

10 YEAR LEASE NNN WVU MEDICINE

419 Coyle Curtain Road,
Monogahela, PA 15063

\$2,295,000



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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.

INVESTMENT HIGHLIGHTS

419 Coyle Curtain Road offers a high-quality, stabilized investment leased to WVU Medicine, a leading regional healthcare system with a strong credit profile. The Property is secured by a 10-year absolute NNN lease, providing investors with passive, predictable cash flow and minimal management responsibility.

The Property features a brand-new, state-of-the-art buildout, eliminating near-term capital needs and supporting long-term operational use for the tenant. The lease is further enhanced by two (2) five-year renewal options, extending the potential income stream and investment horizon.

With limited comparable assets in the market, the offering benefits from strong demand characteristics and long-term value support. Additionally, the site includes excess land for future development, offering investors potential upside through expansion or alternative use.

This opportunity represents a compelling combination of credit tenancy with WVU Medicine, long-term NNN income, new construction quality, and future development potential, well-suited for investors seeking stable, healthcare-oriented assets.

- **10-Year Lease NNN**
- **Strong Credit Rating**
- **Limited Comparable Assets**
- **Additional Land for Future Development**
- **Strong Corporate Tenant**
- **Two Five Year Renewal Options**
- **Brand New Buildout**



Property Summary

Address	419 Coyle Curtain Road, Monogahela, PA 15063
Lot Size	5 Acres
RSF	8,600 SF
Year Built	2011
Year Renovated	5 Acres

TENANT OVERVIEW



The West Virginia University Health System is the state's largest health system and largest private employer comprised of 25 hospitals and five institutes. WVU Medicine's mission is to improve the health of West Virginians through excellence in patient care, research, and education.

WVU Medicine's vision is to transform the lives and eliminate health disparities through a nationally recognized patient-centered system of care that includes:

- An expanded regional healthcare delivery system
- Consistent, integrated patient care recognized for delivering the right care in the right place at the right time at all sites
- Development of new approaches to improve healthcare, including team-based models of care, expanding WVU clinical and translational research
- Educational programs throughout the network recognized for training uniquely qualified healthcare team members and leaders
- A culture of performance and excellence throughout the network

