21	7/1/2035	3.00%	\$616,079.27	\$51,339.94	\$22.32	9.46%	
	Year 22	7/1/2036	3.00%	\$634,561.65	\$52,880.14	\$22.99	9.75%	
	Year 23	7/1/2037	3.00%	\$653,598.50	\$54,466.54	\$23.68	10.04%	
	Year 24	7/1/2038	3.00%	\$673,206.45	\$56,100.54	\$24.39	10.34%	
	Year 25	7/1/2039	3.00%	\$693,402.64	\$57,783.55	\$25.12	10.65%	
	Year 26	7/1/2040	3.00%	\$714,204.72	\$59,517.06	\$25.88	10.97%	
	Year 27	7/1/2041	3.00%	\$735,630.87	\$61,302.57	\$26.65	11.30%	
	Year 28	7/1/2042	3.00%	\$757,699.79	\$63,141.65	\$27.45	11.64%	
	Year 29	7/1/2043	3.00%	\$780,430.79	\$65,035.90	\$28.28	11.99%	
	Year 30	7/1/2044	3.00%	\$803,843.71	\$66,986.98	\$29.12	12.35%	



PINNACLE

TREATMENT CENTERS



PINNACLE TREATMENT CENTERS

DBA Recovery Works | Residential Drug & Alcohol Rehab

(Pictured: Pinnacle in Martinsville, IN)



135

LOCATIONS



9

STATES



2006

YEAR FOUNDED



35,000+

PATIENTS SERVED DAILY

COMPANY OVERVIEW

Pinnacle Treatment Centers is a leading provider of comprehensive addiction and substance use disorder treatment services in the United States. Founded in 2006, the organization has grown from a small outpatient provider in Pennsylvania into a large, community-based treatment network serving more than 35,000 patients daily across over 135 locations in nine states, including California, Georgia, Indiana, Kentucky, New Jersey, North Carolina, Ohio, Pennsylvania, and Virginia



[Website](#)



PROPERTY OVERVIEW

3107 CINCINNATI PIKE, GEORGETOWN, KY 42034



PINNACLE
TREATMENT CENTERS



TENANT EXERCISED FIRST OPTION 3 YEARS EARLY

- Tenant exercised Option I in June 2022 (Base Term did not Expire until June 2025)
- Early extension is a clear indicator of tenant's success and commitment to this location
- One, ten-year option remains



9.5 YEARS REMAINING ON THE LEASE

- Option I commenced July 1, 2025
- Tenant has a 13+ year operating history at this location



ANNUAL RENT INCREASES

- 3% annual rent increases in the current option term
- 3% annual rent increases in option II



ABSOLUTE NET LEASE

- Zero landlord responsibility
- Tenant directly responsible for CAM, Insurance, and Taxes
- Tenant responsible for repairs and replacement of roof, structure and HVAC



PRO-FORMA CAP RATE: 9.19%

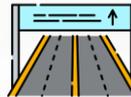
- Pro-forma cap rate reaches 9.19% by year 20 (7/1/2034-6/30/2035)
- Pro-forma cap rate of 12.35% by year 30



TOYOTA

6.5 MILES FROM THE TOYOTA MOTOR MANUFACTURING KENTUCKY FACILITY (TMMK)

- TMMK amasses 7.5 million square feet of floor space with over 10,000 employees
- In 2017, Toyota invested \$1.33 billion at the TMMK facility



POSITIONED DIRECTLY ALONG INTERSTATE 75

- Interstate 75 feeds directly into Lexington 21 miles to the south



PINNACLE TREATMENT CENTERS HAVE 135 LOCATIONS IN 9 STATES

- Pinnacle was founded in 2006 and has since grown to 135 locations
- Locations in California, Georgia, Indiana, Kentucky, New Jersey, North Carolina, Ohio, Pennsylvania, and Virginia
- Serve more than 35,000 patients daily









MARKET OVERVIEW

3107 CINCINNATI PIKE, GEORGETOWN, KY 42034



PINNACLE
TREATMENT CENTERS



25

INTERSTATE
75

AF Aichi Forge



TOYOTA

CLARKE
POWER SERVICES, INC.

ORBIS



Leggett & Platt



Waffle House

62

HEARTLAND
AUTOMATION

AutoGuide
Mobile Robots

Parker
Industrial Supply

AES

MCCORMICK
EQUIPMENT COMPANY INC.

