

# NAVARRO REGIONAL HOSPITAL RETAIL INVESTMENT GROUP, LLC

3201 CORSICANA CROSSING | CORSICANA, TEXAS 75109

\$3,871,957 | CAP: 6.95%



**CLICK TO VIEW  
DRONE VIDEO**

**ACTUAL SITE - PICTURE TAKEN JANUARY 1ST 2018**

# INVESTMENT SUMMARY

PRICE: \$3,871,957

CAP: 6.95%

## PROPERTY INFORMATION

|                   |   |              |                  |
|-------------------|---|--------------|------------------|
| Address:          | 3201 Corsicana Crossing   Corsicana, TX                       |              |                  |
| CAP Rate:         | 6.95%   |              |                  |
| Lessee:           | Navarro Regional Hospital, LP                                 |              |                  |
| Building Size:    | ±10,777 Sq Ft   |              |                  |
| Land Area:        | ±56,628 Sq Ft   |              |                  |
| Lease Expiration: | 1/31/2026   |              |                  |
| NYSE:             | CVH - Community Health Systems                                |              |                  |
| Lease Type:       | Absolute NNN Lease  |              |                  |
| Increases:        | 2% Annually   |              |                  |
| Guarantee:        | Navarro Regional Hospital<br>Part of Community Health Systems |              |                  |
| Rent:             | <b>Date:</b>  | <b>Rent:</b> | <b>CAP Rate:</b> |
|                   | Current   | \$269,101    | 6.50%            |
|                   | Feb 2019  | \$274,483    | 6.63%            |
|                   | Feb 2020  | \$279,973    | 6.76%            |
|                   | Feb 2021  | \$285,572    | 6.90%            |
|                   | Feb 2022  | \$291,284    | 7.04%            |
|                   | Feb 2023  | \$297,109    | 7.18%            |
|                   | Feb 2024  | \$303,051    | 7.32%            |
|                   | Feb 2025  | \$309,112    | 7.47%            |

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no representation, guarantee or warranty about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, estimates, opinions use are for example only. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

## INVESTMENT HIGHLIGHTS

- ▶ Favorable Lease Increases of 2% Annually
- ▶ ±24,000 Population
- ▶ Newer 2015 Construction
- ▶ Texas is an Income Tax Free State
- ▶ 1 Hour South of Downtown Dallas
- ▶ High End Medical Office Buildout
- ▶ Excellent Visibility / Nearby Freeway
- ▶ Part of the Community Health Systems  
NYSE: CVH



