West Tennessee HEALTHCARE™

32 GARLAND DR | JACKSON, TN

OFFERED FOR SALE
$2,728,000
6.25% CAP



CONFIDENTIAL OFFERING MEMORANDUM

Atlantic CAPITAL PARTNERS™

EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to solicit offers for the sale of The Therapy & Learning Center, a West Tennessee Healthcare-affiliated facility located in Jackson, TN. Offered at $2,728,000, the 21,656 SF property generates $170,505 in annual net operating income, representing a 6.25% capitalization rate. The property is subject to a NNN lease through March 2035 with 7.5% rental increases every five years, two (2) five (5) year renewal options and a corporate guaranty from West Tennessee Healthcare, Inc. Situated on 2.33 acres, the facility provides needs-based pediatric therapy services within an established regional healthcare market.

ATTRACTIVE LEASE FUNDAMENTALS

REGIONAL HEALTHCARE HUB

RENT SCHEDULE	TERM	ANNUAL RENT	RETURN
Year 1 - 5	4/1/2025 - 3/31/2030	$170,505	6.25%
Year 6 - 10	4/1/2030 - 3/31/2035	$183,293	6.72%
Year 11 - 15 (Option 1)	4/1/2035 - 3/31/2040	$197,040	7.22%
Year 16 - 20 (Option 2)	4/1/2040 - 3/31/2045	$211,818	7.76%

NOI	$170,505
CAP	6.25%
PRICE	$2,728,000

ASSET SNAPSHOT

Tenant Name	Therapy & Learning Center
Guarantor	West Tennessee Healthcare, Inc. (Corporate)
Address	32 Garland Dr, Jackson, TN 38305
Building Size (GLA)	21,656 SF
Land Size	2.33 AC
Year Renovated	2008 | 2023 (New Roof)
Lease Type	NNN
Landlord Responsibilities	Property Taxes & Property Insurance (both reimbursed by tenant)
Lease Commencement Date	4/1/2025
Lease Expiration Date	3/31/2035
Remaining Term	8.4 Years
Rental Increases	7.5% Every 5 Years
Renewal Options	2 X 5
NOI	$170,505



34,812 PEOPLE IN 3 MILE RADIUS

$71,650 AHHI IN 3 MILE RADIUS

34,200 VPD ON US-45 BYP

INVESTMENT HIGHLIGHTS

CORPORATE GUARANTY FROM WEST TENNESSEE HEALTHCARE

Lease guaranteed by West Tennessee Healthcare, Inc. | Established public, not-for-profit healthcare system headquartered in Jackson, TN

ATTRACTIVE LEASE FUNDAMENTALS

Approximately 8.4 years remaining through March 2035 | Two (2) five (5) year renewal options | Long-term commitment to the property

SCHEDULED RENTAL GROWTH

Fixed 7.5% rental increases every five years throughout the initial term and renewal options provide contractual income growth

LIMITED LANDLORD RESPONSIBILITIES

Tenant responsible for roof, structure, HVAC and property maintenance | Landlord-paid property taxes and insurance reimbursed by tenant

NEEDS-BASED HEALTHCARE SERVICES

Pediatric physical, occupational and speech therapy address ongoing developmental needs | Outpatient services support recurring patient visits

ESTABLISHED THERAPY PROVIDER

The Therapy & Learning Center has provided pediatric therapy services since 1987 | Tenant has been at this location since taking occupancy in 2008

ACCESSIBLE INVESTMENT SIZE

Offered at $2,728,000 with $170,505 in annual NOI | 6.25% capitalization rate | 21,656 SF healthcare facility situated on 2.33 acre

REGIONAL HEALTHCARE HUB

Jackson serves as a healthcare and employment center for West Tennessee | Regional hospital infrastructure supports a broad network of outpatient and specialty services

