



CAPITOL HOUSE NURSING & REHAB CENTER

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NET LEASED DISCLAIMER

Upland Real Estate Group, Inc. hereby advises all prospective purchasers of Net Leased property as follows:

The information contained in this Marketing Package has been obtained from sources we believe to be reliable. However, Upland Real Estate Group, Inc. has not and will not verify any of this information, nor has Upland Real Estate Group, Inc. conducted any investigation regarding these matters. Upland Real Estate Group, Inc. makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided.

As the Buyer of a net leased property, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Marketing Package is not a substitute for your thorough due diligence investigation of this investment opportunity. Upland Real Estate Group, Inc. expressly denies any obligation to conduct a due diligence examination of this Property for Buyer.

Any projections, opinions, assumptions or estimates used in this Marketing Package are for example only and do not represent the current or future performance of this property. The value of a net leased property to you depends on factors that should be evaluated by you and your tax, financial, legal and other advisors.

Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any net leased property to determine to your satisfaction with the suitability of the property for your needs.

Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal, financial and other advisors must request and carefully review all legal, financial and other documents related to the property and tenant. While past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

All information, including price change and withdrawal from the market, is subject to change without notice.

By accepting this Marketing Package you agree to release to Upland Real Estate Group, Inc. and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this net leased property. Property to be sold 'where is, as is.'

CONFIDENTIALITY AND DISCLAIMER: The information contained in the following Marketing Package is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Upland Real Estate Group, Inc. and should not be made available to any other person or entity without the written consent of Upland Real Estate Group, Inc. This Marketing Package has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Upland Real Estate Group, Inc. has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property or any other matter related to the subject property. The information contained in this Marketing Package has been obtained from sources we believe to be reliable; however, Upland Real Estate Group, Inc. has not verified, and will not verify, any of the information contained herein, nor has Upland Real Estate Group, Inc. conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.



**Capitol House Nursing
& Rehabilitation Center**

- Capitol House Nursing & Rehab Center is on a NNN Lease with 11 1/2 years remaining and 2% annual increases.
- As a part of The Carpenter Health Network's continuum of care, Capitol House Nursing & Rehabilitation provides specialized care according to individuals' evolving needs. From short-term rehabilitation to long-term care, our team is available around the clock to assist with everyday needs and provides emergency support when necessary. Mid-day or midnight, our residents can rest assured that a compassionate caregiver is always nearby.
- The Carpenter Health Network is a well-established healthcare operator with 38 locations across the south in Texas, Arkansas, Louisiana, Mississippi, Alabama, and Florida.
- Located near Our Lady of the Lake Regional Medical Center (900 beds), one of the 25 largest hospitals in the country and one of only three Level I trauma centers in Louisiana. Other hospitals near the property include Baton Rouge General Medical Center (600 beds), Ochsner Medical Center (760 beds), and more.
- Excellent demographics of a 5 mile population of 157,281 average household income of \$91,081.
- Nestled along the majestic Mississippi River, Baton Rouge is the capital and the second largest city of Louisiana.
- This property is located near Interstate 12 where traffic counts average 144,045 vehicles per day.
- Louisiana State University (LSU), a renowned research institution with over 30,000 students, is located only 6 miles away from the property.

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INVESTMENT SUMMARY

| | |
|-----------------------------|--------------------------------------|
| PRICE | \$8,555,990 |
| CAP | 6.40% |
| NOI | \$547,583.33 |
| RENT/SF | \$17.11 |
| PRICE/SF | \$267.37 |
| REMAINING LEASE TERM | 11 Years, 7 Months |
| RENT COMMENCEMENT | March 18, 2022 |
| LEASE EXPIRATION | March 17, 2037 |
| LEASE TYPE | NNN |
| RENEWAL OPTIONS | Two 5-Year w/ 2.00% Annual Increases |

LEASE INFORMATION

RENT ADJUSTMENTS 2% Annual

| | |
|-----------------|--------------|
| YEAR 3: | \$536,846.40 |
| YEAR 4: | \$547,583.33 |
| YEAR 5: | \$558,534.99 |
| YEAR 6: | \$569,705.69 |
| YEAR 7: | \$581,099.81 |
| YEAR 8: | \$592,721.80 |
| YEAR 9: | \$604,576.24 |
| YEAR 10: | \$616,667.77 |
| YEAR 11: | \$629,001.12 |
| YEAR 12: | \$641,581.14 |
| YEAR 13: | \$654,412.77 |
| YEAR 14: | \$667,501.02 |
| YEAR 15: | \$680,851.04 |