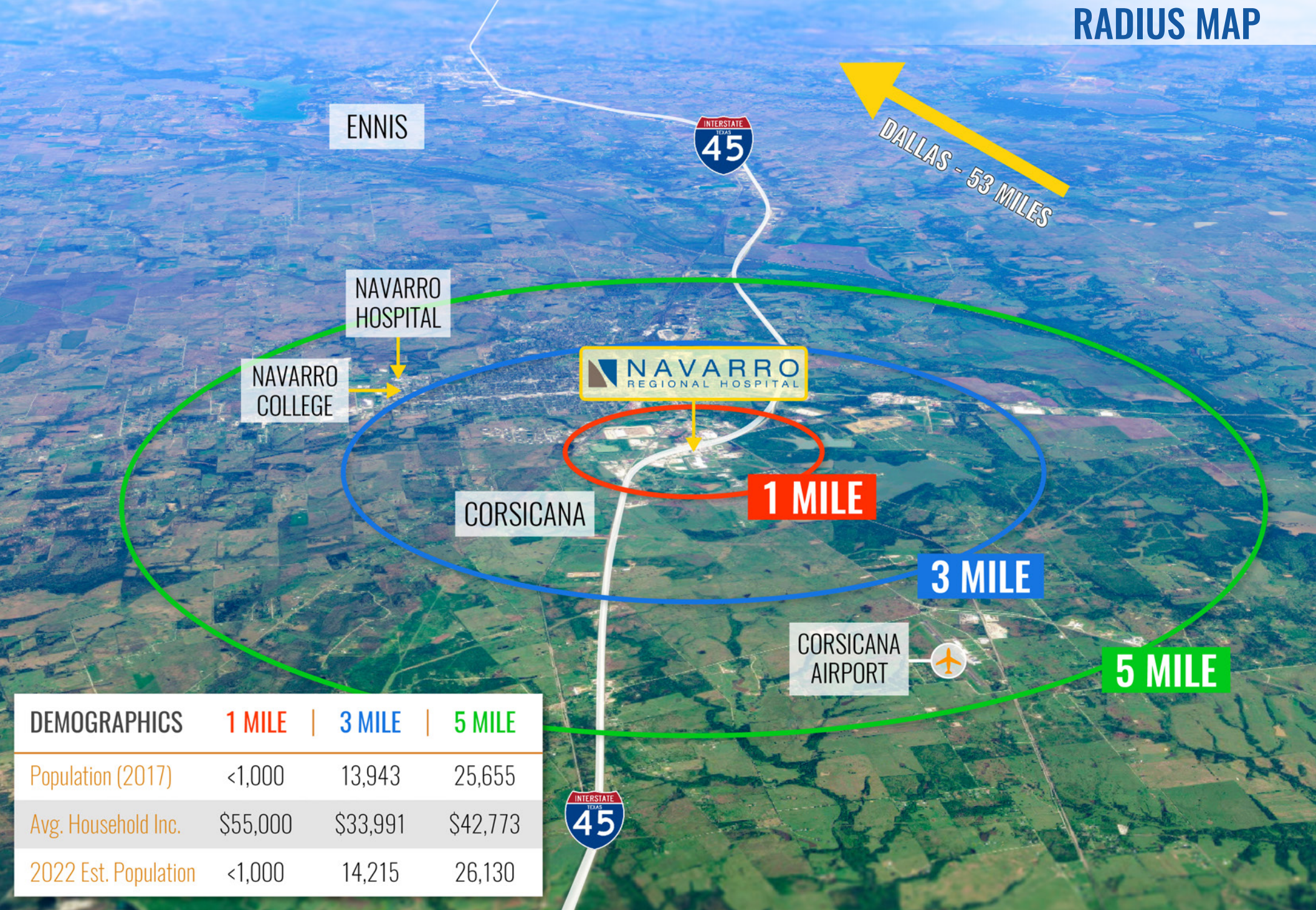


# LOCAL MAP





# RADIUS MAP



| DEMOGRAPHICS         | 1 MILE   | 3 MILE   | 5 MILE   |
|----------------------|----------|----------|----------|
| Population (2017)    | <1,000   | 13,943   | 25,655   |
| Avg. Household Inc.  | \$55,000 | \$33,991 | \$42,773 |
| 2022 Est. Population | <1,000   | 14,215   | 26,130   |



