

OFFERING MEMORANDUM

INVESTMENT SALE:
SINGLE TENANT MEDICAL OFFICE
8120 Garnet Drive, Dayton, Ohio
45458



MATT COOPER SENIOR VICE PRESIDENT

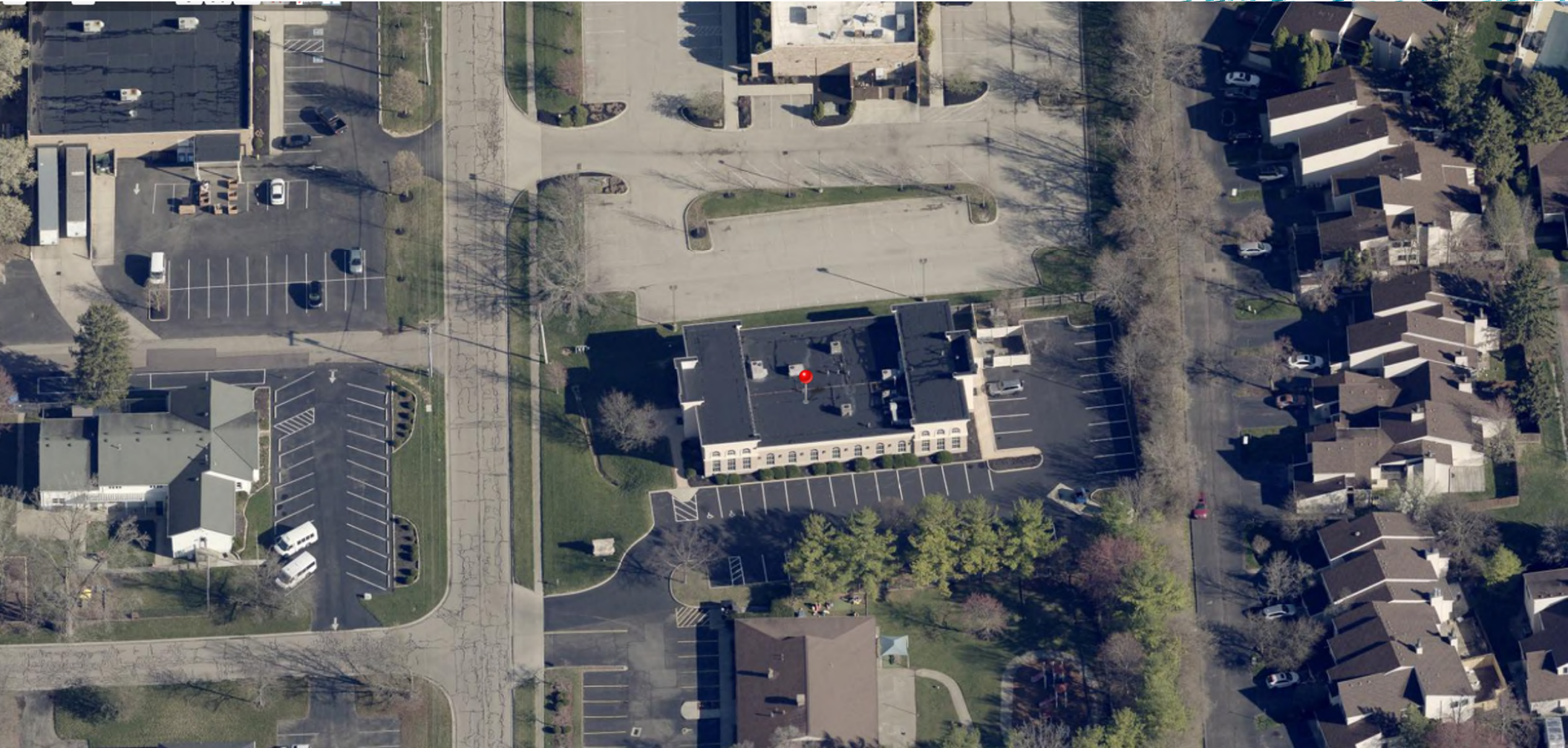
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**I N V E S T M E N T S A L E :
S I N G L E T E N A N T M E D I C A L O F F I C E**
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SINGLE TENANT MEDICAL OFFICE
8120 Garnet Drive, Dayton, Ohio 45458



