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CHICAGO COMMERCIAL

OFFERING MEMORANDUM

Mercy Health Clinic

1935 PRAIRIE DELL RD

Union, MO 63084

PRESENTED BY:

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DISCLAIMER

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

SECTION 1

Property Information

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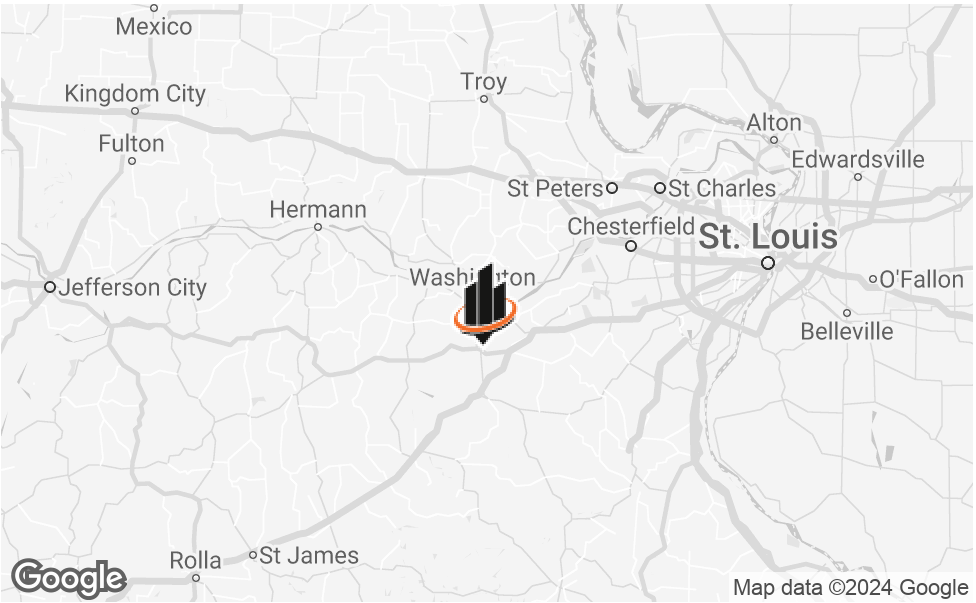
PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	$3,031,000
BUILDING SIZE:	14,592 SF
LOT SIZE:	4 Acres
PRICE / SF:	$207.72
CAP RATE:	7.15%
NOI:	$216,691
YEAR BUILT:	1997
APN:	17-7-360-0-006-039200

PROPERTY HIGHLIGHTS

- Absolute NNN Lease
- Early Lease Extension
- Two Percent Annual Increases
- Excellent Credit Lessee
- Strong Location with Great Demographics
- Over 300 Local Businesses in Close Proximity

PROPERTY DESCRIPTIONS

OFFERING DESCRIPTION

SVN is pleased to propose the sale of Mercy Health located in Union, Missouri. The fee simple investment opportunity is leased to St. John's Mercy Health Care which is backed by the Catholic Church institution. The tenant has been at the location since 2009 and recently completed an early five (5) year extension, which places their lease through June of 2029. The lease also boasts two percent (2%) annual increases. With an extensive operating history and a commitment to help each community they are located in, this is an exceptional opportunity to own an incredible asset with a track record of success. This site offers a safe haven for investors in a tumultuous market where most asset classes outside of healthcare are challenged.

LOCATION DESCRIPTION

The Subject Property is located at 1935 Prairie Dell Rd, Union, Missouri. Located just south of Interstate 70, the site is surrounded by dense residential and situated on a very strong retail corridor with a plethora of national retailers in the immediate area. The city of Union is located less than 30 minutes from West St. Louis County, just off I-44 in the heart of Franklin County. Established in 1825 as the County Seat, Union enjoys a diverse landscape that includes new commercial developments and growing subdivisions mixed with rolling hills, farmer's fields and forest groves. During the last 20 years, this once sleepy, farmer's town in eastern Missouri has been steadily transforming itself into a strong bedroom community and an industrial hub for the region. Union has a growing population of 9,000 residents, and more than 300 businesses, and is home to East Central College with an enrollment of 3,500 students. In a nationwide survey released in 2001, Union was ranked "One of the Top 10 Best Small Towns in the United States" and was the only Missouri community on the entire list. With a progressive future just beginning to unfold, Union, Missouri definitely offers 'Small Town Charm with Big City Opportunities!'"