LEASE NOTES:

License Type: Skilled Nursing Facility

Capacity: 132 Beds

PROPERTY INFORMATION

| | |
|----------------------|---|
| PROPERTY | Capitol House Nursing & Rehab Center |
| ADDRESS | 11546 Florida Blvd Baton Rouge, LA 70815 |
| BUILDING SIZE | 32,000 SQ.FT. |
| LOT SIZE | 2.4 Acres |
| PARISH | East Baton Rouge |
| YEAR BUILT | 1950/1995 |

DEMOGRAPHIC INFORMATION

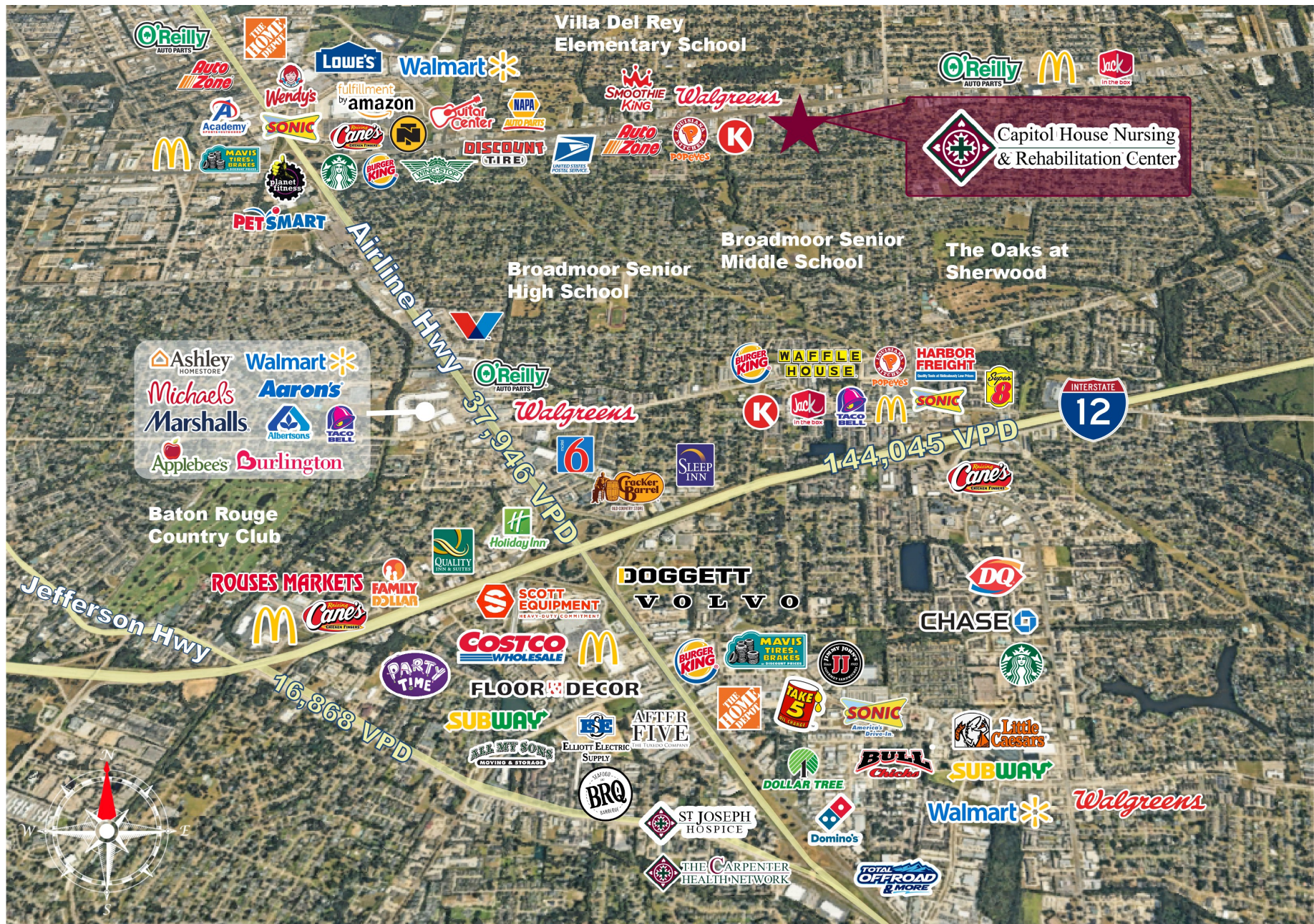
| | 1-MILE RADIUS | 3-MILE RADIUS | 5-MILE RADIUS |
|--------------------------------------|---------------|---------------|---------------|
| 2025 POPULATION | 12,607 | 73,938 | 157,281 |
| 2030 POPULATION | 12,279 | 72,540 | 154,619 |
| 2025 MEDIAN HOUSEHOLD INCOME | \$50,403 | \$60,304 | \$63,583 |
| 2025 AVERAGE HOUSEHOLD INCOME | \$80,821 | \$83,634 | \$91,081 |