TRADE AREA

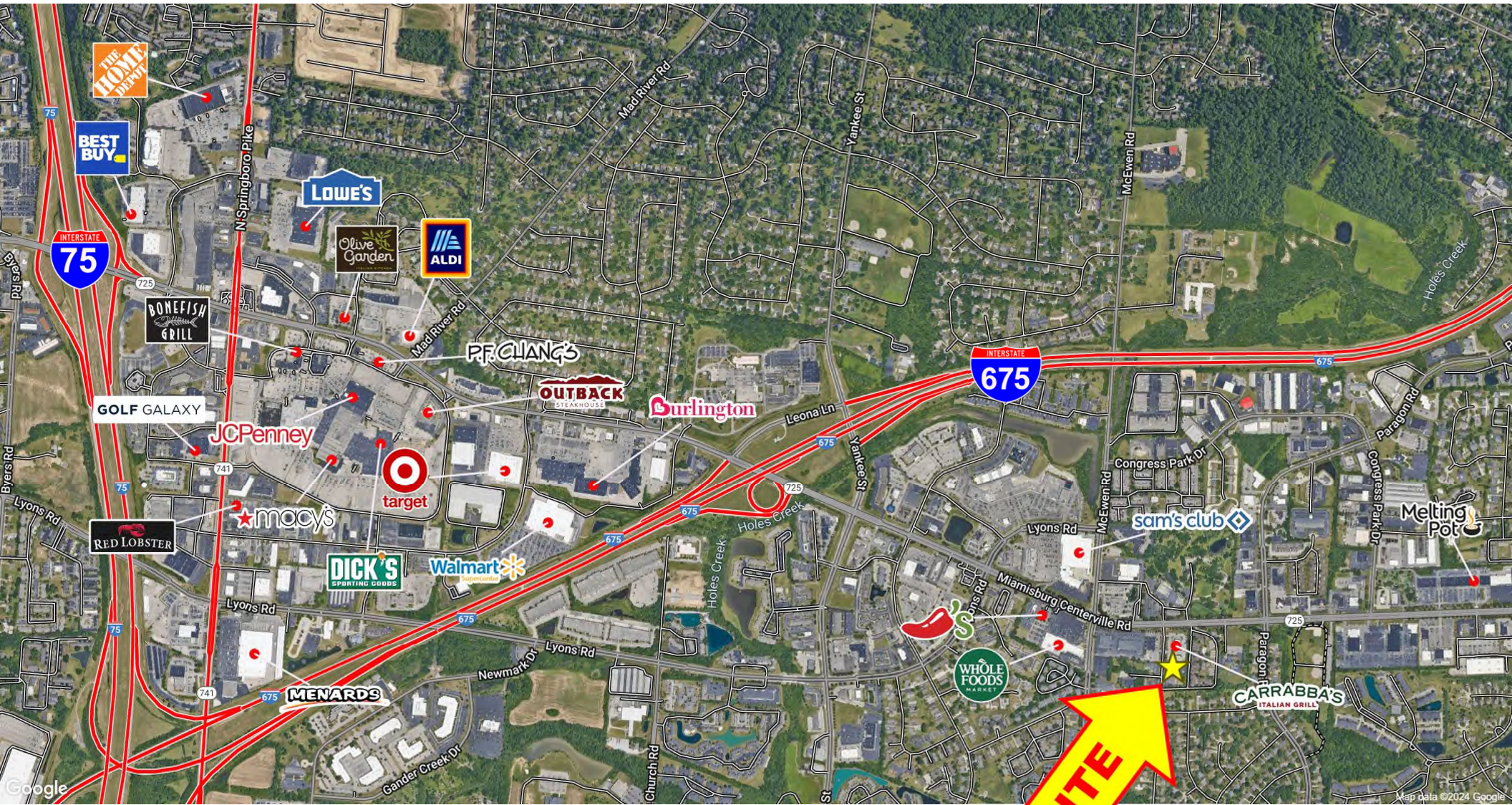


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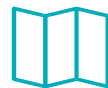
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INVESTMENT SUMMARY

