

CBRE

Bradford Health SLB Portfolio

KNOXVILLE + MEMPHIS, TN & TUSCALOOSA, AL



Five 15-Year Net Leased Behavioral Facilities Leased to



BRADFORD
HEALTH SERVICES

01 Executive Summary

The Offering

CBRE's U.S. Healthcare Capital Markets Group is pleased to exclusively offer the opportunity to acquire the Bradford Health SLB Portfolio (the "Portfolio" or "Properties") located in Knoxville and Memphis, Tennessee and Tuscaloosa, Alabama. At closing, the Properties will be leased back by Bradford Health Services ("Bradford Health"), which will include a 15-year, triple net lease term with 2.5% annual increases. Bradford Health provides a full continuum of care at these facilities including DTX (Detoxification), RTC (Residential Treatment Center), PHP (Partial Hospitalization Program), IOP (Intensive Outpatient Program), and Sober Living. Bradford Health has grown to 35+ facilities with over 910 inpatient beds (residential and sober living) in Alabama, Tennessee, Mississippi, North Carolina, Texas, Florida, Virginia, and Indiana by focusing on evidence-based care model representing a distinctive, innovative, and patient-centered approach to treating addiction and fostering lasting recovery.

	FACILITY NAME	ADDRESS	LEVEL OF CARE	YEAR BUILT	SF	# OF BEDS	ANNUAL RENT NNN	EBITDAR / RENT MULTIPLE RATIO
1	CORNERSTONE OF RECOVERY	4726 AIRPORT HWY LOUISVILLE, TN	DTX, RTC, PHP, IOP	2017	103,066	172	\$2,440,580 (\$20.42/SF)	3.50X
2	STEPPING STONE TO RECOVERY	1214 TOPSIDE RD LOUISVILLE, TN	DTX, RTC, PHP, IOP	2002	16,480	46		
3	PROSPERITY MANOR	6262 CLINTON HWY KNOXVILLE, TN	SOBER LIVING*	2023	10,756	48	\$397,519 (\$36.96/SF)	4.00X
4	WOODLAND PRIMACY	6015 PRIMACY PKWY MEMPHIS, TN	SOBER LIVING*	1997	37,226	130	\$757,908 (\$20.36/SF)	3.50X
5	REPRIEVE TUSCALOOSA & A REPRIEVE FOR WOMEN	1417 VETERANS MEMORIAL PKWY & 14332 HWY 69 S, TUSCALOOSA, AL	SOBER LIVING*	2006/2008	34,515	127	\$1,486,962 (\$43.08/SF)	6.50X
TOTAL / WEIGHTED AVERAGE				2009	202,043	523	\$5,082,970 (\$25.16/SF)	4.42X

