

VANDERBILT PRIMARY CARE

CLARKSVILLE, TN



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Investment Highlights

- ✓ **\$257,682 year** (\$21,474/month)
- ✓ **Lease commencement** 9/2026
- ✓ 5 Year Lease
- ✓ 2.5% Increase Annually
- ✓ One 5-Yr. Option
- ✓ Located on Tiny Town Road
- ✓ **180+ clinic locations** throughout Tennessee, Kentucky, and Indiana
- ✓ VUMC considered investment grade with an **'A' rating** - March 2026



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Vanderbilt Health Acquires Tennova/CHS

February 2026 - Vanderbilt health completed its acquisition of Tennova Healthcare-Clarksville from Community Health Systems (CHS), including the hospital, the freestanding Sango emergency room, physicians clinics, and related outpatient services. Vanderbilt had already held a 20% minority interest since 2021.

- The 270-bed hospital has been renamed Vanderbilt Clarksville Hospital (VCH), while Tennova ER-Sango has become Vanderbilt Emergency Sango.
- Acquired clinics span orthopedics, primary care, wound care, digestive health, urology and surgical services - giving Vanderbilt a much larger community-based network surrounding the hospital.
- Vanderbilt Clarksville Hospital is already a major local employer, with approximately 1,100 employees and more than 30 physicians. Vanderbilt has committed to hiring substantially all existing employees in good standing.

Transaction Snapshot

\$623M

PURCHASE PRICE

270

LICENSED BEDS

1,100+

EMPLOYEES
RETAINED

30+

PHYSICIANS

Investment Location



Offering Summary

Pricing Summary



\$4,407,025

OFFERING PRICE



\$257,811

NET OPERATING
INCOME



5.85%

CAPITALIZATION
RATE

Lease Details

5 years

INITIAL TERM

SEP. 2026

LEASE
COMMENCEMENT

AUG. 2031

LEASE EXPIRES

NNN

TENANT
RESPONSIBILITIES

2.5% Annually

INCREASES

One 5-Year

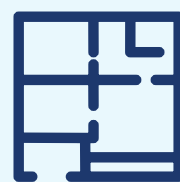
OPTIONS



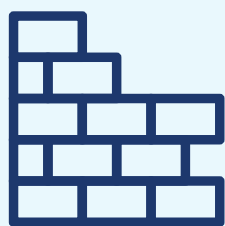
Vanderbilt Primary Care



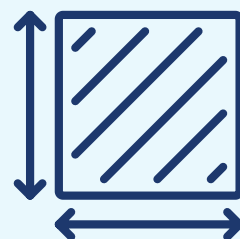
2485 TINY TOWN ROAD
CLARKSVILLE, TN



8,030 SQUARE FEET



BUILT IN 2015



1.34 ACREAGE

Financial Analysis



Base Terms

	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5
FROM	Sep. 2026	Sep. 2027	Sep. 2028	Sep. 2029	Sep. 2030
TO	Aug. 2027	Aug. 2028	Aug. 2029	Aug. 2030	Aug. 2031
MONTHLY	\$21,473.56	\$22,101.40	\$22,560.66	\$23,124.68	\$23,702.79
YEARLY	\$257,682.70	\$264,124.8	\$270,727.90	\$277,496.10	\$284,433.50



