



Collinsville Behavioral

Behavioral Health Conversion

Inpatient Substance Abuse & Mental Health Treatment

Collinsville, Illinois | St. Louis MSA

Offering Memorandum

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REAL ESTATE NOTICE

Blueprint is a licensed real estate broker in the State of Illinois and all real estate activities relating to this offering are being handled by Blueprint. All questions regarding the real estate transaction should be directed to the above listed brokers pursuant to Illinois state law.

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Blueprint Healthcare Real Estate Advisors (“Blueprint”) establishes the following process overview for the offering of **Collinsville Behavioral**, and interested parties are required to adhere to the process outlined below. The real estate owner (the “Company”) has engaged Blueprint 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 Blueprint representatives listed below.

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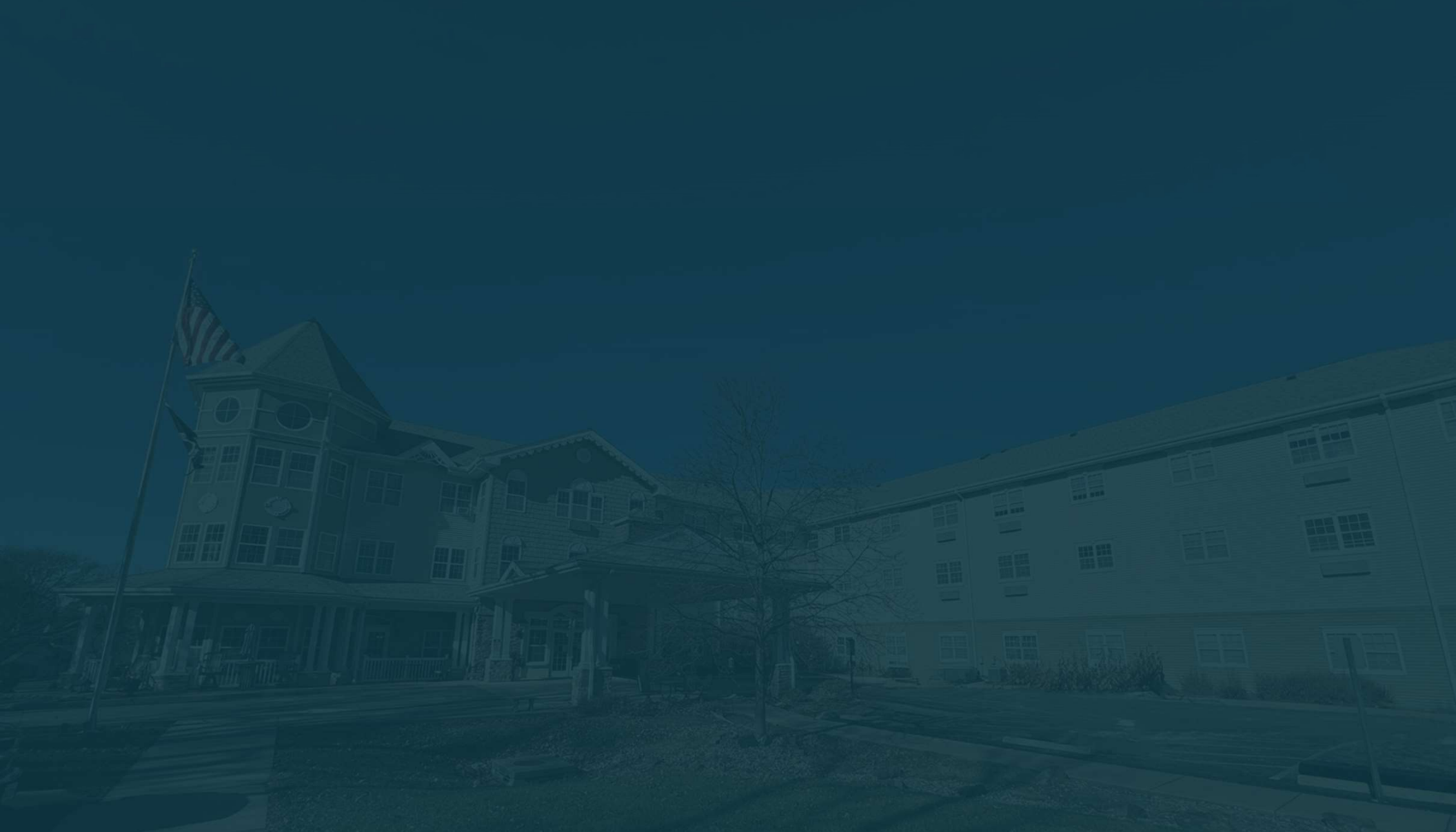
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Interested parties must include the following factors in their offer submissions:

- 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.
- 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 of capital for the transaction. 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 Blueprint. Interested parties are not permitted to and shall not under any circumstances contact the Company, the facility, nor the facility staff, employees, or personnel, the lender or property receiver, 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.



Collinsville Behavioral

OFFERING OVERVIEW



PROPERTY OVERVIEW	
Property Name:	Collinsville Behavioral
Address:	1207 Vandalia Steet, Collinsville, IL 62234
Year Built/Renovated:	2009
Current Care Type:	Senior Living (will be delivered vacant)
Proposed Care Type:	Behavioral Health Conversion
Total Beds:	80-95 Beds
Total Units:	66 Units
Unit Mix:	14 Studio 52 One & Two Bedroom
Total Lot Size:	2.20 Acres
Total Building Size:	56,700 SF
Number of Stories:	Three (3)
Zoning:	P-B-2, Planned Limited Commercial District
Zoning Feasibility:	Zoned by right
Parking:	34 Spaces
APN:	13-1-21-27-06-103-011.001

THE OFFERING

Blueprint is pleased to present the exclusive offering of Collinsville Behavioral, a 66-unit senior living community just outside of St. Louis that is primed to be converted to an inpatient behavioral treatment facility. Blueprint nor its current ownership make representation of the feasibility of a behavioral redevelopment, however, based on research it is believed that in-place zoning permits for behavioral healthcare treatment with overnight stays. Please reach out to Blueprint’s behavioral health team directly regarding any zoning questions. Built in 2009, this three-story building in its current configuration offers unit layouts conducive to private and dual occupancy units offering a non-institutional feel ideal for treatment. Each room has individual bathrooms and showers, and the building has a suite of amenities including a commercial kitchen, full-service dining, private dining room, group therapy spaces, atrium, lounges & common areas, and activity rooms necessary for group therapy. A new owner can capitalize on the facility layout, extensive referral sources, favorable zoning, and high local demand for behavioral health services both in Southern Illinois and across the river less than 15-miles from St. Louis Missouri.

