

OFFERING MEMORANDUM

CENTER FOR PAIN

432 & 448 St Lukes Dr
Montgomery, AL 36117

John Hall
& CO

JOSH HALL
INVESTMENT ADVISOR
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EXCLUSIVELY PRESENTED BY

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PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.

PLEASE CONTACT THE JOHN HALL & COMPANY ADVISOR FOR MORE DETAILS.

INVESTMENT SUMMARY

John Hall & Company is pleased to present the opportunity to purchase an exclusive investment opportunity, Center for Pain. Improvements consist of two, Class B, 100% occupied, single-tenant office buildings located in a rapidly growing Eastern portion of the MSA of Montgomery, AL. The Center for Pain is ideally located adjacent to Baptist East Hospital.

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PROPERTY SUMMARY

Offering Price	\$2,381,000.00
Building SqFt	7,856 SqFt
Year Built	2000, 1997
Lot Size (SF)	29,970.00 SqFt
Parcel ID	09-03-08-4-000-003.006, 09-03-08-4-000-003.008
Zoning Type	Commercial
County	Montgomery
Frontage	100.00 Ft
Coordinates	32.378580,-86.171581
Property Type	Medical Office

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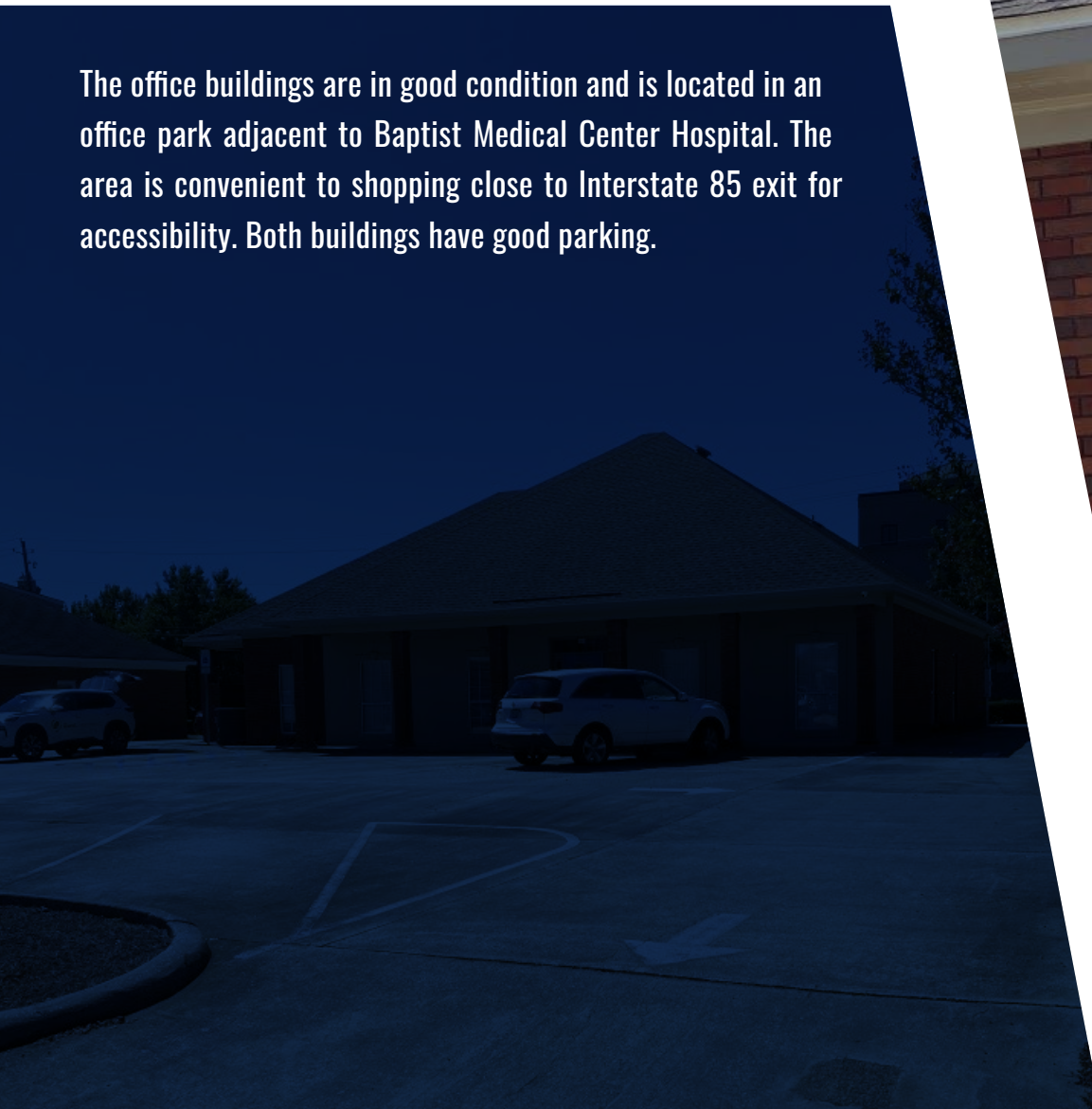
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INVESTMENT HIGHLIGHT

