

# Sale Comps Analytics

CAP RATE	SALE PRICE/SF	AVERAGE SALE PRICE	SALES VOLUME	SALE VS ASKING PRICE	SOLD SF	MONTHS TO SALE
<b>7.1%</b>	<b>\$466</b>	<b>\$26.3M</b>	<b>\$316M</b>	<b>-2.5%</b>	<b>679K</b>	<b>10.1</b>

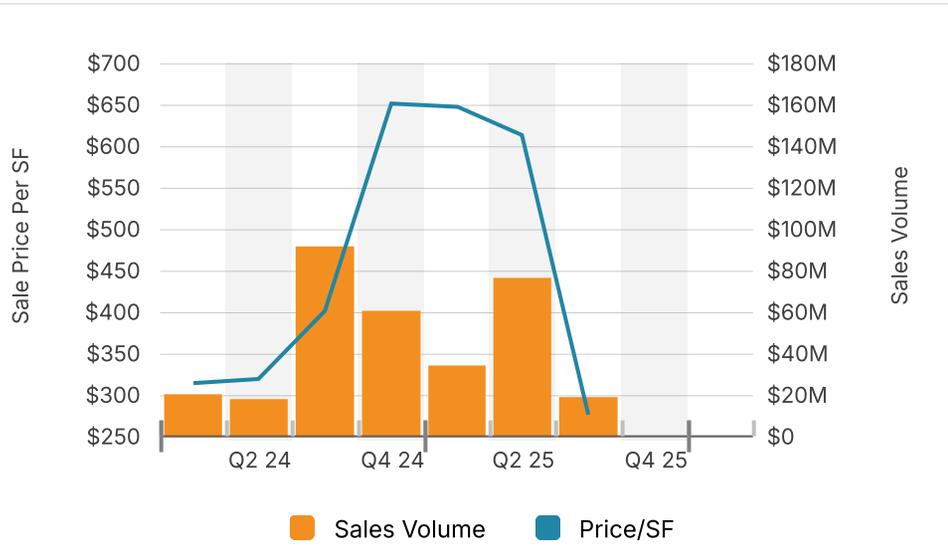
## Key Metrics

	Count	Low	Average	Median	High
Price	12	\$8,100,000	\$26,340,876	\$27,435,841	\$62,799,185
Building SF	12	21,474	56,573	49,875	164,504
Price Per SF	12	\$245	\$466	\$451	\$761
Cap Rate	8	5.0%	7.1%	7.1%	10.0%

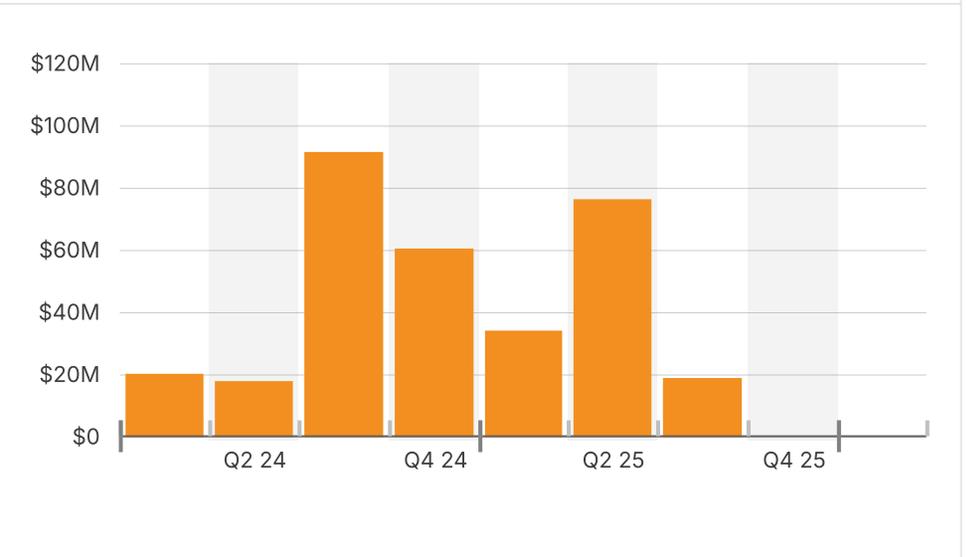
	Count	Low	Average	Median	High
Days on Market	3	162	307	206	554
Sale to Asking Price	1	-2.5%	-2.5%	-2.5%	-2.5%
% Leased at Sale	7	100.0%	100.0%	100.0%	100.0%
Land Acres	12	0.8	4.8	3.7	15.6