The property benefits from an urban infill location within close-proximity to Vandalia Street - US Route 159 & Interstate-55 providing convenient access to downtown St. Louis, surrounding suburbs, and St. Louis Downtown Airport. Additionally, the facility is near several developments and notable landmarks including Walmart, ALDI, Home Depot, St. Louis University, The Gateway Arch, and The Mississippi River, among others. The subject is also located within 15-miles of 7+ hospitals that provide extensive care and referrals to the entire MSA. Those medical centers offer an excellent opportunity to build future referral sources.

The property is currently being offered **for sale**, without a defined asking price, unencumbered by property-level mortgage debt, and free and clear of a management contract or lease agreement. Interested parties should contract Blueprint’s advisory team to talk through potential strategic alignments.

Premier Treatment Campus

- Collinsville Behavioral is well equipped for a behavioral health conversion to provide inpatient substance abuse & mental health treatment:
 - ✓ 66 units on a 3-story property (potential for 80-95 beds)
 - ✓ Private & shared suites all with private bathrooms & showers
 - ✓ Commercial kitchen & dining room
 - ✓ Ample amenities, common areas needed for group therapy, and space for programming
- Located within 15-miles of 7+ regional hospitals totaling 1,717 beds with potential to capture a large percentage of local inpatient behavioral healthcare referrals moving forward
- Urban infill location just ≈12-miles from downtown St. Louis, with proximity to I-55 & Vandalia Street, providing convenient access to surrounding suburbs, St. Louis Downtown Airport, and notable developments and landmarks including Walmart, ALDI, St. Louis University, the Gateway Arch, and the Mississippi River
- Subject benefits from limited local competition, high demand in the surrounding area, and a zoning verification letter signaling the facility is zoned by right from the Collinsville planning & zoning department
- With exciting infrastructure and accommodations conducive for inpatient and outpatient behavioral health treatment, Collinsville Behavioral has the potential to provide the following treatment options:
 - Supervised Medical Detox
 - Inpatient Residential Treatment
 - Mental Health (Co-Occurring) Support
 - Outpatient Services



Collinsville Behavioral is located within the Planned Limited Commercial District. Under the current zoning code, inpatient behavioral health uses including residential substance abuse and mental health treatment are permitted by right. *Buyer will be responsible for official zoning approval. Please review additional zoning information within the data room or reach out directly to Blueprint’s behavioral health team for zoning questions.

ZONING INFORMATION

Property Name: Collinsville Behavioral

Address: 1207 Vandalia Steet, Collinsville, IL 62234

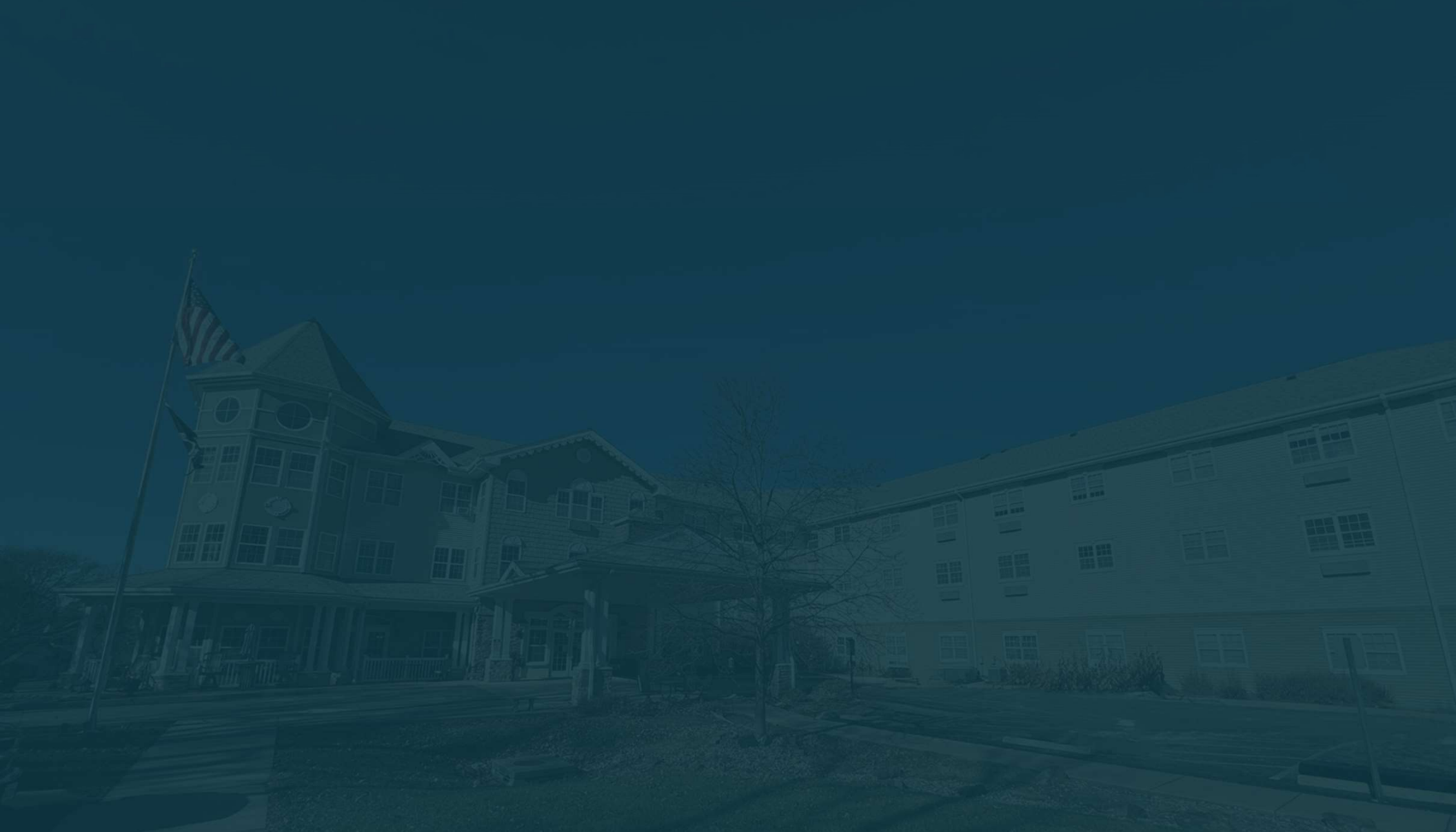
Jurisdiction: City of Collinsville – Community Development Department