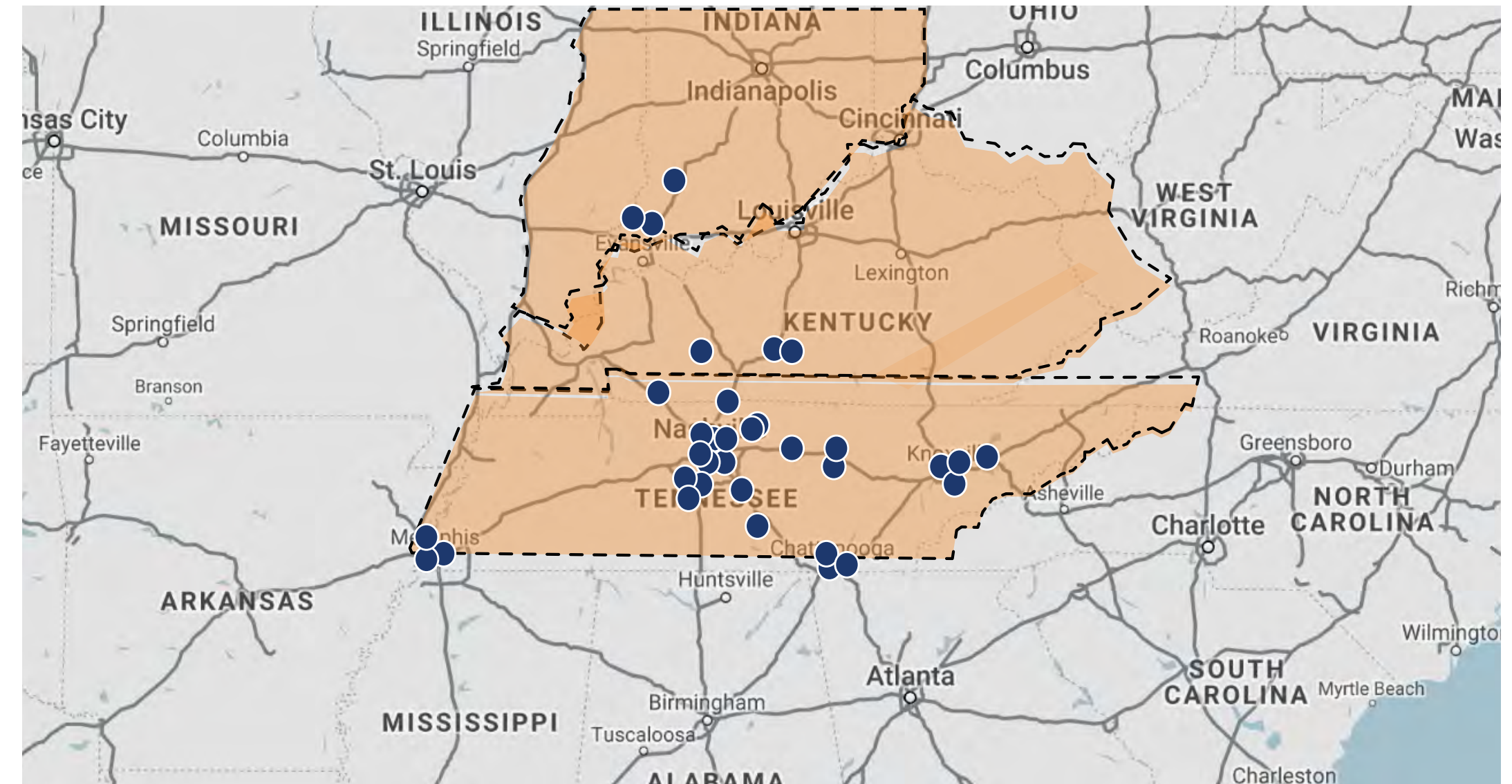
Option Terms

	YEAR 6-10
FROM	Sep. 2031
TO	Aug. 2036
MONTHLY	FMR
YEARLY	FMR



Tenant Overview

Vanderbilt Health traces its history to 1874 and has grown into one of the Southeast's largest and most prominent academic health systems. Anchored by Vanderbilt University Medical Center in Nashville, the system provides primary, specialty, emergency and highly complex medical care through eight hospitals and more than 180 outpatient clinic locations across Tennessee and neighboring states. Vanderbilt Health accommodates more than 3.2 million patient visits annually, performs approximately 79,000 surgical procedures and serves nearly 78,000 inpatients each year. Its comprehensive network includes adult and pediatric hospitals, regional community hospitals, psychiatric and rehabilitation facilities, walk-in clinics, imaging centers and specialty practices. Vanderbilt is also a nationally recognized leader in medical research, education and advanced clinical care, including trauma, cancer, cardiovascular, transplant and pediatric services. With nearly 40,000 employees, including more than 3,000 physicians, advanced practice providers and scientists, Vanderbilt University Medical Center, which is considered **investment grade with an 'A' rating** as of March 2026, is the largest nongovernmental employer in Middle Tennessee and represents a significant, established healthcare presence throughout the region.



