



SINGLE TENANT MEDICAL FOR SALE 7.5% CAP

703 OHIO 28
MILFORD (CINCINNATI), OH 45150

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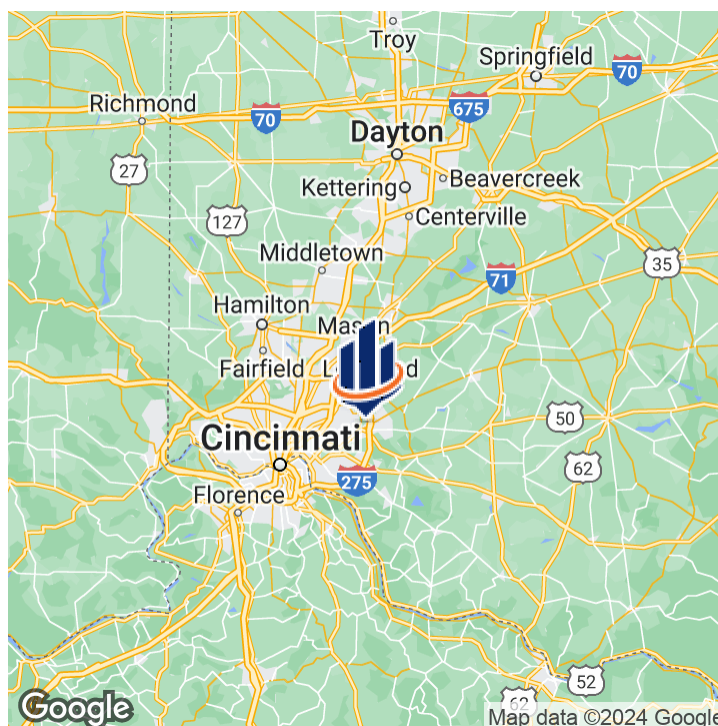
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Executive Summary



SALE PRICE **\$1,365,400**

OFFERING SUMMARY

NOI	\$102,408 [\$15.50/SF]
Cap Rate	7.5%
SF:	6736
Price/SF	\$202.70
Tenant:	Ivy Rehab ivyrehab.com
Built/Renovated	1950/2023
Lease Commencement	2023
Lease Expiration	2030
Lot size	.92 Acres
Parking Spaces	40
Ave. HH Inc. 5 Mile	\$120,400

PROPERTY OVERVIEW

SVN is proud to offer for sale 703 St. Rt. 28 in Milford, OH a single-tenant free-standing medical building occupied by ABC Pediatric/Ivy Rehab Network. The Amazon-proof operator of over 540 physical therapy clinics in 15 states, Ivy Rehab is a rapidly growing network of best-in-class outpatient physical, occupational, speech, and ABA therapy clinics. New 7 year NNN lease signed in 2023 with minimal owner expenses. The highly visible location, only a 2-minute drive to the I-275 on-ramp, is in the heart of the Milford submarket of Cincinnati, OH. Five-mile average incomes of \$120,000 and a population of 120,400 people offer strong support and growth potential for this site.

TENANT OVERVIEW

- Single tenant freestanding medical building, 100% leased until 2030
- Amazon-proof tenant Ivy Rehab, operator of over 540 therapy clinics in 15 states
- Market Beating 7.5% Cap Rate With 2% Annual Increases
- Lease Expires 2030, Replaceable Market Rent
- Flat .92 acre Site Striped and Sealed in 2023
- I-275 exit ramp location near Lowes, Chipotle, UPSP Hub, Chick-fil-A, IHOP,

Financial Summary



INVESTMENT OVERVIEW

Price	\$1,365,400
Price per SF	\$203
GRM	13.08
CAP Rate	7.50%
Cash Flow (yr 1)	\$102,408

FINANCIAL OVERVIEW

OPERATING DATA

2023 ACTUALS

Gross Scheduled Income (6736 @ \$15.50/SF)	\$104,408
Operating Expenses (Estimated Reserves for Roof, Structure, Lot, etc.)	\$2,000
Net Operating Income	\$102,408