HIGHLIGHTS

- **Prime Location:** Situated between affluent suburbs of Centerville and Miamisburg, the property benefits from high-end demographics and a thriving local economy. Conveniently located near major thoroughfares, the property enjoys easy access for both patients and staff. Its proximity to residential areas and regional trade areas such as Austin Landing and Dayton Mall enhances its visibility and accessibility, contributing to its appeal for tenants and investors alike.
- **Modern Infrastructure:** Built in 2005, the 9,600 square foot brick building offers modern infrastructure and Ample parking with a ratio of 4.58 per 1000 SF. Its stunning architecture and grounds have been well-maintained eliminating the need for near term capital expenditures. Prominent monument signage on Garnett Drive provides enhances visibility and exposure.
- **Stable, Specialized Tenant:** Brightview Health, a reputable outpatient addiction treatment company has occupied the premises since 2018. Their commitment to this community and the people they serve ensures long-term stability. Their specialized nature provides resilience against economic downturns and consistent rental income, enhancing the property's attractiveness to potential investors.
- **Growing Demand:** In response to the ongoing opioid crisis, there is an increasing demand for addiction treatment services. Brightview Health's occupancy reflects this growing need, making it a strategic investment opportunity.
- **Strong Community Presence:** Brightview Health's established presence in the community fosters trust and recognition, further solidifying the property's position as a valuable asset. Their commitment to community health aligns with the values of potential investors seeking socially responsible investments.
- **Potential for Value Appreciation:** With its strategic location, stable tenant, and potential for future growth, the property presents an opportunity for value appreciation over time. Savvy investors can capitalize on market trends and capitalize on the property's inherent advantages to generate long-term returns.



FINANCIAL OVERVIEW



LIST PRICE

\$1,939,000



ANTICIPATED
NOI (2024)

\$ 128,645



CAP RATE

6.63%

BUILDING INFORMATION

ADDRESS

8120 Garnet Drive, Dayton, OH 45458

BUILDING GLA

APPROX. 9,600 SQ FT

TENANT OVERVIEW



BrightView

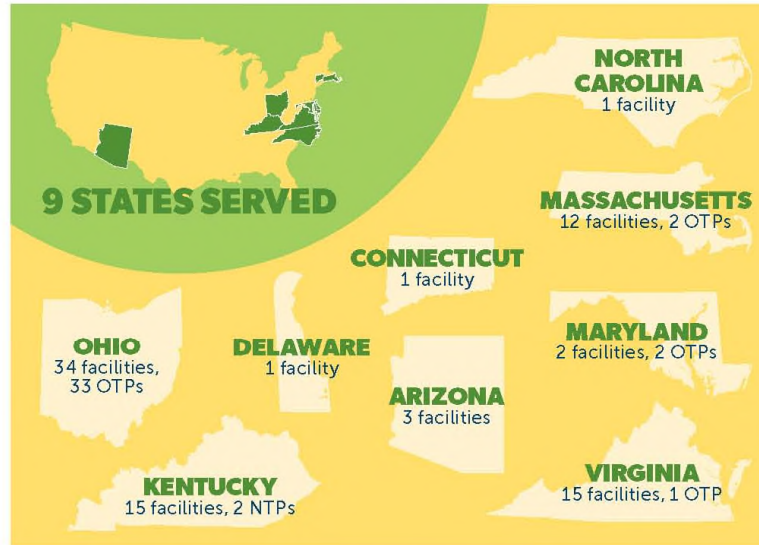
Brightview Health offers outpatient addiction treatment programs at several locations across Ohio and Kentucky. Our treatment plans offer a holistic, compassionate, and comprehensive approach to addiction. We provide you with a safe and positive environment to facilitate your recovery and healing. Our intensive outpatient program includes therapy sessions, support groups, suboxone treatment, and many other treatment options. We understand that addiction is often rooted in issues with mental health and behavioral health. Our patients receive an exceptional level of care that is built around our philosophy of treating everyone with respect and empathy.

BrightView is a new kind of addiction treatment center, one that pairs a patient-focused and evidence-based approach with the compassion and commitment to improve as many lives as we can. We combine medical treatment with psychological therapy and social services to give patients the comprehensive support they need to overcome addiction. We offer evidence-based, outpatient addiction treatment programs to help people rebuild their lives without completely uprooting them. With so many people affected by substance use disorder, we hope to lead by example.

We utilize the latest technologies, therapies and concepts to help our patients live the lives they deserve. With BrightView, we want to give patients the environment and the support they need to overcome addiction and find a path to a brighter future.

TENANT OVERVIEW

84 Open Facilities



1,445 Active Team Members

Department	Number of Team Members
Clinical	390
Medical and Nursing	343
Operations	277
Corporate, Support and Other	133
Patient Access Center	91
Outreach	83
Revenue Cycle	65
Lab Services	63

64,079

Patients served since inception

20,000*

Current patients under care

119

Advanced medical providers

124

Independently licensed clinicians

569,488**

Medical services hours

993,308**

Clinical services hours

* Approximate number, which includes Arizona, Maryland, and Massachusetts acquisitions.