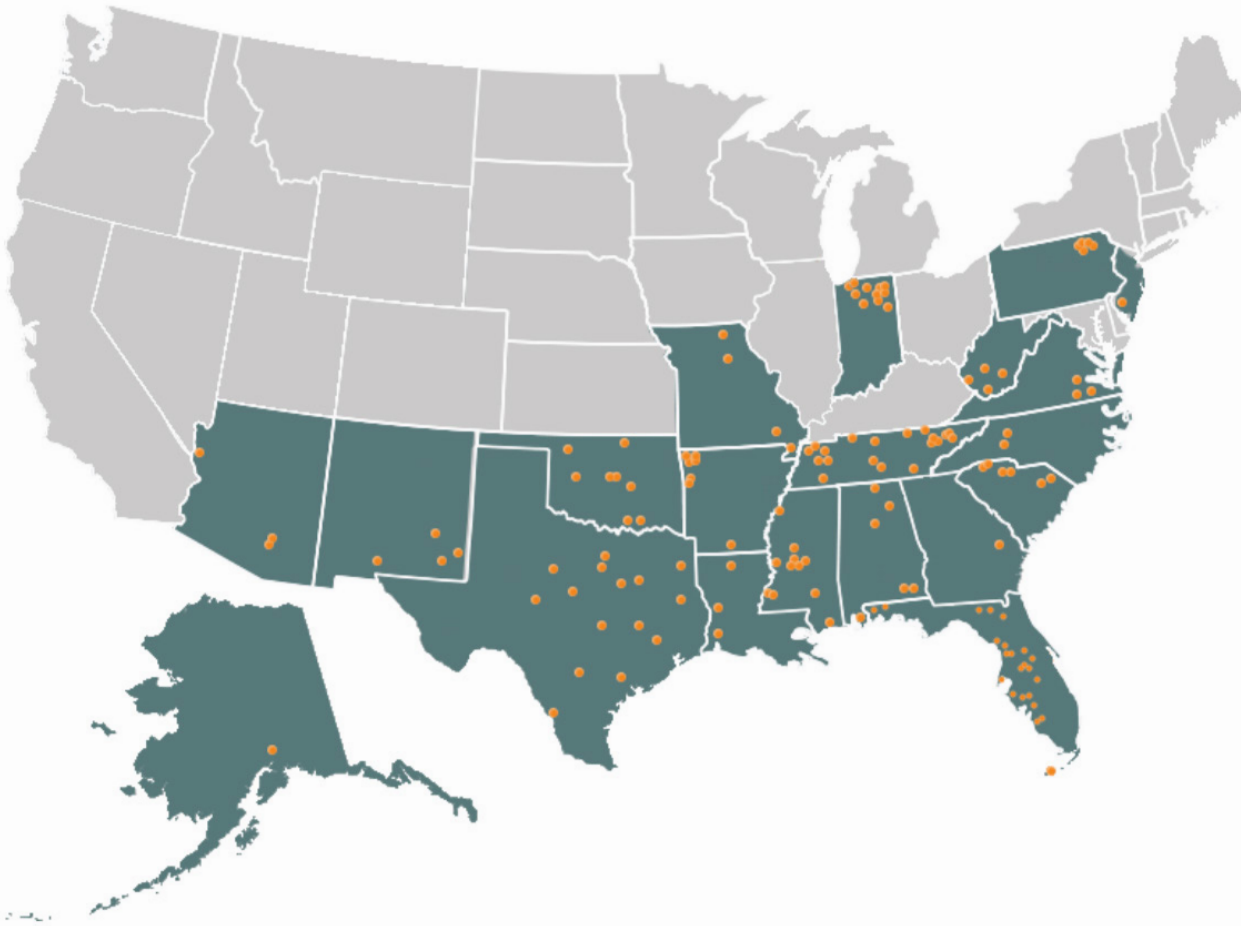
# SITE PHOTOGRAPHY

PHOTOS TAKEN - OCTOBER 1ST 2017



**129**  
HOSPITALS

**20**  
STATES



NYSE: **CYH**

For more than 30 years, our organization has been keeping healthcare close to home in cities and towns across the nation. Our affiliated hospitals deliver a wide range of health services and function as vitally important members of their local communities.

As one of the largest hospital organizations in the nation, our size provides an advantageous economy of scale and critical resources to help local hospitals identify and act on opportunities. As a result, these hospitals have made significant investments in healthcare services, physician recruitment, facility improvements, modern medical technology and, most importantly, an ever-strengthening commitment to clinical excellence.

Acquisitions also have fueled our growth. Dozens of individual community hospitals and small healthcare systems have joined our organization over the past decade. Integration of these facilities, along with the large scale acquisitions of Triad Hospitals, Inc. in 2007 and Health Management Associates, Inc. in 2014, has made us one of the largest publicly traded hospital companies in the nation as measured by number of hospital facilities.

On April 29, 2016, the organization formed a new, independent, publicly traded hospital company by spinning off a group of 38 hospitals and Quorum Health Resources, LLC, a leading hospital management and consulting firm. That new company is Quorum Health Corporation, which is also headquartered in Middle Tennessee.

Community Health Systems, Inc. is headquartered in Franklin, Tennessee, and our common stock trades on the New York Stock Exchange under the symbol CYH.