FOR SALE

Single Tenant Net Leased Medical Investment

7601 Hospital Drive, Suite 100, Sacramento, CA

Leased to Dignity Health (CommonSpirit Health) | $1,958,000 | 7.5% Cap Rate

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Property Type
Medical Office Condo

Condo SF
±9,265 SF

Total Building SF
±43,693 SF

Condo APN
117-0120-026

Condo Suite #
Suite 100

Cap Rate
7.5%

$1,985,000
Sale Price

INVESTMENT SUMMARY

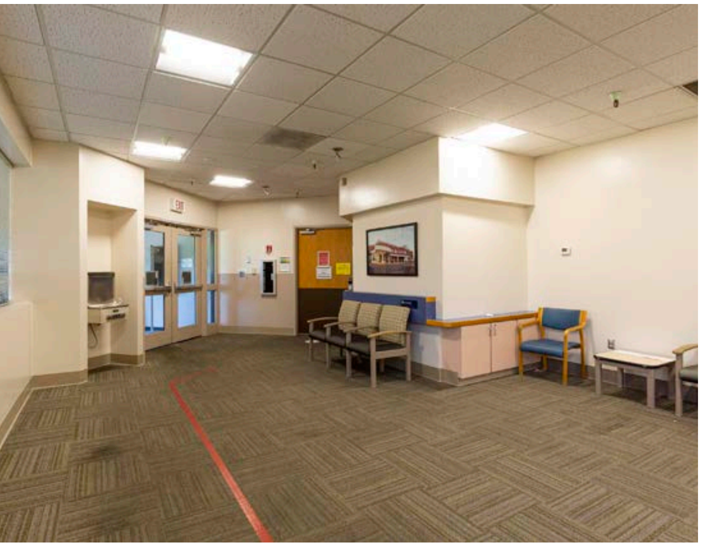
Passive Medical Office Investment adjacent to Dignity Health Hospital

Suite 100 at Timberlake Medical Center presents the opportunity to acquire a 100% leased medical office condominium occupied by Dignity Health, part of CommonSpirit Health, one of the nation's leading nonprofit healthcare systems. Located adjacent to Methodist Hospital, the property benefits from a long operating history, continued tenant commitment evidenced by a recent five year lease renewal, and the strength of a nationally recognized healthcare provider.

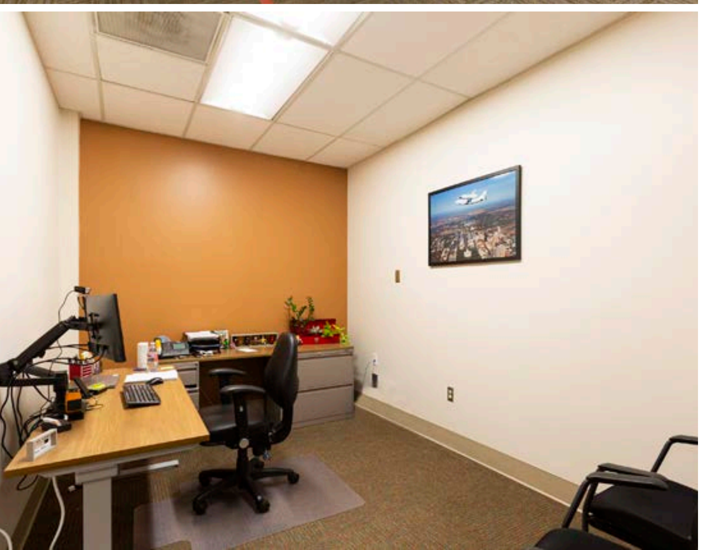
The investment offers stable income, annual contractual rent growth, and passive ownership within Sacramento's established Timberlake medical campus. The offering consists of a leasehold condominium interest with a long term ground lease extending through December 2047 with favorable recapture options, providing investors with a clearly defined ownership structure.

HIGHLIGHTS

- 100% Leased Medical Office Investment
- Dignity Health (CommonSpirit Health) Tenant
- Recent Five Year Lease Renewal
- Annual Contractual Rent Increases
- Adjacent to Methodist Hospital
- Historically High Occupancy Building
- Ground Lease Through December 2047