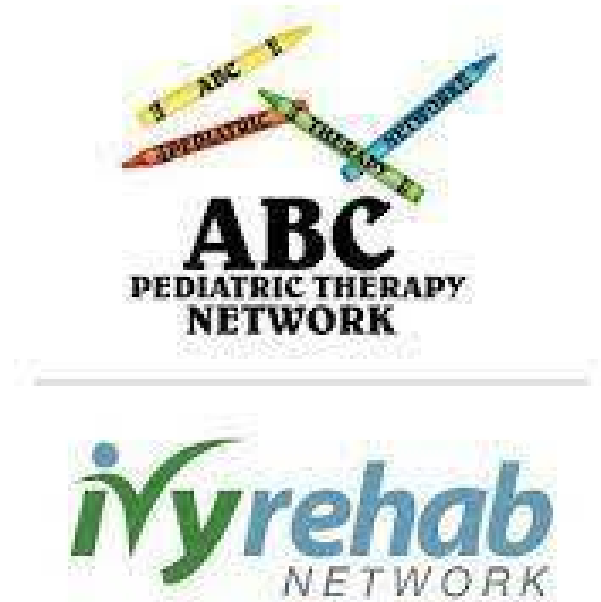
LL responsible for parking lot replacement, foundation, roof. Tenant to maintain HVAC but LL responsible for HVAC repairs in excess of \$3,000 per year. Tenant responsible for all other expenses.

Rent Roll

SUITE	TENANT NAME	SIZE SF	% OF BUILDING	ESCALATION DATES	PRICE / SF / YEAR	LEASE START	LEASE END	COMMENTS
1	ABC Pediatric Ivy Rehab Network	6,736 SF	100%	6/18/2030 6/18/2035	\$15.50 \$17.79 \$19.65	06/18/2023	05/31/2030	2% annual increases including all options
TOTALS		6,736 SF	100%		\$15.50			

TERMINATION OPTION: Tenant has a one time right to terminate on 6/18/2028 with these requirements: 180 days advance notice, penalty of 3 months of rent, additional penalty to reimburse landlord all unamortized TI and broker fees to include 5.5% interest.





IVY REHAB NETWORK

Founded in 2003, Ivy Rehab and its 544 locations is a growing network of best-in-class outpatient physical, occupational, speech, and ABA therapy clinics. The Ivy Rehab Network consists of multiple brands dedicated to providing exceptional care and personalized treatment to get patients feeling better, faster. With backing from leading middle-market private equity firm Waud Capital Partners, Ivy Rehab will continue to grow and further expand its U.S. footprint. Ivy Rehab is a proven leader in the outpatient physical therapy space with a seasoned management team that can provide the leadership and dedicated focus needed to face these challenges head-on. We fully embrace clinical outcome accountability and will work hand-in-hand with your system to put clinical outcomes and patient satisfaction measures into place.

Our dedication to customer service and patient experience has led us to being widely recognized as a national leader in the area of customer service including recognition from national third-party surveyors as the #1 outpatient provider in the US.

Area Retailers





Additional Photos



SINGLE TENANT MEDICAL BUILDING FOR SALE | 703 ST. RT. 28 MILFORD, OH 45150

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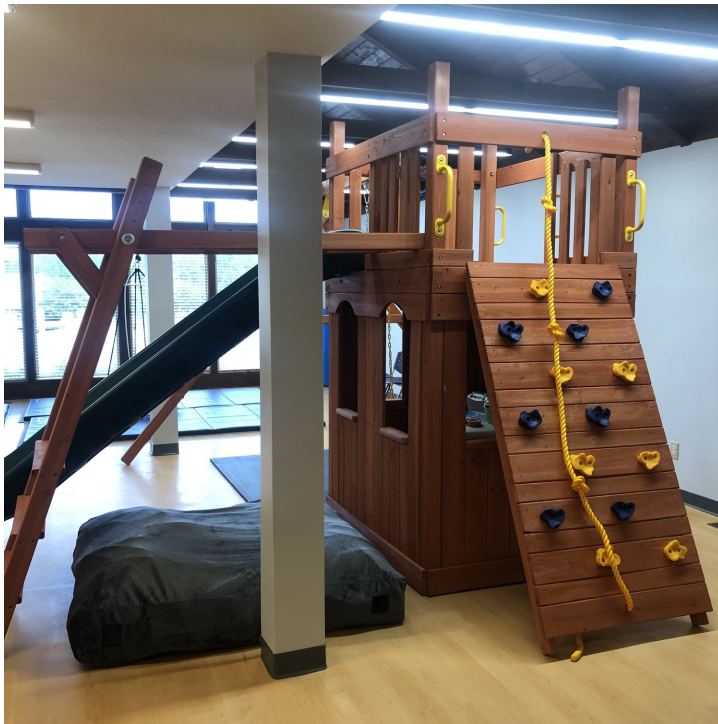
Additional Photos



