

100% OCCUPIED 2-TENANT MEDICAL BUILDING
INVESTMENT OPPORTUNITY



INVESTMENT OFFERING

**3121 PARISA DRIVE
PADUCAH, KENTUCKY**

HOGAN
REAL ESTATE

CONFIDENTIALITY AGREEMENT

3121 PARISA DRIVE
PADUCAH, KENTUCKY

This Confidential Offering has been prepared by Hogan Real Estate (“Agent”) in cooperation with the Owner for informational purposes only and does not purport to contain all the information necessary to reach a purchase decision. The information contained herein has been carefully compiled from sources considered reliable and, while not guaranteed as to completeness or accuracy, we believe it to be correct as of this date.

This Offering is subject to prior placement, errors, omissions, changes, withdrawal or cancellation without notice and does not constitute a recommendation, endorsement or advice as to the value of the Property by Agent or the Owner. Each prospective purchaser is to rely upon its own investigation, evaluation and judgment as to the advisability of purchasing the Property described herein.

The projections set forth in this Offering do not constitute a representation, warranty or a guaranty by Agent or the owner of any of the numbers set forth herein or of any economic value attributable to the Property or income that may be derived therefrom. Prospective purchasers should

develop their own independent estimates of pro forma income and expenses before making any decisions on whether to acquire the Property. Summaries or schedules of legal documents contained within this Memorandum are not intended to be comprehensive statements of the terms of such documents, but rather outlines of some of the major provisions therein.

This Offering is the property of Agent and may be used only by parties to whom Agent delivered the Offering or to whom Agent has approved such delivery. By accepting a copy of the Offering, the party who has possession thereof agrees to return it to Agent immediately upon Agent’s request. No copies of this Offering may be made without Agent’s prior written consent and no excerpts or summaries thereof may be distributed, reproduced or included in any document without such consent.

HIGHLIGHTS

3121 PARISA DRIVE
PADUCAH, KENTUCKY

CLASS B MEDICAL CENTER

LOCATED IN ROBUST MEDICAL & RESIDENTIAL
CORRIDOR OF PADUCAH, KY



19,500 VPD (23)
ON US HIGHWAY 62
in front of property



6,715 SF
TWO-TENANT
Medical Center



Maximum Visibility
AT THE INTERSECTION
of US-60 and South 31st Street

EXECUTIVE SUMMARY

3121 PARISA DRIVE
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THE OFFERING

100% leased Class B medical center located in the city of Paducah which serves as one of the larger economic hubs in western Kentucky. The property is 1.18 acres and features a building with 6,715 rentable square feet, ample parking, and excellent road frontage. The property is located on U.S. 62 which is a heavily traveled road in Paducah featuring over 19,500 VPD in front of the property. Dense residential surrounds the property along with multiple schools.

This stretch of U.S. 62 features multiple medical users, a hospital, and an urgent care center creating a unique and robust medical corridor in Paducah. The immediate area also features prominent retailers such as Kroger, Harbor Freight, Walgreens, Dunkin Donuts, Banterra Bank and more.

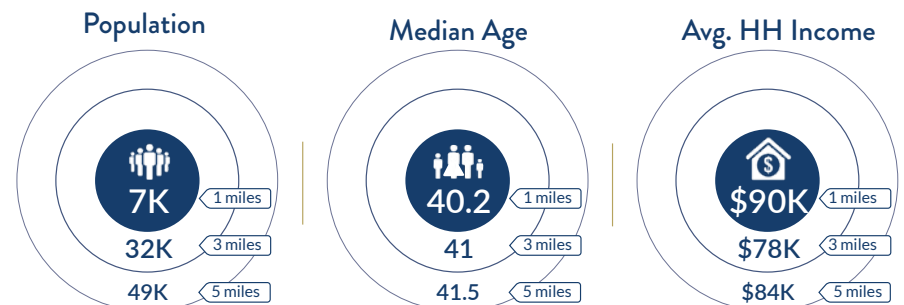
SALES TERMS

The property is being offered on an “as-is” basis with ownership making no representations or warranties with respect to the accuracy or completeness of the offering memorandum or any and all documents delivered to any acquisition prospect for the purpose of due diligence.

INVESTMENT HIGHLIGHTS

- + Maximum Visibility - The site offers great visibility along U.S. 62 and features a large monument sign in front of the property.
- + Located less than a mile from I-24, in a major medical corridor.
- + Ideal 1031 or Private Equity Play-Limited landlord responsibilities, stable cash-flow, and sound real estate fundamentals make this an ideal 1031 replacement property or private equity investment.
- + Opportunity for rent increases.