SECTION 2

Location Information

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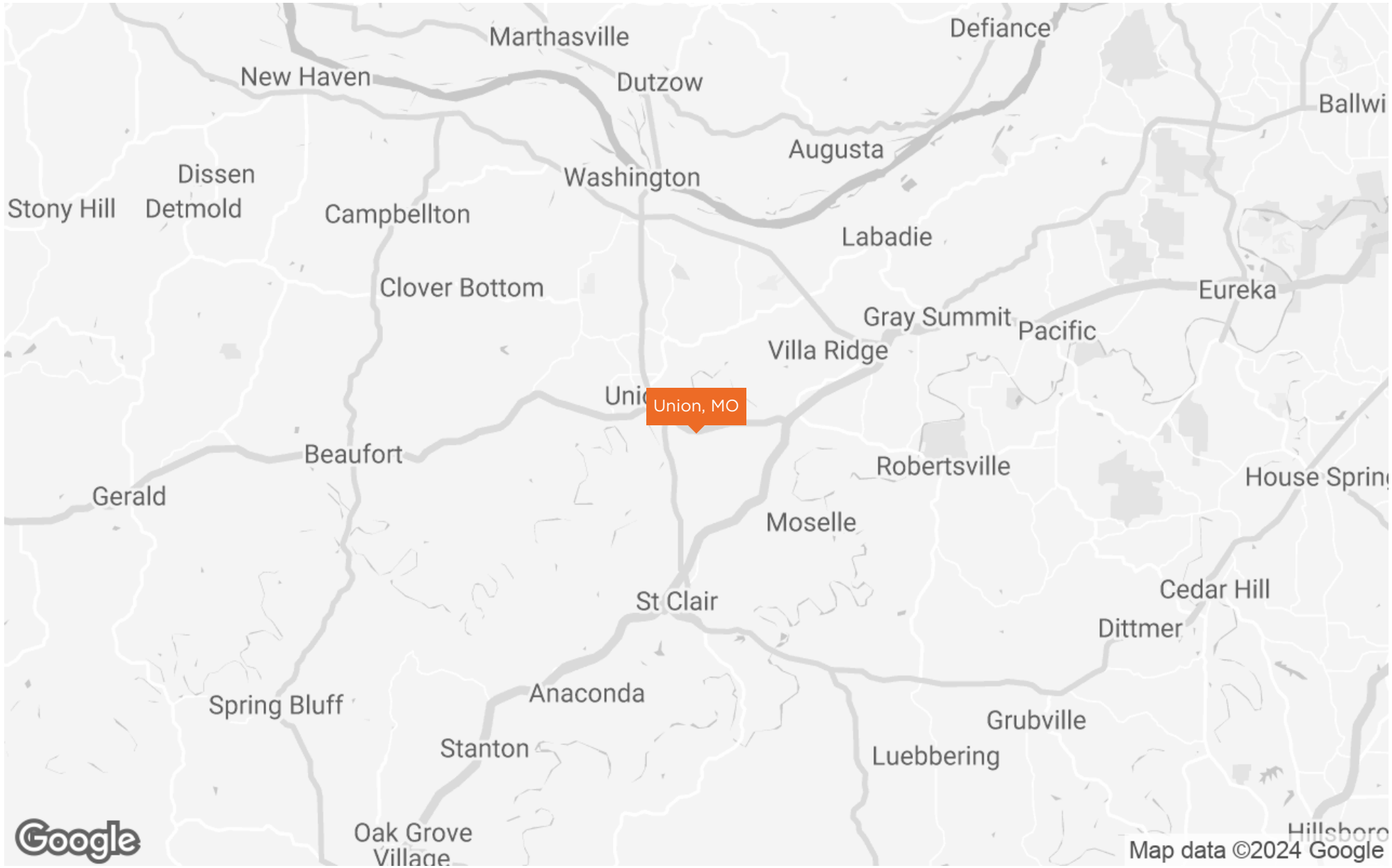
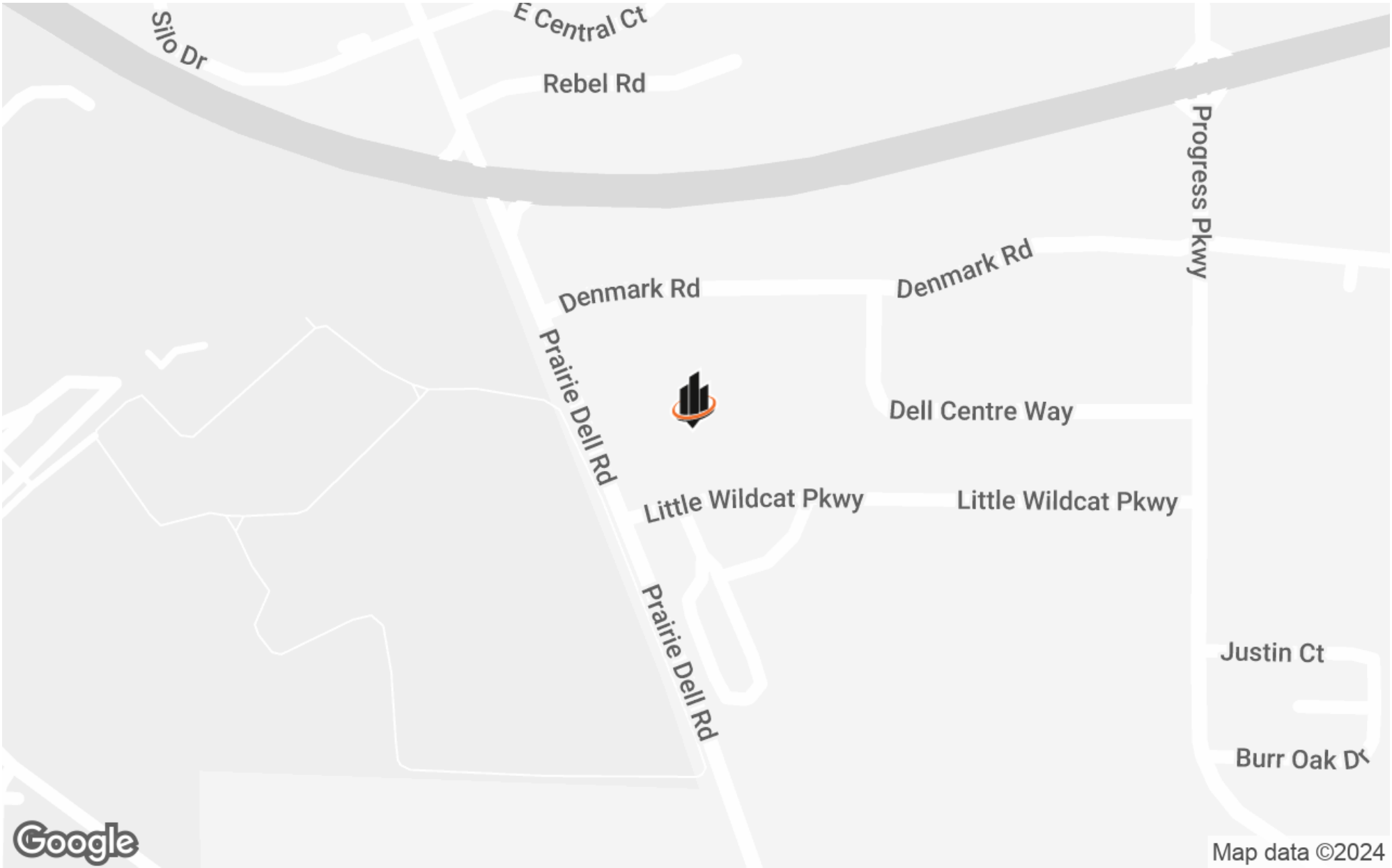
REGIONAL MAP



