

FOR SALE

CONCENTRA MEDICAL CENTERS

228 Troy Street

Dayton, Ohio 45404



EXCLUSIVE

— REALTY —



INVESTMENT HIGHLIGHTS:

- Minimal Landlord Responsibilities
- 10,000 square feet on 0.91 Acres of Land
- Largest Urgent Care operator with more than 520+ locations in 44 States
- Long Term Tenant with strong historicals
- Corporate Guaranteed Lease
- New Roof and Parking Lot in 2017, New HVAC in 2022
- #1 Urgent Care in the Country
- Redeveloped/Remodeled in 2002 for Concentra Urgent Care
- Excellent National Creditworthy Tenant (NYSE: SEM)
- Surface Parking of 30 Cars
- Originally built in 1961 for Valor Health Care
- Close proximity to Downtown Dayton and Dayton Children's Hospital
- Pandemic and e-commerce resistant Tenant

PRICE:	\$1,818,348
AVERAGE NOI:	\$102,808
AVERAGE CAP RATE:	5.65%
LEASE TYPE:	NN
PRIMARY LEASE TERM:	10 YEARS
OPTIONS:	2 (5) YEAR OPTIONS

FOR MORE INFO CONTACT: STEVE SAGMANI/FADI SADIK

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INVESTMENT OFFERING

Exclusive Realty is pleased to present a Concentra Medical Center in Dayton, Ohio. The Tenant has a NN Lease with minimal Landlord Responsibilities. The lease has 2% increases every two years.

This highly populated area with over 218,000 residents within a 5 mile radius makes this location ideal for a Concentra Medical Center.

The property represents an ideal opportunity for a 1031 Exchange buyer.

This investment will offer a new owner continued success due to the financial strength and the proven profitability of the Tenant.



INVESTMENT SUMMARY

LIST PRICE:	\$1,818,348
NOI:	\$99,100
CAP RATE:	5.45%
AVERAGE NOI:	\$102,808
AVERAGE CAP RATE:	5.65%
BUILDING SIZE:	10,000 sq. ft.
LAND ACREAGE:	0.91 Acres
ZONING:	Commercial
YEAR BUILT:	1961/2002
TENANT:	Concentra Medical Centers
LEASE TYPE:	NN
PRIMARY LEASE TERM:	10 Years
TAXES, INSURANCE:	Tenant Responsibility
ROOF, STRUCTURE:	Landlord Responsibility
LEASE COMMENCEMENT:	1980
LEASE EXPIRATION DATE:	November 30, 2029
LEASE TERM REMAINING:	7.5 Years
OPTIONS:	2 (5) Year Options (Prevailing Market Rental)
INCREASES:	2% every 2 Years
LEASE GUARANTOR:	Select Medical
TENANT WEBSITE:	www.concentra.com

FOR MORE INFORMATION CONTACT:

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Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third- party independent professionals selected by such party.

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by ER in compliance with all applicable fair housing and equal opportunity laws.

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TENANT PROFILE



Concentra Inc., is a national health care company founded in 1979 in Amarillo, Texas. The company is headquartered in Addison, Texas and operates more than 520 urgent care centers in 44 states. Concentra has more than 1,000 affiliated physicians and 1,285 physical therapists. Concentra also provides a range of health improvement solutions to employers, and operates more than 100 employer onsite medical facilities.

The company's primary focuses are occupational health, physical therapy, and urgent care. Concentra's predecessor was founded when three physicians opened up the first occupational health center in Amarillo, Texas. These physicians applied the same occupational health model to their second location, which opened in Garland, Texas in 1985. Between 1985 and 1997, the network of medical centers grew under the management of OccuCenters, Inc. In 1997, Dallas-based OccuSystems, Inc., parent of OccuCenters, merged with Boston-based CRA Managed Care, Inc. to form Concentra Managed Care, Inc., a publicly traded company. In 1999, the company's stock was privatized, and in 2001, the company changed its name to Concentra Incorporated. A period of expansion followed as Concentra grew to include health-related businesses such as network services, bill review, case management, independent medical examinations, and PPO networks. Following a series of divestiture transactions in 2006 and 2007, Concentra narrowed its focus on occupational health, medical center expansion, and wellness and preventive care.

In 2007, the company launched its urgent care initiative to meet the growing need for a cost-effective option to hospital emergency rooms for non-emergency conditions. As part of this initiative, the organization wanted a consistent platform to support its strategic growth plan and align more than 330 centers in 40 states that were varied in design, operational requirements, and brand mark.

On average, more than 30,000 patients visit Concentra's medical centers each day. According to the Bureau of Labor Statistics, 1 out of every 7 occupational injuries in the U.S. is treated by Concentra

TENANT OVERVIEW

Company:	Concentra Health Services
Founded:	1979
Total Revenue:	\$1 B
Number of Employees:	12,000
Headquarters:	Addison, Texas
Website:	www.concentra.com

TENANT HIGHLIGHTS

Concentra is the Nation's leader in Occupation Medicine

Concentra's focus is on improving the health of America's workforce

A National health care company with a patient-centered focus

2011 Gold Award Recipient for Best How-To Article in a Healthcare Publication from the American Society of Healthcare Publication Editors