# Sale Comps Analytics

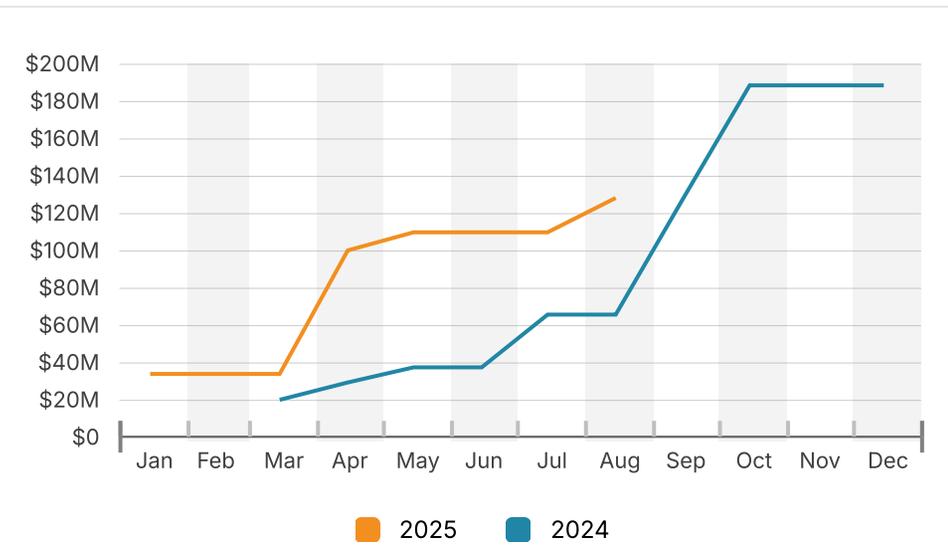
## Sales Volume & Sale Price Per SF



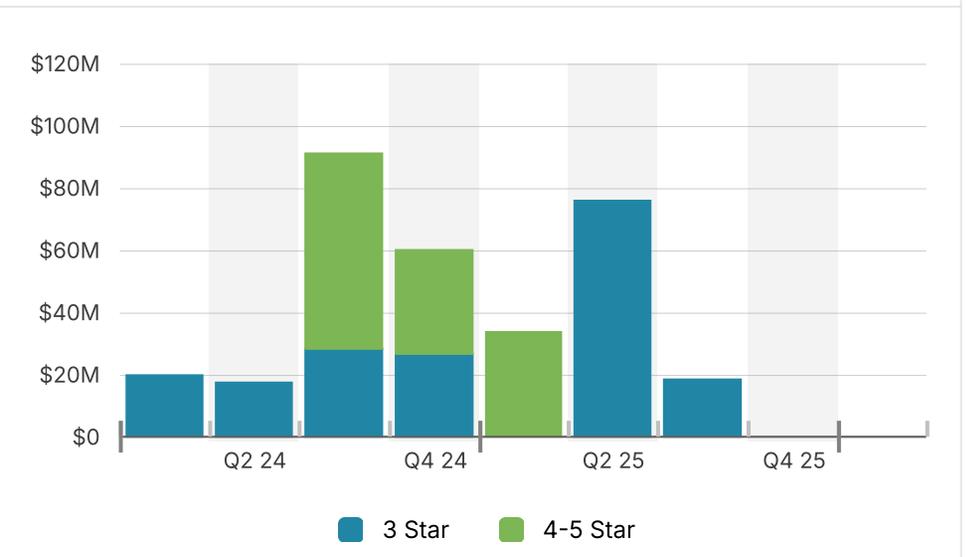
## Sales Volume



## Cumulative Sales Volume By Year

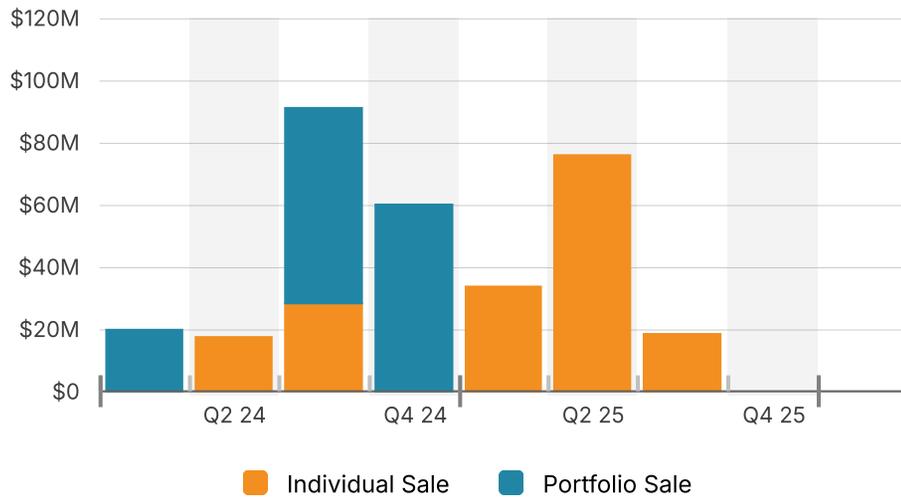


## Sales Volume By Star Rating

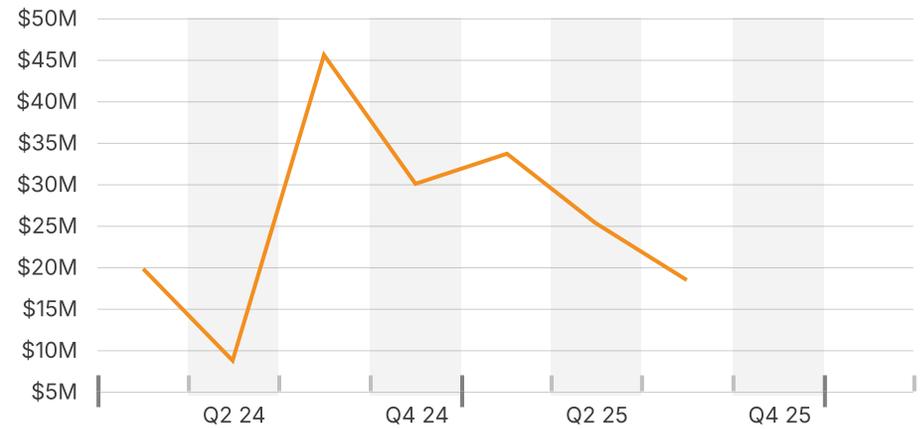


# Sale Comps Analytics

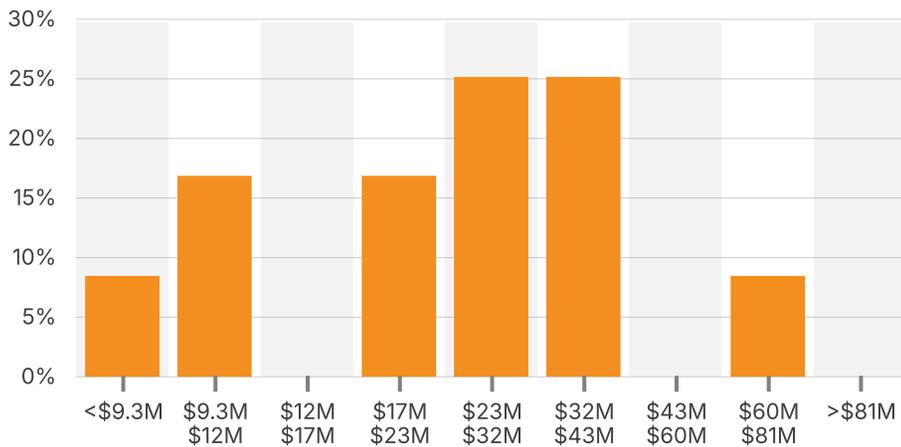
## Sales Volume By Transaction Type



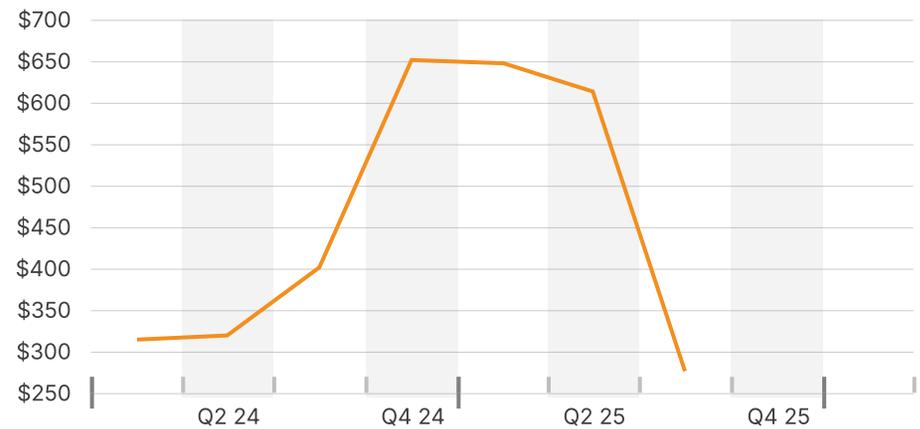
## Sale Price



## Sale Price Distribution

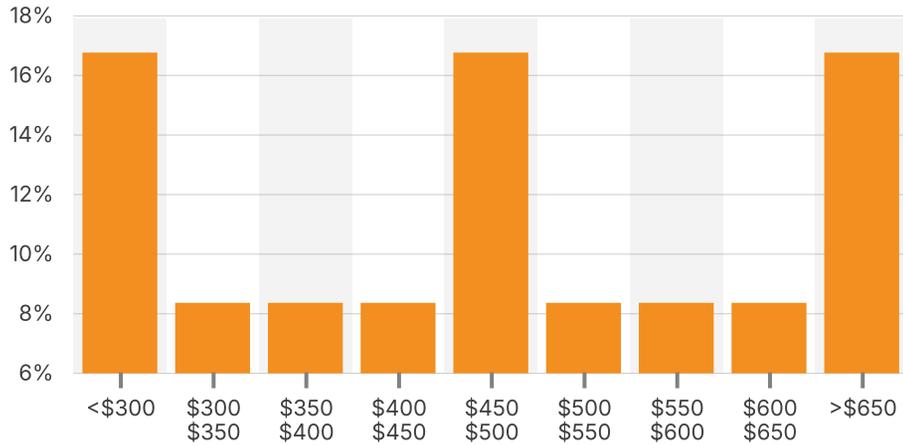


## Sale Price Per SF

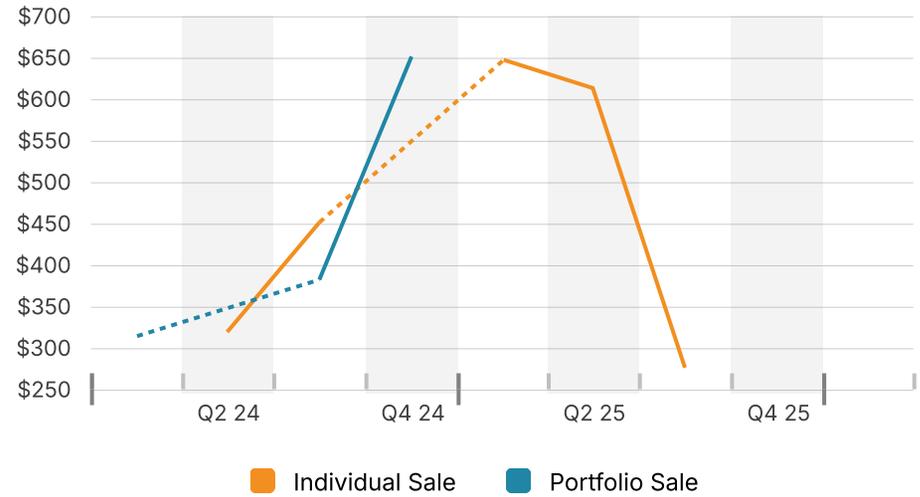


# Sale Comps Analytics

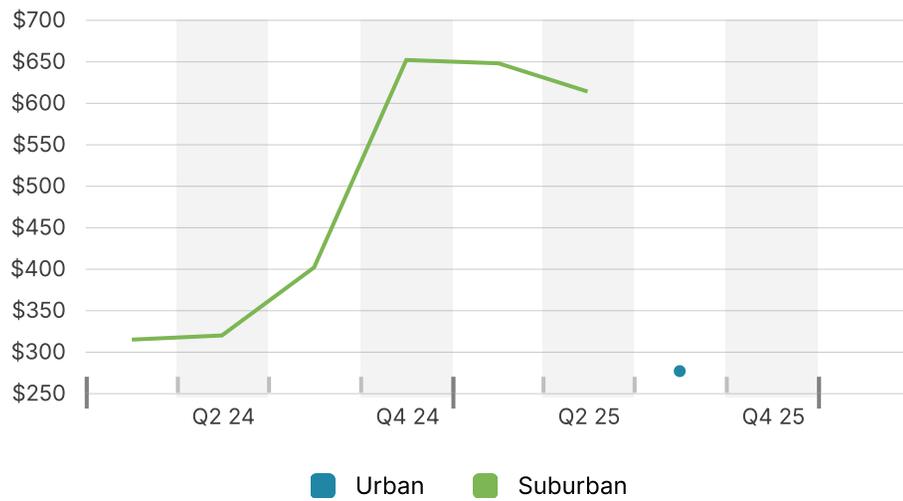
## Sale Price Per SF Distribution



## Sale Price Per SF By Transaction Type

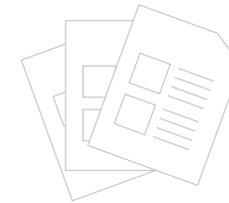