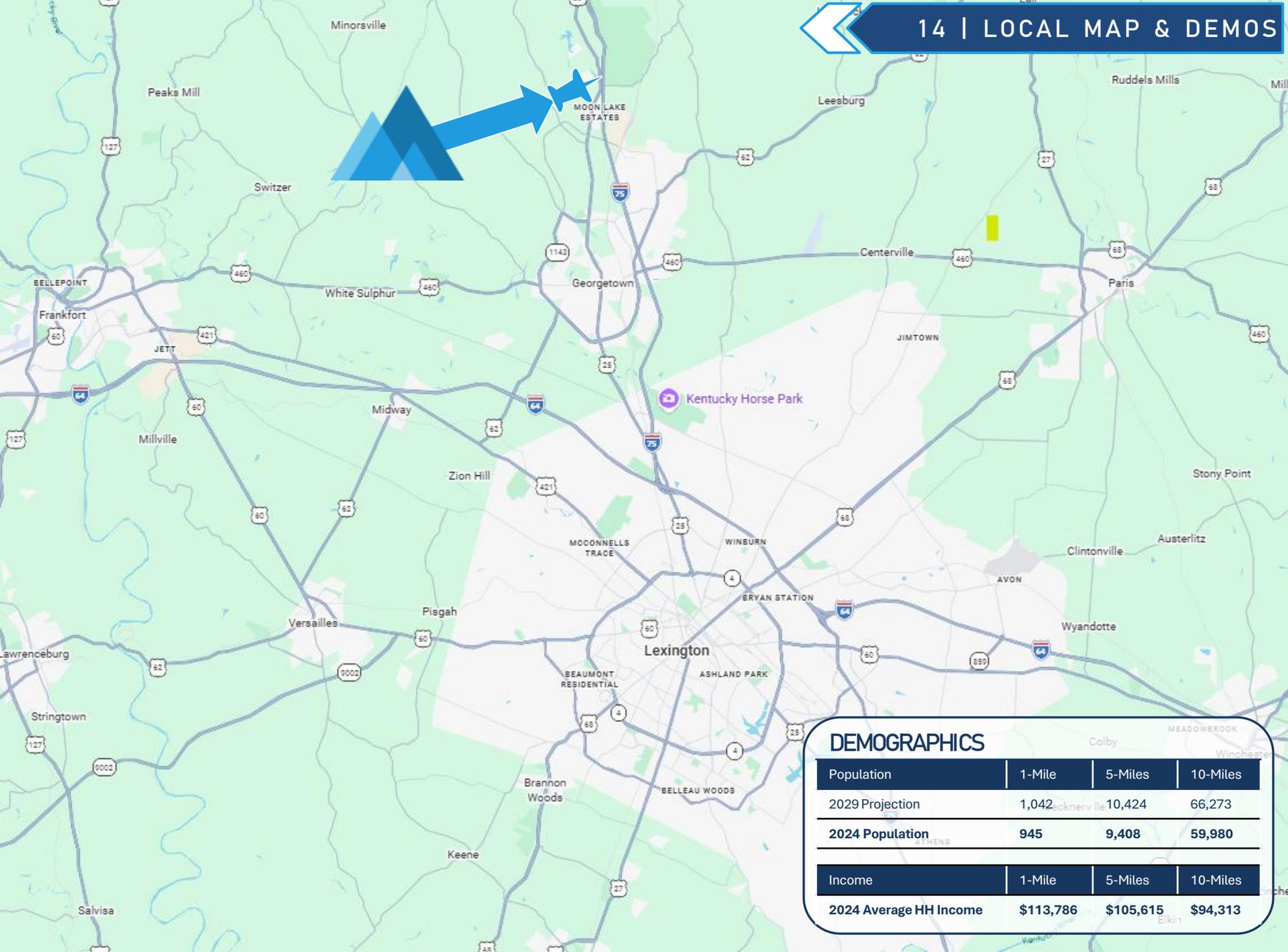
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INTERSTATE
75