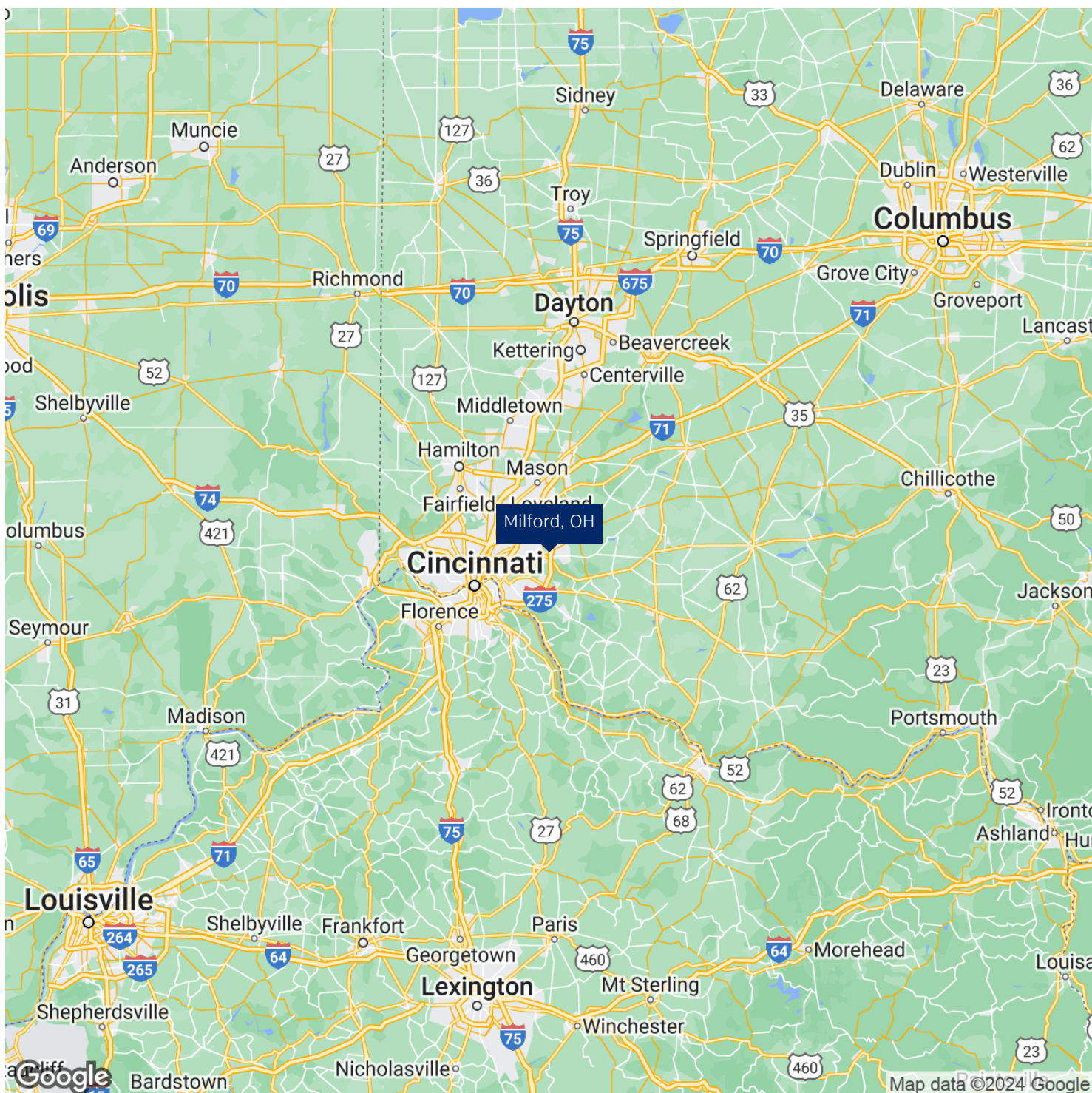
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