ONE SENIOR CARE

Mountain View PACE

PORTFOLIO

TWO-ASSET RETAIL PORTFOLIO

HAZARD, KY | MOREHEAD, KY

CONFIDENTIAL OFFERING MEMORANDUM

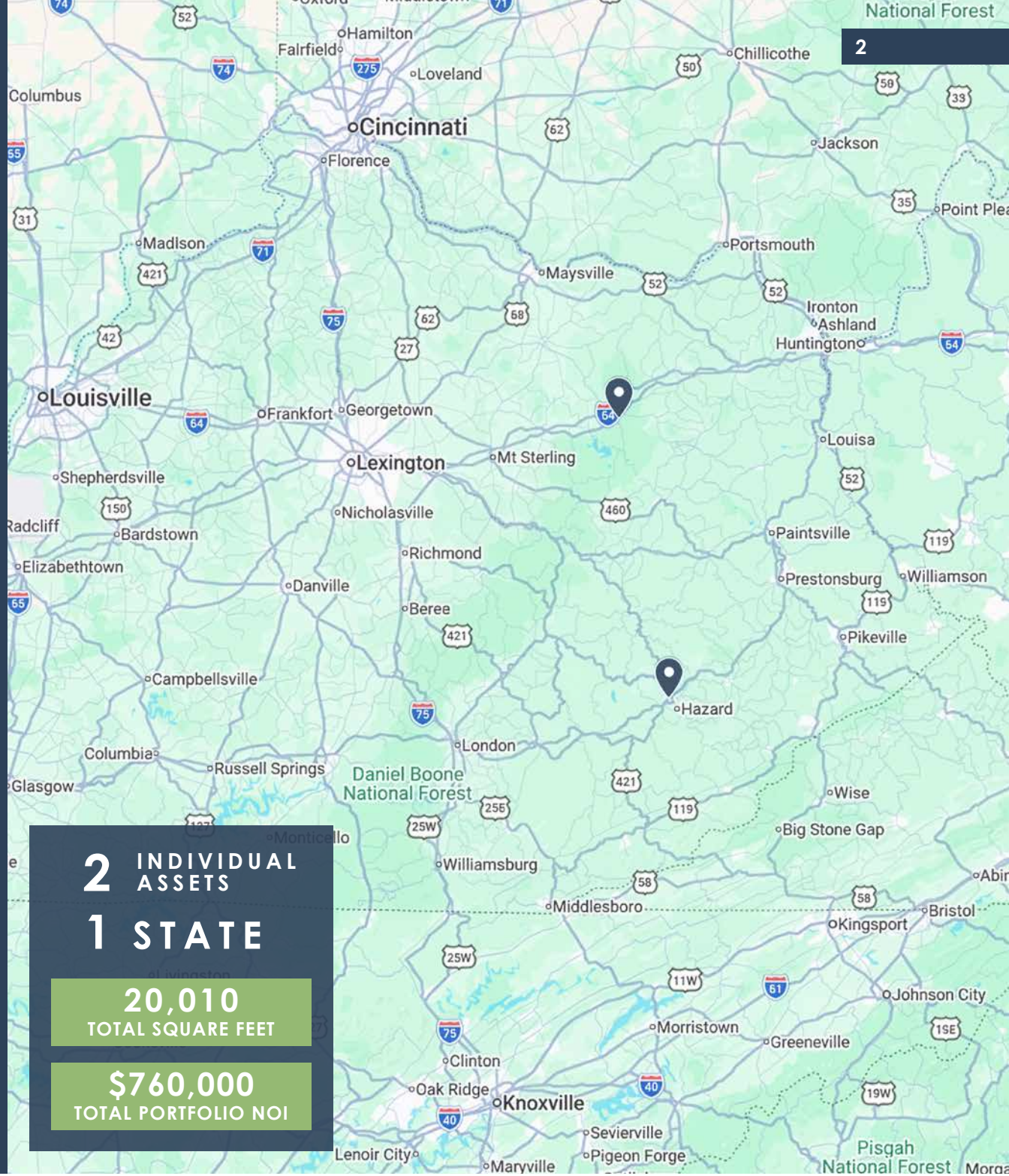
Atlantic CAPITAL PARTNERS™

ONE SENIOR CARE PORTFOLIO

EXECUTIVE SUMMARY

Atlantic Capital Partners is pleased to present the opportunity to acquire a two-property One Senior Care portfolio located in Hazard and Morehead, Kentucky. The facilities feature 2026 construction designed to accommodate the tenant's Program of All-Inclusive Care for the Elderly (PACE), which provides comprehensive medical and social services to eligible seniors.

Each property is subject to a 15-year absolute NNN lease with no landlord responsibilities and lease expirations in 2041. Corporate guaranties from One Senior Care, Inc. provide additional credit support, while the facilities serve an essential healthcare function within their respective communities. With locations spanning two eastern Kentucky markets, the offering combines long-term lease commitments, passive ownership, and exposure to needs-based senior care services supported by Medicare and Medicaid reimbursement.



2 INDIVIDUAL ASSETS

1 STATE

20,010
