

NOBIS REHABILITATION HOSPITAL

40-Bed Inpatient Rehabilitation Hospital (IRF)

4602 Medical Plaza Way | Clarksville, IN 47129



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\$53,870,000

PURCHASE PRICE

6.75%

CAP RATE

Northmarq National Healthcare Group is pleased to offer the opportunity to acquire a newly constructed, single-tenant Inpatient Rehabilitation Facility ("IRF") located in Clarksville, Indiana, within the Louisville, KY-IN MSA. The ±48,920 SF, 40-bed, purpose-built facility will be opening and is situated on a 4.46-acre site with 126 surface parking spaces. The Property is 100% leased to Clarksville Rehabilitation Hospital, LLC, an affiliate of Nobis Rehabilitation Partners, a nationally scaled inpatient rehabilitation hospital operator.

Absolute NNN Lease Structure
Long-Term, Inflation-Protected Lease
Institutional-Quality Credit and Corporate Guaranty
Brand New Purpose-Built Inpatient Rehabilitation Facility
Institutional-Quality, Best-in-Class Finishes w/ Private Patient Rooms
Below Replacement Cost Economics
Strategic Location Within a Top-50 MSA
Defensive Healthcare Asset Class



EXCLUSIVELY LISTED BY
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