Property Photos



LEASE SUMMARY

Condo Size: 9,265 SF

Term: 60 Months

Lease Expiration: Jan 31, 2031

Est. Year 1 NOI: $148,860

Lease Rate (Jan 2027): $1.34 PSF NNN

Annual Increase: 3%

Renewal Options: One (1) 3-Year Option to Renew at Fair Market Value

Original Lease Commencement: October 2012

GROUND LEASE SUMMARY

Ground Lease Through: Dec 31, 2047

Lessor Purchase Options in 2034, 2041 & 2047 with 18-month advance notice

Fair Market Value Purchase Price Determined by Appraisal

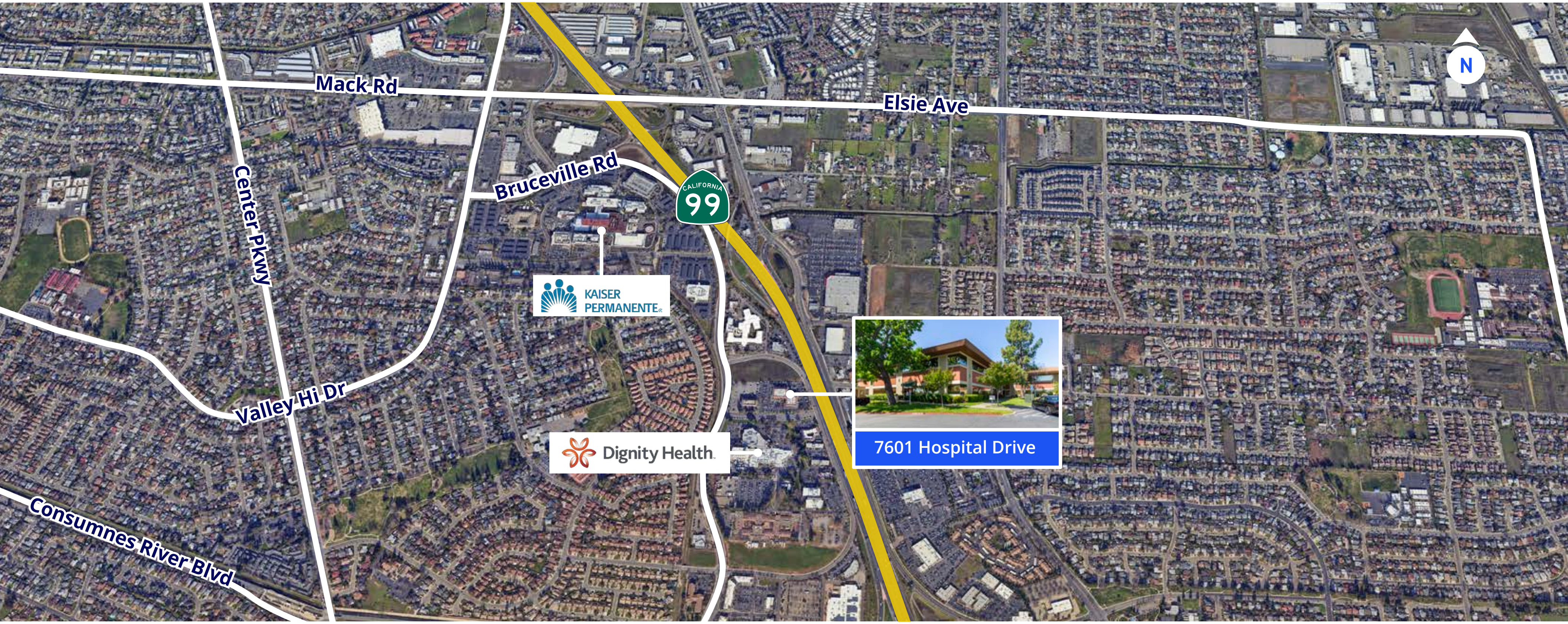
TENANT OVERVIEW

Leased to a Leading Investment Grade Healthcare System

CommonSpirit Health is one of the nation's largest nonprofit healthcare systems, operating approximately 137 hospitals and 2,400 care sites across 24 states. Formed through the combination of Dignity Health and Catholic Health Initiatives, the organization employs approximately 160,000 people and more than 25,000 physicians and advanced practice clinicians while maintaining investment grade credit ratings.

Locally, Dignity Health is one of the Sacramento region's leading healthcare providers, operating Methodist Hospital and several other acute care facilities. The subject property's location adjacent to Methodist Hospital further reinforces the strategic importance of this long occupied facility.

Nearby Amenities



Shopping & Services

TARGET
Sam's Club
Foods Co
Grocery Outlet bargain market
Lowe's
Costco Wholesale
Quick Quack Car Wash
Firestone Complete Auto Care

Food & Coffee

Starbucks
Mountain Mike's Pizza
Jamba Juice
Panda Express Chinese Kitchen
Dutch Bros Coffee
Popeyes Louisiana Kitchen
Taco Bell
Dunkin' Donuts
Texas Roadhouse
Togo's
McDonald's

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