## Sale Price Per SF By Location Type



## Market Sale Price Per SF By Location Type

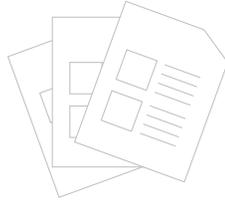
No Data Available



No data available for the past 10 years

## Market Price

No Data Available



No data available for the past 10 years

## Market Price & Transaction Price



## Market Sale Price Per SF

No Data Available



No data available for the past 10 years

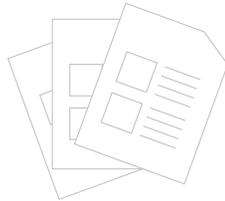
## Market Sale Price & Transaction Sale Price Per SF



# Sale Comps Analytics

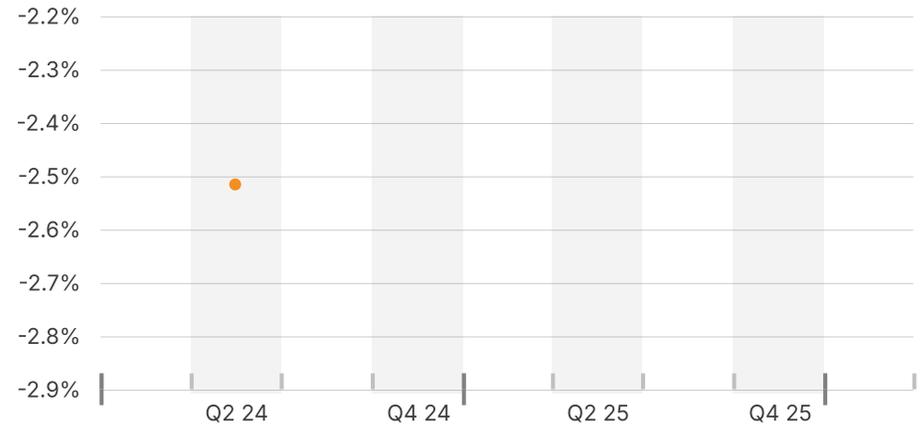
Market Sale Price Per SF By Star Rating

No Data Available

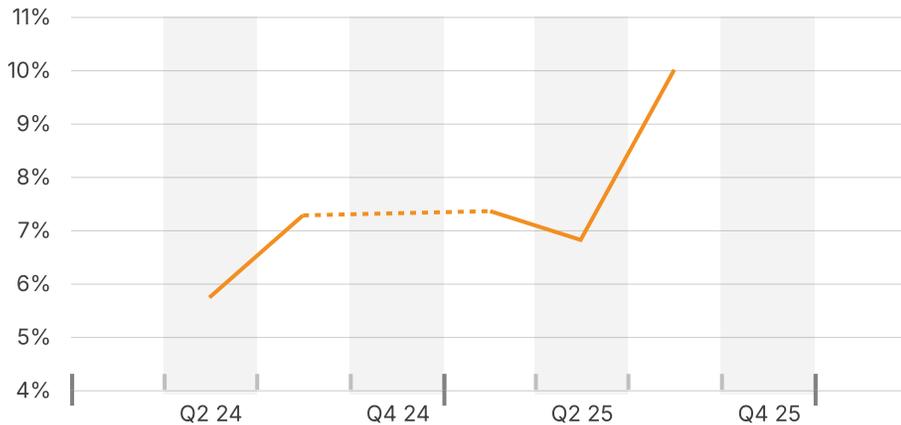


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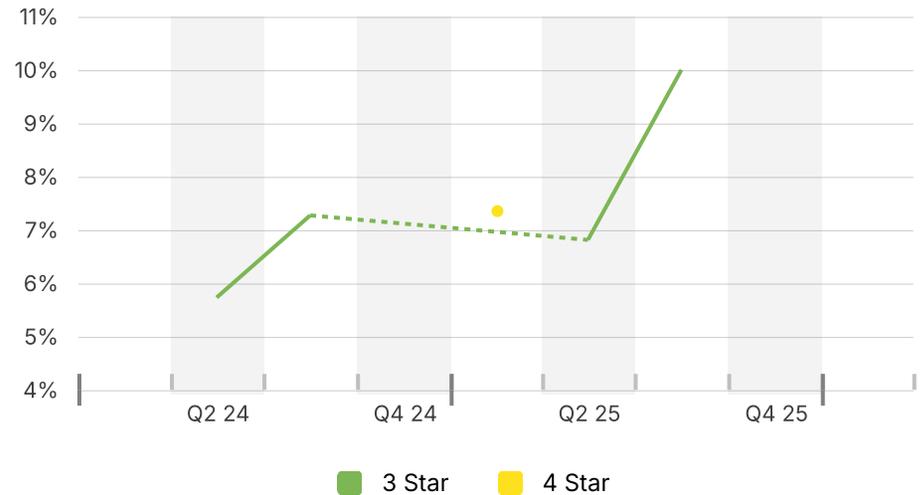
Sale To Asking Price Differential