The office buildings are in good condition and is located in an office park adjacent to Baptist Medical Center Hospital. The area is convenient to shopping close to Interstate 85 exit for accessibility. Both buildings have good parking.



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LOCATION HIGHLIGHT

Easy access from Interstate 85 and on-site parking make for an easy commute for most employees.. The office park is across the street from Baptist Medical Center



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TENANT STRENGTH



Center for Pain is owned by Clearway Pain Solutions. Clearway Pain Solutions is a leading pain management medical practice focused on relieving pain, restoring function and renewing quality of life for our patients. We provide compassionate, patient-centered, comprehensive integrated care and work as a team to support each patient, with leading physicians, advanced practitioners, chiropractors, physical therapists and our dedicated support staff. They have **43 locations** in the Eastern United States.

VISION

To be recognized as the leading integrative pain management organization in the US, redefining the sector into a comprehensive, multi-disciplinary system of pain solutions, empowering patients to live happier, healthier, more active lives.

MISSION

Clearway Pain Solutions is dedicated to relieving your pain, restoring function and renewing your quality of life through a comprehensive and compassionate approach to your treatment. We do this So You Can get back to living your best life, the one you want and deserve.

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RENT ROLL

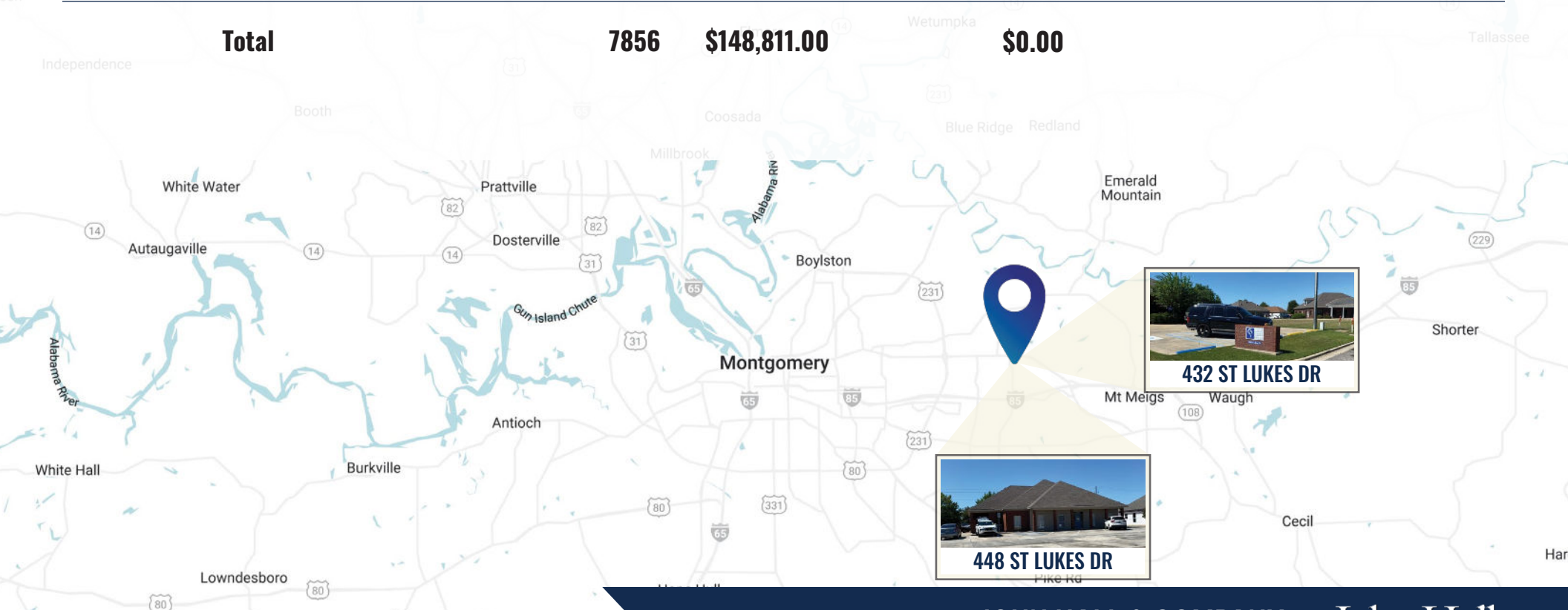
UNIT	TENANT NAME	SQFT	ANNUAL RENT	ANNUAL RENT/SQFT	OTHER INCOME	LEASE FROM	LEASE TO
432 St Lukes	The Center for Pain of Montgomery, P.C.	2,909	\$55,103.00	\$18.94	Other Income - \$0.00	04/01/2018	03/31/2032
448 St Lukes	The Center for Pain of Montgomery, P.C.	4,947	\$93,708.00	\$18.94	Other Income - \$0.00	04/01/2018	3/31/2032
Total Occupied		7856	\$148,811.00				