SITE PLAN



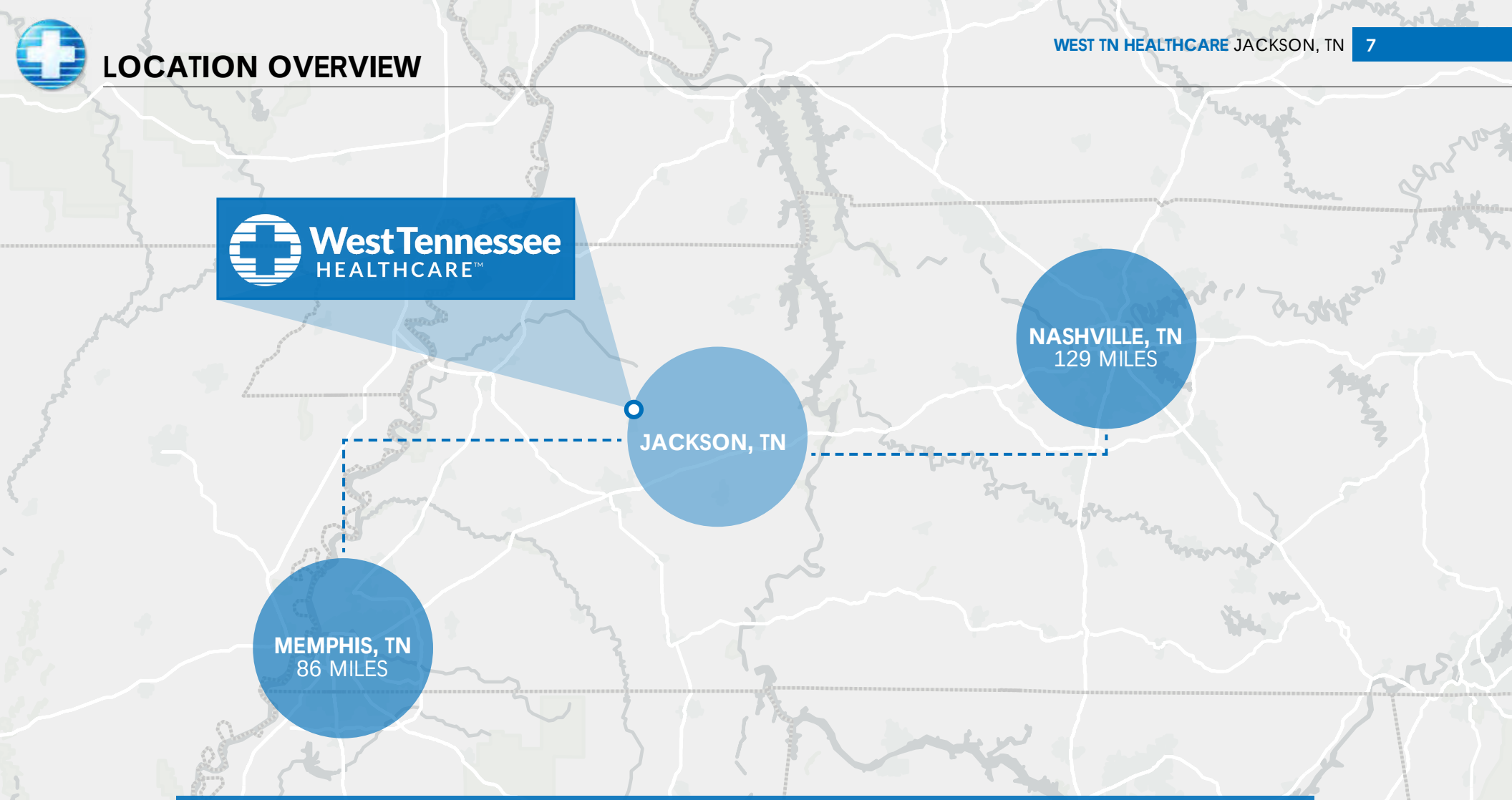
SOUTH AERIAL



MARKET AERIAL



LOCATION OVERVIEW



JACKSON, TENNESSEE serves as a regional center for healthcare, employment, education and commerce in West Tennessee. Located along Interstate 40 between Memphis and Nashville, the city anchors the Jackson metropolitan statistical area, which encompasses Madison, Chester, Crockett and Gibson counties and had an estimated population of approximately 184,600 in 2025. Interstate access, rail infrastructure and a regional airport connect the market to surrounding communities and major distribution networks.

