

## Property Information

<b>Tenant</b>	Advance Care Medical
<b>Location</b>	7200 S. Hazel St. Pine Bluff, AR
<b>Property Type</b>	Freestanding, Medical, Hospital
<b>Building Size</b>	24,050 Square Feet
<b>Purchase Price</b>	\$13,108,192
<b>Cap Rate</b>	6.25%

This 24,050 SF facility houses multiple clinical practices and a state-of-the-art surgery center. Originally built as a community hospital, this facility houses both the Arkansas Cancer Institute and the Vascular and Cardiac Institute. The facility is master leased by Advance Care Medical and was upgraded to a Surgery Center in 2020.

## Pine Bluff, AR

Pine Bluff, AR lies near the Arkansas River on the boundary of two of Arkansas's geographical regions and has a population of more than 45,000 people. To the west and southwest stretch the rolling woodlands of the West Gulf Coastal Plain and to the east and southeast the terrain settles into the flat and largely agricultural expanse of the Delta.

## About Tenants-In-Common

Tenants-in-Common or TIC ownership allows multiple buyers to purchase an undivided percentage of a single piece of property. Each buyer receives his own deed to the property and benefits from all of the income, tax shelters and appreciation it provides. This Millcreek Commercial property has the following characteristics:

- Property is offered debt-free
- Long-term, corporate-guaranteed lease
- Satisfies IRS requirements for 1031 exchanges



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## Lease Information

<b>Lease Guarantor</b>	Healthcare solutions Management Group
<b>Initial Lease Term</b>	20 Years
<b>Rent Increases</b>	2% increases every year
<b>Renewal Options</b>	Two 5-year options
<b>20 Yr. Avg. Return</b>	7.59%

Year	Gross Rent	Net Rent	Cap Rate
Apr 2020	\$833,854 *	\$819,262	6.25%
Apr 2021	\$850,532	\$835,647	6.38%
Apr 2022	\$867,542	\$852,360	6.50%
Apr 2023	\$884,893	\$869,407	6.63%
Apr 2024	\$902,591	\$886,796	6.77%
Apr 2025	\$920,643	\$904,531	6.90%
Apr 2026	\$939,056	\$922,622	7.04%
Apr 2027	\$957,837	\$941,075	7.18%
Apr 2028	\$976,993	\$959,896	7.32%
Apr 2029	\$996,533	\$979,094	7.47%
Apr 2030	\$1,016,464	\$998,676	7.62%
Apr 2031	\$1,036,793	\$1,018,649	7.77%
Apr 2032	\$1,057,529	\$1,039,022	7.93%
Apr 2033	\$1,078,680	\$1,059,803	8.09%
Apr 2034	\$1,100,253	\$1,080,999	8.25%
Apr 2035	\$1,122,258	\$1,102,619	8.41%
Apr 2036	\$1,144,704	\$1,124,671	8.58%
Apr 2037	\$1,167,598	\$1,147,165	8.75%
Apr 2038	\$1,190,950	\$1,170,108	8.93%
Apr 2039	\$1,214,769	\$1,193,510	9.11%

\* Rent proportional through remodeling period