ONE SENIOR CARE

25 VETERANS DR HAZARD, KY

OFFERED FOR SALE
$4,516,000
7.75% CAP



CONFIDENTIAL OFFERING MEMORANDUM

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EXECUTIVE SUMMARY

This offering presents the opportunity to acquire a newly constructed, absolute NNN investment occupied by One Senior Care in Hazard, Kentucky. The property features a purpose-built 9,950-square-foot PACE day center on 1.23 acres, with 2026 construction designed to the tenant's operational specifications for its federally licensed senior care program.

The lease is structured as a 15-year absolute NNN lease with zero landlord responsibilities delivering $380,000 in annual rent initially. The tenant holds three five-year renewal options with 1% annual increases, providing up to 30 years of total lease term. The tenant's revenue is derived entirely from fixed monthly Medicare and Medicaid capitation payments, and the flagship operating entity generated $15.6 million in net income in FY 2025, implying a rent coverage ratio exceeding 41x against current rent.

RENT SCHEDULE	TERM	ANNUAL RENT	RENTAL INCREASES
Current Term	1/1/2027 - 12/31/2029	$380,000	None
Rent Reset (Year 4)*	1/1/2030 - 12/31/2030	$350,000	Rent Resets
Rent Escalation	1/1/2031 - 12/31/2031	$353,500	$3,500 Annually
Rent Escalation	1/1/2032 - 12/31/2032	$357,000	$3,500 Annually
Rent Escalation	1/1/2033 - 12/31/2033	$360,500	$3,500 Annually
Rent Escalation	1/1/2034 - 12/31/2034	$364,000	$3,500 Annually
Rent Will Increase by $3,500 Annually Through Remainder of Base Term			
1st Renewal Option	1/1/2042 - 12/31/2046	$392,385	1% Annually
2nd Renewal Option	1/1/2047 - 12/31/2051	$412,401	1% Annually
3rd Renewal Option	1/1/2052 - 12/31/2056	$433,437	1% Annually

*Priced off of Rent Reset in Year 4

NOI	$380,000
CAP RATE	7.75%
PRICE	$4,516,000

ASSET SNAPSHOT

Tenant Name	One Senior Care
Address	25 Veterans Dr, Hazard, KY 41701
Building Size (GLA)	9,950 SF
Land Size	1.23 Acres
Year Built	2026
Signator/Guarantor	Corporate
Rent Type	Abs. NNN
Landlord Responsibilities	None
Rent Commencement Date (Est.)	1/1/2027
Lease Expiration (Est.)	1/31/2042
Remaining Term	15 years
Current Annual Rent	$350,000



6,450
PEOPLE
IN 3 MILE RADIUS

$66,980
AHHI IN
3 MILE RADIUS

18,500
VPD ON
KY-15

INVESTMENT HIGHLIGHTS

NEW CONSTRUCTION ABSOLUTE NNN LEASE
Purpose-built 2026 facility secured by a 15-year absolute NNN lease with zero landlord responsibilities, providing investors with long-term passive income and no management burden.

ESSENTIAL-SERVICE TENANT IN HIGH-GROWTH SECTOR
Leased to One Senior Care, a leading adult daycare and senior services operator, positioned to capitalize on the rapidly expanding aging population — adults 65+ are projected to represent over 20% of the U.S. population by 2030.

CORPORATE GUARANTY FROM ESTABLISHED OPERATOR
Lease backed by a corporate guaranty from One Senior Care, Inc. (Delaware corporation), providing an additional layer of credit security beyond the operating tenant entity.

RURAL APPALACHIAN MARKET WITH STRUCTURAL DEMAND IMBALANCE
Hazard, KY sits at the heart of Eastern Kentucky's aging Appalachian corridor, where adults 65+ represent a disproportionately high share of the population relative to state and national averages.