*PHP/IOP services provided at nearby facility

Property Highlights



PREMIER OPERATOR IN THE
BEHAVIORAL HEALTH SPACE



DESIRABLE SUN BELT
LOCATIONS



STRONG OPERATIONAL
PERFORMANCE



IMMEDIATE SCALE IN THE
BEHAVIORAL HEALTH
SECTOR



15-YEAR NET LEASE
HEALTHCARE INVESTMENT



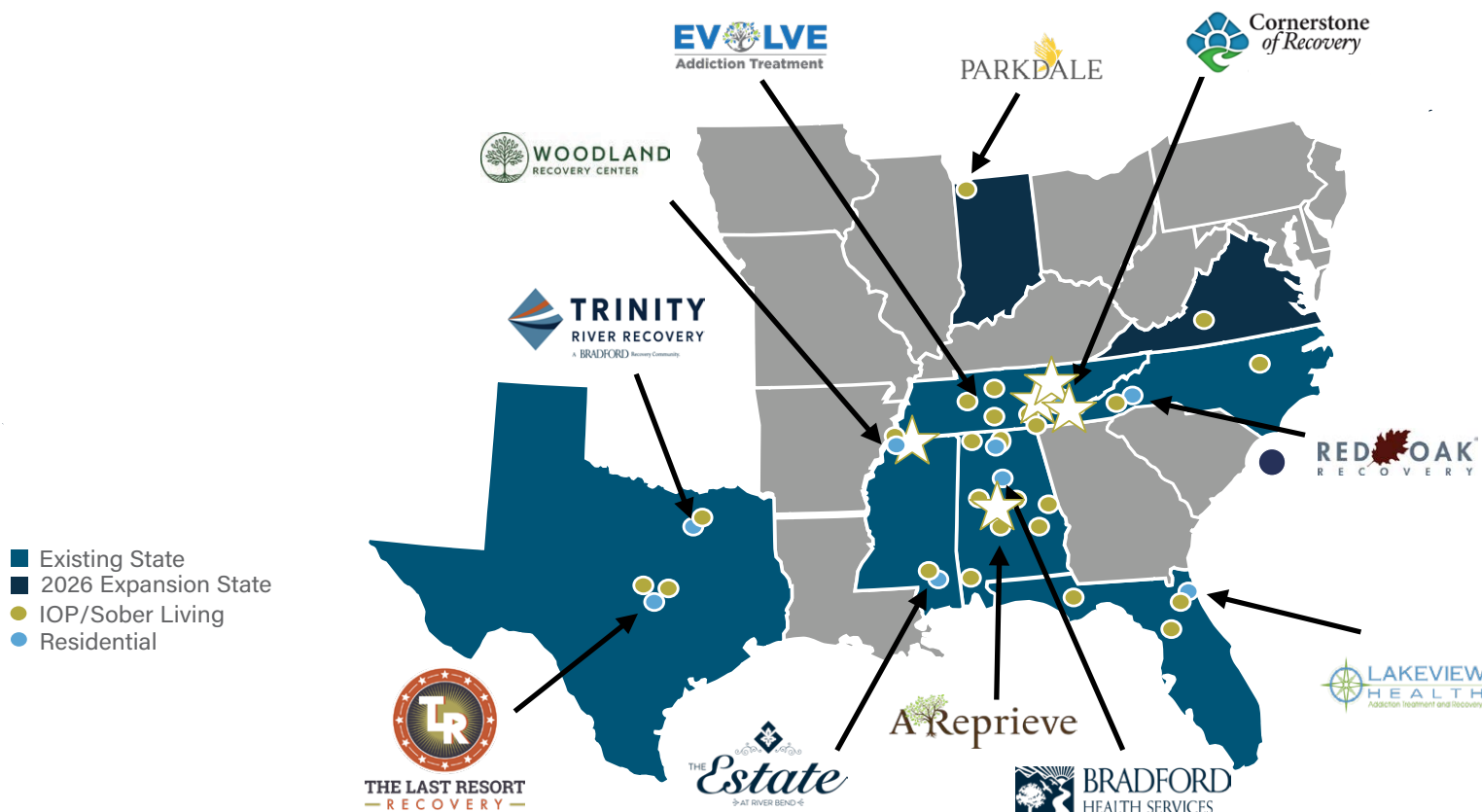
GROWING BEHAVIORAL
HEALTH INDUSTRY

01 Executive Summary



Premier Operator In The Behavioral Health Space

- Headquartered in Birmingham, Alabama, Bradford Health is a regional provider of Substance Use Disorder services in the southeast and operates 35+ facilities and 910 inpatient beds in Alabama, Tennessee, Mississippi, North Carolina, Texas, Florida, Virginia, and Indiana
- Bradford's seasoned executive leadership team and board of directors have a combined 200+ years of behavioral health experience, across multiple industry-leading providers of care
- Bradford Health was formed in 1977 and currently has the financial backing of private equity firm Lee Equity Partners



03 *Property Overview*



03 *Property Overview*



03 *Property Overview*



Process & Offer Instructions

05 *Process & Offer Instructions*

Interested parties are requested to direct all communication regarding the property to:

Distribute Offering Memorandum

Confidential Offering Memorandum distributed to interested parties that have executed a Confidentiality Agreement.

Marketing Period

During the marketing period, interested parties are encouraged to: (i) review materials posted to the “Virtual Deal Room” section of www.Bradfordslb.com, (ii) schedule showings / market tours with exclusive listing brokers, and (iii) dialogue with exclusive listing brokers to clarify any information provided in the Offering Memorandum.

Offers Due

Offers should be submitted in writing and include the following:

BRANNAN KNOTT

33 Arch Street
29th Floor
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CHESSA PIKE

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COLE REETHOF

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INVESTOR INFORMATION

TERMS

- Purchase Price
- Earnest Money Deposit
- Inspection Period
- Closing Period
- Description of Purchaser's entity structure and capital source
- Details on Purchaser's debt (if any) & equity structure
- Description of Purchaser's due diligence process
- Description of any contingencies, caveats, and approvals of which the Ownership should be aware in evaluating Purchaser's offer

Please submit one electronic copy of the offer to Brannan Knott (brannan.knott@cbre.com), Chessa Pike (chessa.pike@cbre.com), and Cole Reethof (cole.reethof@cbre.com).

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