

# Investment Offering

## Valley General Hospital Recovery Center

14764 179th Ave SE  
Monroe, WA



### Exclusively Listed by

**Andy Miller**  
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**Price: \$6,100,000 (\$265.22/SF)**

23,000 SF facility

Cap rate: 7.0%

Lease term: 10 years

Located across the street from Valley General Hospital, an affiliate of Evergreen Hospital

Currently houses Vallley General's regional chemical dependency treatment unit

## Property Information

PROPERTY INFORMATION	
Location	The building is located directly across from Valley General Hospital in Monroe, and 2 blocks south of Highway 2.
Address	14764 179th Ave SE, Monroe, WA, 98272
Building Size	23,000 SF
Number of Beds	38
Site	.96 acres
Zoning	PO - Professional Office
Parking Spaces	23
Parcel Number	28063500400800
Construction Type	Wood frame
Year Built	East building completed in 1982, West addition completed in 2003
Roof	Replaced in 2002 with 30-year estimated life
HVAC	3 heat pumps totaling 8 tons capacity. Installed 2007.



### TENANT INFORMATION:



The Valley General Hospital Recovery Center is committed to delivering recovery-based treatment in a therapeutic client-centered environment which respects each individual's rights, dignity and needs. They work collaboratively with the client and their family in the recovery process.

The Recovery Center operates with a multidisciplinary Treatment Team: the Medical Director (an addictionologist), CDP's (Chemical Dependency Professionals), ARNP's, Licensed Nurses, a Licensed Mental Health Counselor, Registered Dietitians, Pharmacists and a Pastoral Counselor. Patients are assigned to a Primary Counselor who works with the patient throughout their stay.

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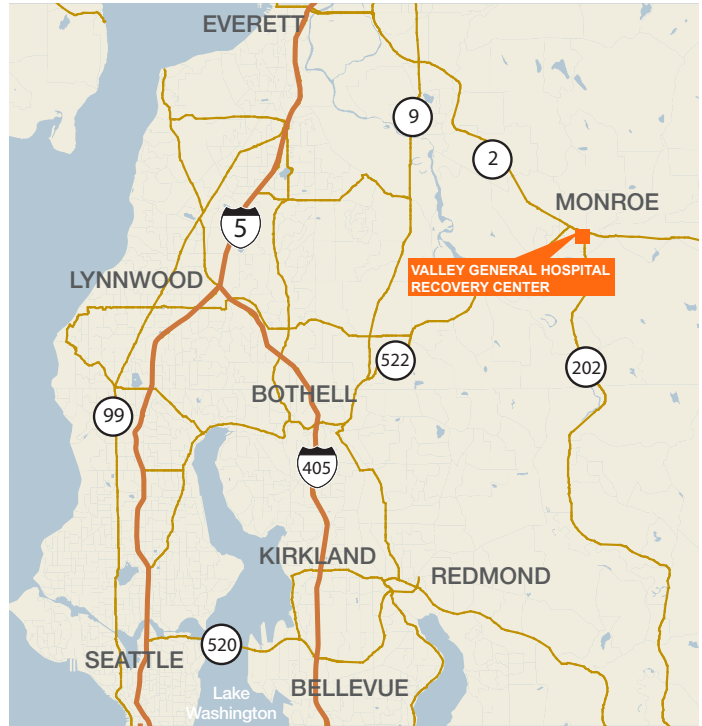
## Investment Overview

LEASE SUMMARY	Dates	Ann. NNN Base Rent	Rate
Valley General Hospital	11/15/12 to 11/14/17	\$427,368	\$18.58
23,000 SF	11/15/17 to 11/30/23	\$451,837	\$19.65
Expenses: NNN			

### TENANT PURCHASE OPTION:

The tenant has the right to purchase the property for \$6,973,000 at the end of the years 2-4 of the lease. The tenant may buy the property at the end of year 4 for the appraised value, not to be less than the current owner's purchase price along with other limitations

EXISTING FINANCING	
Loan Amount	\$3,860,000
Term	10 years, due 11/5/2023
Rate	5.0 fixed for 5 years
Pre-Payment Fee	None for sale



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