

3 Building Medical Portfolio

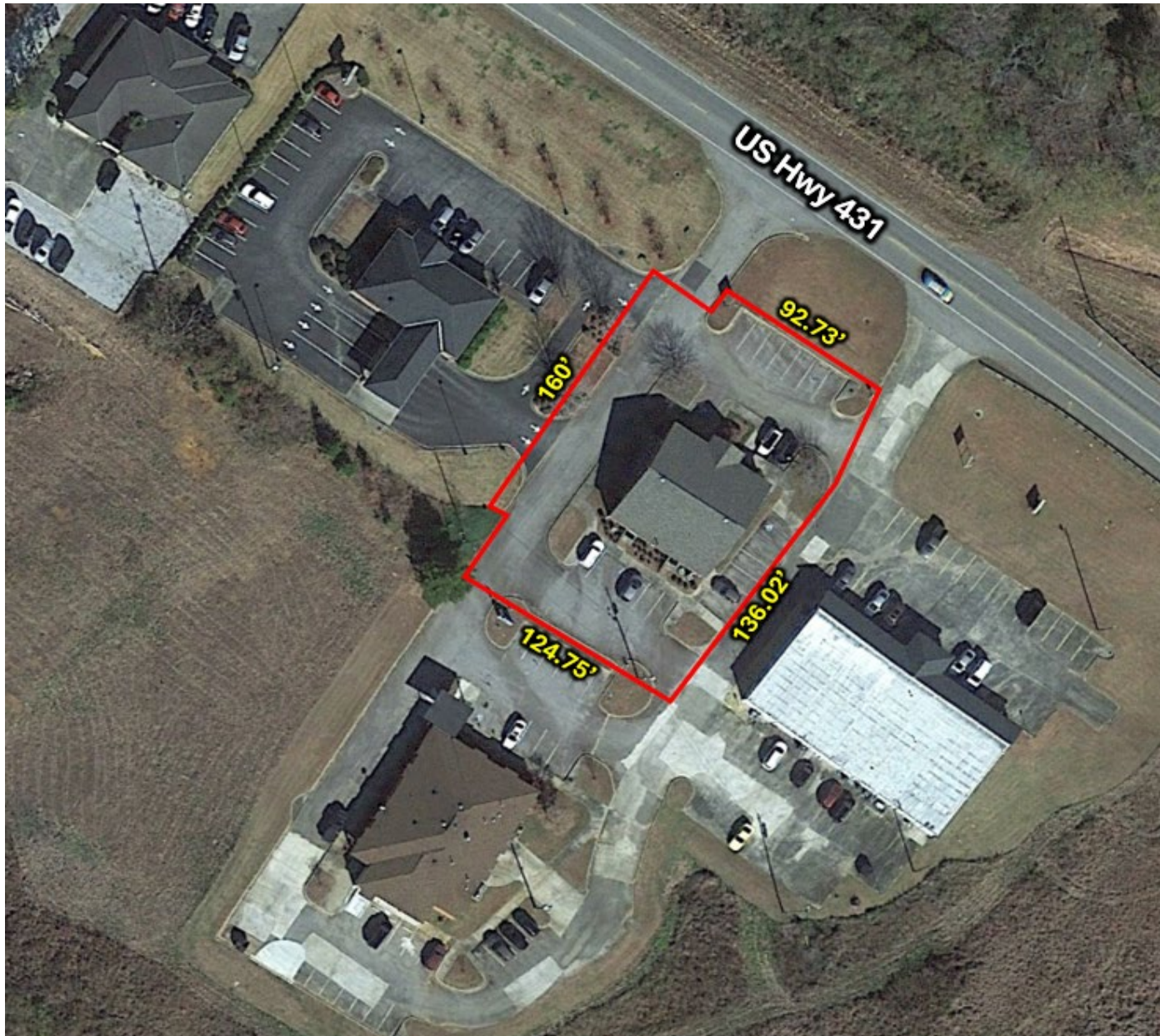
4455 & 4459 US-431, Roanoke, AL | 207 Fob James Dr., Valley, AL



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- 100% occupied, brick building
- Tenant: Compassus Home Health (acquired by Towerbrook and Ascension for \$1BB)
- 4094 square feet
- Leased to Compassus Healthcare until March 31, 2029
- Current Annual rental \$60,672 + annual bumps
- Net Lease (Tenant pays utilities, Landlord pays taxes, insurance and maintenance)