All demographic information is obtained from Site To Do Business, which compiles US Census Bureau data and Esri projections for 2025 and 2030.

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As a part of The Carpenter Health Network’s continuum of care, Capitol House Nursing & Rehabilitation provides specialized care according to individuals’ evolving needs. From short-term rehabilitation to long-term care, our team is available around the clock to assist with everyday needs and provides emergency support when necessary. Mid-day or midnight, our residents can rest assured that a compassionate caregiver is always nearby.

At the Capitol House, staff and services focus on helping individuals maintain a high quality of life while addressing their basic and specialized needs. We provide:

- Nursing
- Long-term or short-term rehabilitation
- Therapy (speech, physical, occupational)
- E-stim/ultrasound therapy
- Caregiver relief
- Respiratory services/ventilator management

Putting our residents’ comfort and happiness first at all times, we take every measure possible to make our residents feel right at home. Each resident’s room includes a manual or electric hospital bed, nightstand, bedside table, and closet space or armoire with drawers. Each room shares a vanity and restroom with the adjoining room.

Capitol House offers residents many other amenities as well:

- Van transportation service
- Family room with a large, flat-screen TV
- Family dining room with full-size tables
- Religious services
- In-house laundry service
- Intercom, emergency call & wander guard systems
- Hydrotherapy whirlpool



Capitol House Nursing & Rehabilitation Center

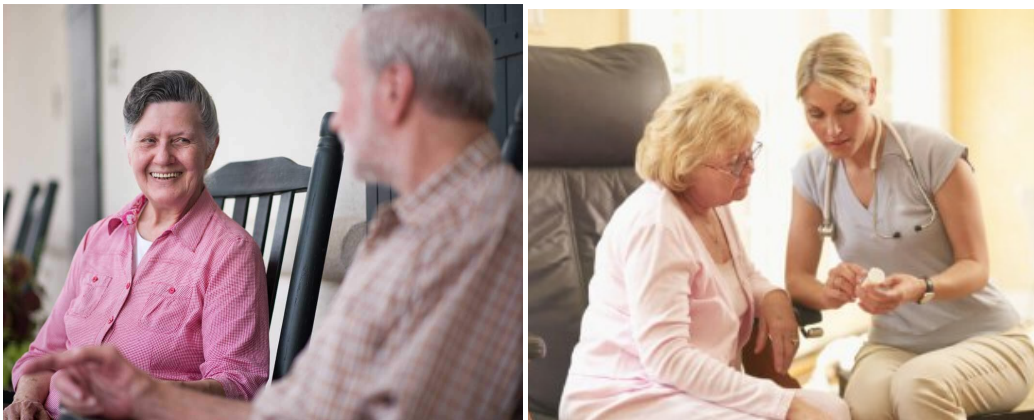


| | |
|-----------------------|---|
| PROPERTY | Capitol House Nursing & Rehab Center |
| TENANT | CHP Properties LLC |
| GUARANTOR | CHP Properties LLC |
| REVENUES | Private |
| NET WORTH | Private |
| S&P RATING | Non-Rated |
| WEBSITE | https://www.thecarpenterhealthnetwork.com/ |

The Carpenter Health Network is a well-established healthcare operator with 38 locations across the south in Texas, Arkansas, Louisiana, Mississippi, Alabama, and Florida. From home health and hospice care to rehabilitation and other therapy services, Carpenter is a preferred choice for families as well as providers in all of its communities spanning the southern United States.