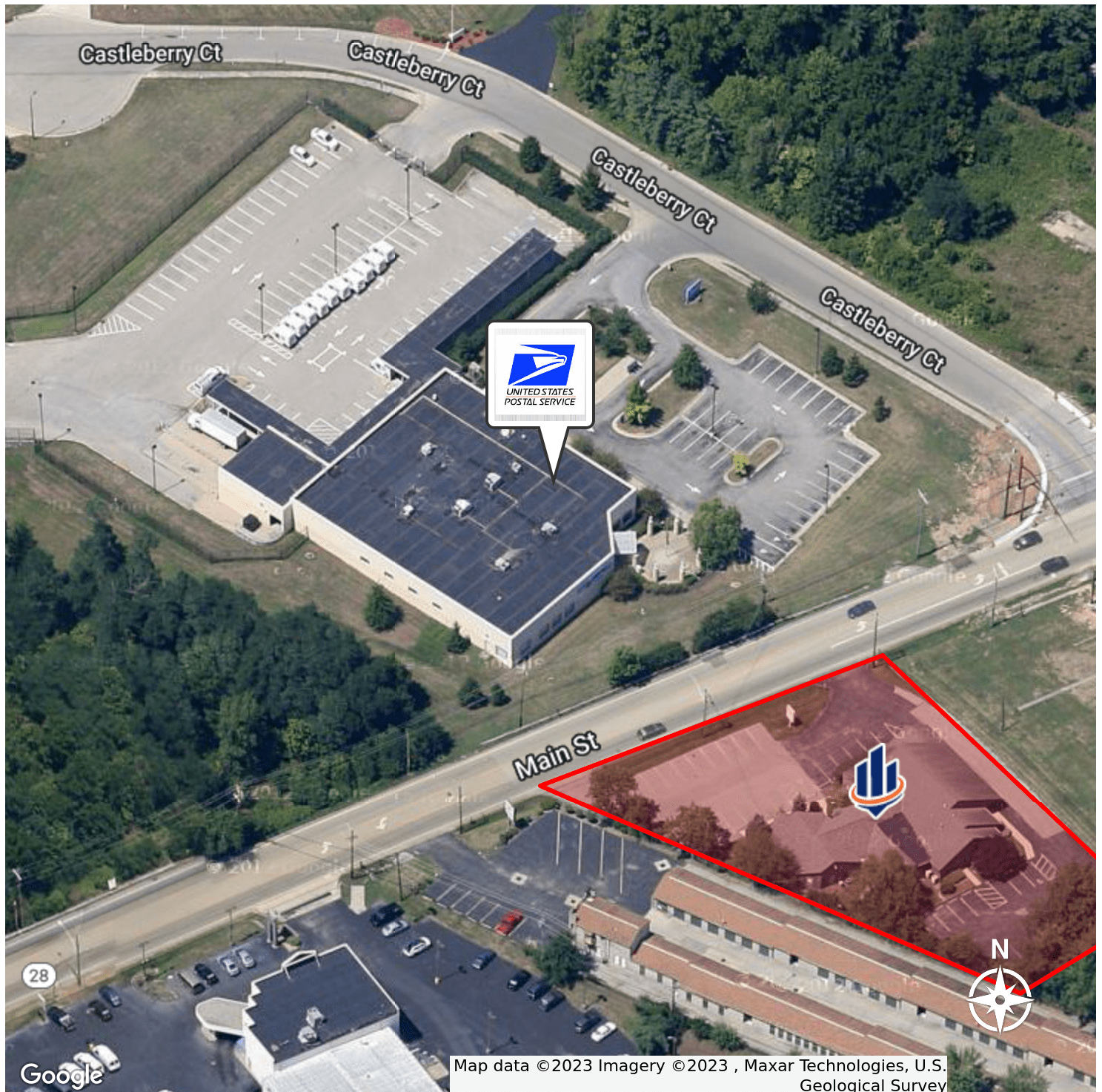
Additional Photos