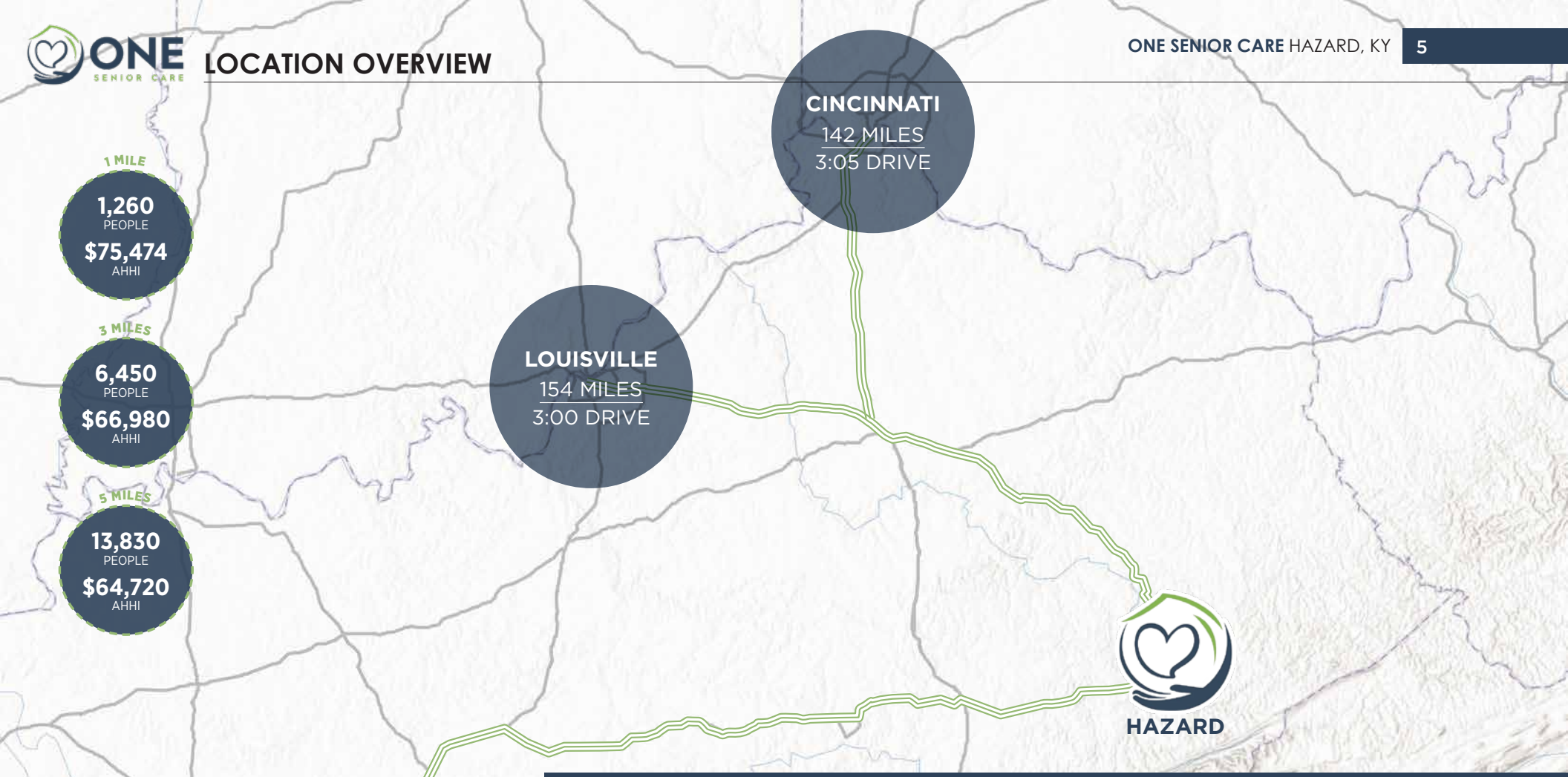
RECESSION-RESISTANT HEALTHCARE USE
Senior care and adult daycare services are needs-based, government-reimbursed, and largely insulated from economic cycles — demand is driven by demographics, not discretionary spending.