HOSPITALS

25

INSTITUTES

5

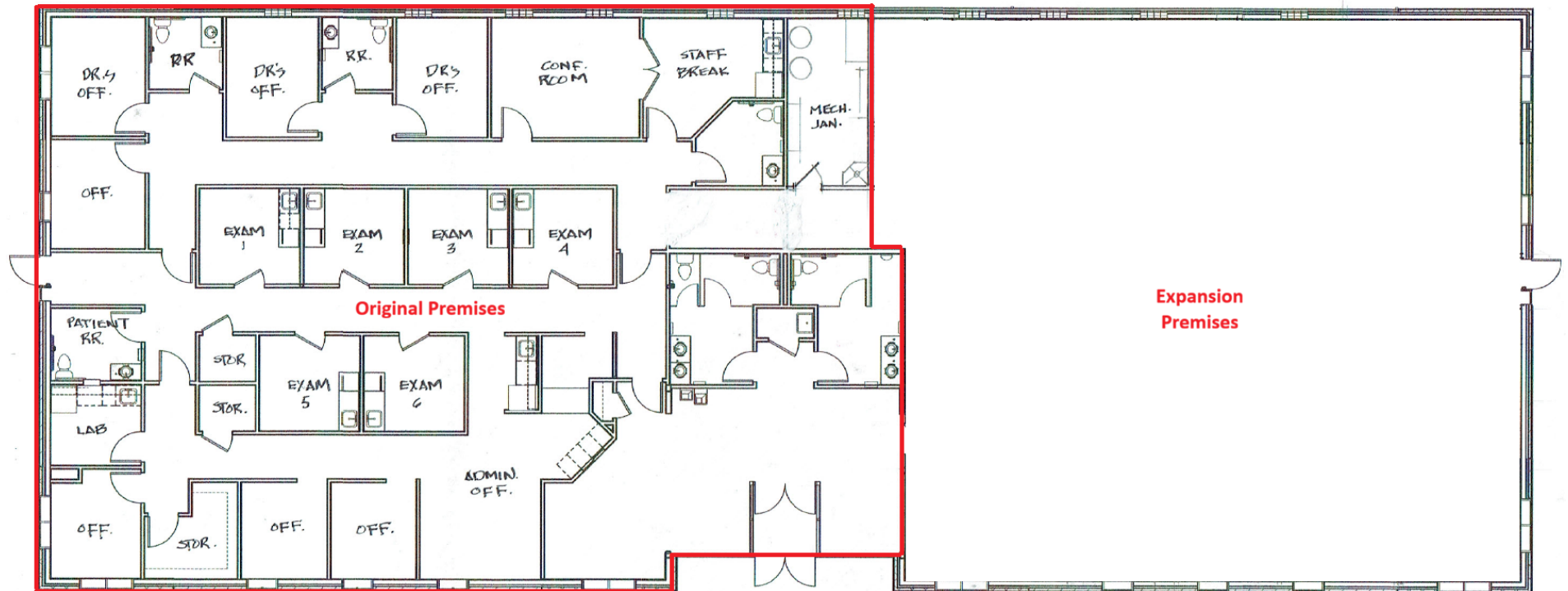
EMPLOYEES

39,000

ANNUAL REVENUE

\$7B

FLOOR PLAN



PROPERTY PHOTOS



FINANCIAL OVERVIEW - RENT ROLL

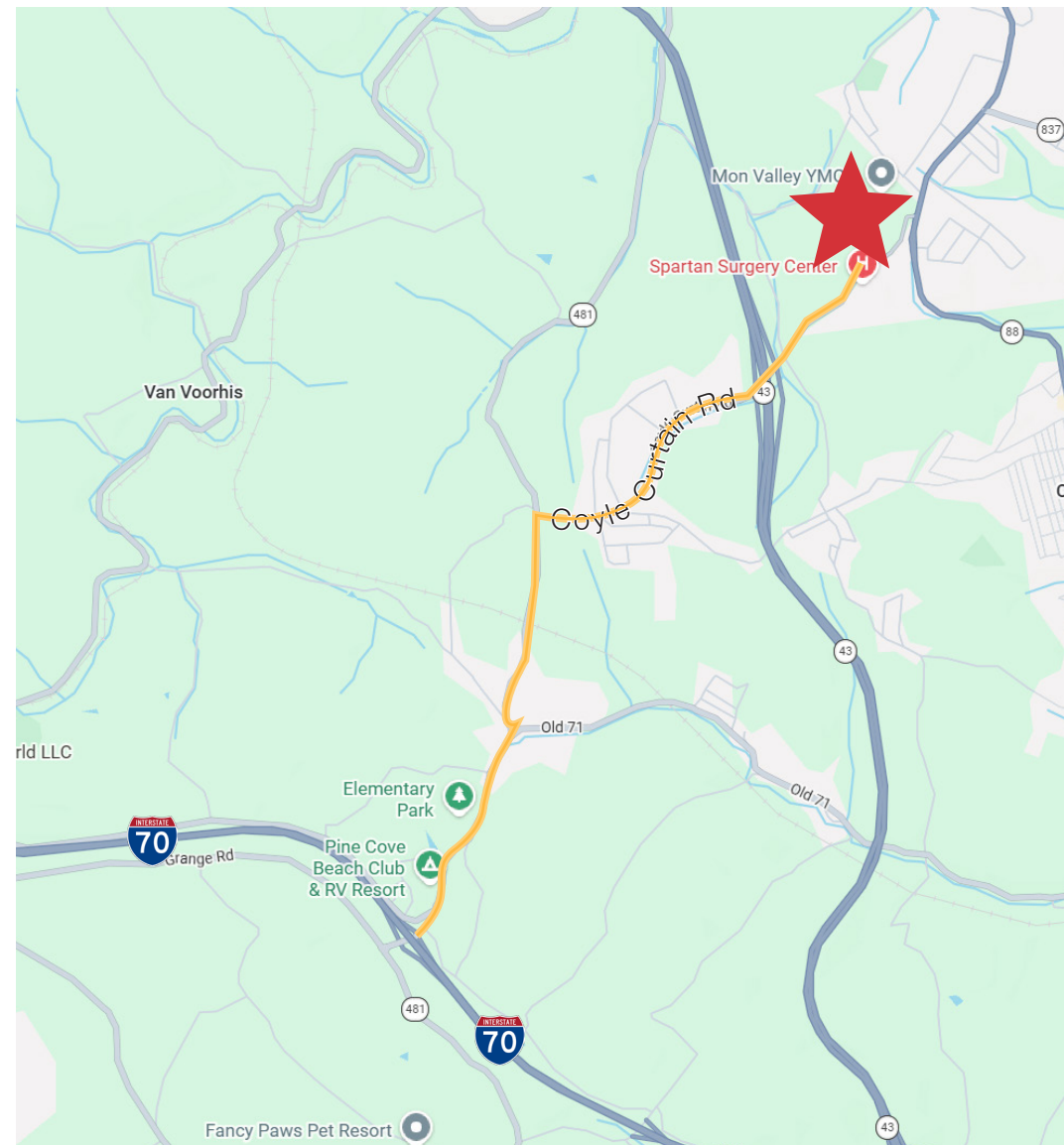
Lease Period	Annual Base Rent	Monthly Base Rent
*1st Lease Year	\$112,918.00	\$9,409.83
*2nd Lease Year	\$115,596.04	\$9,633.00
*3rd Lease Year	\$142,004.42	\$11,833.70
4th Lease Year	\$195,134.55	\$16,261.16
5th Lease Year	\$200,982.92	\$16,748.50
6th Lease Year	\$207,002.08	\$17,250.16
7th Lease Year	\$213,194.66	\$17,766.16
8th Lease Year	\$219,558.38	\$18,296.50
9th Lease Year	\$226,180.03	\$18,848.33

