



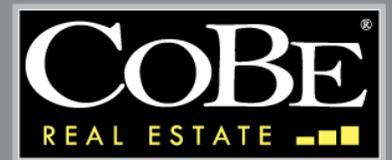
FOR SALE | MEDICAL OFFICE INVESTMENT

MEDICAL OFFICE

2204 Robin Avenue, Hammond, LA 70403

Steve Beck President & Associate Broker | 480.610.2400 | steve@coberealestate.com | coberealestate.com

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BERKSHIRE
HATHAWAY
HomeServices

Southern
Properties

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PROPERTY SUMMARY

Sale Price:	\$3,328,600.00
Cap Rate:	6.5 %
NOI:	\$216,360.00
Lot Size:	1.28 Acres
Building Size:	16,622 SF
Cross Streets:	Robin Ave & Morrison Blvd

PROPERTY OVERVIEW

16,622 SF fully-leased medical office is now available for sale. The subject property consists of a large parcel of approximately 1.28 acres. It is located within a half-a-mile from the Interstate 12 and Interstate 55 intersection. This medical office is conveniently situated by busy retail thoroughfare and within minutes of every mayor Hammond, LA hospital.

HIGHLIGHTS

- 16,622 SF fully leased medical office for sale
- Established for 20+ years in this location
- Long-term NNN lease with 3% annual increases
- Located within minutes of every mayor Hammond, LA hospital

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OFFERING TERMS	
Price	\$3,328,600.00
CAP Rate	6.50%
Net Operating Income	\$216,360.00
Price Per Building SF	\$200.25

RENT SCHEDULE			
Term	NOI	Monthly NOI	Adjusted CAP Rate
Year 1			
Year 2			
Year 3			
Year 4	\$216,359.95	\$18,030.00	6.50%
Year 5	\$222,850.74	\$18,570.90	6.70%
Year 6	\$229,536.27	\$19,128.02	6.90%
Year 7	\$236,422.35	\$19,701.86	7.10%
Year 8	\$243,515.03	\$20,292.92	7.32%

EXECUTIVE SUMMARY	
Tenant	Affiliated Therapy Services
Ownership	Fee-Simple
Occupancy	100%
Building SF	16,622 SF
Land Size	1.28 Acres
Year Built Last Rennovated	1995 2022
Primary Lease Term	8 Years
Lease Commencement	8/23/2018
Lease Expiration	8/22/2026
Renewal Options	Two 5-Year Options
Lease Type	NNN
Rental Increase	1.03% Annual

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Since their founding in Hammond LA 1988, Affiliated Therapy Services has grown to a full staff of highly trained, well-educated, licensed and certified physical and occupational therapists. Focusing on personalized treatment, ensuring a safe family atmosphere, schedule flexibility and low wait times, they ensure patients will be treated efficiently and effectively by truly caring, empathetic and understanding therapists with the best therapy procedures in the industry.

Affiliated Therapy Services provide comprehensive therapy for patients of all ages and abilities. They believe that for those who are injured or suffering from chronic pain, long- or short-term conditions, it is not only crucial to their health to get physical and/or occupational therapy, but it is imperative to not have to jump through hoops to get treatment. Conveniently located right in Hammond, LA to avoid long drives to the bigger cities and receive top-of-the-line, modern and highly professional care close to home.

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CITY OF HAMMOND OVERVIEW



With a population of over 20,000, the City of Hammond is the largest city in Tangipahoa Parish, Louisiana. It is also the principal city of the Hammond Micropolitan Statistical Area, which includes the entire parish. In addition to being centrally located between Baton Rouge and New Orleans, Hammond is home to South-eastern Louisiana University, the Hammond Northshore Regional Airport, the Chappapeela Sports Park, a thriving downtown and historic district, the Columbia Theatre, International Baccalaureate programs in the K-12 schools, and numerous other resources which make this city the ideal place to live, work and play.

The City of Hammond, Louisiana was chartered in 1889 and has enjoyed steady growth since that time. The majority of the city's oldest buildings are located in the downtown area. Preservation of these historic areas is very important to the overall quality of life in Hammond, as the downtown provides a center for continually expanding boundaries that provides a visual link with the past in addition to a unique character that cannot be duplicated by new construction.