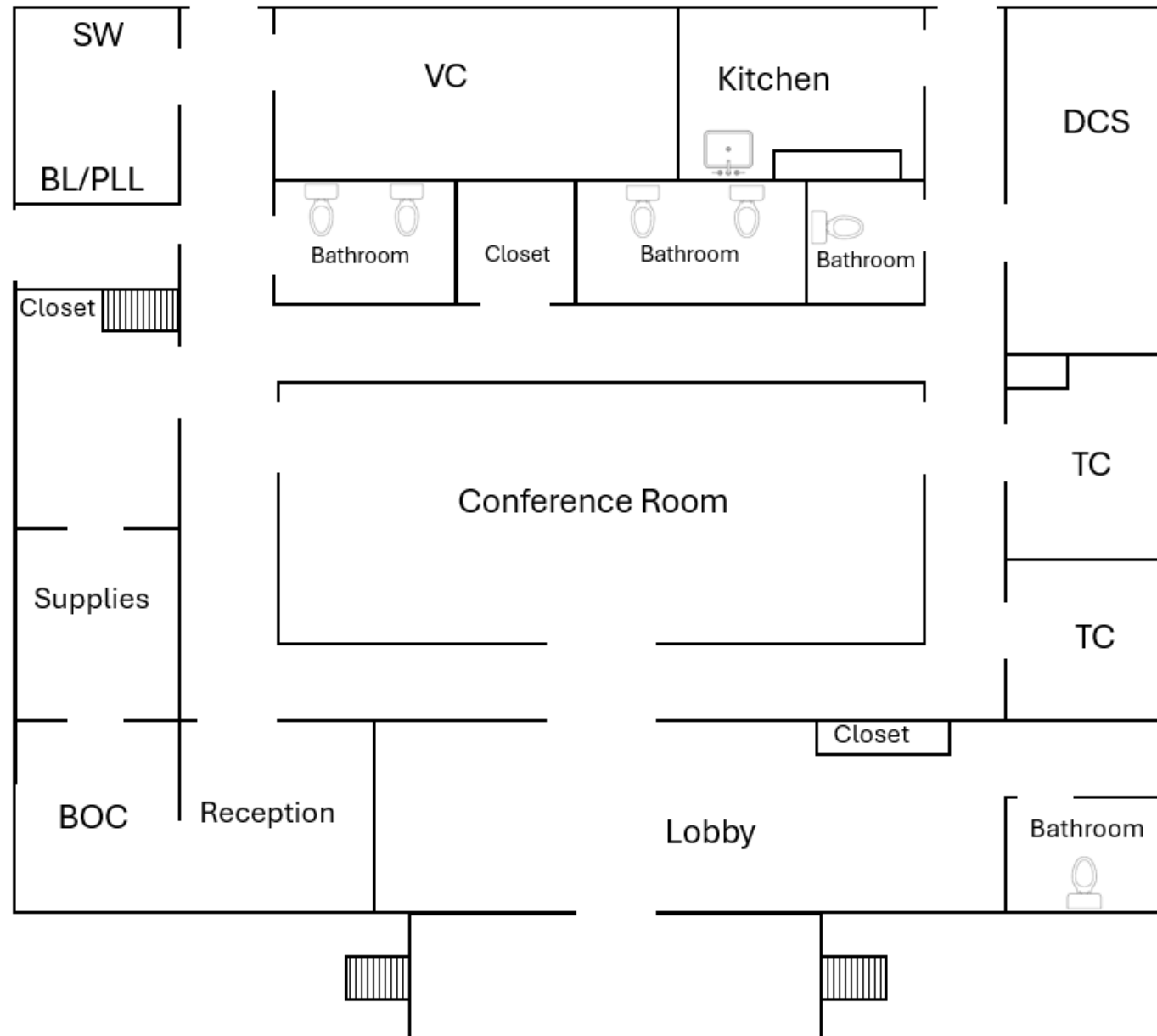
4455 US-431, Roanoke, AL

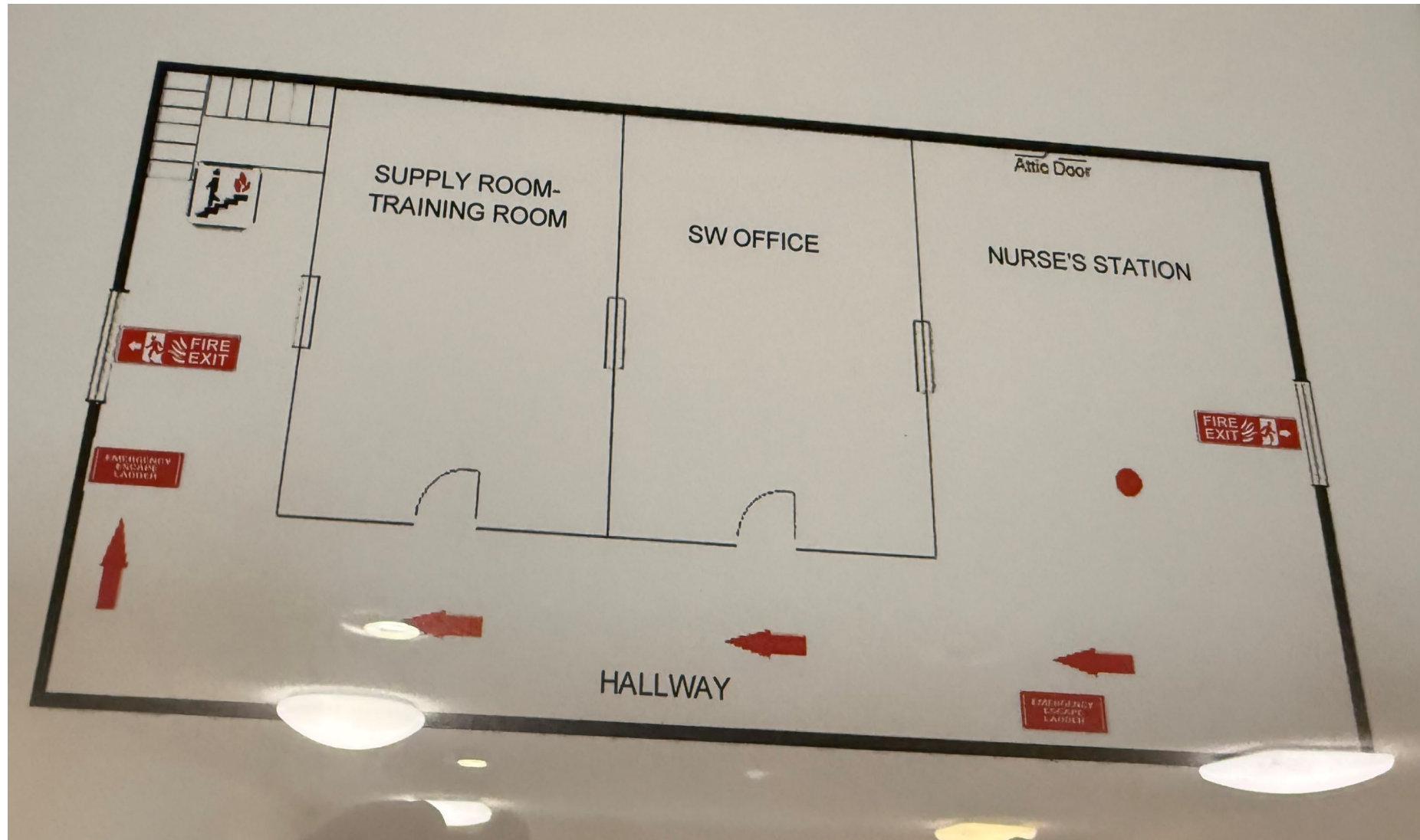
Property Photos



4455 US-431, Roanoke, AL - Compassus

Floor Plan – 1st Floor





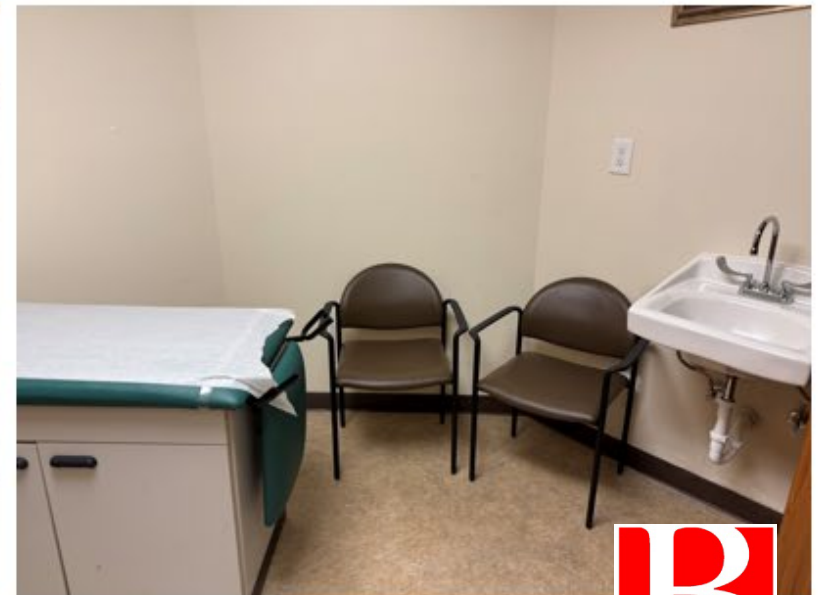


- Tenant: Fresenius (FSNUY)
- Market Cap \$26BB
- 100% occupied
- 4,950 square feet
- Leased to Fresenius until 12.31.2032 with rent increasing to \$101,008 in the final year
- Net lease (Tenant pays utilities, Landlord pays taxes, insurance and maintenance)
- Located in Roanoke AL
- Brick, on slab, single story, built in 2010

