

BALLAD HEALTH: 7.25% CAP RATE

523 N. STATE OF FRANKLIN ROAD, JOHNSON CITY, TN 37604

Linville | Team Partners

COMMERCIAL REAL ESTATE



BalladHealthTM 
5.5 YEAR NNN LEASE

PRESENTED BY:

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INVESTMENT SUMMARY



DESCRIPTION

Single tenant, 5.5 year NNN Ballad Health medical investment opportunity located within walking distance to the main Ballad Health Hospital campus.

SALE PRICE \$2,797,241

NOI \$202,800

CAP RATE 7.25%

TENANT Ballad Health

LEASE TYPE NNN

BUILDING SIZE ±12,650 SF

FLOORS 1

LEASE ENDS November 30, 2029

RENT ESCALATIONS 2%

GUARANTY Ballad Health

SITE PHOTOS









BALLAD HEALTH WAS FORMED IN 2018 BY THE MERGER OF TWO REGIONAL HEALTH SYSTEMS



BALLAD HEALTH SERVES 29 COUNTIES ACROSS 4 STATES



U.S. NEWS, QUANTROS INC.'S CARECHEX AWARDS, THE AMERICAN COLLEGE OF CARDIOLOGY AND THE AMERICAN HEART ASSOCIATION HAVE RANKED BALLAD HEALTH AS PERFORMING HIGHLY IN A NUMBER OF SPECIALTIES



BALLAD HEALTH WORKS IN TANDEM WITH THE UNIVERSITY OF VIRGINIA'S COLLEGE AT WISE AND MOUNTAIN EMPIRE COMMUNITY COLLEGE TO EDUCATE AND EMPOWER THE NEXT GENERATION OF HEALTHCARE PROFESSIONALS



Ballad Health is an integrated community health improvement organization serving 29 counties of the Appalachian Highlands in Northeast Tennessee, Southwest Virginia, Northwest North Carolina and Southeast Kentucky. Ballad Health is dedicated to improving the health of the people they serve.

The system of 20 hospitals, post-acute care and behavioral health services, and a large multi-specialty group physician practice works closely with an independent medical community and community stakeholders to improve the health and well-being of close to one million people.

By leading in the adoption of value-based payments, addressing health-related social needs, funding clinical and health systems research and committing to long-term investments in strong children and families in our region, Ballad Health is striving to become a national model for rural health and healthcare.

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LINVILLE TEAM PARTNERS

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Linville Team Partners has been retained as the exclusive Broker regarding the sale of this Net Leased property and hereby advises all prospective buyers as follows:

This Offering Memorandum has been prepared by Linville Team Partners and the information contained herein has been taken from sources believed to be reliable. Linville Team Partners has not verified it and makes no representation or warranties, expressed or implied, as to the accuracy or completeness of this information.

All information in this document is subject to verification by the Buyer prior to purchase. The Offering Memorandum does not claim to be all-inclusive or contain all information that a Buyer of this property may need or desire. As the potential Buyer of a Net Leased property, it is the Buyer's responsibility to complete a thorough due diligence investigation of this property to determine whether it is suitable to their needs. Linville Team Partners denies any obligation to carry out a due diligence examination for the Buyer.

As with any real estate investment, this Net Leased property carries significant risks. The Buyer and their legal and/or financial advisors should conduct a careful investigation of all legal and financial documents related to this property and tenant. Any projections, opinions, assumptions or estimates used in this Offering Memorandum are only examples and do not represent the present or future performance of the property. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. In addition, the lease rate for some properties, especially new construction or newly acquired locations, may be set based on the tenant's projected sales with little or no record of actual performance or comparable rents for the area. Returns are not guaranteed; the tenant(s) and any guarantor(s) may fail to pay the lease rent, 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, the Buyer is responsible for conducting an 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. In this case, the lease terms that the Buyer may be able to negotiate with a potential replacement tenant considering the location of the property and the Buyer's legal ability to make alternate use of the property.

The Owner expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers regarding the property and/or to terminate discussions with the Buyer at any time without notice. The Owner has no legal commitment or obligations to any Buyer reviewing the Offering Memorandum or making an offer to purchase the Property unless a written agreement for the purchase of the Property has been fully executed, delivered and approved by the Owner. The Buyer agrees not to contact the tenant, their employees or customers without prior permission from the Owner.

Linville Team Partners is not affiliated with or endorsed by the commercial tenant or lessee identified in this Offering Memorandum. The use of the tenant's name or logo is not intended to imply any affiliation with or endorsement by Linville Team Partners. Its inclusion is solely for the purpose of providing tenant lessee information about this listing to prospective customers.

By accepting this Offering Memorandum, the Buyer agrees to release Linville Team Partners and hold it harmless from any claim, cost, expense or liability arising out of the buyer's investigation and/or purchase of this Net Leased property.

All showings of this property are by appointment only. Please contact your Broker for more details.