*Potential for increased rents during years 1-3

LOCATION MAPS



20 MILES TO DOWNTOWN PITTSBURGH



4 MILES TO I-70

AMENITIES MAP



- | | | |
|---|--|--|
| <p>1 Penn Highlands Mon Valley Hospital</p> <p>2 Eat N Park, Two And a Fry, Hills Restaurant, Dettore's Pizza, Monogahela Area Library, Foodland, Penn Highlands Healthcare, Valley Auto Sales, Beach Club Marina</p> | <p>4 McDonalds, Dollar General, Subway, River House Cafe, Mr. Tire Auto Service Centers, Home Warehouse, Gerry Raymond Ford, 2nd Time Thrift Store, Baker's Pub</p> | <p>6 UPMC GoHealth Urgent Care</p> <p>7 Spartan Surgery Center, Mon Valley Care Center</p> |
| <p>3 Chub's Pub, Dollar General, Barchemy, Marty's Pizza, Hobos Station</p> | <p>5 Kodiak Barn & Grill, Speers Street Grill, Lock 4, Russell's Auto Sales, Dominic's of New York</p> | |

COUNTY OVERVIEW

MONOGAHELA / WASHINGTON COUNTY

419 Coyle Curtain Road (“The Property”) is strategically located in Monongahela, Pennsylvania, approximately 20 miles south of Downtown Pittsburgh within the Pittsburgh MSA. Positioned in the heart of Mon Valley, the Property serves a dense and established healthcare trade area spanning southern Allegheny County, Washington County, and surrounding communities throughout southwestern Pennsylvania. The location benefits from strong regional connectivity via Routes 88, 43, and Interstate 70, providing convenient access for patients and healthcare providers across the greater Pittsburgh metropolitan area. The surrounding area is characterized by stable residential demographics, established commercial development, and a longstanding need for accessible community-based healthcare services.