DEMOGRAPHICS



LEASE SUMMARIES

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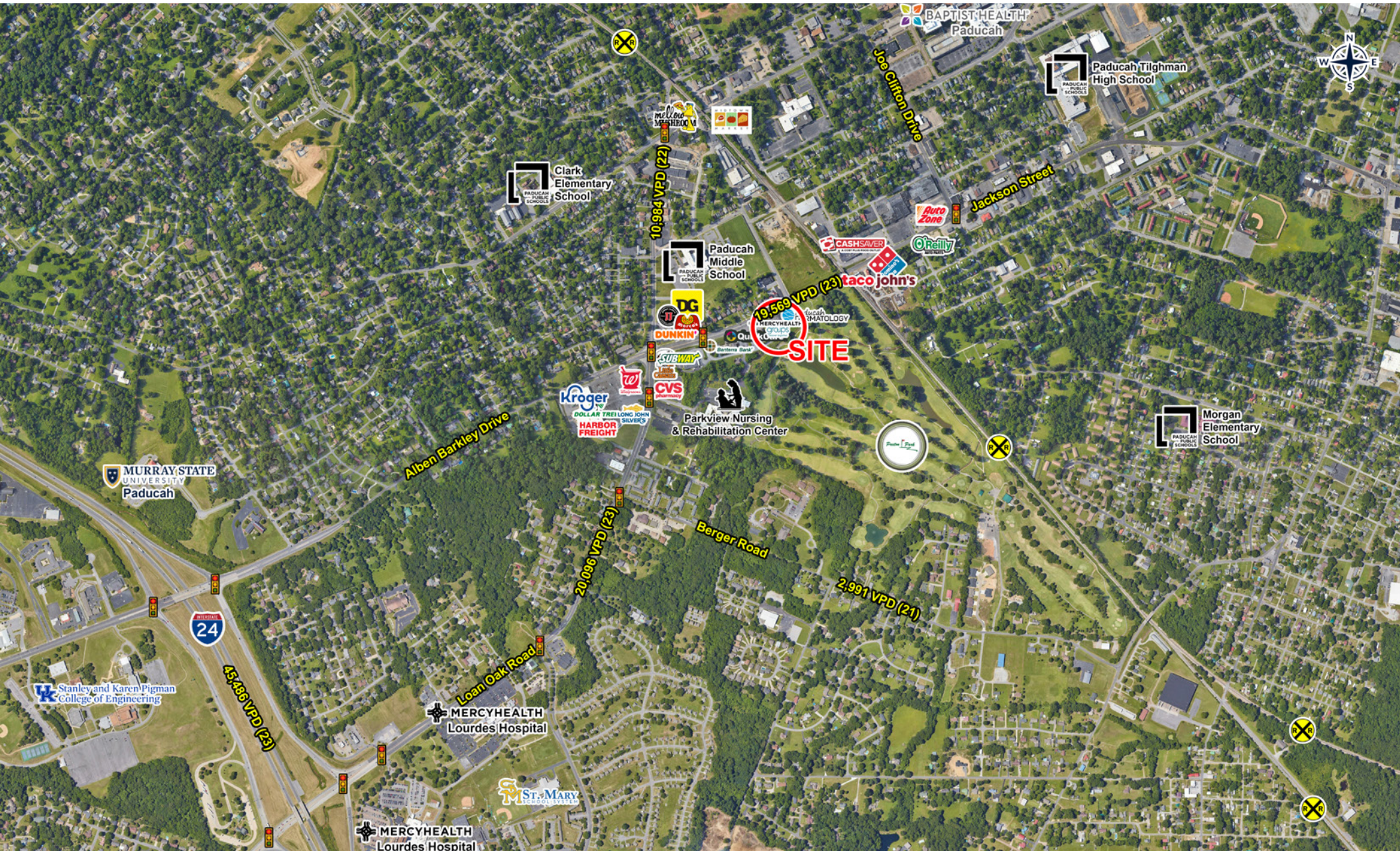


Subject Property	Multi-Tenant
Property Location	3121 Parisa Drive Paducah, KY 42003
Price	\$1,449,586
Cap Rate	7.5%
NOI	\$108,719
Rentable Square Feet	6,715
Parking Spaces	48
Lot Size	1.18 Acres
Type of Ownership	Fee Simple
Tenants	Mercy Health / Recover Together
Lease Type	Gross
Lease Term	Mercy Health Expires August 2031 Recover Together Expires July 2027

TENANT	SQ. FT.	% OF GLA	TERM		MONTHLY RENT	ANNUAL RENT	BASE RENT PER SQ. FT.
Mercy Health	4,700	70%	8/5/2025	8/4/2026	\$7,253.66	\$87,044.00	\$18.52
			8/5/2026	8/4/2031	\$7,426.00	\$89,112.00	\$18.96
		Option	8/5/2031	8/4/2036	\$7,621.83	\$91,462.00	\$19.46
Recover Together	2,015	30%	6/1/2024	7/31/2027	\$3,148.42	\$38,788.00	\$19.25
OCCUPIED	6,715	100.00%			\$10,402.08	\$124,824.96	

TRADE AREA AERIAL

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IMMEDIATE AREA AERIAL

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HOGAN REAL ESTATE

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