TOTAL SQUARE FEET

$760,000
TOTAL PORTFOLIO NOI

PORTFOLIO SUMMARY

ACTIVE TENANT	ADDRESS	CITY	STATE	SF	LAND SIZE	NOI	LEASE EXPIRATION
One Senior Care	25 Veterans Dr	Hazard	KY	9,950	1.23	$350,000	12/31/2041
One Senior Care	104 E 2nd St	Morehead	KY	10,060	0.57	$350,000	12/31/2041
TOTAL				**20,010** SQUARE FEET	**1.80** ACRES	**$700,000**	

15 YEARS
TERM REMAINING

ABSOLUTE NNN
LEASE TYPE

$700,000
PORTFOLIO NOI



ONE SENIOR CARE

Mountain View PACE

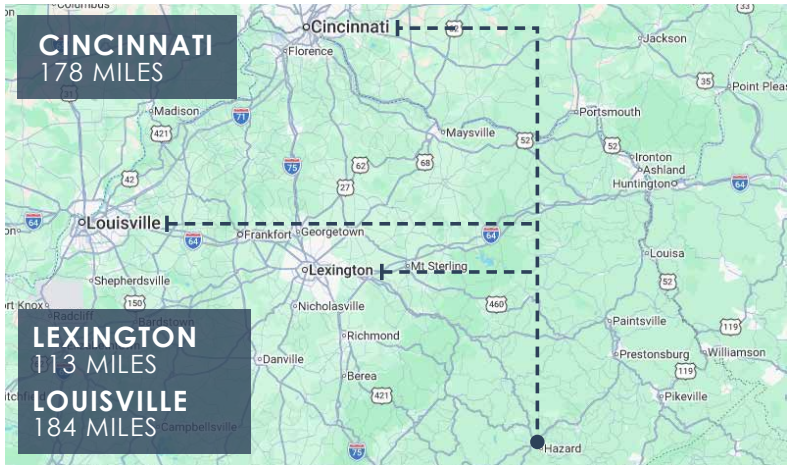
HAZARD, KY | MOREHEAD, KY

Atlantic CAPITAL PARTNERS™



PROPERTY SUMMARY

TENANT:	One Senior Care
ADDRESS:	25 Veterans Dr, Hazard, KY 41701
BUILDING SIZE (GLA):	9,950 SF
YEAR BUILT:	2026
GUARANTOR:	Corporate
LEASE TYPE:	Abs. NNN
LANDLORD RESPONSIBILITIES (Est.):	None
RENT COMMENCEMENT DATE (Est.):	1/1/2027
LEASE EXPIRATION DATE:	1/31/2042
REMAINING TERM:	15 Years
OPTION PERIODS:	3 x 5-Years
NOI:	$350,000





DEMOS

3 MILE	6,450 people | $66,980 AHHI
5 MILE	13,830 people | $64,720 AHHI

REGIONAL MEDICAL CENTER PROXIMITY

Located adjacent to Hazard ARH Regional Medical Center, placing the property within an established healthcare setting serving Hazard and surrounding eastern Kentucky communities.