Cap Rate

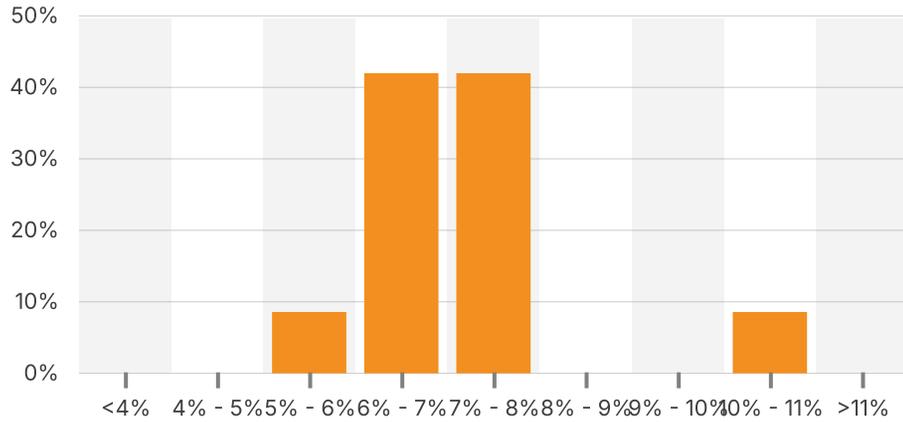


Cap Rate By Star Rating

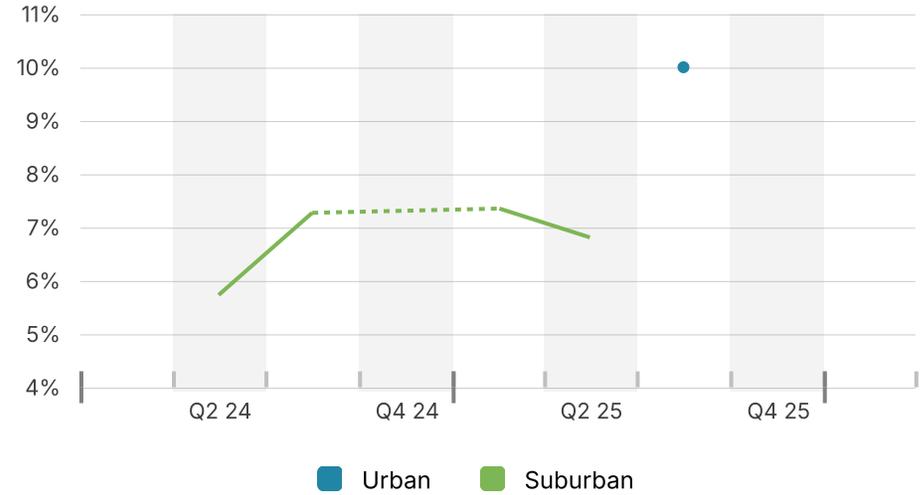


# Sale Comps Analytics

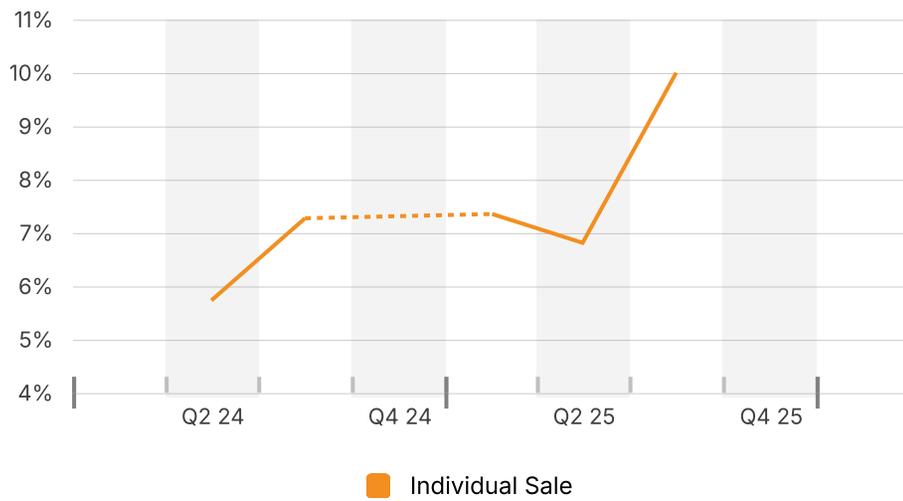
## Cap Rate Distribution



## Cap Rate By Location Type



## Cap Rate By Transaction Type



## Market Cap Rate

No Data Available

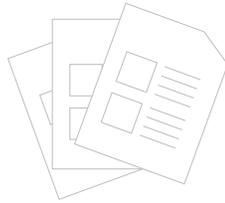


No data available for the past 10 years

# Sale Comps Analytics

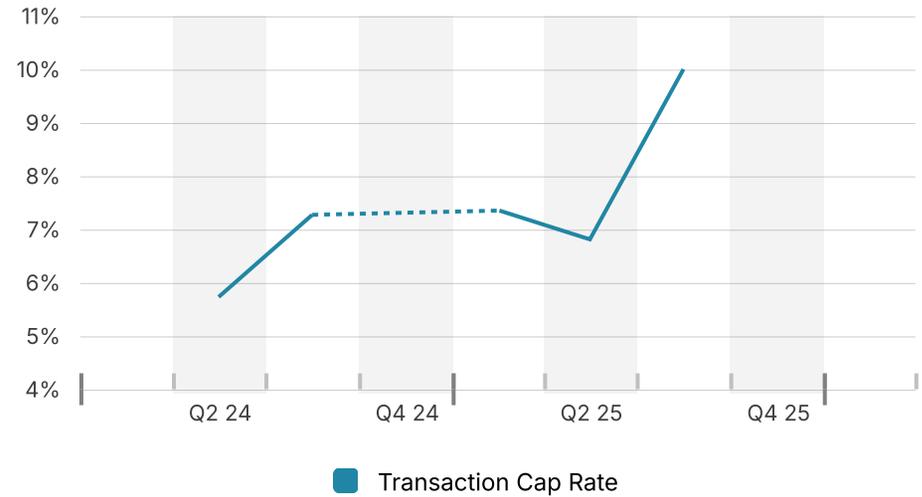
## Market Cap Rate By Location Type

No Data Available



No data available for the past 10 years

## Market Cap Rate & Transaction Cap Rate



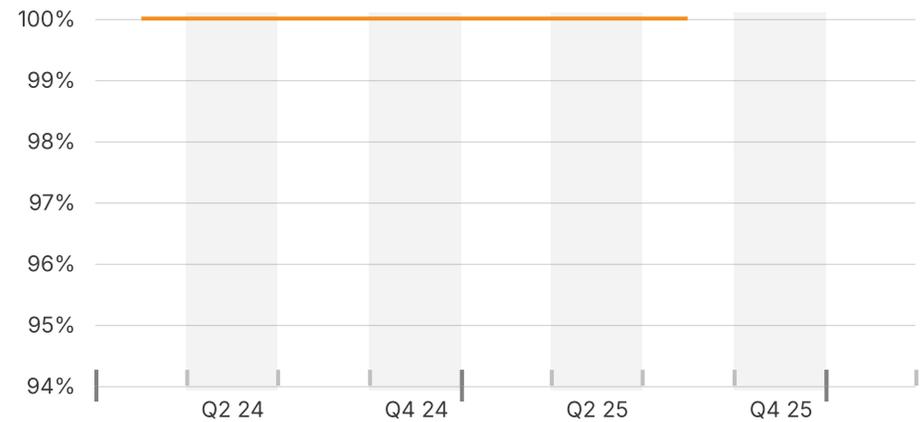
## Market Cap Rate By Star Rating

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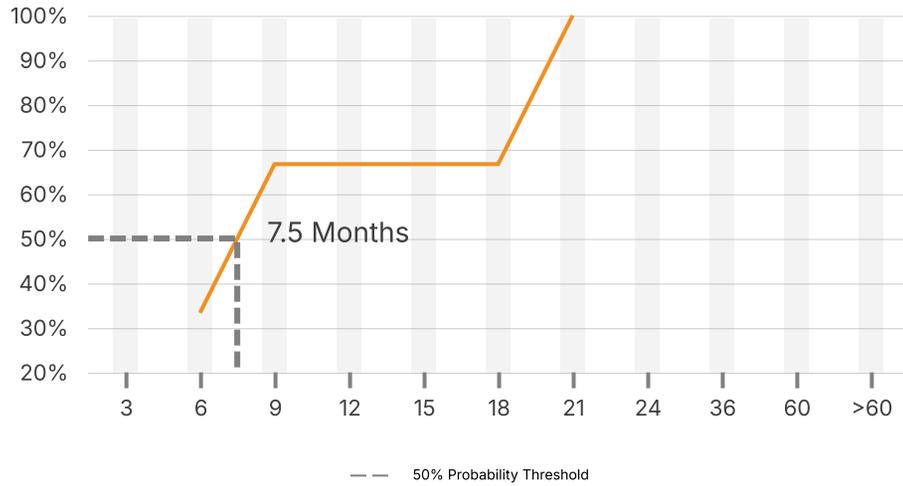
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## Occupancy At Sale