180+

CLINIC LOCATIONS

8

HOSPITALS

3.2M+

ANNUAL PATIENT VISITS

Site Plan



Demographics

 Population By Year	3 MILES	5 MILES	7 MILES
April 1, 2000	9,440	45,312	90,796
April 1, 2010	25,789	69,245	121,228
April 1, 2020	41,197	93,815	150,994
January 1, 2025	46,508	105,463	167,417
January 1, 2030	48,964	110,881	175,478

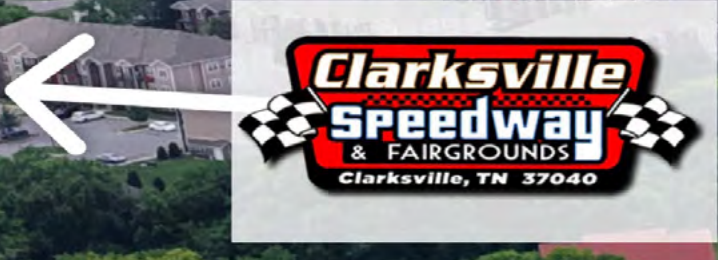
 Income Characteristics	3 MILES	5 MILES	7 MILES
Total Personal Income	\$1,240,725,535	\$2,731,998,899	\$4,159,748,439
Total Household Income	\$1,240,725,535	\$2,731,998,899	\$4,029,093,100
Median Household Income	\$79,369	\$68,162	\$64,611
Average Household Income	\$91,627	\$81,574	\$77,177
Per Capita Income	\$30,117	\$29,121	\$27,549

 Households By Year	3 MILES	5 MILES	7 MILES
April 1, 2000	3,097	15,757	29,260
April 1, 2010	8,881	25,123	41,305
April 1, 2020	13,541	33,491	52,206
January 1, 2025	16,025	39,350	61,032
January 1, 2030	17,268	42,294	65,297

 Household Characteristics	3 MILES	5 MILES	7 MILES
Households - April 1, 2020	13,541	33,491	52,206
Family Households	10,566	24,007	37,279
Non-Family Households	2,975	9,484	14,927
Avg. Size of Household	3.04	2.8	2.79
Median Age of Householder	39.1	39.5	39.2
Median Value Owner-Occupied	\$230,182	\$209,751	\$206,321
Median Rent Per Rent	\$1,142	\$966	\$994
Median Vehicles Per Household	2.5	2.4	2.4



FORT CAMPBELL



TINY TOWN RD: 28,298 VPD



Walgreens

GOVERNOR'S SQUARE MALL
1.1 Million SF

Dillard's DICK'S SPORTING GOODS DAVE & BUSTER'S TARGET

ROSS DRESS FOR LESS OLD NAVY

petco BEST BUY ALDI

REGAL ANYTIME FITNESS

Wendy's Auto Zone

THE HOME DEPOT Academy SPORTS+OUTDOORS Walmart KOHL'S

HOBBY LOBBY ULTA BEAUTY



TINY TOWN RD: 28,298 VPD



Location Overview

Clarksville is a rapidly growing riverfront community in northern Middle Tennessee, positioned along Interstate 24 approximately 40 minutes northwest of Nashville and immediately south of the Kentucky border. The city's strategic location provides convenient access to the Nashville metropolitan area, Nashville International Airport, Fort Campbell and major regional transportation corridors. With an estimated population of nearly 189,000 in 2025, Clarksville is Tennessee's fifth-largest city and has grown by approximately 13% since 2020, reflecting continued household formation and residential demand. Despite this growth, the community maintains a distinctive identity shaped by its historic downtown, military heritage, natural scenery and strong sense of community.

Clarksville's economy is anchored by nearby Fort Campbell, home to the 101st Airborne Division, which supports a large population of active-duty service members, civilian employees, veterans and military families. This stable military presence is complemented by a diverse and expanding employment base that includes manufacturing, logistics, education, healthcare and technology. Major employers and corporate operations in the area include Trane Technologies, Amazon, Tennova Healthcare, Hankook Tire, LG Electronics, Jostens and the Clarksville-Montgomery County School System. The community is also home to more than 50 manufacturing facilities, while Austin Peay State University enrolled more than 11,000 students in Fall 2025 and serves as an important source of education, workforce development and cultural activity.

Clarksville offers residents a broad range of recreational, cultural and entertainment amenities. The city's revitalized downtown district features locally owned restaurants, boutiques, public art, historic architecture and community events, while the nearby Cumberland River provides an attractive backdrop for outdoor recreation. The two-mile Cumberland RiverWalk connects downtown to the riverfront, and the city's growing network of parks and trails includes McGregor Park, Liberty Park and the Clarksville Greenway. Residents also enjoy museums, performing arts, farmers markets and Division I athletics at Austin Peay State University. Together, Clarksville's employment stability, expanding population, regional accessibility and quality-of-life amenities position the community as one of Middle Tennessee's most dynamic and desirable growth markets.



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