PURPOSE-BUILT HEALTHCARE ASSET

The 9,950 SF facility occupies 1.23 acres and features 2026 construction designed specifically for the tenant's comprehensive senior care services.

EXTENDED OCCUPANCY POTENTIAL

The lease extends through Dec-2041 and includes 3, 5-year renewal options with 1% annual increases, supporting potential occupancy through 2056.

SOUTH AERIAL





PROPERTY SUMMARY

TENANT:	One Senior Care
ADDRESS:	104 E 2nd St, Morehead, KY 40351
BUILDING SIZE (GLA):	10,060 SF
YEAR BUILT:	2026
GUARANTOR:	Corporate
LEASE TYPE:	Abs. NNN
LANDLORD RESPONSIBILITIES:	None
RENT COMMENCEMENT DATE (Est.):	1/1/2027
LEASE EXPIRATION DATE (Est.):	1/31/2042
REMAINING TERM:	15 Years
OPTION PERIODS:	3 x 5-Years
NOI:	$350,000





DEMOS

3 MILE	11,583 people | $68,922 AHHI
5 MILE	14,980 people | $71,499 AHHI

DOWNTOWN MOREHEAD LOCATION

Positioned on East 2nd Street near the Rowan County Courthouse and Morehead Conference Center, placing the property within the city's established civic and commercial core.

EDUCATION & HEALTHCARE ANCHORS

Nearby Morehead State University and St. Claire Hospital support an employment base anchored by education and healthcare within the surrounding market.

LONG-TERM HEALTHCARE INVESTMENT

The lease extends through Dec-2041 and includes 3, 5-year renewal options with 1% annual increases, supporting potential occupancy through 2056.

SOUTHWEST AERIAL



DOWNTOWN MOREHEAD

- Historic Main Street district with preserved storefronts and local businesses
- Driven by Morehead State University and steady tourism/events

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.

ONE SENIOR CARE PORTFOLIO

TWO-ASSET RETAIL PORTFOLIO

HAZARD, KY | MOREHEAD, KY

Exclusively Offered By

Atlantic CAPITAL PARTNERS™

DEAL CONTACTS

DAVID HOPPE
Head of Net Lease Sales
980.498.3293
dhoppe@atlanticretail.com

ERIC SUFFOLETTO
Partner & Managing Director
508.272.0585
esuffoletto@atlanticretail.com

MIKE LUCIER
Executive Vice President
980.337.4469
mlucier@atlanticretail.com

BEN OLMSTEAD
Senior Associate
980.498.3296
bolmstead@atlanticretail.com

BROKER OF RECORD
JASON J TAYLOR
LICENSE: KY #204982

This Offering Memorandum has been prepared by Atlantic Capital Partners ("ACP") for use by a limited number of prospective investors of One Senior Care Portfolio (the "Properties") and is not to be used for any other purpose or made available to any other person without the express written consent of the owner of the Property and ACP. All information contained herein has been obtained from sources other than ACP, and neither Owner nor ACP, nor their respective equity holders, officers, employees and agents makes any representations or warranties, expressed or implied, as to the accuracy or completeness of the information contained herein. Further, the Offering Memorandum does not constitute a representation that no change in the business or affairs of the Property or the Owner has occurred since the date of the preparation of the Offering Memorandum. This Offering Memorandum is the property of Owner and Atlantic Capital Partners and may be used only by prospective investors approved by Owner and Atlantic Capital Partners. All analysis and verification of the information contained in the Offering Memorandum is solely the responsibility of the recipient. ACP and Owner and their respective officers, directors, employees, equity holders and agents expressly disclaim any and all liability that may be based upon or relate to the use of the information contained in this offering Memorandum.