The network provides optimal patient care seamlessly across all service lines. Its network of services is designed to provide a seamless transition of care each step of the way. The services provided in the network include:

- Inpatient Hospice
- Companion Care
- Day Neuro
- Home Health Hospice
- In-home Primary Care
- Inpatient Rehabilitation
- Long-Term Acute Care
- Long-Term Care
- Medical House Calls
- Occupational Therapy
- Outpatient Therapy
- Palliative Care
- Physical Therapy
- Respiratory Therapy
- Skilled Nursing
- Speech Therapy



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Homedica HouseCalls



STAT Home Health



The Carpenter House

Mission: The Carpenter Health Network will joyfully provide optimal patient care seamlessly across service lines to ensure spiritual, emotional, and physical healing wherever possible while always respecting life, fostering dignity, and preserving quality of life.



Capitol House Nursing & Rehabilitation



Companion House Services

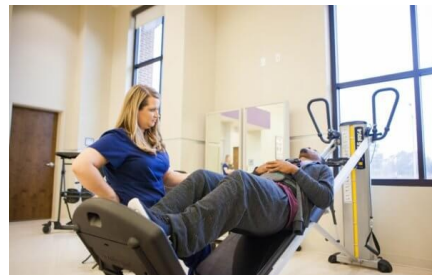


AIM Palliative Home Health

Its Network of Care: Your health journey is unique and changing, and The Carpenter Health Network is designed to provide a seamless transition of care each step of the way. We provide compassionate support and convenient care when you need it, where you need it and at any phase of illness or injury.



St. Joseph Hospice



Sage Rehabilitation Hospital & Outpatient Services



Sage Specialty Hospital (LTAC)

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The Capitol House Nursing & Rehab Center property is in close proximity to Our Lady of the Lake Regional Medical Center, a 900 bed hospital & one of the 25 largest hospitals in the country and one of only three Level I trauma centers in Louisiana. Baton Rouge has significant presence in the medical industry in Baton Rouge, other hospitals near the property include Baton Rouge General Medical Center (600 beds), Ochsner Medical Center (760 beds), and more all receiving awards for their work.

Located on the banks of the Mississippi River, Baton Rouge boasts a rich heritage reflected on its landmarks such as the Old Louisiana State Capitol and the Magnolia Mound Plantation. Beyond its historical attractions, Baton Rouge is home to a thriving arts scene and a renowned culinary heritage. From lively festivals throughout the year to delectable Cajun and Creole cuisine, Baton Rouge offers a true taste of Louisiana.