GOVERNMENT-BACKED REVENUE WITH ZERO COLLECTION RISK
Tenant's revenue is derived entirely from fixed monthly Medicare and Medicaid capitation payments — the most recession-resistant income stream available. The U.S. federal and state governments are the direct payers.

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CVS
TACO BELL
AutoZone
Hazard ARH Regional Medical Center
Hilltop Lodging
TSC TRACTOR SUPPLY Co
UNITED GROCERY OUTLET
FAMILY DOLLAR
BIG LOTS!
Hazard Village Flea Market
ONE SENIOR CARE HAZARD, KY
Fugate Family CHIROPRACTIC
VETERANS DR

LOCATION OVERVIEW



Hazard, Kentucky serves as the primary commercial and healthcare hub for Eastern Kentucky, anchoring a multi-county trade area of more than 90,000 residents across Perry, Leslie, Knott, and Letcher counties. Positioned at the convergence of KY-15 and KY-80, the city supports a stable, institutionally driven economy led by Hazard ARH Regional Medical Center, along with a strong presence of government, education, and social services employment.

The region's aging demographic profile — with an above-average concentration of residents aged 65+ and a high percentage of Medicaid-eligible individuals — creates sustained, long-term demand for senior-focused healthcare services. Limited availability of licensed adult day health facilities further enhances the competitive positioning of purpose-built operators such as One Senior Care, supporting durable occupancy and reimbursement-backed revenue streams.

ONE SENIOR CARE

TENANT QUICK FACTS	
FOUNDED:	2009
OWNERSHIP:	Private / Institutional
PARENT COMPANY:	One Senior Care, Inc.
NUMBER OF LOCATIONS:	3
HEADQUARTERS:	Erie, PA
GUARANTY:	Corporate

One Senior Care is a privately held healthcare organization focused on delivering comprehensive senior care through the Program of All-Inclusive Care for the Elderly (PACE). Serving rural and underserved communities, the company supports a coordinated care model that enables eligible older adults to remain in their homes while receiving medical treatment, transportation, personal care, and social services through local PACE centers. Its programs address barriers to healthcare access while helping participants maintain independence and remain connected to their communities.

The company's affiliated programs include LIFE-NWPA in Pennsylvania, Mountain View PACE in Kentucky, Buckeye PACE in Ohio, and PACE North in Michigan. One Senior Care provides financial, administrative, technology, and operational support across its network, allowing local care teams to focus on participant services. The September 2026 acquisition of PACE North expanded the company's presence into Michigan, further extending its reach in rural markets.

COMPREHENSIVE SENIOR CARE. COMMUNITY-BASED DELIVERY.

The Program of All-Inclusive Care for the Elderly (PACE) provides coordinated medical and social services to adults aged 55 and older who qualify for nursing home-level care but can continue living safely in their communities with support. The program combines primary care, therapy, prescription medications, transportation, meals, and personal assistance under one coordinated care team, helping participants remain in their homes while receiving the services they need.

PACE BY THE NUMBERS

200	91,000+	33	94%
PROGRAMS NATIONWIDE	PARTICIPANTS SERVED	STATES + D.C.	PARTICIPANTS LIVING IN THE COMMUNITY

MEDICARE & MEDICAID FUNDING

PACE organizations receive prospective monthly payments for eligible enrolled participants through Medicare and Medicaid, with private premiums applicable in certain cases. This model provides recurring funding tied to enrollment, while the operator assumes responsibility for the cost of participants' covered care.

CENTERS ARE CENTRAL TO CARE DELIVERY

PACE centers serve as the primary hub for interdisciplinary care teams, on-site medical services, therapy, and social engagement. Services delivered at the center are supplemented by home care and outside providers, making the facility an integral component of the operator's local care network.

EXPANDING NATIONAL REACH

PACE reached 200 programs nationwide in February 2026, serving more than 91,000 participants. Its expansion reflects the growing role of coordinated, community-based care in supporting older adults who wish to remain at home.

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Exclusively Offered By

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