Zoning: P-B-2 Planned Limited Commercial District

Permitted Uses*: Under the current zoning and confirmed in writing by the City of Collinsville Zoning Verification Letter, the subject is zoned by right for Residential Mental Health and Substance Abuse services, which may include but not limited to programs licensed by the Illinois Department of Human Services as a substance abuse prevention and recovery program (SUPR).

APN: 13-1-21-27-06-103-011.001





Collinsville Behavioral

PROPERTY DETAILS







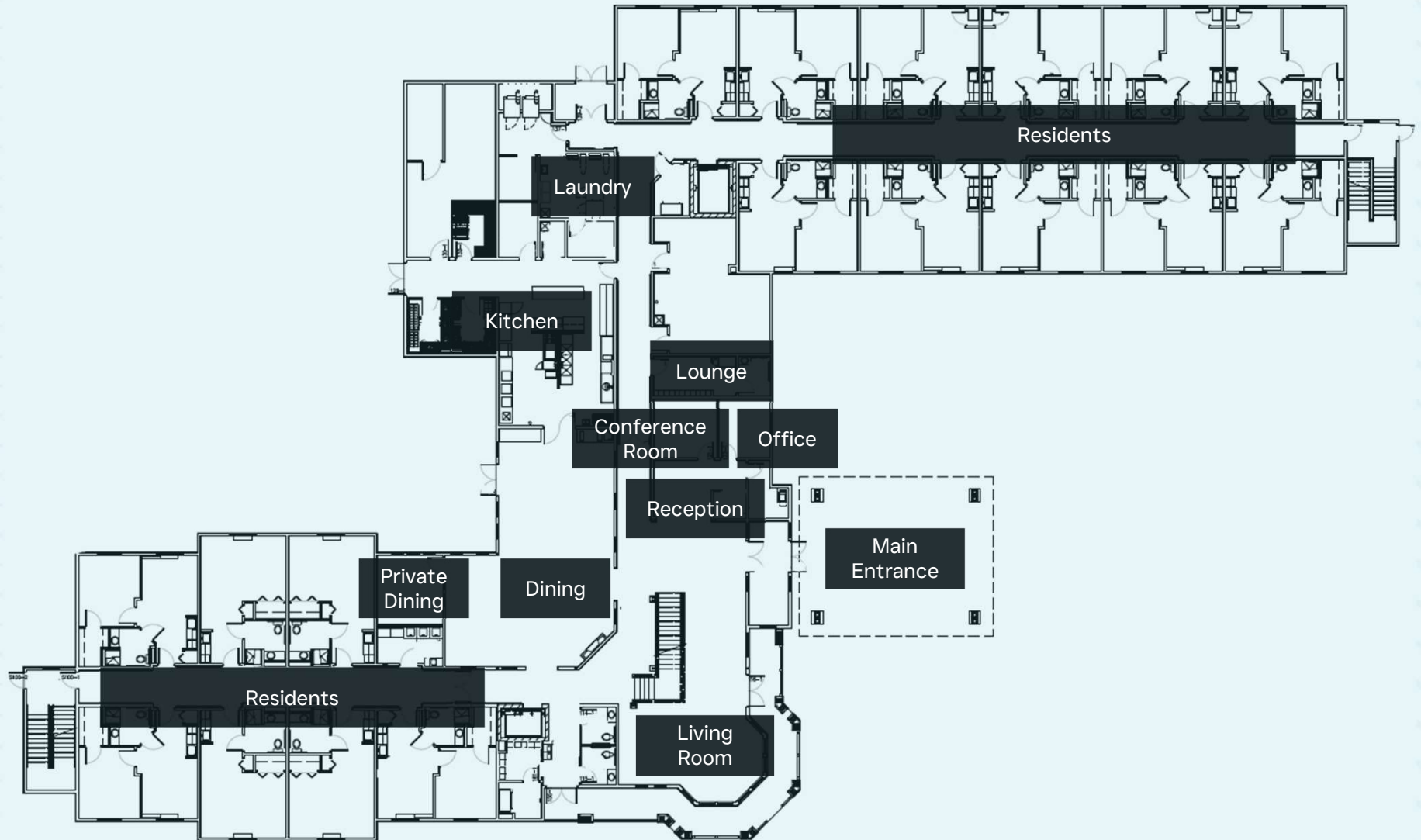
Amenity Overview

Collinsville Behavioral features a full-suite of resident amenities that meet evolving market demands, including:

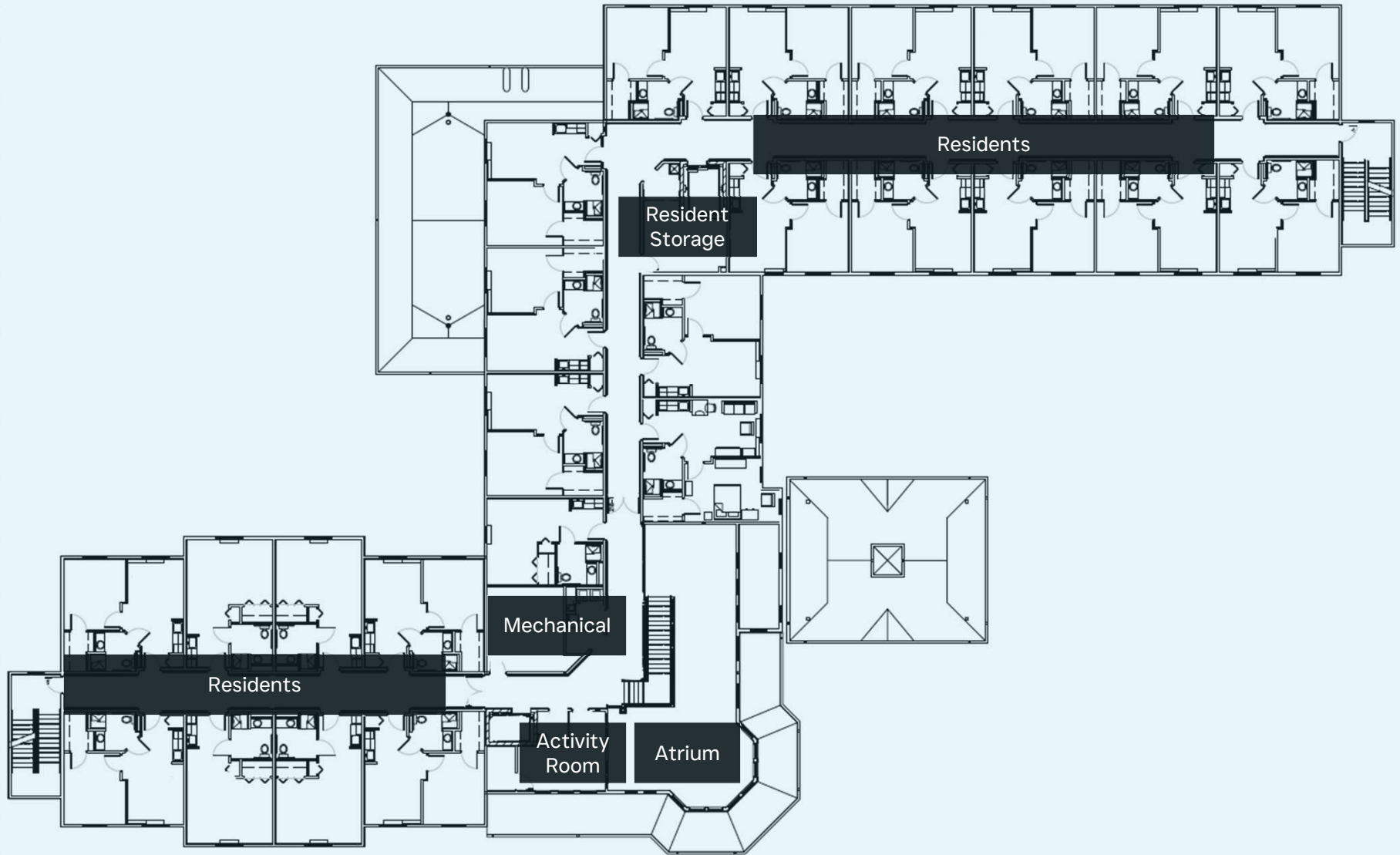
- Private & semi-private rooms
- Private bathrooms attached to each patient room
- Commercial kitchen
- Full-service dining
- Private dining room
- Atrium
- Group therapy spaces
- Lounges & common areas
- Office space
- Activity rooms
- Outdoor space for group therapy
- Storage rooms
- Laundry facilities