The local economy is supported by healthcare, manufacturing, education and trade. West Tennessee Healthcare anchors the medical sector, with Jackson-Madison County General Hospital serving as its flagship facility and supporting a regional network of outpatient and specialty care. Major manufacturers, including Toyota Motor Manufacturing Tennessee and Stanley Black & Decker, further diversify the employment base. Jackson's concentration of medical services, educational institutions and employers draws patients, workers and consumers from across the surrounding region, reinforcing its role as a service destination for West Tennessee.

West Tennessee HEALTHCARE™

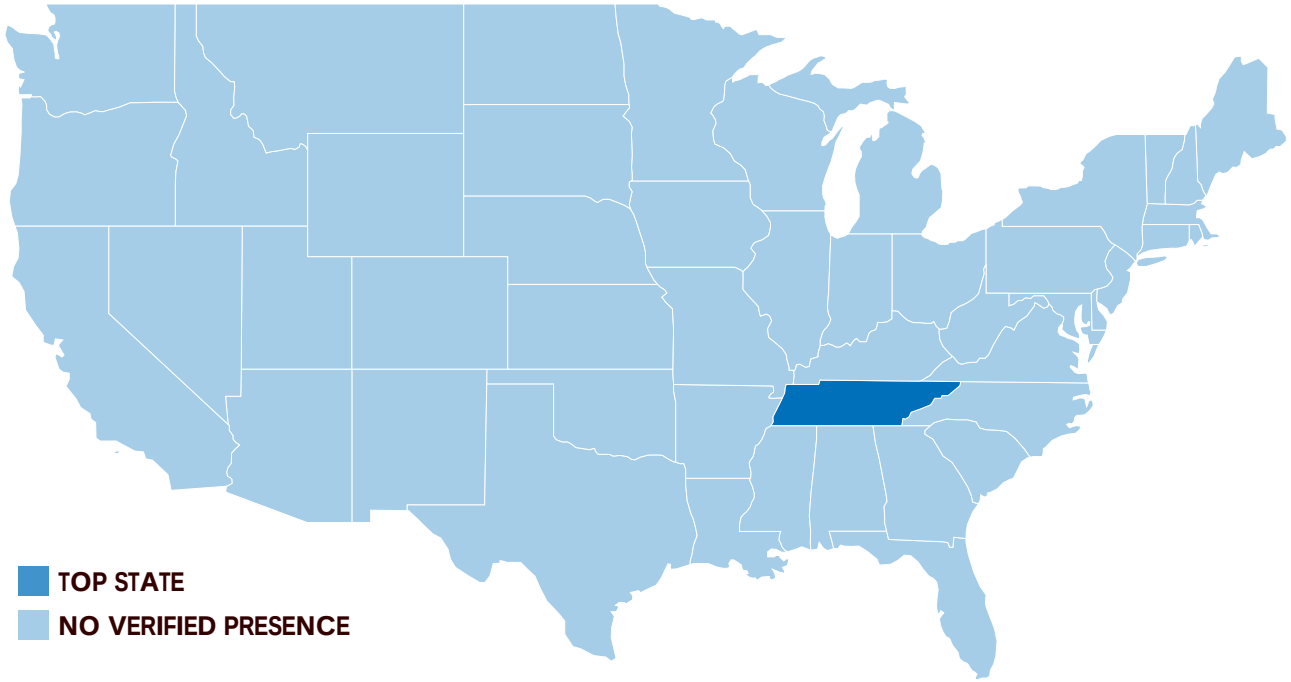
WEST TN HEALTHCARE QUICK FACTS

Founded:	1950
Headquarters:	Jackson, TN
Credit Rating:	S&P: BBB+
Annual Revenue:	$1B+ (est.)
Employees:	7,000+
Locations:	139

Founded in 1950 and headquartered in Jackson, Tennessee, West Tennessee Healthcare is a public, not-for-profit healthcare system serving more than half a million people across West Tennessee. The organization employs more than 7,000 people and operates a network of more than 100 locations spanning hospital, outpatient and specialty care. Its flagship, Jackson-Madison County General Hospital, anchors a broad continuum of services that includes emergency medicine, cardiovascular care, oncology, rehabilitation and pediatric care. The system is overseen by a locally appointed board of trustees and operates without local tax support.