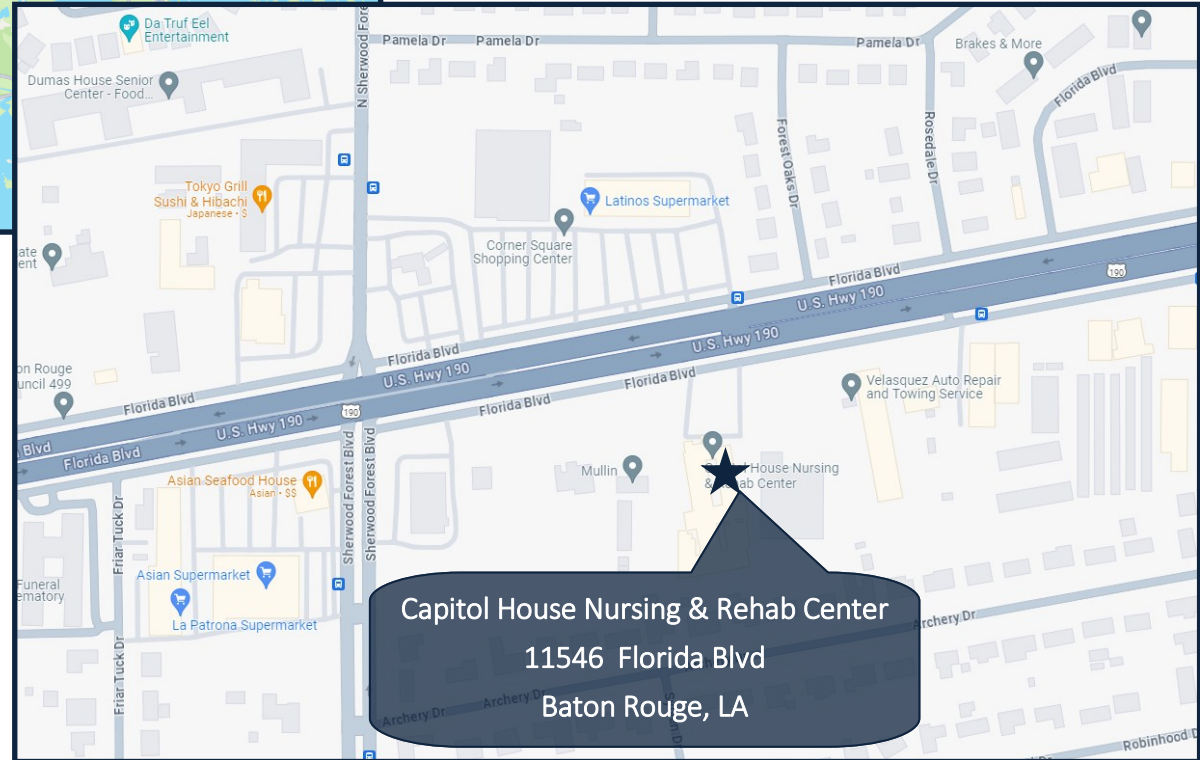
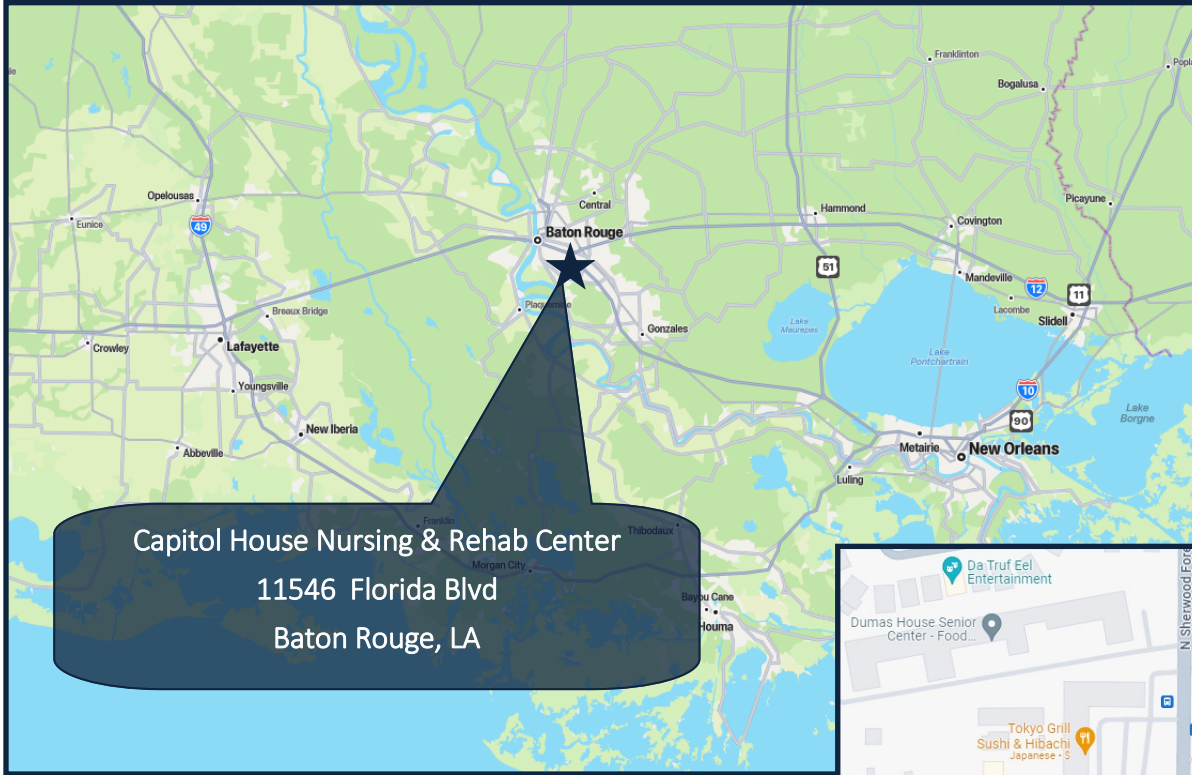
Visitors and residents can experience the vibrant culture at one of Baton Rouge’s many festivals throughout the year. The city is known for its Blues Festival, the Baton Rouge Soul Food Festival, Live After Five, the InzFest, etc. The bi-annual Blues Festival takes place in downtown Baton Rouge and features a different lineup of performers each time. The festival also offers a variety of food vendors, crafts and merchandise.