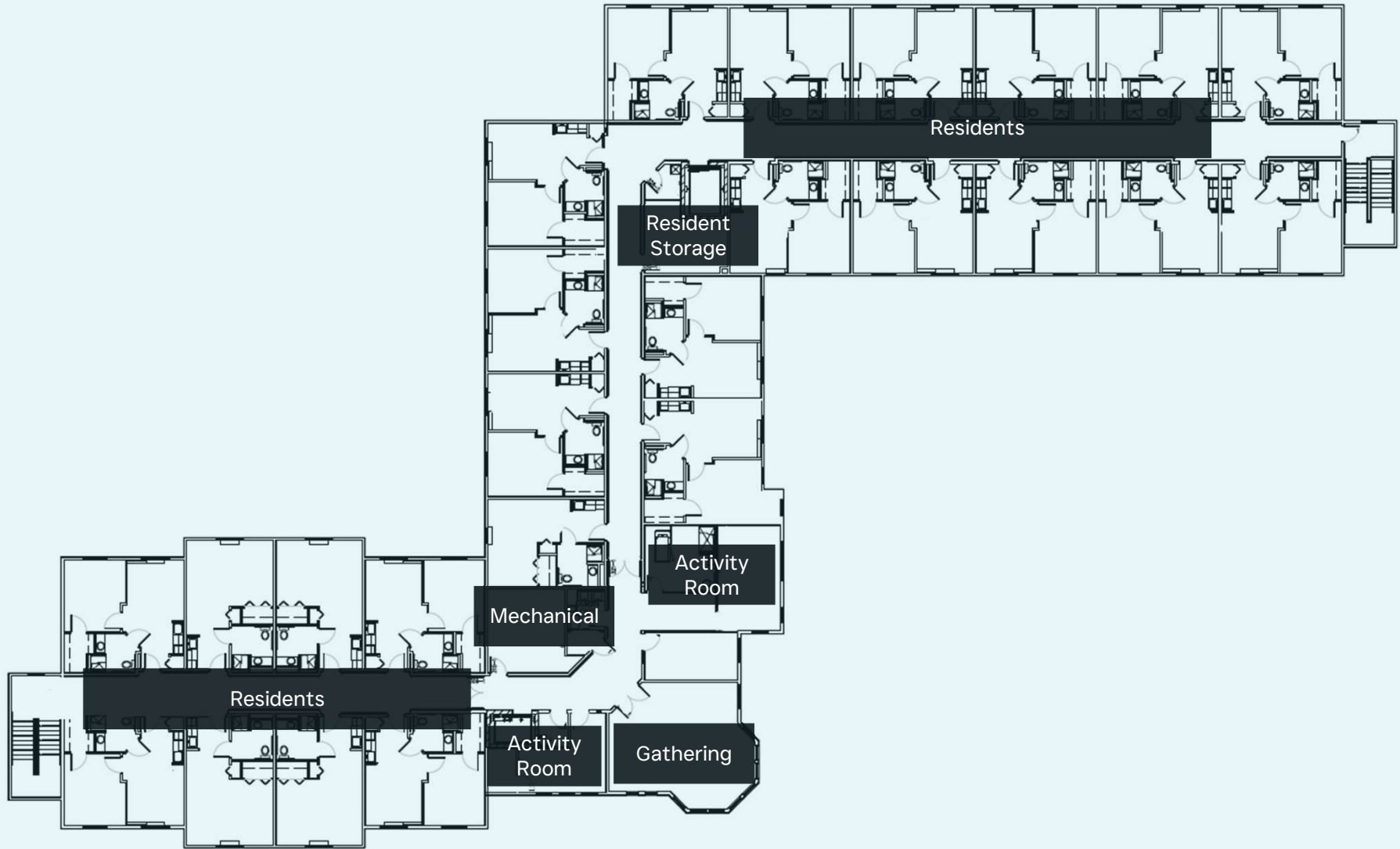
COLLINSVILLE FIRST FLOOR



COLLINSVILLE SECOND FLOOR



COLLINSVILLE THIRD FLOOR



STUDIO



ONE-BEDROOM



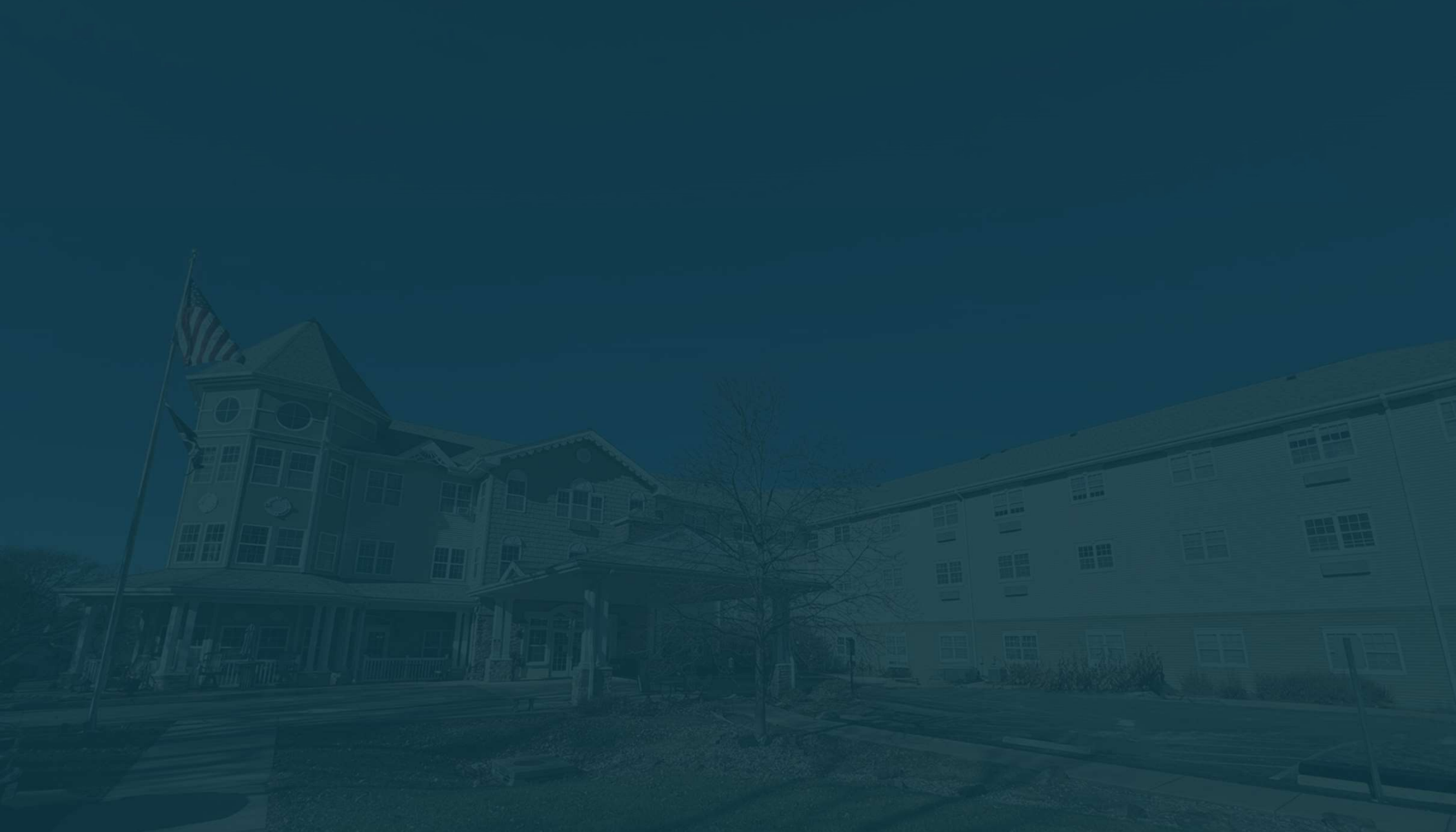
TWO-BEDROOM



CURRENT UNIT CONFIGURATIONS

Unit Type	Unit Mix	Average Area (SF)
Studio	14	415
One-Bedroom/Two-Bedroom	52	496
Total	66	479