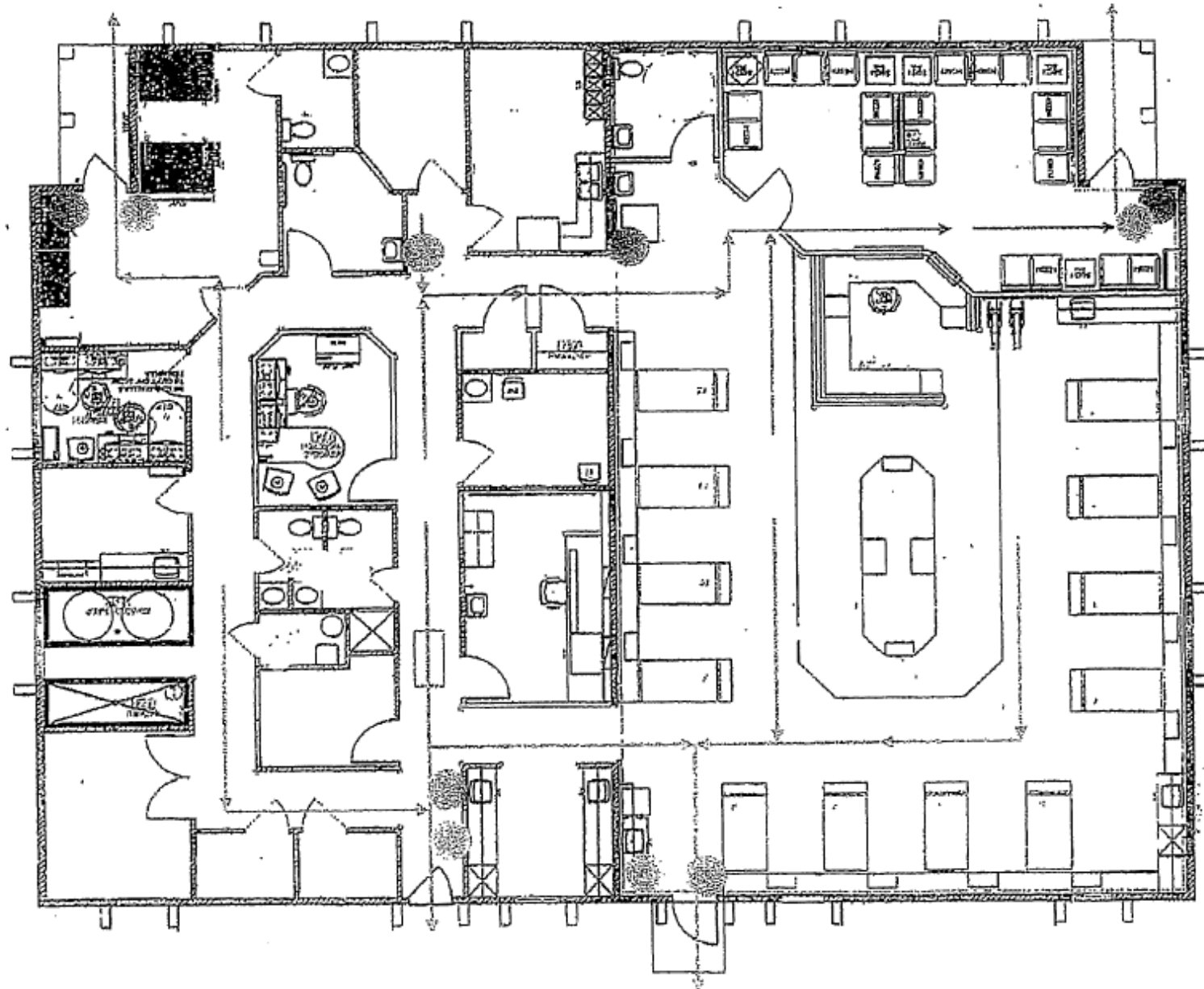
4459 US-431, Roanoke, AL

Property Photos









4455 & 4459 US-431, Roanoke, AL

Survey



4455 & 4459 US-431, Roanoke, AL

Income & Expenses

Fresenius	4950 sq. ft.
Compassus	4094 sq. ft.

Rent Roll				
Unit #	Sq. Ft.	Current Rent Rate	Monthly Gross Income	Annual Gross Income
Fresenius	4950	\$16.50/sq. ft.	\$7,356.00	\$88,272.00
Compassus	4094	\$14.80/sq. ft.	\$5,056.00	\$60,672.00

Fresenius Expenses

Taxes	\$3,000
Insurance	\$2,000
Maintenance	\$2,000
Lawn	\$600.00
Total Est	\$7,600.00

Compassus Expens

Taxes	\$2,750
Insurance	\$2,000
Maintenance	\$2,000
Lawn	\$600
Total Est	\$7,350

Total Estimated \$14,950.00

Income & Expenses		
	Monthly	Annual
Gross Income	\$12,412.00	\$148,944.00
Expenses	\$0.00	\$14,950.00
Net Operating Income	\$12,412.00	\$133,994.00

Valuation & Cap Rate		
At Current Rent Rates & Occupancy		
Purchase Price	NOI	Cap Rate
\$1,914,200.00	\$133,994.00	7.000%

Expense Overview		
Expense	Monthly Total	Annual Total
Utilities	\$0.00	\$0.00
Renovation/Repair	\$0.00	\$0.00
Property Taxes	\$0.00	\$0.00
Insurance	\$0.00	\$0.00
	Monthly	Annual
TOTAL	\$0.00	\$0.00



- 8900 square feet located on 2 acre lot
- 4 tenant Medical Office Building
- 100% leased
- Brick/Metal construction
