



SINGLE-TENANT NET LEASE INVESTMENT

OFFERING MEMORANDUM



1270 UNION UNIVERSITY DR., JACKSON, TN

riverwest  
REAL ESTATE GROUP

## INVESTMENT HIGHLIGHTS



### True Passive Investment | NNN Lease

- Tenant is responsible for everything except the REPLACEMENT of roof and structure minimizing landlord responsibilities and protecting cash flow
- 10-year transferable roof warranty - 5.17.2027

### Investment Grade Tenant

- Jackson-Madison County Hospital (dba West Tennessee Healthcare) rated investment grade (S&P: BBB+ ; Moody's: A3)
- Ranked in the top 10 largest public, not-for-profit healthcare systems by revenue and hospital network size in the U.S.

### Mission-Critical Facility with Continued Expansion

- Tenant has been in-place since 2017 and expanded in 2020 demonstrating commitment to this location
- WTH completed an additional \$1M tenant improvement in 2022
- Over 4.5 years remaining on base term with 2 (5-year) options
- Below market rent \$22.10 with low market vacancy 3.6%



### Strategic Location | Situated in the "Hub City"

- Located between Nashville and Memphis, Jackson serves as the central hub for employment, healthcare, retail, and entertainment for the entire West Tennessee region
- Explosive population growth maintained for the past 12 years
- Income tax-free state
- Excellent visibility with close proximity to West Tennessee Hospital, North Campus
- National tenants with dense residential and office infrastructure



West Tennessee  
HEALTHCARE™

OUTBACK  
STEAKHOUSE®

LONG JOHN  
SILVER®

Arby's

Academy  
SPORTS+OUTDOORS

OfficeMax

STARBUCK  
COFFEE

BEALLS

FLEET FEET  
Sports

the HUMAN  
BEAN™

The Bank of  
JACKSON®

petco

SHOE  
CARNIVAL

TJ-maxx

Burlington

Walgreens

JET'S  
PIZZA

DOLLAR TREE

five  
BELOW

STARBUCK  
COFFEE

Kroger

The Jackson  
Clinic

SR-186

~48,000 VPD

Target

BURGER  
KING

McDonald's

CHD  
COURTNEY BOND BECK

Oil Well Road

FIRST  
HORIZON

Freddy's  
STEAKBURGERS®

DISCOUNT  
TIRE

~22,000 VPD

REGIONS

BYP 45