Total

7856

\$148,811.00

\$0.00



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OVERVIEW & ASSUMPTIONS

PRICING SUMMARY

Pricing	\$2,381,000.00
Price PSF	\$303.08
Year 1 NOI	\$153,275.33
Year 1 Cap Rate	6.44%
Year 1 Leveraged Cash / Cash Return	6.44%

GENERAL INFORMATION

Analysis Period	1
Analysis Start Date	09/23/2022
Income Growth Rate	3.00%
Market Rent/SF	\$18.94

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CASH FLOW PROJECTION

POTENTIAL GROSS REVENUE	IN PLACE	YEAR 1
BASE RENTAL REVENUE	\$148,811.00	\$153,275.33
SCHEDULED BASE RENTAL REVENUE	\$148,811.00	\$153,275.33
TOTAL POTENTIAL GROSS REVENUE	\$148,811.00	\$153,275.33
EFFECTIVE GROSS REVENUE	\$148,811.00	\$153,275.33
NET OPERATING INCOME	\$148,811.00	\$153,275.33
CAP RATE		6.44%



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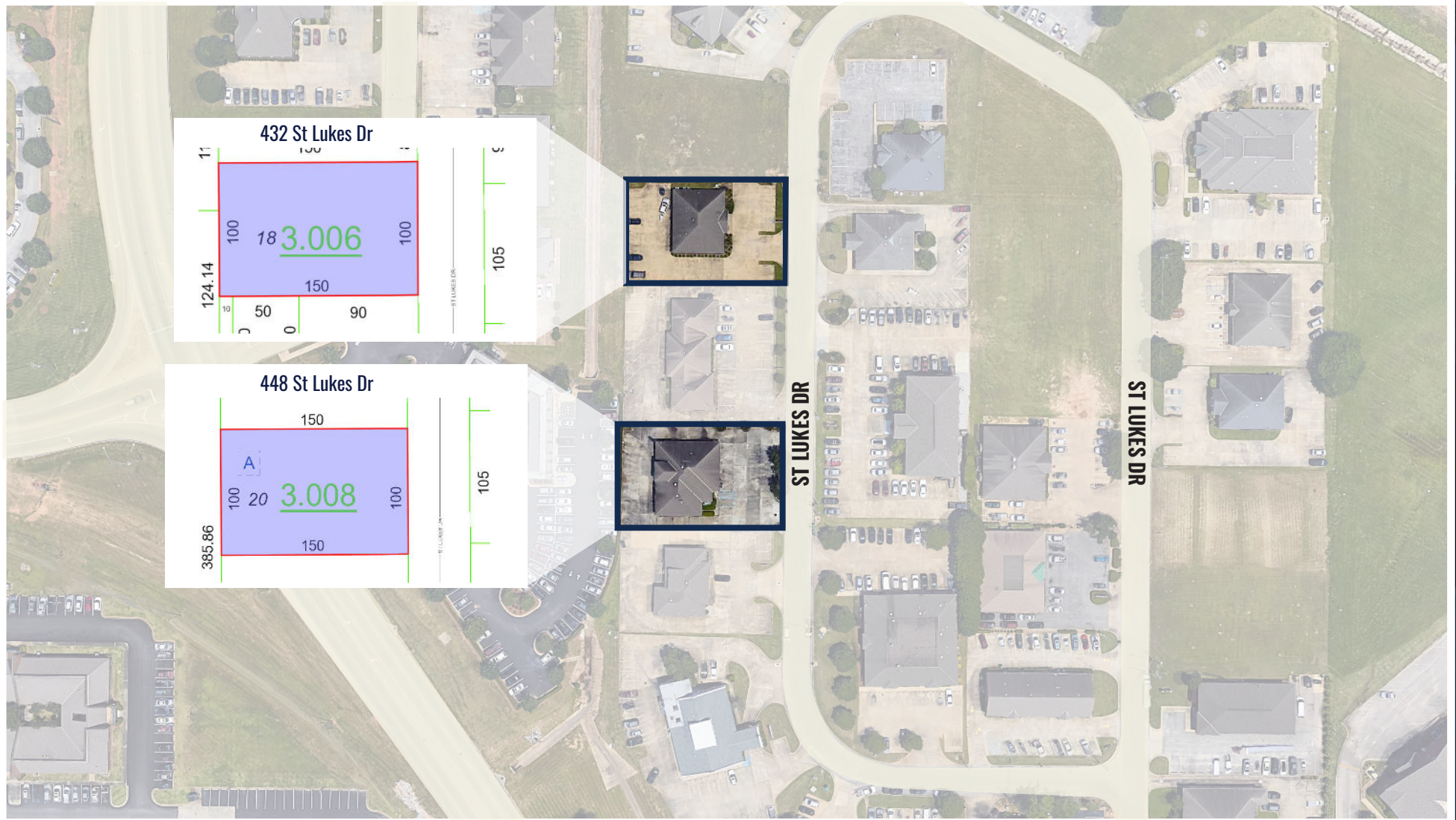
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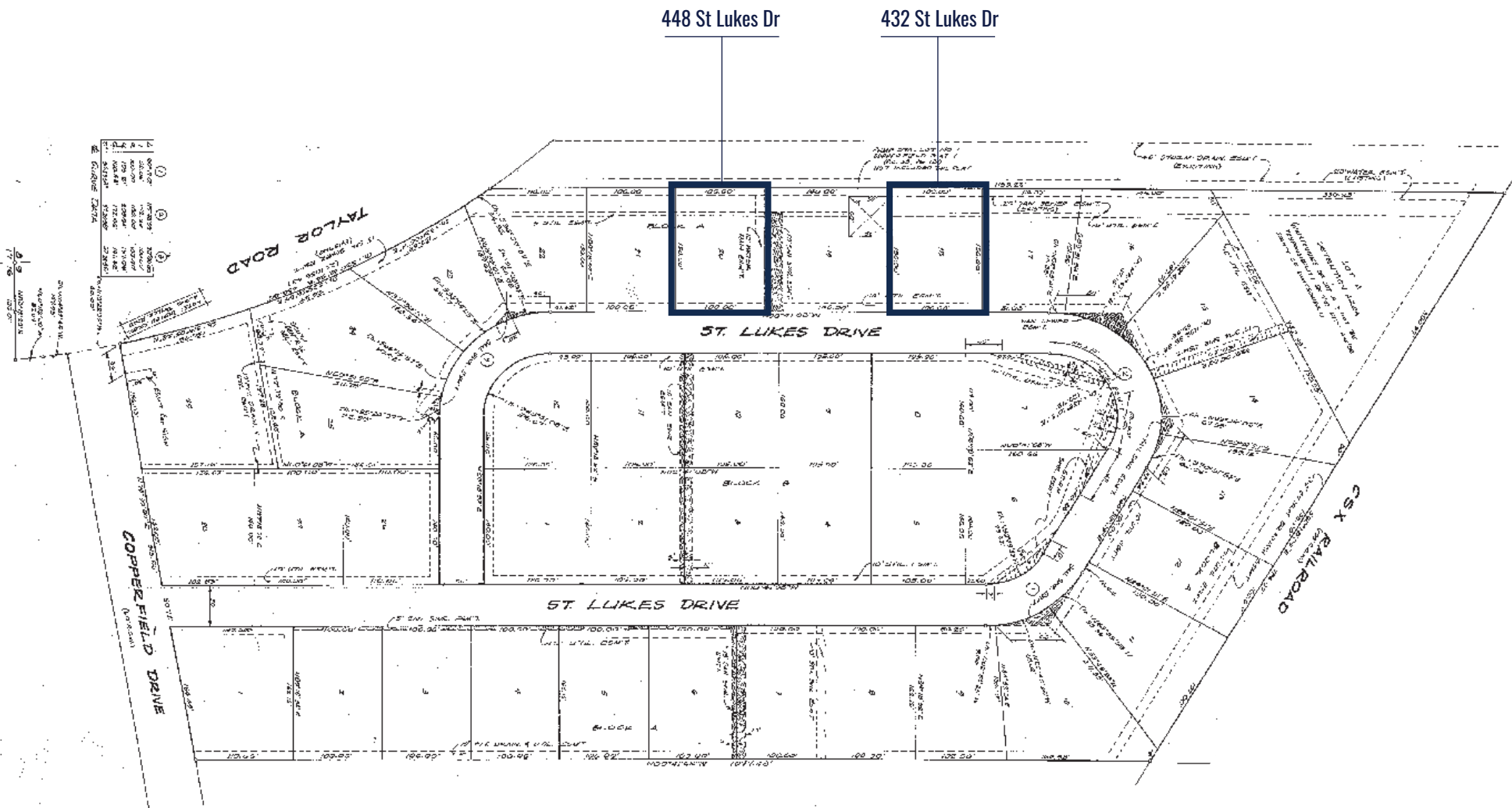
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SITE PLAN