- Long term tenants include Slavich, MD; Shelley Orthodontics; Enhabit Home Health; A Step Above After School Care
- Estimated NOI \$110,760.00

207 Fob James Dr., Roanoke, AL

Property Photos





207 Fob James Drive, Valley, AL

Income & Expenses

Rent Roll			
Unit	Sq. Ft.	Monthly Gross Income	Annual Gross Income
Slavich	3150 sq. ft.	\$3,300	\$39,600
Shelley	1450 sq. ft.	\$1,900	\$22,800
Enhabit	2800 sq. ft.	\$3,630	\$43,560
Day Care	1500 sq. ft.	\$1,500	\$18,000
Total	8900 sq. ft.	\$10,330	\$123,960

Income & Expenses		
	Monthly	Annual
Gross Income	\$10,330	\$123,960
Expenses		\$13,200
NOI	\$10,330	\$110,760

2025 Expenses Estimated

*Electric	Pass thru reimbursed	
Property Taxes		\$7,000
Insurance		\$3,000
Lawn		\$3,000
Dumpster	Pass thru reimbursed	\$397/mo
Water	\$200	Private water well- landlord expense
Maintenance	\$2,000	(landlord expense)
Sewer	Pass thru reimbursed	Public Sewer
Total estimated		\$13,200

*Day Care pays electrical direct

Valuation & Cap Rate		
At Current Rent Rates		
Purchase Price	NOI	Cap Rate
\$1,230,667	\$110,760	9%

Expenses Overview		
Expense	Monthly Total	Annual Total
Utilities		\$0.00
Renovation/ Repairs		\$0.00
Property Tax		\$0.00
Insurance		\$0.00
Total	\$0.00	\$0.00

Property Locations

Map



4455 US-431, Roanoke, AL



4459 US-431, Roanoke, AL



207 Fob James Drive, Valley, AL