Regional Map



Location Map

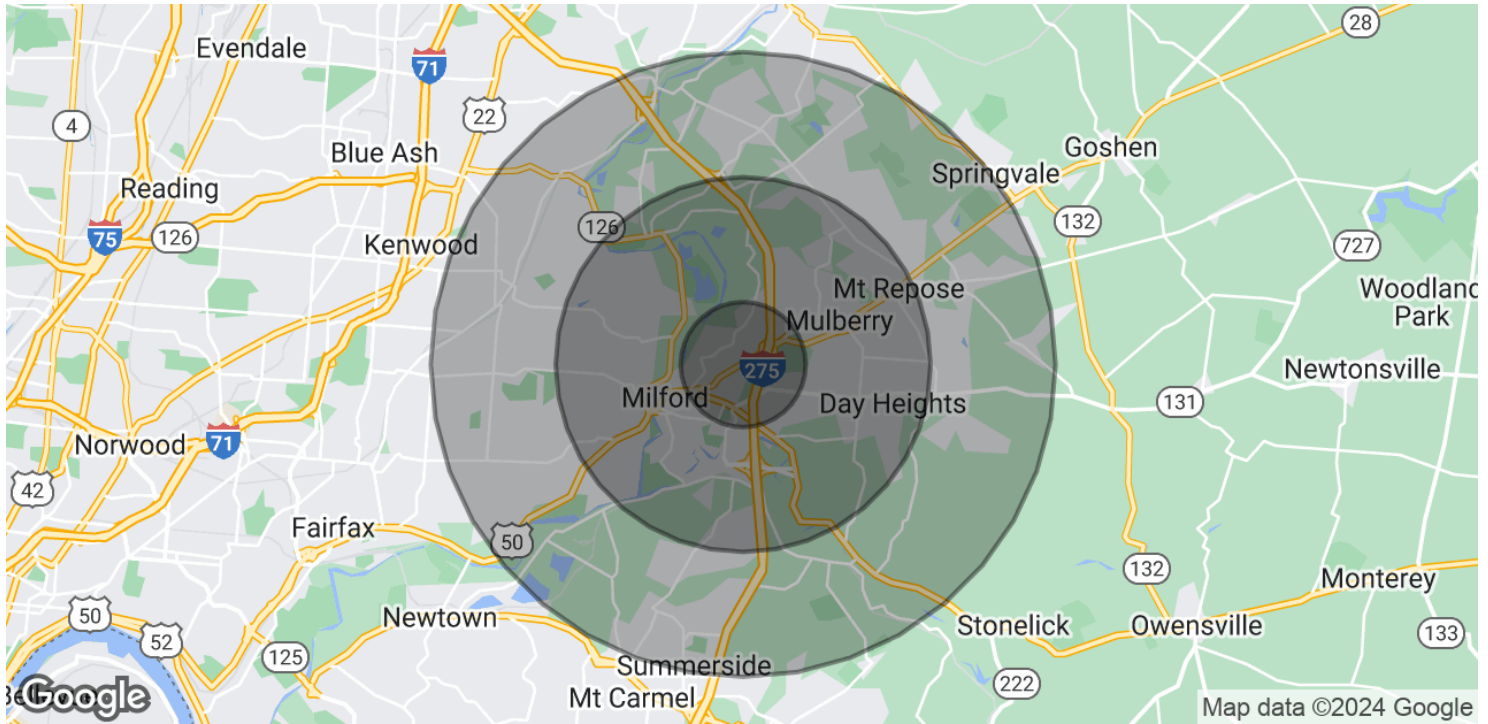


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Demographics Map & Report



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,957	32,161	79,216
Average Age	43.6	44.4	42.6
Average Age (Male)	45.8	44.5	42.3
Average Age (Female)	43.3	45.4	43.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,275	13,246	31,441
# of Persons per HH	2.2	2.4	2.5
Average HH Income	\$80,605	\$109,185	\$120,393
Average House Value	\$156,894	\$234,610	\$283,706

* Demographic data derived from 2020 ACS - US Census