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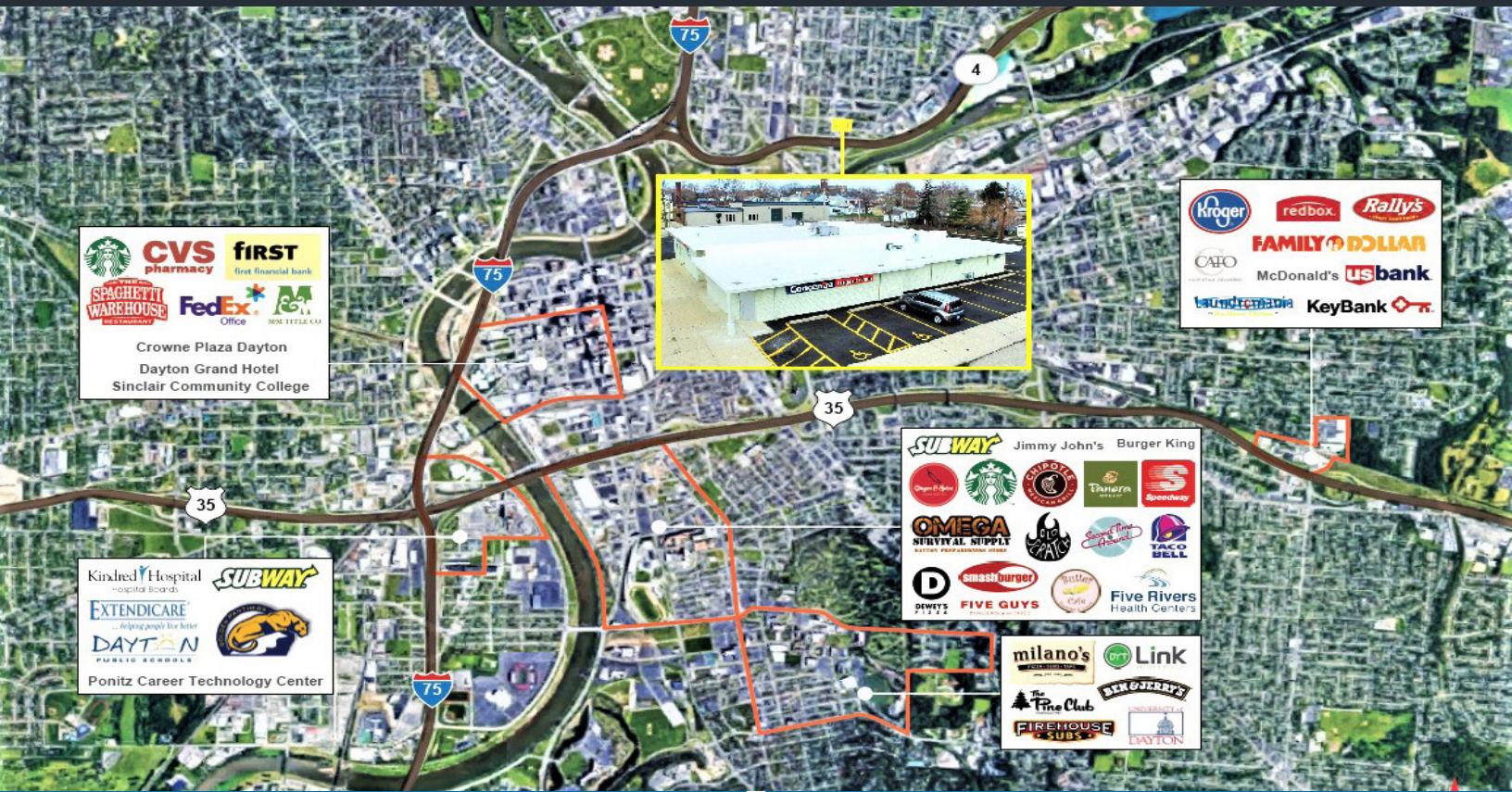
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TRAFFIC COUNTS

INTERSECTION

CARS PER DAY

Troy Pike & Air St S

11,749

Troy Pike & E Herman Ave N

10,335

Valley St & E Herman Ave SW

9,919

DEMOGRAPHICS

3 MILES

5 MILES

10 MILES

Total Population

94,191

216,500

524,150

Total Households

37,359

91,089

220,497

Average HH Income

\$47,206

\$56,043

\$71,629

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Dayton is the sixth-largest city in the state of Ohio and the county seat of Montgomery County. A small part of the city extends into Greene County. The 2020 U.S. census estimate put the city population at 137,644, while Greater Dayton was estimated to be at 814,049 residents. The Combined Statistical Area (CSA) was 1,086,512. This makes Dayton the fourth-largest metropolitan area in Ohio and 73rd in the United States. Dayton is within Ohio's Miami Valley region, 50 miles north of the Greater Cincinnati area. Ohio's borders are within 500 miles (800 km) of roughly 60 percent of the country's population and manufacturing infrastructure, making the Dayton area a logistical centroid for manufacturers, suppliers, and shippers. Dayton also hosts significant research and development in fields like industrial, aeronautical, and astronautical engineering that have led to many technological innovations. Much of this innovation is due in part to Wright-Patterson Air Force Base and its place in the community. With the decline of heavy manufacturing, Dayton's businesses have diversified into a service economy that includes insurance and legal sectors as well as healthcare and government sectors.



National Museum of the US Air Force

The National Museum of the U.S. Air Force galleries present military aviation history, boasting more than 360 aerospace vehicles and missiles on display -- many rare and one-of-a-kind -- along with thousands of historical items and powerful sensory exhibits that bring history to life and connect the Wright brothers' legacy with today's stealth and precision technology.



Carillon Historical Park

This museum is filled with historical artifacts, featuring the first flight Wright flyer, the Wright Bros cycle shop, other historical buildings that have been relocated there, massive amounts of inventions and their inventors all unique to Dayton. The gift shop offers many unique gifts.



Dayton Art Institute

Founded in 1919, The Dayton Art Institute is one of the region's premier fine arts museums. In addition to exhibiting outstanding special exhibitions and impressive collections of art from throughout the world, the museum is renowned for education programming that includes an array of offerings for diverse audiences.



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