MEDICAL LOCATION MAP



RETAILER MAP

SECTION 3

Financial Analysis

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RENT ROLL

INVESTMENT OVERVIEW

PRICE	$3,031,000
PRICE PER SF	$208
CAP RATE	7.15%

OPERATING DATA

NET OPERATING INCOME	$216,691

FINANCING DATA

INCOME STATEMENT

INCOME SUMMARY

TOTAL INCOME	-

EXPENSE SUMMARY

GROSS EXPENSES	-

NET OPERATING INCOME	$216,691

SECTION 4

Demographics

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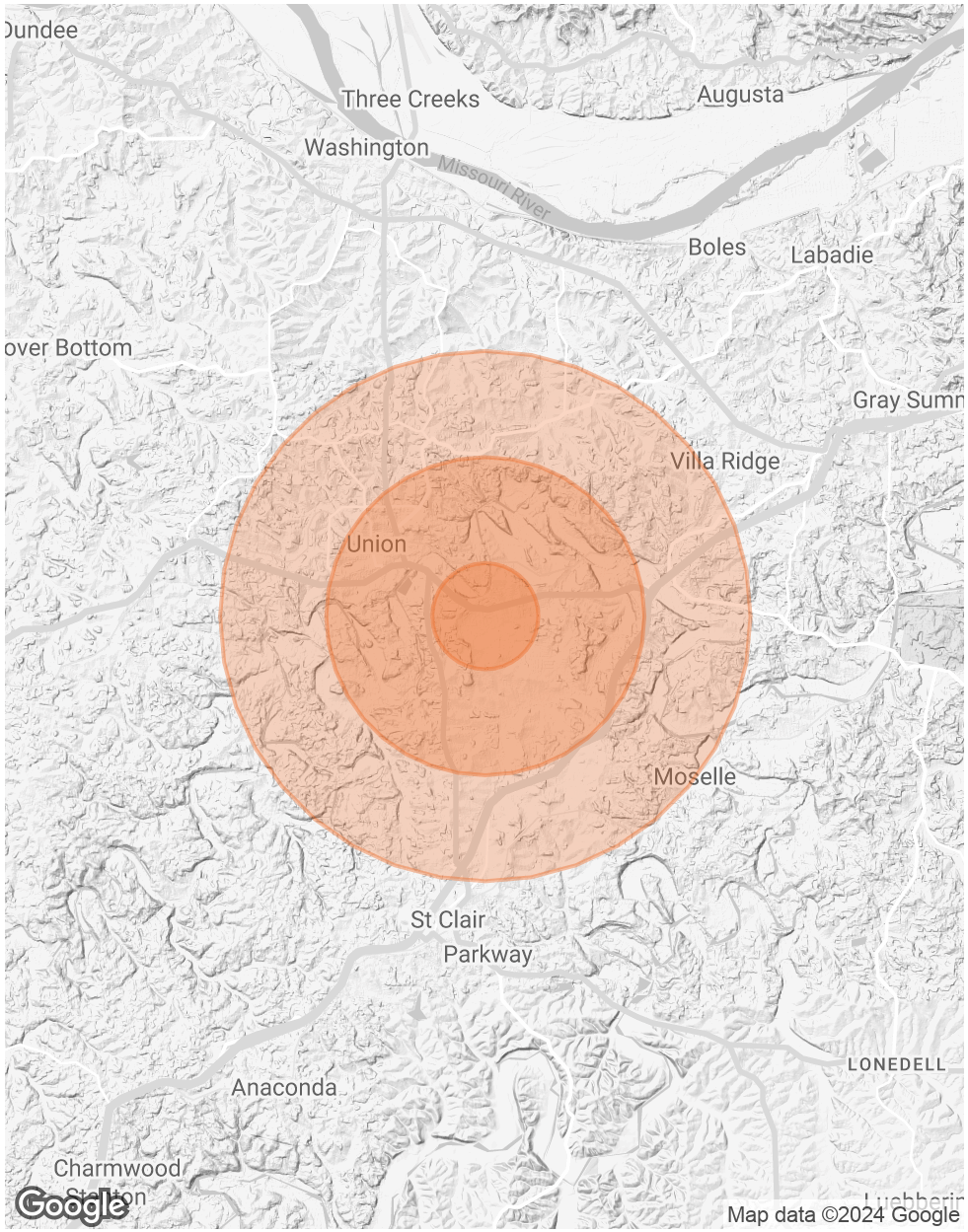
DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	878	10,751	22,124
AVERAGE AGE	43.2	38.8	37.5
AVERAGE AGE (MALE)	40.4	34.1	34.0
AVERAGE AGE (FEMALE)	46.9	41.6	39.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	390	4,516	8,862
# OF PERSONS PER HH	2.3	2.4	2.5
AVERAGE HH INCOME	$66,063	$67,209	$71,181
AVERAGE HOUSE VALUE	$240,993	$193,105	$192,909

** Demographic data derived from 2020 ACS - US Census*



SECTION 5

Advisor Bios

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ADVISOR BIO 1

TIM FRANZ

Vice President

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PROFESSIONAL BACKGROUND

Tim Franz is a Vice President at SVN | Chicago Commercial. Franz has a deep understanding of retail assets and comprehensive experience in the acquisition and disposition of single-tenant, multi-tenant, and mixed use assets throughout the country, closing transactions in over 15 states. His knowledge of the market from both a macro and micro perspective make Franz an ideal advisor for his clients.

Prior to joining SVN, Franz was an integral part of the team at Quantum Real Estate Advisors where he focused on investment brokerage of both single tenant net-lease (STNL) and multi-tenant retail assets throughout the country. In addition, Franz began his real estate career with Zifkin Real Estate Group where he focused on acquisition and disposition of both urban and suburban assets with a specialization in value-add opportunities for institutional and local investors. Franz has successfully leased over two million square feet of shopping center space throughout the Chicago Metropolitan market, giving him a unique understanding of the nuances of leases that affect the value of an asset.

As a volunteer with the UCAN program, he has honed his leadership skills by participating in financial awareness initiatives, canvassing a number of diverse communities in Chicago.

Franz earned a Bachelor of Science in Finance and Real Estate from DePaul University in Chicago.

EDUCATION

DePaul University - BA - Finance, Real Estate

MEMBERSHIPS

Real Estate Broker: Illinois
National Association of Realtors: Member
International Council of Shopping Centers: Member

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