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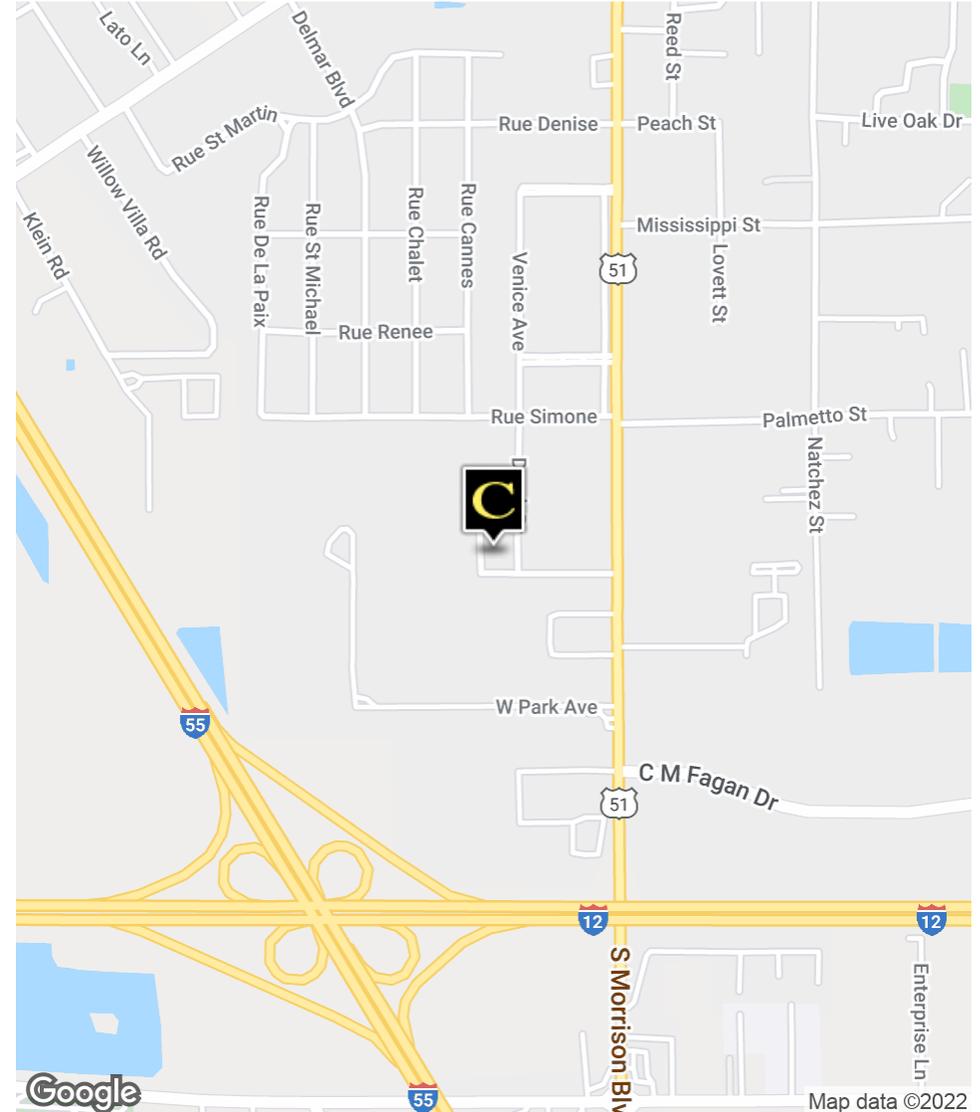
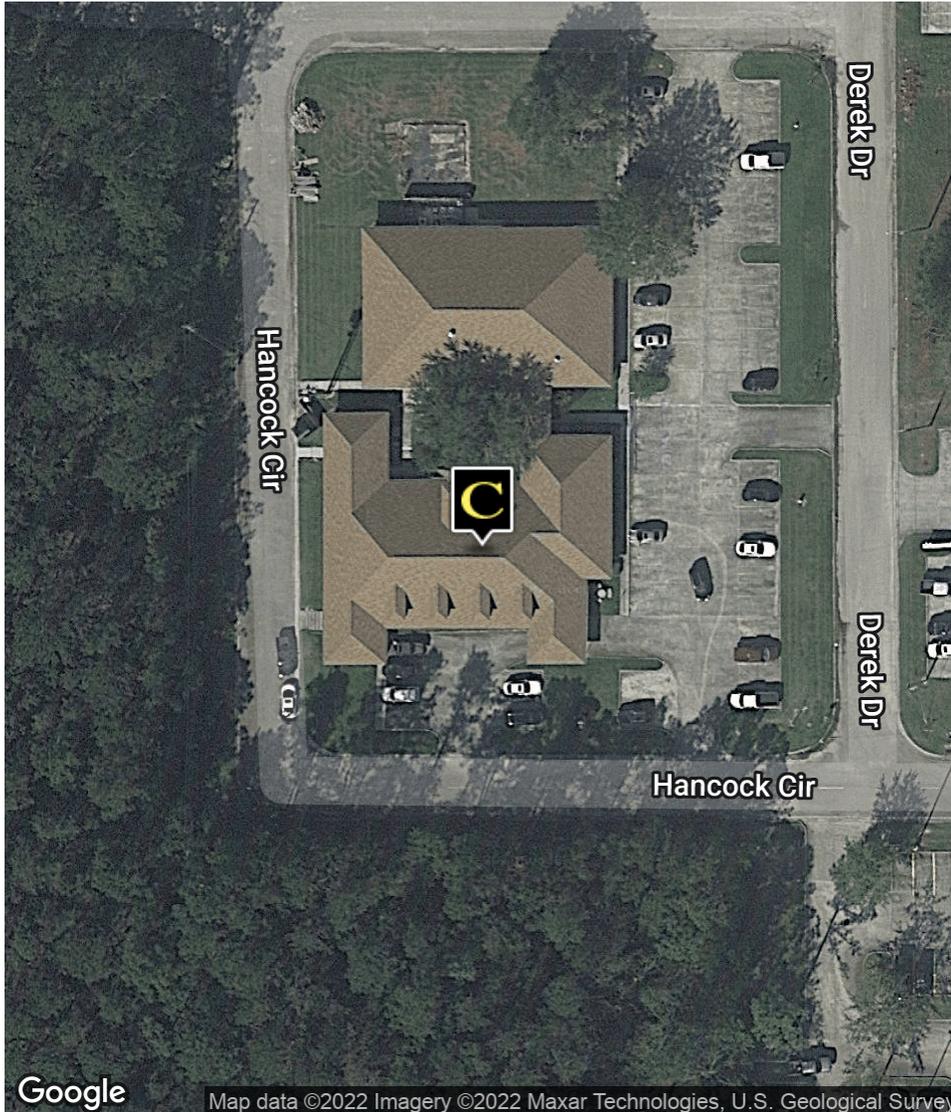
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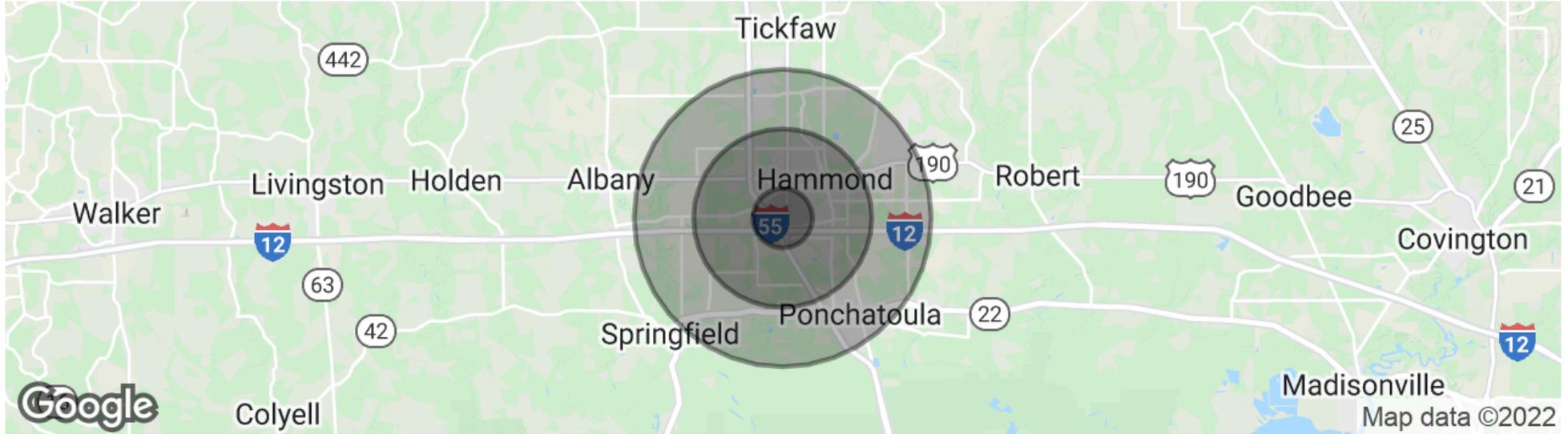
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,022	27,935	52,462
Average age	32.4	32.2	32.8
Average age (Male)	25.5	29.6	31.7
Average age (Female)	35.8	34.0	33.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,397	10,471	19,822
# of persons per HH	2.9	2.7	2.6
Average HH income	\$38,782	\$51,431	\$54,140
Average house value	\$167,426	\$175,103	\$176,262

* Demographic data derived from 2010 US Census

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