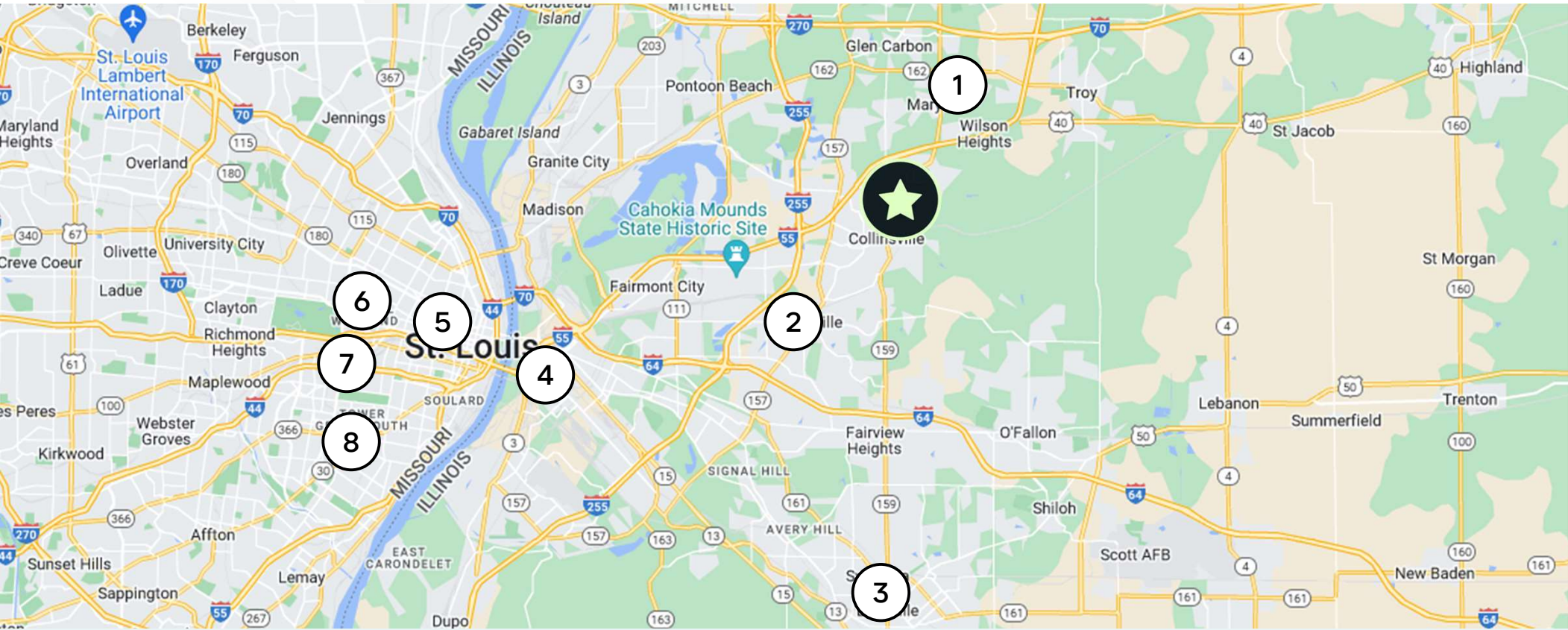


Collinsville Behavioral

MARKET OVERVIEW



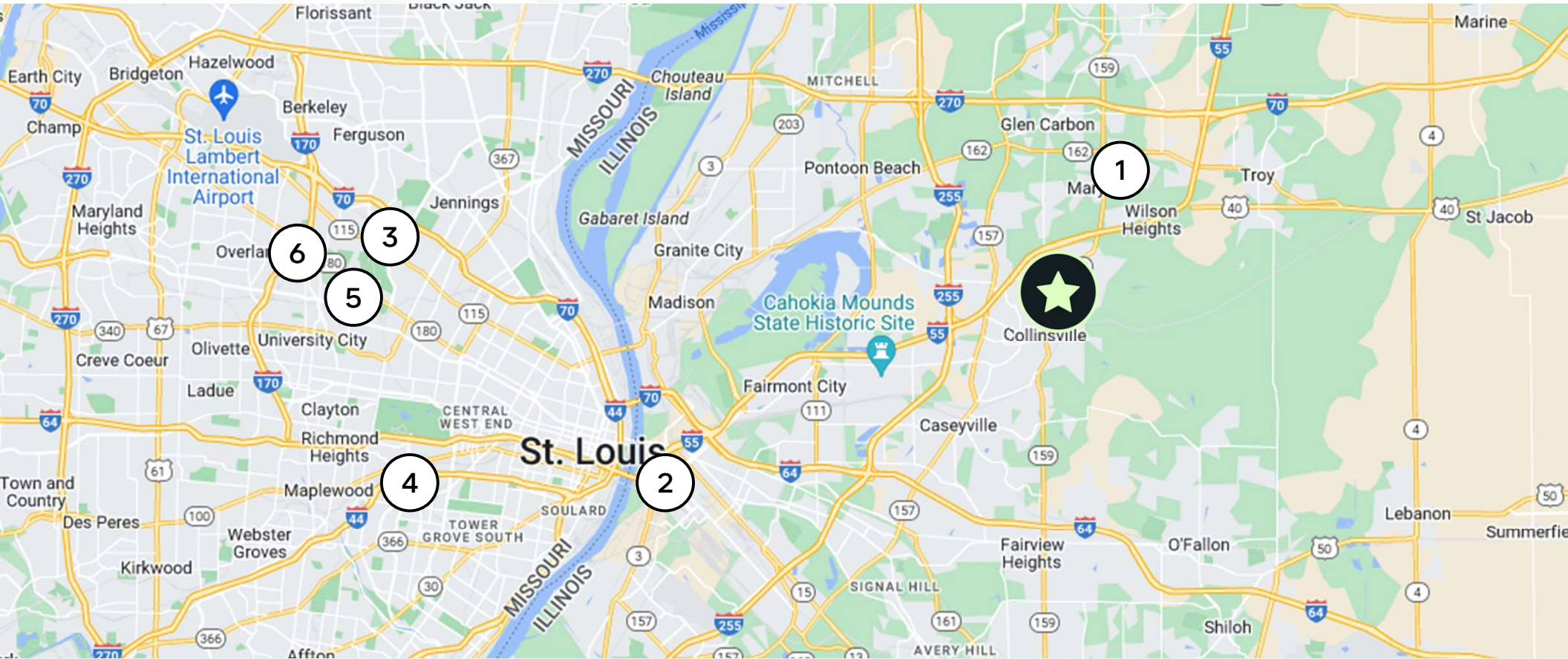
COMPETITIVE MARKET OVERVIEW – SUBSTANCE ABUSE TREATMENT



FACILITY NAME	DISTANCE	CITY	SPECIALTY OFFERED	PAYOR SOURCE	BEDS	INPATIENT VS. OUTPATIENT
★ Collinsville Behavioral	-	Collinsville	Mental Health, SUD, & Detoxification	Commercial; Medicaid	80+	Inpatient/Outpatient
① *Chestnut Health Systems	3.6	Maryville	SUD Treatment	Commercial; Medicaid	-	Inpatient/Outpatient
② Gateway Foundation	4.7	Caseyville	SUD Treatment	Commercial; Medicaid	49	Inpatient
③ Illinois Recovery Center	10.9	Swansea	SUD Treatment	Commercial	100	Inpatient/Outpatient
④ *Comprehensive Behavioral Center	11.0	East St. Louis	SUD Treatment	Medicaid	26	Inpatient/Outpatient
⑤ The Salvation Army Midtown	13.5	St. Louis, MO	SUD Treatment	Medicaid	30	Inpatient/Outpatient
⑥ Queen of Peace Center	15.3	St. Louis, MO	SUD Treatment	Medicaid	26	Inpatient/Outpatient
⑦ Preferred Family Healthcare	16.3	St. Louis, MO	Family SUD Treatment	Commercial; Medicaid	-	Inpatient/Outpatient
⑧ Preferred Family Healthcare	16.4	St. Louis, MO	Family SUD Treatment	Commercial; Medicaid	-	Inpatient/Outpatient