The Bluebonnet Swamp Nature Center, another Baton Rouge must-see, is a 103-acre facility dedicated to conservation, education, recreation, and tourism. The facility houses an award-winning, 9500 square foot building filled with live animal exhibits, presentations of the site’s flora and Faunce, artifact displays, and more. Visitors can also enjoy over a mile of paths to various habitats such as the cypress-tupelo swamp, beech-magnolia and hardwood forests.

Baton Rouge is also home to Louisiana State University, where approximately 32,500+ students are enrolled. Louisiana State University offers a wide range of programs with over 76 bachelor’s degrees and strong programs in engineering, agriculture, and business.



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THE UPLAND ADVANTAGE

Upland Real Estate Group, Inc., which was founded in 1995, is a Minneapolis based commercial real estate investment sales and brokerage company, which focuses on passive real investments, 1031 solutions, real estate portfolio diversification, and wealth preservation. Upland offers "big business service" with the attentiveness you expect from a boutique shop.

Our ability to swiftly match buyers with sellers is one of the many reasons Upland Real Estate Group, Inc. is the nation's primary resource for the purchase or sale of net leased, credit investment properties. Many investors and 1031 tax deferred exchange buyers have benefited from the experience and expertise of our team of net leased investment sales specialists.

BENEFITS OF WORKING WITH UPLAND

- Nationally recognized CCIM accredited sales team
- Comprehensive and searchable online database
- Excellent reputations and credibility
- Online Letter of Intent forms
- Access to confidential off-market properties
- Extensive referral network
- Prompt follow-up and attention to detail

www.nnnsales.com



PROVEN SUCCESS RECORD

- Completed in excess of 900 net leased sales transactions totaling over \$2.8 billion
- Specialized in NNN investment market for more than 30 years

Upland's 1031 investment specialists have successfully completed net lease sales transactions with tenants including, but not limited to:

| | | | |
|---------------------|--------------------|---------------------------|-------------------|
| 7-Eleven | Chick-Fil-A | KinderCare | Sherwin Williams |
| Advance Auto | Chipotle | Kohl's | Starbucks |
| Aldi | Circle K | Kum & Go | Sunoco |
| Allina Health | CVS Pharmacy | LA Fitness | Super America |
| Applebee's | Dollar General | Mattress Firm | Taco Bell |
| Arby's | Dollar Tree | McDonald's | Tires Plus |
| Aspen Dental | Duluth Trading Co. | Michaels | Top Golf |
| Bank of America | Fairview Health | National Tire & Battery | Tractor Supply |
| BJ's Wholesale Club | Family Dollar | Northern Tool & Equipment | Trader Joe's |
| Buffalo Wild Wings | Fresenius | Office Depot | United Healthcare |
| Burger King | Gander Mountain | O'Reilly Auto Parts | US Bank |
| Caliber Collision | Goodwill | Perkins | Valvoline |
| Camping World | Grease Monkey | Petco | Walgreens |
| Caribou Coffee | Jack in the Box | Pizza Hut | Wawa |
| Chase Bank | Jiffy Lube | Royal Farms | Wells Fargo Bank |



L to R: Brier Swing; Deb Vannelli, CCIM; Taylor McManemy; Keith Sturm, CCIM; Shaylin Schares; Amanda Leathers