25

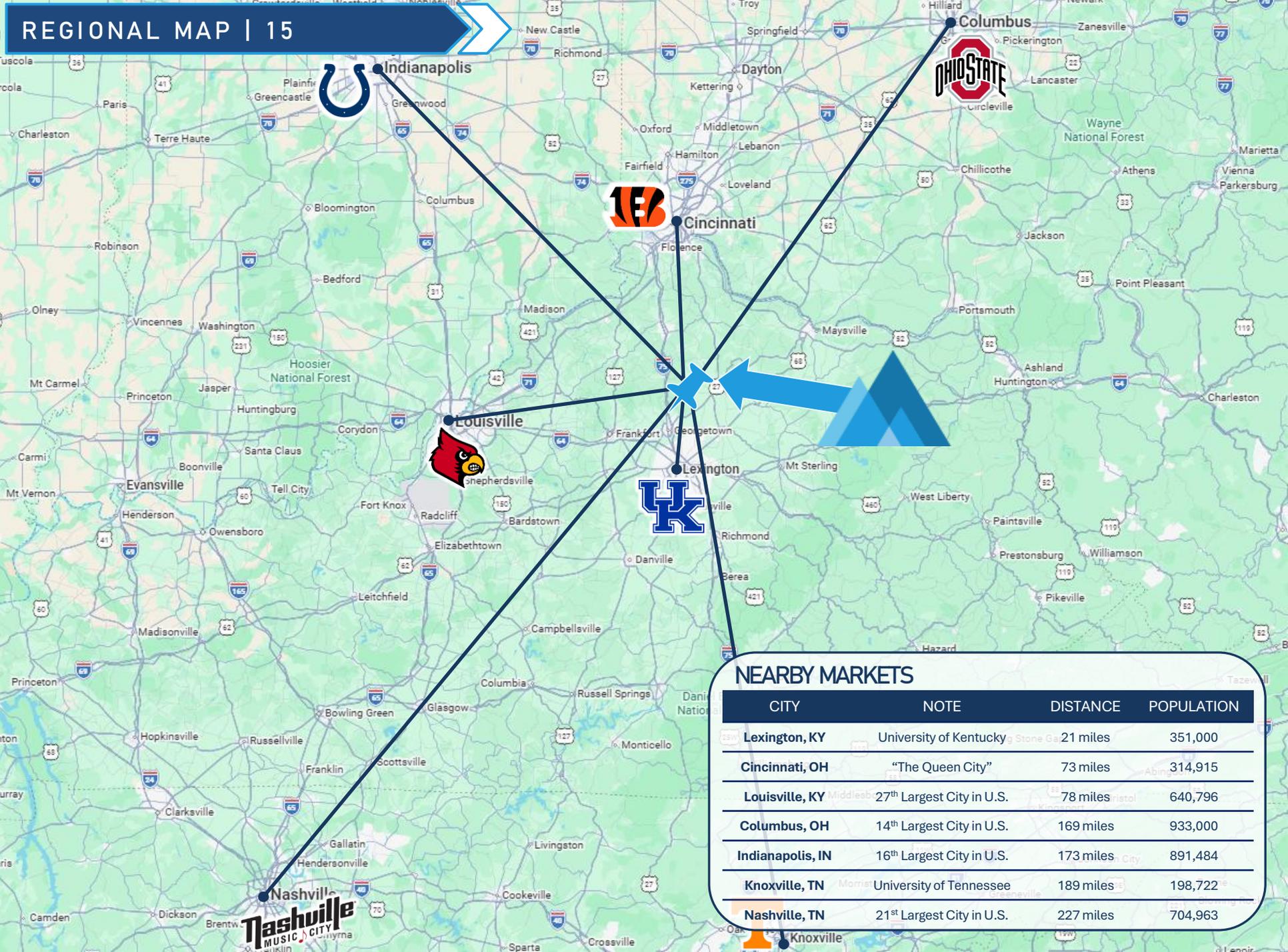


TOYOTA



DEMOGRAPHICS

Population	1-Mile	5-Miles	10-Miles
2029 Projection	1,042	10,424	66,273
2024 Population	945	9,408	59,980
Income	1-Mile	5-Miles	10-Miles
2024 Average HH Income	\$113,786	\$105,615	\$94,313



NEARBY MARKETS

CITY	NOTE	DISTANCE	POPULATION
Lexington, KY	University of Kentucky	21 miles	351,000
Cincinnati, OH	"The Queen City"	73 miles	314,915
Louisville, KY	27th Largest City in U.S.	78 miles	640,796
Columbus, OH	14th Largest City in U.S.	169 miles	933,000
Indianapolis, IN	16th Largest City in U.S.	173 miles	891,484
Knoxville, TN	University of Tennessee	189 miles	198,722
Nashville, TN	21st Largest City in U.S.	227 miles	704,963



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