*Marked Facilities represent dual diagnosis SUD & Mental Health providers

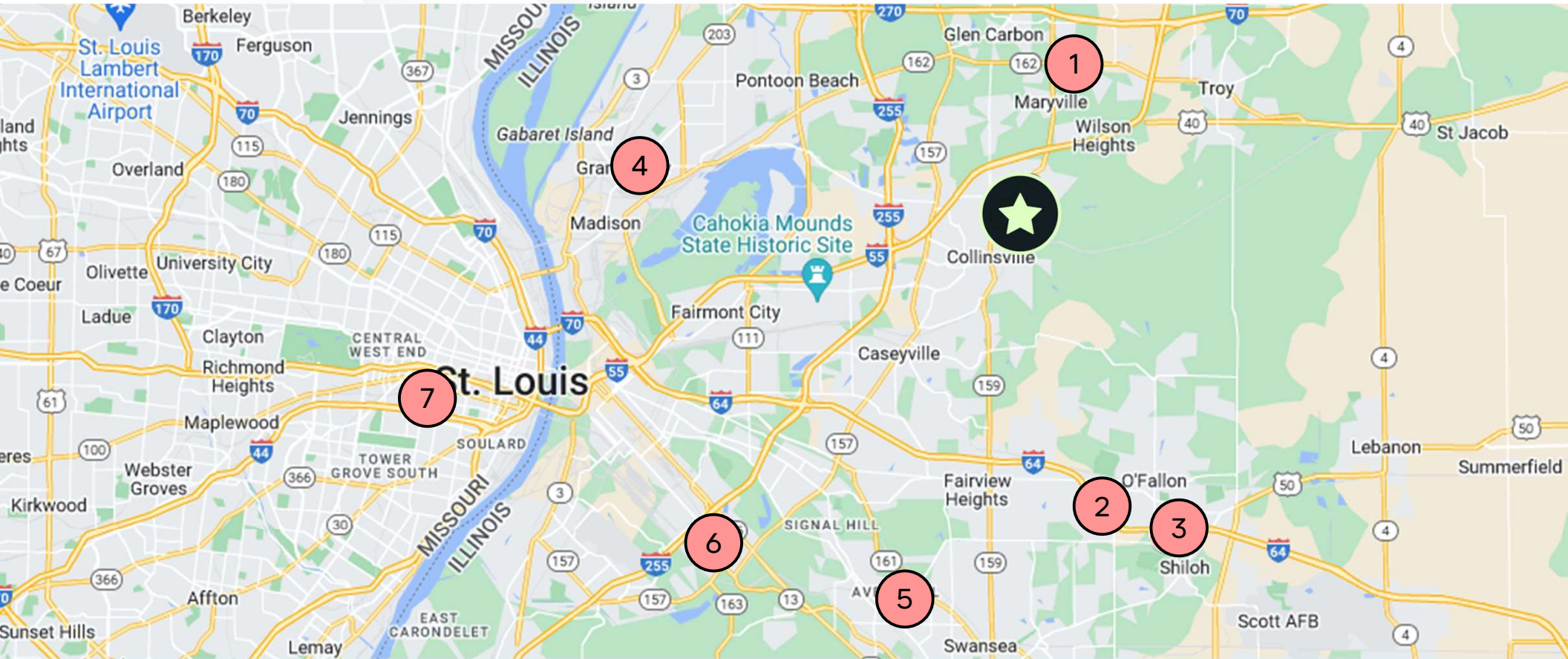
COMPETITIVE MARKET OVERVIEW - MENTAL HEALTH TREATMENT



FACILITY NAME	DISTANCE	CITY	SPECIALTY OFFERED	PAYOR SOURCE	BEDS	INPATIENT VS. OUTPATIENT
★ Collinsville Behavioral	-	Collinsville	Mental Health, SUD, & Detoxification	Commercial; Medicaid	80+	Inpatient/Outpatient
① *Chestnut Health Systems Inc	3.7	Maryville	Mental Health	Commercial; Medicaid	-	Inpatient/Outpatient
② *Comprehensive Behavioral Center	11.0	East St. Louis	Mental Health	Medicaid	26	Inpatient/Outpatient
③ The Core Collective - Saint Vincent	17.2	St. Louis	Youth Mental Health	-	200	Inpatient
④ Adapt - A Compass Health Network	17.3	St. Louis, MO	Mental Health	Commercial; Medicaid	16	Inpatient/Outpatient
⑤ Hawthorn's Children's Psychiatric	17.9	St. Louis, MO	Youth Mental Health	Commercial; Medicaid	28	Inpatient
⑥ Every Child's Hope	19.2	St. Louis, MO	Youth Mental Health	Medicaid	30	Inpatient

*Marked Facilities represent dual diagnosis SUD & Mental Health providers

POTENTIAL REFERRAL SOURCES OVERVIEW



HOSPITAL NAME	DISTANCE	CITY	HOSPITAL TYPE	HOSPITAL SYSTEM	TOTAL BEDS	TOTAL DISCHARGES
① Anderson Hospital	3.8	Maryville	Short Term Acute	Anderson Healthcare	151	6,147
② HSHS St. Elizabeth's Hospital	7.4	O'Fallon	Short Term Acute	Hospital Sisters Health System	260	10,215
③ Memorial Hospital Shiloh	8.6	Shiloh	Short Term Acute	BJC HealthCare	94	-
④ Gateway Regional Medical Center	9.0	Granite City	Short Term Acute	American Healthcare Systems	406	4,244
⑤ Memorial Hospital Belleville	9.5	Belleville	Short Term Acute	BJC HealthCare	341	17,426
⑥ Touchette Regional Hospital	10.6	Cahokia Heights	Short Term Acute	Voluntary, Nonprofit	109	1,221
⑦ SSM Health Saint Louis University	14.8	St. Louis, MO	Short Term Acute	SSM Health Care	356	23,767



Hospital Overview

Collinsville Behavioral is surrounded by many referral sources with 7+ hospitals within a ≈15-mile radius of the facility. These hospitals provide 1,717-Medicare Certified Beds to the surrounding Collinsville market and greater St. Louis MSA.

Anderson Hospital is the closest short term acute care center, just ≈3.8 miles from the subject. Anderson Health provides a range of inpatient and outpatient services, including cardiovascular, cardiopulmonary care, cancer care, neurology, and emergency care, among many others. The hospital has 151 Medicare Certified Beds, 854 total employees, 6,147 total discharges, and over \$826M in total patient revenue.

