

# Property Details

CONTROL: Owner VALUE: \$6,000,000  
 LOAN: \$4,000,000  
 EQUITY: \$2,000,000

TITLE: REH-Approved Absolute NNN Leased Rural Hospital - Investment Opportunity  
 TYPE: Other  
 HAVE: 20-Year Absolute NNN Leased, REH-Approved Hospital located in Houston, MS. Built in 1957, this 68,418 square-foot facility sits on 7.2 acres.  
[https://5672387.fs1.hubspotusercontent-na1.net/hubfs/5672387/For%20Review/Houston/Houston%20MS%20-%20Progressive%20Health%20of%20Houston%20-%20Investor%20Deck%20-9-3-24%20\(Owner-Carry\).pdf](https://5672387.fs1.hubspotusercontent-na1.net/hubfs/5672387/For%20Review/Houston/Houston%20MS%20-%20Progressive%20Health%20of%20Houston%20-%20Investor%20Deck%20-9-3-24%20(Owner-Carry).pdf)  
 WEBSITE URL:  
 ADDRESS: 1002 E. Madison Street, Houston, Mississippi  
 BENEFITS TO NEW OWNER: Cashflow, Pride of Ownership, Depreciation, Simplicity of Ownership  
 Mailbox money; investors are paid monthly on, or before, the 15th of each month (see investor deck for more information).

GROSS SCHEDULED INCOME: \$720,000 Actual  
 VACANCY LOSS: \$0  
 GROSS EFFECTIVE INCOME: \$0  
 EXPENSES: \$0  
 NOI: \$720,000  
 DEBT SERVICE: \$480,000  
 CASH FLOW: \$240,000  
 CAP RATE: 12.00%



| ENCUMBRANCES | BALANCE     | PAYMENT  | RATE | DUE        | ASSUMABLE |
|--------------|-------------|----------|------|------------|-----------|
| LOAN 1       | \$4,000,000 | \$40,000 | 12%  | 09/30/2025 | No        |

BENEFITS SOUGHT: Partner/ JV \$2,450,000 total raise, with \$1,800,000 still available for investment.  
 MOTIVATION: High - Property Beyond Ability Acquire Absolute NNN Leased Hospital below market value  
 CAN ADD: Property, Signature  
 REMARKS: To close this transaction, we are using a \$4M owner-carry scenario with plans to refinance with a bank loan after 6 months of ownership.

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