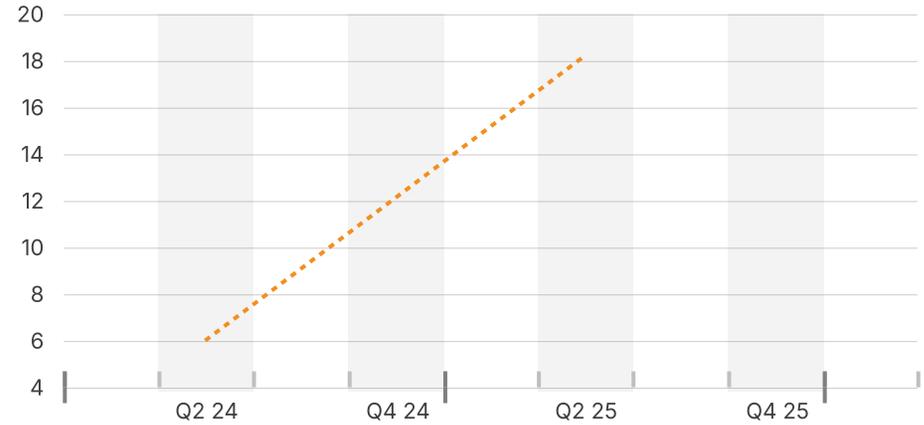


# Sale Comps Analytics

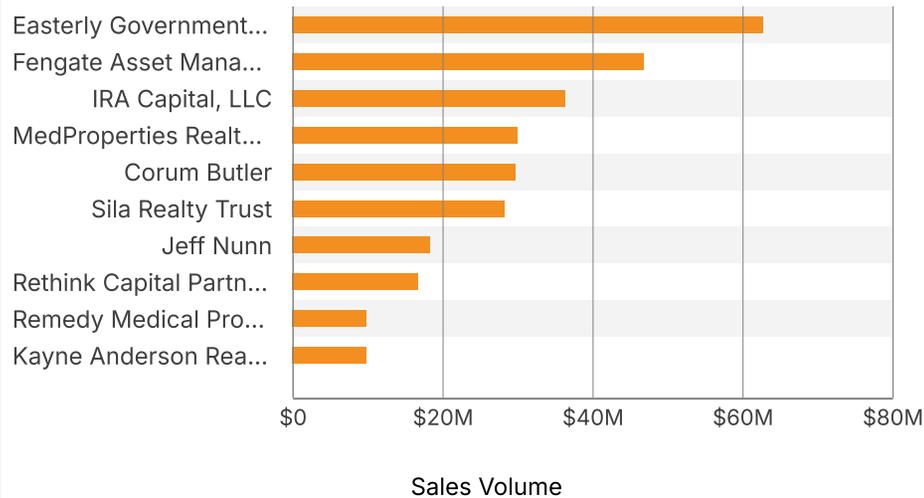
## Probability Of Selling In Months



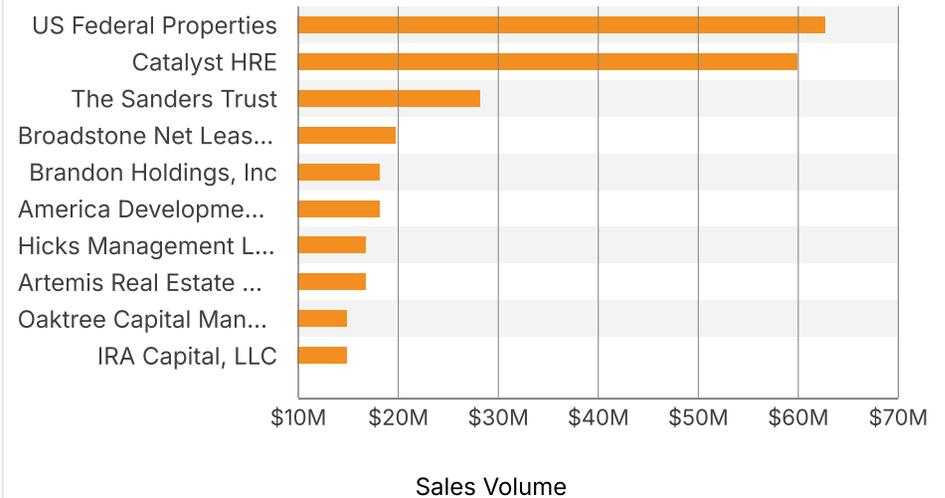
## Months To Sale



## Top Buyers

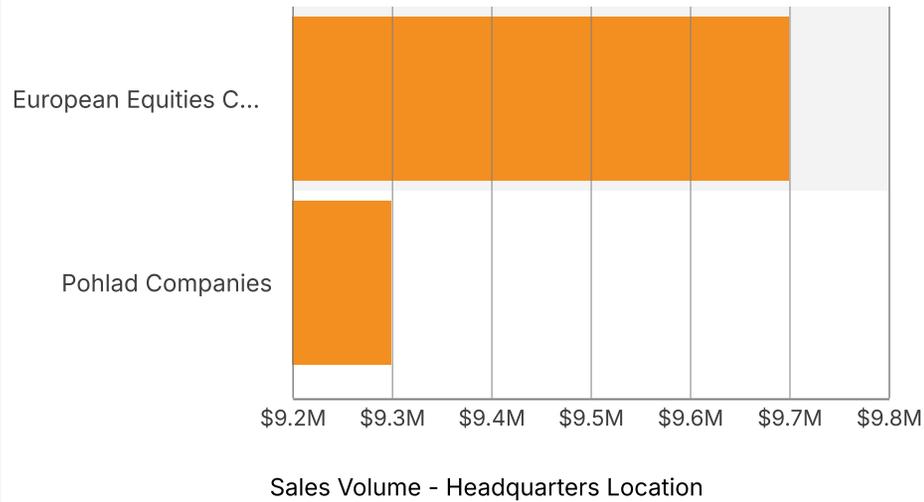


## Top Sellers

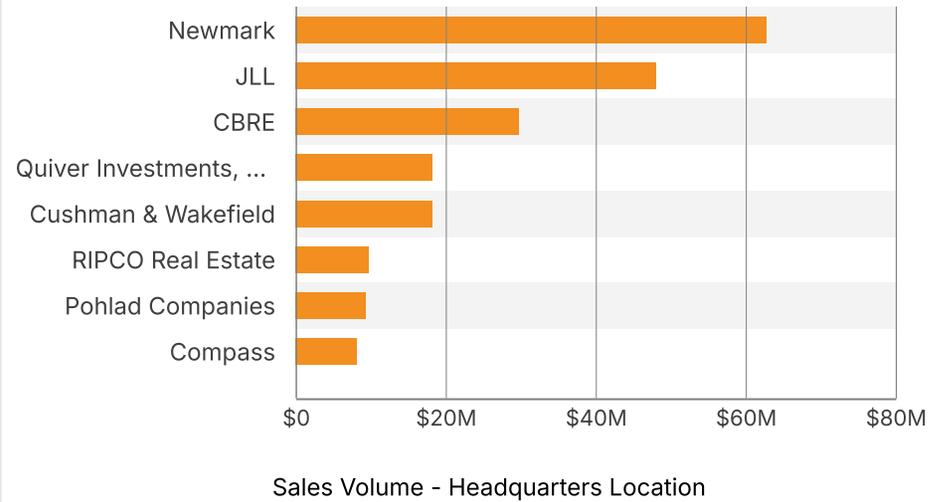


# Sale Comps Analytics

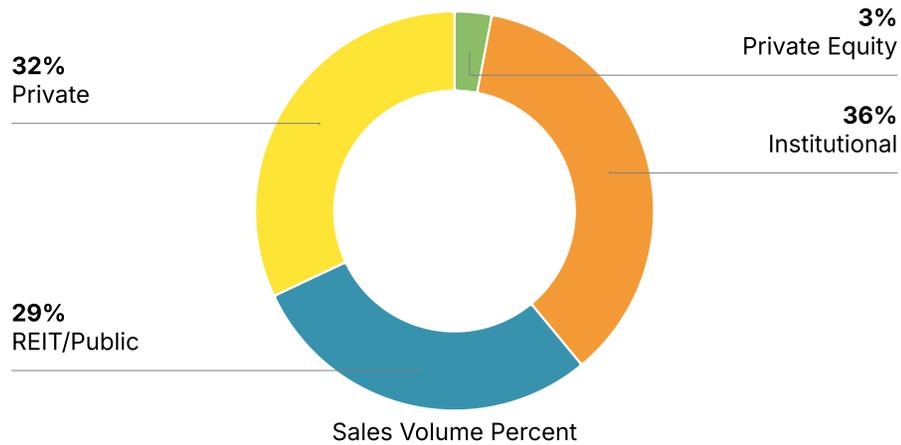
## Top Buyer Brokers



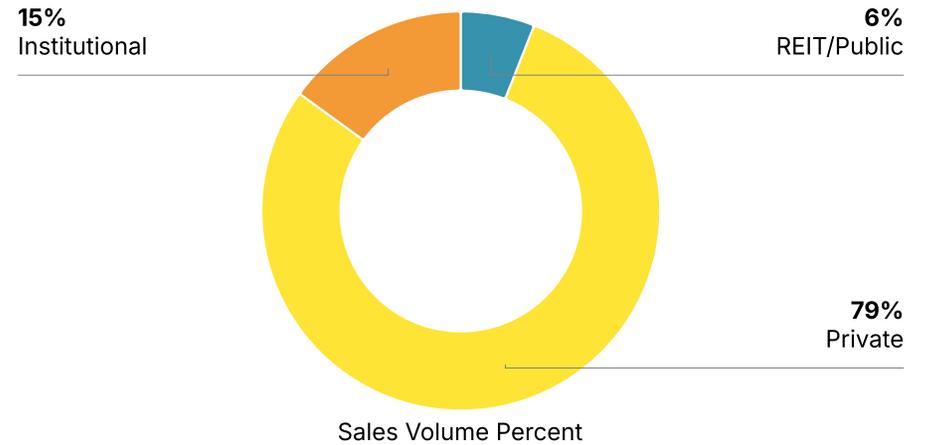
## Top Seller Brokers



## Sales By Buyer Type

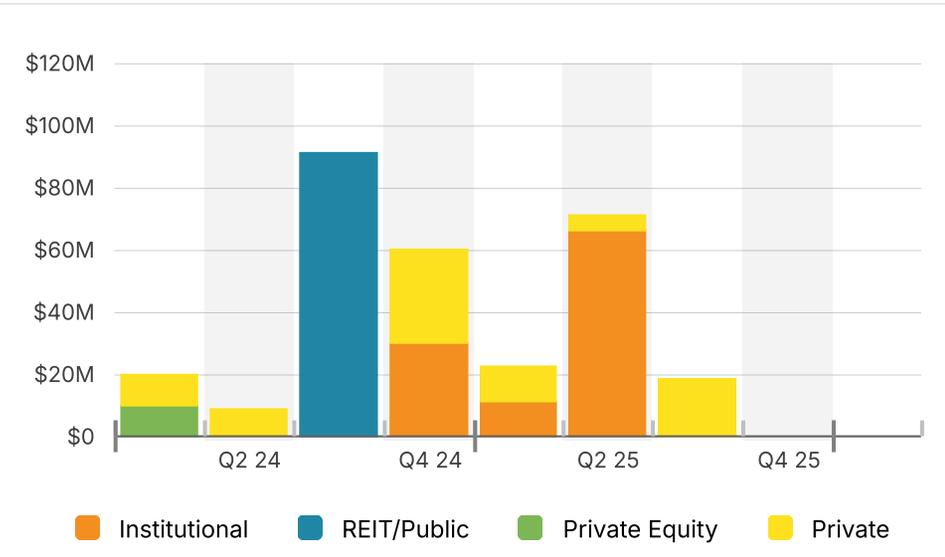


## Sales By Seller Type

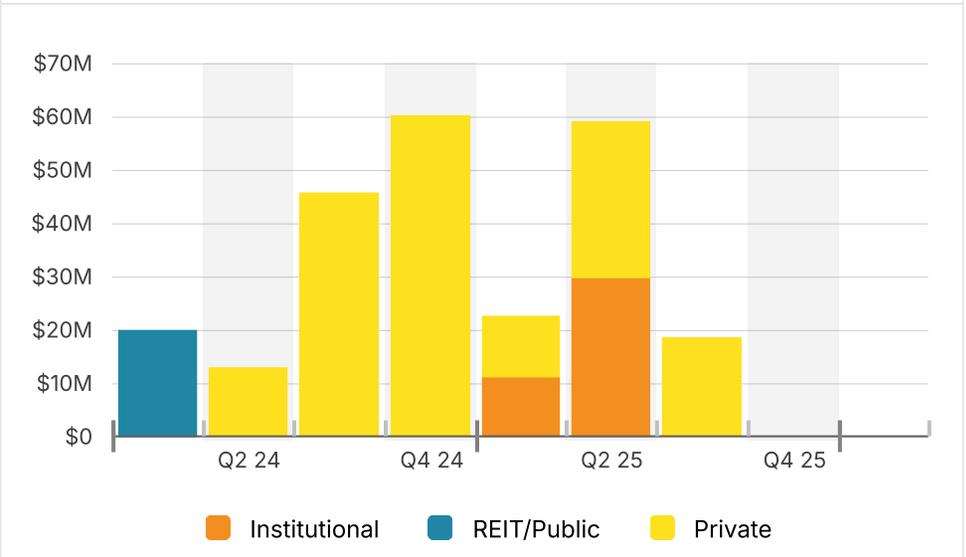


# Sale Comps Analytics

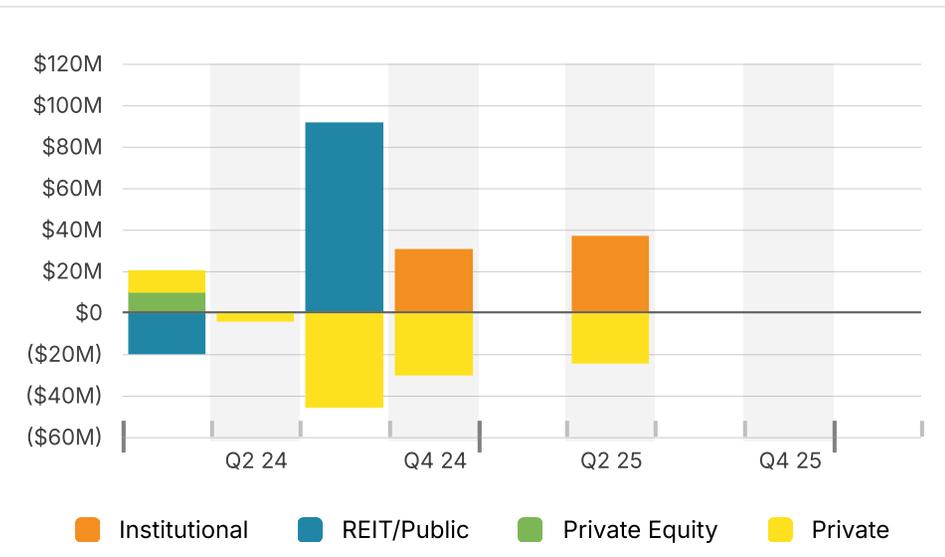
## Sales Volume By Buyer Type



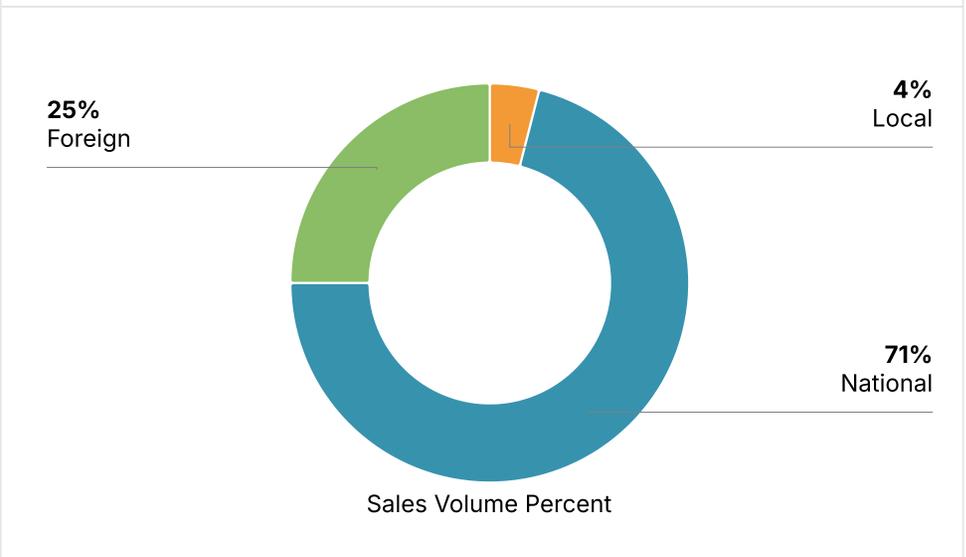
