

Property Details

CONTROL: Owner VALUE: \$47,700,000
 LOAN: \$30,000,000
 EQUITY: \$17,700,000

TITLE: New Absolute NNN Leased Hospital - Investment Opportunity
 TYPE: Other
 HAVE: 20-Year Absolute NNN Leased Hospital located in affluent suburb of
 Wichita, KS. Built in 2020, this 87,025 square-foot facility sits on 10.9
 acres.
 WEBSITE URL: <https://5672387.fs1.hubspotusercontent-na1.net/hubfs/5672387/Derby%20Rock%20Regional%20Investor%20Material/Investor%20Deck%20-%20Derby%20Rock%20Regional%20Hospital%209-26-24.pdf>
 ADDRESS: 3251 N. Rock Road, Derby, Kansas
 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: \$4,770,000 Actual
 VACANCY LOSS: \$0
 GROSS EFFECTIVE INCOME: \$0
 EXPENSES: \$0
 NOI: \$4,770,000
 DEBT SERVICE: \$2,838,300
 CASH FLOW: \$1,931,700
 CAP RATE: 10.00%



ENCUMBRANCES	BALANCE	PAYMENT	RATE	DUE	ASSUMABLE
LOAN 1	\$30,000,000	\$236,525	8%	09/01/2027	No

BENEFITS SOUGHT: Partner/ JV \$26,500,000 total raise
 MOTIVATION: High - Property Beyond Ability
 CAN ADD: Property, Signature
 REMARKS: \$250,000 minimum investment. Our intention is to refinance - with the return of most (if not all)
 investor capital - by the end of year 3.

OWNER: HJH Derby Rock LLC
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