

CACHE VALLEY SPECIALTY HOSPITAL INVESTMENT

2380 N 400 E | North Logan, Utah 84341

Property Id: 1045



Price: \$25,500,000

PROPERTY HIGHLIGHTS

- 55,220 Total Square Feet
- 10.22 Acres
- Built in 2000/2002/2016
- Tenant: HCA Healthcare
 - Publicly traded on NYSE (HCA)
- NOI: \$1,650,000

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INTERSTATE COMMERCIAL
PROPERTIES

COMMERCIAL REAL ESTATE SERVICES

INTERSTATECP.COM

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HCA Healthcare, Inc., through its subsidiaries, provides health care services. The company operates general, acute care hospitals that offer medical and surgical services, including inpatient care, intensive care, cardiac care, diagnostic, and emergency services; and outpatient services, such as outpatient surgery, laboratory, radiology, respiratory therapy, cardiology, and physical therapy services. It also operates psychiatric hospitals, which provide therapeutic programs comprising child, adolescent and adult psychiatric care, and adolescent and adult alcohol and drug abuse treatment and counseling. In addition, the company operates outpatient health care facilities consisting of freestanding ambulatory surgery centers, freestanding emergency care facilities, urgent care facilities, walk-in clinics, diagnostic and imaging centers, rehabilitation and physical therapy centers, radiation and oncology therapy centers, physician practices, and various other facilities. As of July 1, 2019, it operated 185 hospitals and approximately 2,000 sites of care, including surgery centers, freestanding ERs, urgent care centers, and physician clinics located in 21 states and the United Kingdom. The company was formerly known as HCA Holdings, Inc. HCA Healthcare, Inc. was founded in 1968 and is headquartered in Nashville, Tennessee. - Yahoo Finance

Lease Options & Escalations					
Lease Term	Start	LED	Monthly Rent	Annual Rent	% Increase
Current Term	11/6/2014	1/1/2026	\$125,157.00	\$1,501,884.00	2.5% Annually
Option 1	1/2/2026	1/1/2031	\$164,216.83	\$1,970,601.96	2.5% Annually
Option 2	1/2/2031	1/1/2036	\$185,796.27	\$2,229,555.24	2.5% Annually
Option 3	1/2/2036	1/1/2041	\$210,211.43	\$2,522,537.11	2.5% Annually
Option 4	1/2/2041	1/1/2046	\$237,834.93	\$2,854,019.20	2.5% Annually

*Inquire for details



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