## Sales Volume By Seller Type



## Net Buying & Selling By Owner Type

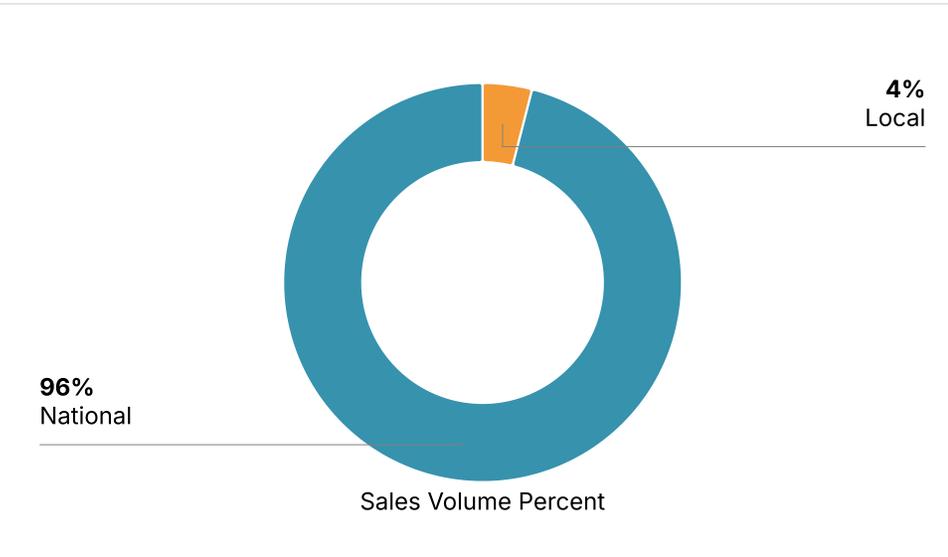


## Sales Volume By Buyer Origin

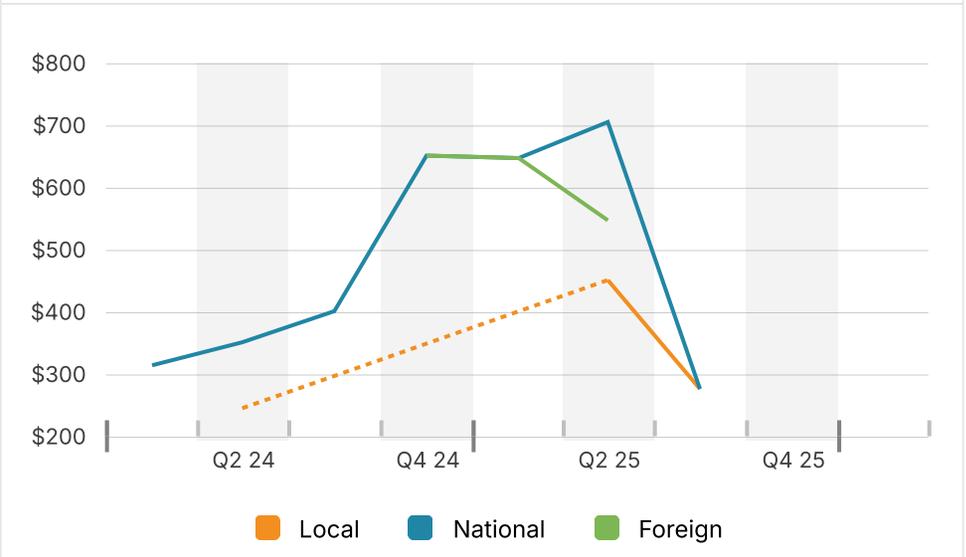


# Sale Comps Analytics

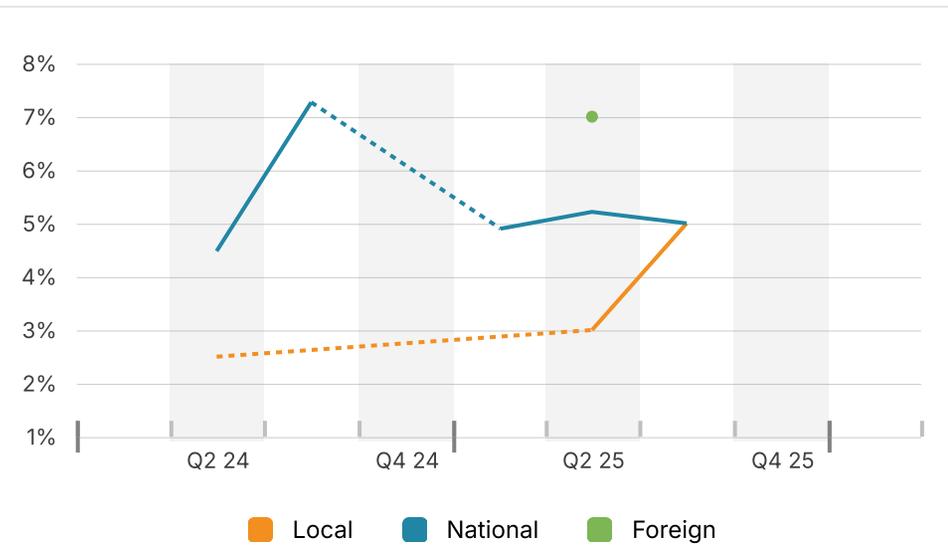
Sales Volume By Seller Origin



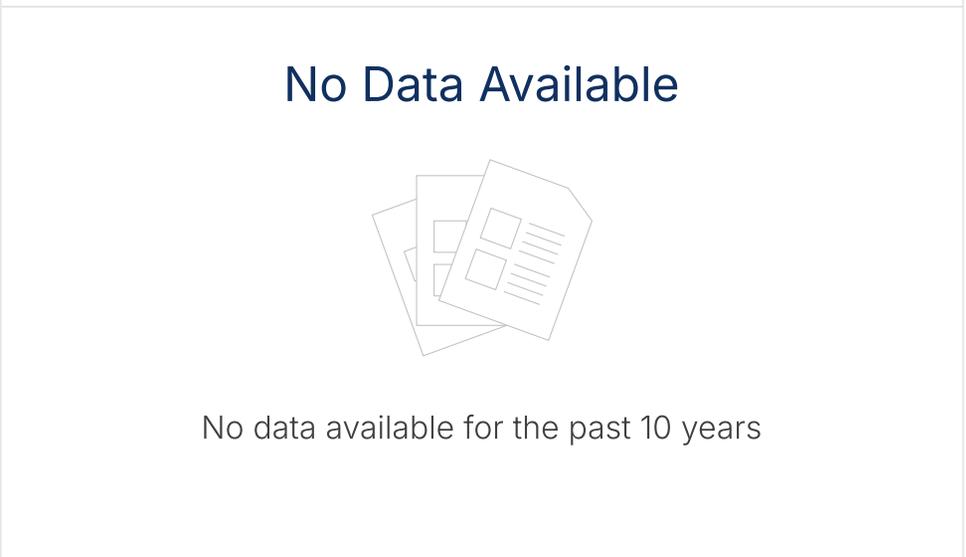
Average Price Per SF By Buyer Origin



Average Cap Rate By Buyer Origin

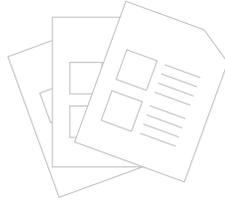


Market Asking Rent Per SF



## Market Asking Rent Growth (YOY)

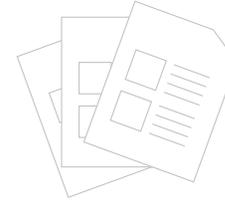
**No Data Available**



No data available for the past 10 years

## Market Asking Rent & Asking Rent Per SF

**No Data Available**



No data available for the past 10 years

## Asking Rent Per SF

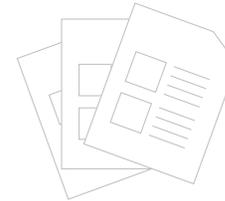