The Therapy & Learning Center forms part of this healthcare network and has provided pediatric therapy services since 1987. Its physical, occupational and speech therapy programs help children develop mobility, daily living and communication skills through individualized treatment. Clinicians collaborate with families, teachers and caregivers to support each child's progress across home, school and clinical settings. These services extend West Tennessee Healthcare's regional care network into community-based outpatient treatment.

READ MORE



$1B+
ANNUAL REVENUE

139
TOTAL LOCATIONS

1950
FOUNDED

7,000+
TOTAL EMPLOYEES

S&P: BBB+
CREDIT RATING

LEASE ABSTRACT

LESSEE:	Therapy & Learning Center				
BUILDING SIZE:	21,656 square feet				
LAND SIZE:	2.33 acres				
LEASE TERM:	Ten (10) Years				
RENT COMMENCEMENT DATE:	April 1, 2025				
EXPIRATION DATE:	March 31, 2035				
BASE RENT:	**Period (Lease Years)**	**Annual**	**Monthly**	**PSF**	
Year 1 - 5	4/1/2025 - 3/31/2030	$170,505	$14,209	$7.87	
Year 6 - 10	4/1/2030 - 3/31/2035	$183,293	$15,274	$8.46	
Year 11 - 15 (Option 1)	4/1/2035 - 3/31/2040	$197,040	$16,420	$9.10	
Year 16 - 20 (Option 2)	4/1/2040 - 3/31/2045	$211,818	$17,651	$9.78	
SECURITY DEPOSIT:	None.				
GUARANTOR:	West Tennessee Healthcare, Inc. (Corporate)				
RENEWAL TERM(S):	Tenant has two (2) five (5) year renewal options.				
PERMITTED USE:	Tenant may use the Leased Premises for the operation of a medical clinic or other activity relating to health care services provided by Tenant.				
TERMINATION OPTION(S):	This Lease may not be terminated without cause.				
INTERIOR MAINTENANCE:	Tenant, at its sole cost and expense, shall be responsible for maintaining the interior portions of the Premises in good condition and repair throughout the term of the Lease. This includes all interior walls, doors, cabinetry, partitions, floors, ceilings, and finishes such as paint, flooring, and other surface coverings. The Tenant shall also maintain and repair all electrical fixtures and systems, outlets, and interior lighting systems, as well as all plumbing fixtures and systems serving the Premises.				
EXTERIOR MAINTENANCE:	"Tenant, at its sole cost and expense, shall be responsible for maintaining the exterior and structural portions of the Premises in good condition and repair throughout the term of the Lease. Exterior and structural repairs specifically include, but are not limited to, repairs to exterior walls, structural components, and roofing (including replacement). The Tenant shall also be responsible for parking and driveway paving and repairs, all HVAC repairs or replacement, non-exposed wiring or plumbing, and any work that could be considered a capital improvement to the Leased Premises. Additionally, the Tenant shall maintain all exterior doors, windows, awnings, signage, and other exterior fixtures or improvements exclusively serving the Premises. Sidewalks, parking areas, landscaping, and other exterior spaces must be kept clean, safe, and in good repair."				
REAL ESTATE TAXES:	Landlord will pass through property taxes for reimbursement via a single annual invoice. Tenat shall reimburse Landlord within 30 days of receipt of Landlord's invoice.				
UTILITIES:	Tenant shall contract with and directly pay all vendors and service providers utilized to maintain and operating the Leased Premises.				
INSURANCE:	Landlord will pass through property insurance costs for reimbursement via a single annual invoice. Tenat shall reimburse Landlord within 30 days of receipt of Landlord's invoice.				
SUBLEASE/ASSIGNMENT:	Tenant may only sublease the Leased Premises with Landlord's prior written approval, which approval shall not be unreasonably withheld. Tenant shall not have the right to assign or transfer this Lease to another party without the prior written consent of the other party, which will not be unreasonably withheld. Notwithstanding the foregoing, Tenant may assign this Lease to any other WTH entity or to a successor in interest without the necessity of Landlord prior consent, but upon prior notice to Landlord.				