** Does not include Arizona, Maryland, and Massachusetts acquisitions.

PHOTOS



PHOTOS



DAYTON, OHIO

Dayton is the heart of a dynamic region where a rich history of invention and innovation continues to unfold. Dayton's creative side is complemented by attractive neighborhoods, a diverse economic base, distinct cultural attractions, expansive recreational space, and excellent city services.

Dayton is a city in and the county seat of Montgomery County in the west/southwestern portion of Ohio. The 2020 United States Census tallied 137,644 residents in the city with the Metro Dayton area comprised of 814,049 residents. Dayton is the sixth largest city in Ohio.

Dayton is within 500 miles of 60% of the population and manufacturing capacity of the U.S. and so is defined as one of only two major logistics centroids in the United States. Dayton's air market reaches over 137 million people. It plays host to significant industrial, aerospace, and technological/engineering research activity and is known for the many technical innovations and inventions developed there. Much of this innovation is due in part to Wright-Patterson Air Force Base and its place within the community. Dayton's businesses have diversified into the service economy including the insurance, legal, and healthcare sectors.

Dayton is also noted for its association with aviation; the city is home to the National Museum of the United States Air Force. The city was the home of the signing of the Dayton Peace Accords, which brought an end to the war in Bosnia. Orville Wright, poet Paul Laurence Dunbar, and entrepreneur John H. Patterson were born in Dayton. Dayton is also known for its many patents, inventions, and inventors that have come from the area, most notable being the Wright Brothers' invention of powered flight.

Dayton is home to many major corporations and companies such as Reynolds and Reynolds, CareSource, Cargill, Cox Enterprises, NewPage Corporation, Huffy Bicycles, LexisNexis, Kettering Health Network, Premier Health Partners, Standard Register, and Teradata. It is the former home of the Speedwell Motor Car Company and the Mead Paper Company before it became MeadWestvaco. NewPage Corporation is a Fortune 1000 company. Behr Dayton Thermal Products LLC is also located in Dayton.



DAYTON, OHIO

Population

Dayton is the 6th largest city in Ohio with a metro population of 814,049.

Getting to Dayton by Airplane

The Dayton International Airport, located just nine miles from downtown, is within 90 minutes by air of 55% of the country's population.

Getting to Dayton by Auto

Dayton is ideally situated at the crossroads of many major east/west and north/south connectors including I-70, I-75, U.S. 40, and U.S. 35.

Climate

Dayton has a moderate climate with four distinct seasons. Summers are typically hot and muggy while winters are typically cold and dry.

Dayton Population and Demographics

- Dayton is the 6th largest city in Ohio
- 2023 Dayton metro population is estimated at 814,049
- 2023 Median age is 41.3
- 2023 average household income is \$63,146
- 31.0% of Dayton residents have some college education and 33.0% hold bachelors, masters, or doctoral degrees.



DAYTON, OHIO

Colleges and Universities

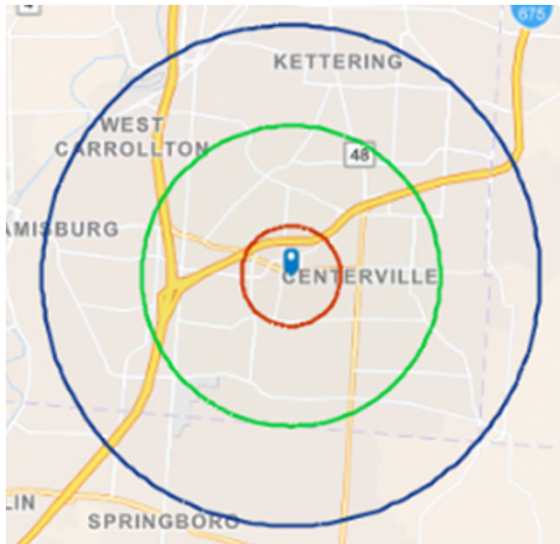
- University of Dayton
- Wright State University
- Kettering College of Medical Arts
- Sinclair Community College
- Miami Jacobs Career College
- Wittenberg University
- Central State University
- Cedarville University
- Air Force Institute of Technology
- Antioch University McGregor
- Clark State Community College
- Edison State Community College
- Miami University-Middletown
- Southern State Community College
- United Theological Seminary
- Urbana University
- Wilberforce University
- Wilmington College