PLAT MAP



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ABOUT MONTGOMERY

The area is commonly known as the River Region and includes Montgomery, Elmore, Autauga and Lowndes Counties. The area has a stable economy due to the influence of state, county, and city government employment, Hyundai auto facility, tourism, and the presence of Maxwell and Gunter Air Force Bases. Culturally Montgomery includes The Equal Justice Initiative, Shakespeare Festival, Scott and Zelda Fitzgerald Museum and many historical sites.



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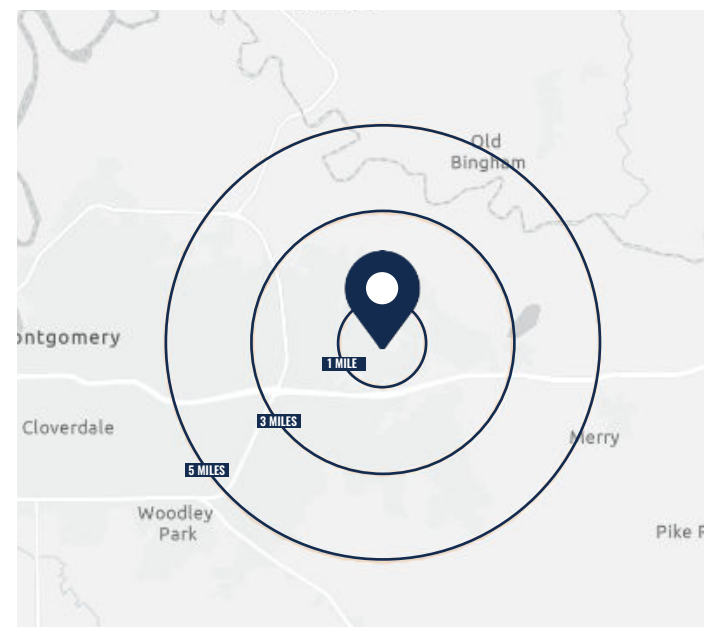
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DEMOGRAPHICS

2022 SUMMARY	1 MILE	3 MILES	5 MILES
Population	4,502	42,937	94,042
Households	1,993	19,018	40,180
Families	1,099	11,376	24,298
Average Household Size	2.19	2.24	2.28
Owner Occupied Housing Units	1,396	12,114	24,758
Renter Occupied Housing Units	597	6,904	15,423
Median Age	36.9	38.6	38.2
Median Household Income	\$71,044	\$70,421	\$69,336
Average Household Income	\$91,458	\$100,029	\$95,421



KEY FACTS - 5 MILES

94,042

Population



Average
Household Size

38.2

Median Age

\$69,336

Median Household
Income



\$41,166

Per Capita Income



\$150,664

Median Net Worth



4,056

Total Businesses



50,309

Total Employees

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