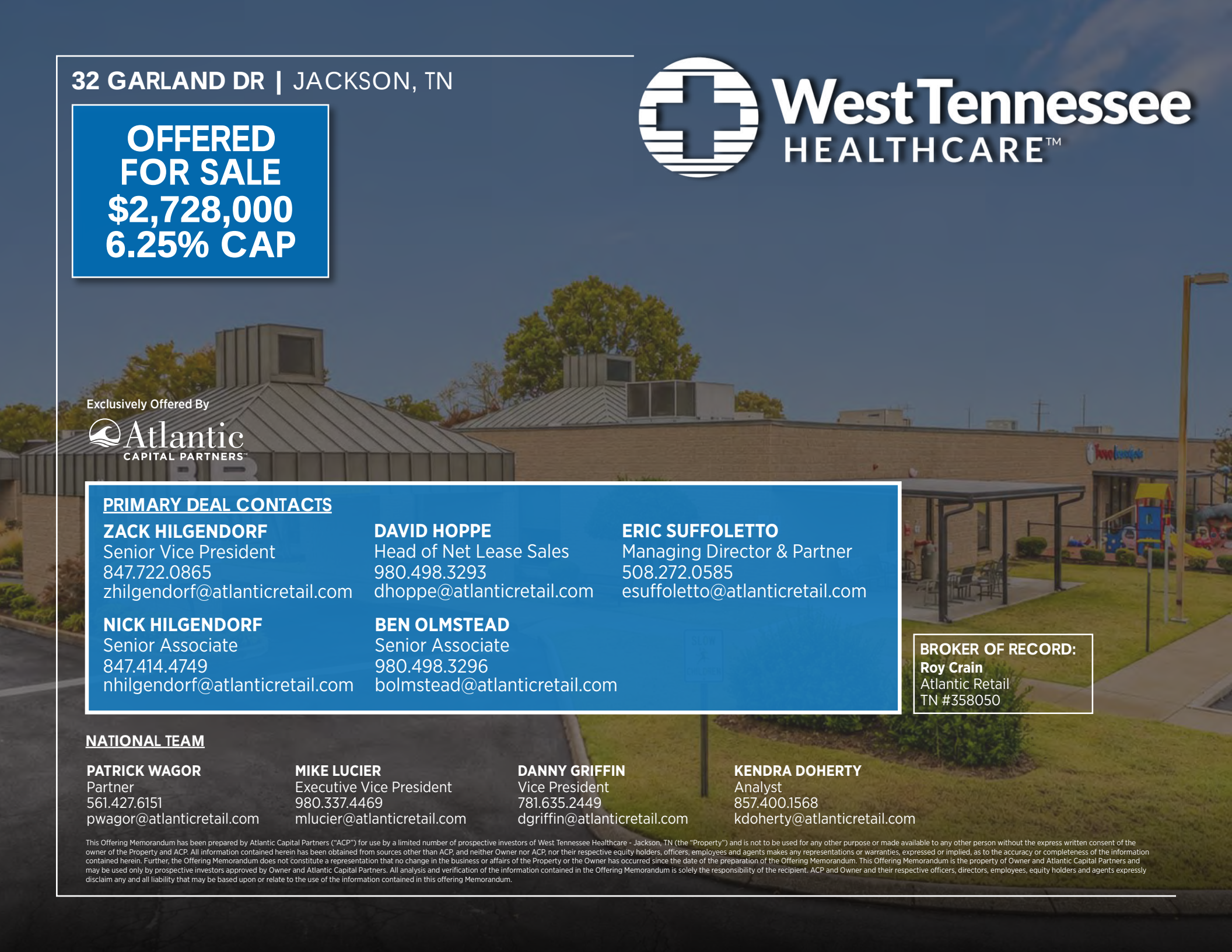
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