Major Employers

- Wright Patterson Air Force Base
18,260 employees
- Premier Health Partners
12,000 employees
- Kettering Health Network
7,000 employees
- Good Samaritan Hospital
3,000 employees
- Samaritan North
2,600 employees
- Sinclair Community College
2,377 employees
- University of Dayton
2,094 employees
- U.S. Post Office
1,850 employees
- Behr America
1,800 employees
- Reynolds & Reynolds
1,550 employees
- VA Medical Center
1,540 employees
- GE Consumer Finance
1,500 employees
- AT&T
1,500 employees
- Cox-Ohio Publishing
1,300 employees



1-MILE RADIUS DEMOS



KEY FACTS

7,945
Population



2.0
Average Household Size



43.7
Median Age

\$71,155

Median Household Income

BUSINESS



877

Total Businesses



10,269

Total Employees

EDUCATION



8%

No High School Diploma



18%

High School Graduate



30%

Some College



45%

Bachelor's/Grad/Prof Degree

INCOME



\$48,875

Per Capita Income



\$71,155

Median Household Income



\$99,497

Average Household Income

EMPLOYMENT



69.4

White Collar %



11.1

Blue Collar %



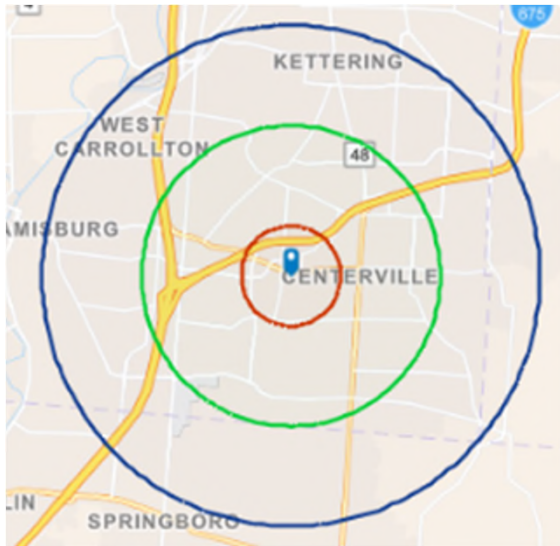
19.6

Services %

equity | brokerage

The information contained herein has been obtained from the property owner or other sources that we deem reliable. Although we have no reason to doubt its accuracy, no representation or warranty is made regarding the information, and the property is offered "as is." The submission may be modified or withdrawn at any time by the property owner.

3-MILE RADIUS DEMOS



KEY FACTS

58,565
Population

2.2
Average
Household Size

44.0
Median Age

\$82,432
Median Household Income

BUSINESS

3,210

Total Businesses

46,825

Total Employees

EDUCATION

4%

No High School
Diploma

16%

High School
Graduate

27%

Some
College

53%

Bachelor's/Grad/Prof
Degree

INCOME

\$53,991
Per Capita
Income

\$82,432
Median
Household
Income

\$120,555
Average
Household
Income

EMPLOYMENT

74.8
White
Collar %

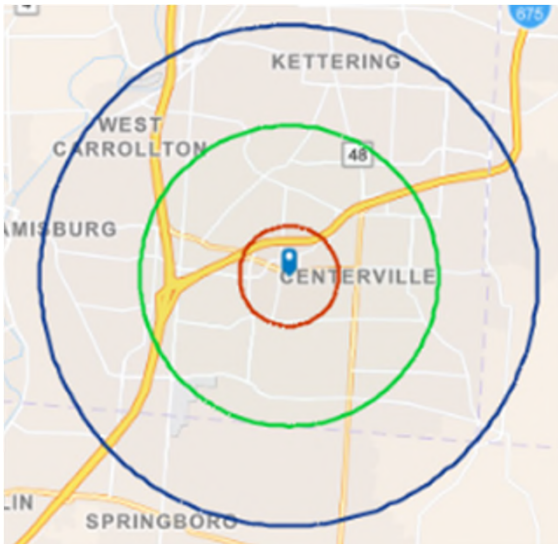
12.9
Blue
Collar %

12.3
Services
%

equity | brokerage

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5-MILE RADIUS DEMOS



KEY FACTS

166,176
Population



2.3
Average Household Size



43.1
Median Age

\$80,408
Median Household Income

BUSINESS



5,810

Total Businesses



88,709

Total Employees

EDUCATION



4%

No High School Diploma



20%

High School Graduate



28%

Some College



48%

Bachelor's/Grad/Prof Degree

INCOME



\$49,753

Per Capita Income



\$80,408

Median Household Income



\$115,679

Average Household Income

EMPLOYMENT



70.5

White Collar %



16.4

Blue Collar %



13.0

Services %

equity | brokerage

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