The second closest short term acute care hospital is HSHS St. Elizabeth's Hospital, just ≈7.4 miles from the subject. Hospital Sister's Health System (HSHS), has been providing quality care to patients in Illinois, Missouri, and other regions of the Midwest since 1875. The St. Elizabeth location has 260 Medicare Certified Beds, 878 total employees, 10,215 total discharges, and over \$1.4 Billion in total patient revenue.

The subject will benefit from rehabilitation referrals, a reliable staffing source, and community demand for overnight services given its proximity to these expansive and innovative hospitals.





54,069

2023 Illinois-Missouri Population Treated for Substance Use

15,723

2023 Illinois-Missouri Population Treated for Alcohol Abuse

14,282

2023 Illinois-Missouri Population Treated for Opioids

11,959

2023 Illinois-Missouri Population Treated for Amphetamines

305

St. Louis Drug Overdose Deaths, 2023

108.25

St. Louis Drug Overdose Mortality Rate per 100K, 2023

16.3-22.1%

St. Louis Adults with >14 Days of Poor Mental Health, 2023

971-1,956

St. Louis Emergency Room, Inpatient, Outpatient Utilization for Mental Health Services, per 10,000, 2023

NIC MAP, SAMHSA.gov, KFF, NAMI, CDC.gov, Health.mo.gov, chironstl.org



252,764

Total Population 2025
10 Miles



\$94,500

Median Income Age 45-64
5 Miles



\$244,429

Median Home Value 2025
5 Miles



13.0%

Home Value Growth Last 5 yr.
10 Miles

NIC MAP Vision

LOCAL POPULATION

	5-Miles	10-Miles	15-Miles	MSA
Total Households 2025	23,960	102,337	210,332	1,144,911
Total Population 2025	58,040	252,764	502,362	2,793,090
Total Population 2030	57,891	251,515	491,843	2,801,304

LOCAL INCOME

	5-Miles	10-Miles	15-Miles	MSA
Median Household Income 2025	\$69,685	\$70,382	\$63,821	\$80,822
Median Household Income 2030	\$71,841	\$74,125	\$67,368	\$89,493
Median Income Age 45-64 2025	\$94,500	\$88,068	\$74,265	\$103,409
Median Income Age 45-64 2030	\$98,958	\$95,833	\$81,667	\$118,750

WEALTH METRICS

	5-Miles	10-Miles	15-Miles	MSA
Median Net Worth 45-54 2025	\$339,232	\$269,374	\$158,168	\$295,455
Median Net Worth 55-64 2025	\$422,375	\$350,534	\$253,507	\$430,060
Median Home Value 2025	\$244,429	\$232,642	\$179,688	\$270,000
Median Home Value 2030	\$267,608	\$263,758	\$212,048	\$306,316
Home Value Growth Last 5 yr.	9.0%	13.0%	18.0%	13.0%

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