**No Data Available**



No data available for the past 10 years

## Daily Asking Rent Per SF

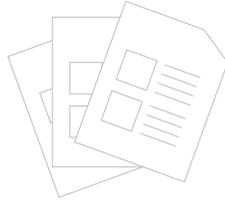
**No Data Available**



No data available for the past 1 year

## Daily Vacancy Rate

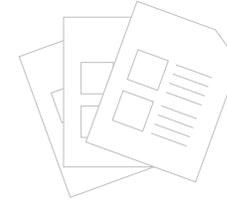
**No Data Available**



No data available for the past 1 year

## Vacancy Rate

**No Data Available**



No data available for the past 10 years

## Vacant SF

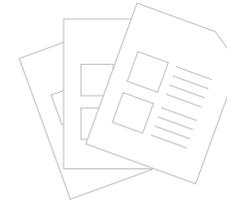
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No data available for the past 10 years

## Availability Rate

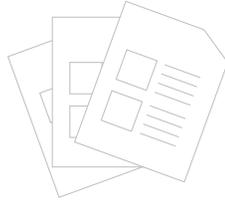
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No data available for the past 10 years

## Available SF

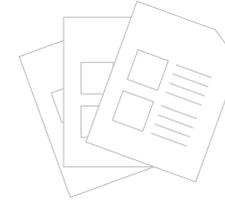
**No Data Available**



No data available for the past 10 years

## Availability & Vacancy Rate

**No Data Available**



No data available for the past 10 years

## Available & Vacant SF

**No Data Available**



No data available for the past 10 years

## Vacancy & Market Asking Rent Per SF

**No Data Available**



No data available for the past 10 years

## Report Criteria

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12 Records / 12 Properties

Sale Date: After 3/9/24

Include: Public Record Comps

Sale Status: Sold +1

Search On and Return Portfolio Sales as Individual Properties: Yes

Country: United States

Property Type: Health Care

Property Size: 20,000+ SF

Cap Rate: up to 10%

Secondary Type: Rehabilitation Center