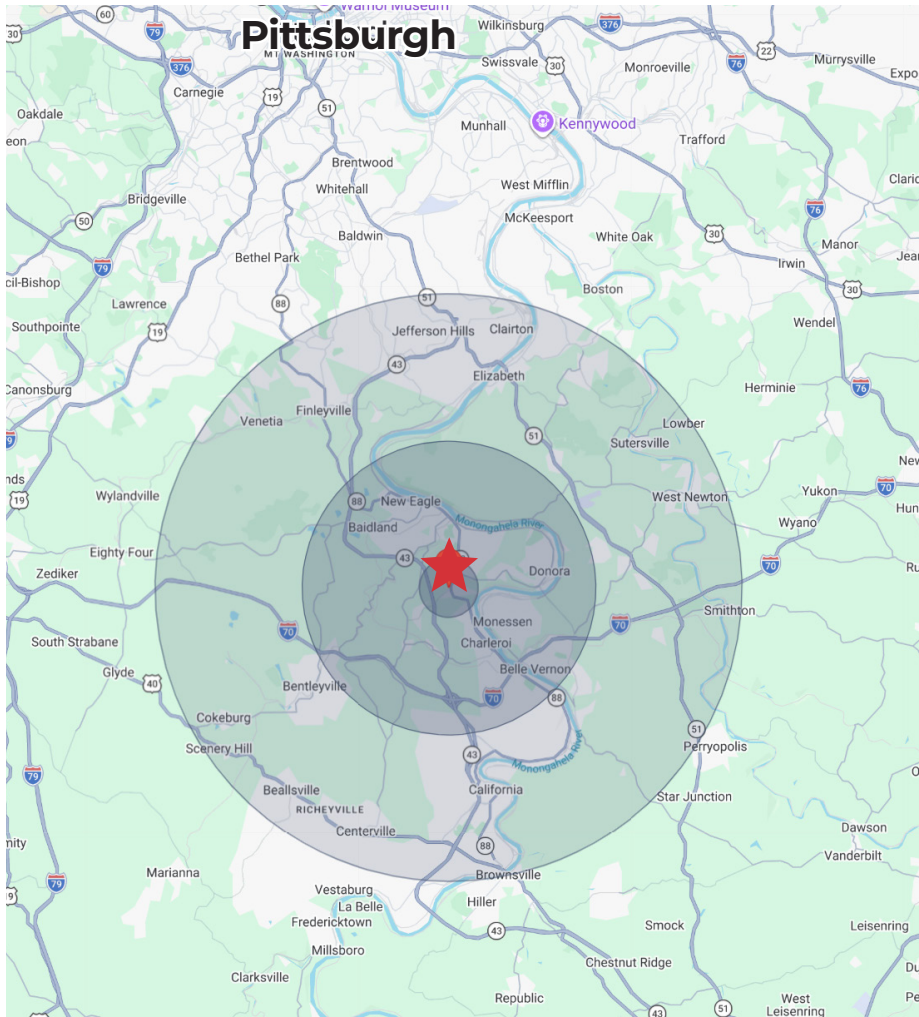
Anchored by WVU Medicine, one of the largest integrated healthcare systems in the region, the Property is well-positioned within an expanding outpatient healthcare network serving Pennsylvania, West Virginia, Ohio, and Maryland. As healthcare delivery continues to shift toward outpatient and neighborhood-based care settings, the Property benefits from its strategic location within a critical healthcare corridor and its relevance to long-term regional healthcare infrastructure.



TOP LOCAL EMPLOYERS IN WASHINGTON COUNTY



DEMOGRAPHICS



Population	3 Miles	5 Miles	10 Miles
2026 Total Population	26,283	45,257	130,578
2030 Projected Population	26,668	45,760	131,169
Median Age	45.2	45.5	45.2
Median Home Value	\$11,699	\$125,984	\$171,114

Household & Income	3 Miles	5 Miles	10 Miles
Total Households	11,818	20,464	55,930
# of Persons per HH	2.1	2.2	2.3
Average HH Income	\$74,550	\$74,495	\$89,274
Median HH Income	\$55,934	\$56,087	\$65,547

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