

OFFERING MEMORANDUM





BRIGHTSPRING HEALTH SERVICES | DIXIE LODGE & LEVEL 11 PHYSICAL THERAPY | HOLLY, MI

10483 S Dixie Highway Holly, MI 48442

# LISTED BY NATHAN HUFFMAN Peranich Huffman Net Lease Group Direct: (972) 865-7991 Email: nathan@phnlg.com **BRIAN BROCKMAN** Cooperating Broker Bang Realty-Michigan, Inc MI License #: 6502428679



#### **Investment Overview**

BrightSpring Health Services | Holly, MI



Peranich Huffman Net Lease Group, in conjunction with InCommercial Property Group, are pleased to present for sale, the Dixie Lodge & Level 11 Physical Therapy medical facility located in Holly, Michigan.

The offering provides an opportunity to acquire a 16,432 square foot healthcare asset on a 3-acre parcel. The property is 100% occupied and leased to two strong tenants: Dixie Lodge Living & Wellness, and Level 11 Physical Therapy, LLC, both subsidiaries of BrightSpring Health Services, one of America's leading health and human services providers. Dixie Lodge has 3.5 years remaining on their current lease term, whereas, Level 11 has 5.5 years remaining, combining for an average of 4.5 years of lease term remaining. The investment is secured by Triple Net (NNN) lease structures, where both tenants bear responsibility for expenses related to taxes, insurance, and maintenance costs, limiting landlord obligations to the structural elements (foundation, exterior walls, and roof).

Built in 2018, the facility's prime location allows it to serve as a regional hub for advanced neurological rehabilitation, drawing patients from Grand Blanc, Flint, and communities throughout Genesee and northern Oakland counties.



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## **Lease Abstract**

BrightSpring Health Services | Dixie Lodge Living & Wellness

Dixie Lodge Living & Wellness

Tenant

Neurological Rehabilitation

Facility Use

8,286 Square Feet (50.4%)

Leased Area

Net Lease

Lease Type

3.5 Years

Lease Term Remaining

01/31/2029

Lease Expiration Date

Dixie Lodge, LLC

Lessee Entity

\$186,093

Annual Base Ren

Half of CPI Annually (0.50% Min, 2.00% Max), Commencing February 2027

Rent Escalation

(2) 5-Year Options

Renewal Option

Half of CPI Annually (0.50% Min, 2.00% Max)

Renewal Option Rent Escalation



## Lease Abstract

BrightSpring Health Services | Level 11 Physical Therapy

Level 11 Physical Therapy

Physical, Occupational, and Speech Therapy

8,146 Square Feet (49.6%)

Net Lease

5.5 Years\*

01/31/2031\*

Level 11 Physical Therapy, LLC

\$192,602

Half of CPI Annually (0.50% Min, 2.00% Max), Commencing February 2027

(1) 3-Year Option and (2) 5-Year Options

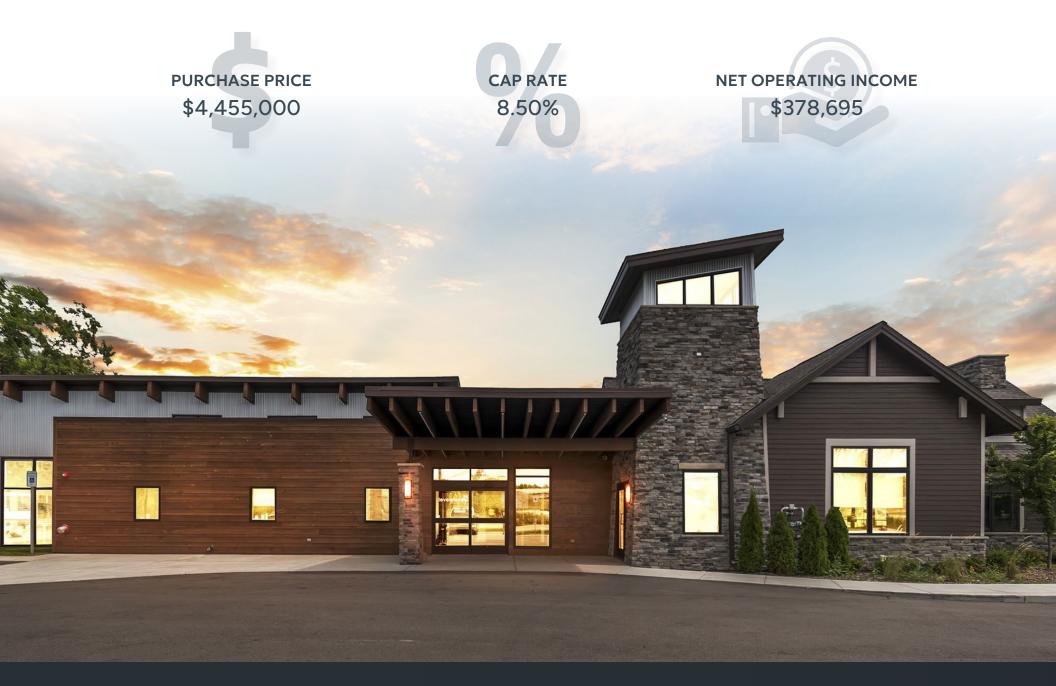
Half of CPI Annually (0.50% Min, 2.00% Max)

\*Effective 01/31/2029, tenant has the one-time option to terminate lease.





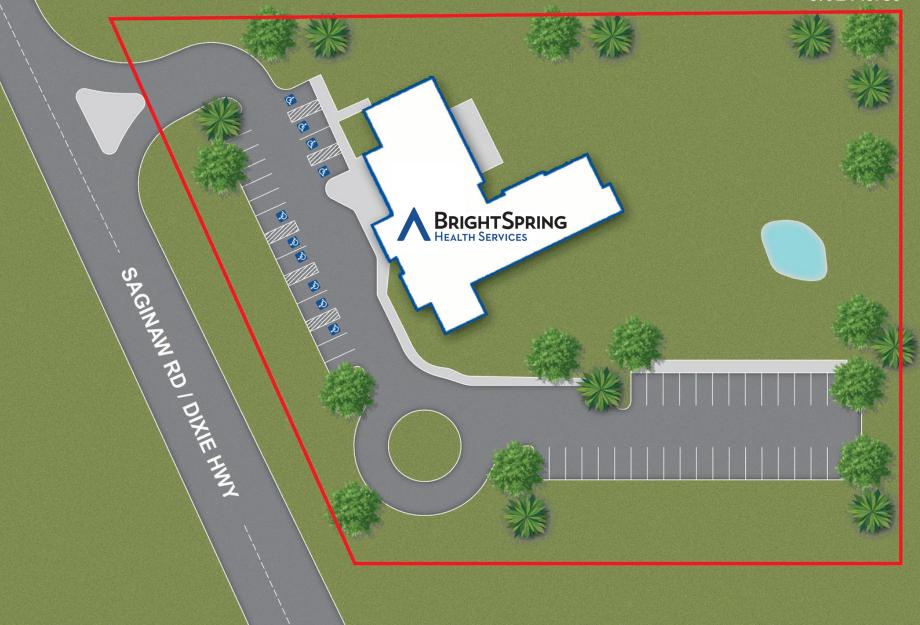




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3.02 Acres



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## Parent Company Overview

**BrightSpring Health Services** 



### People & Training

\$200M annual investment in people, training, auditing and technologies





#### Signature Programs

Demonstrating high marks for service levels and proven effectiveness



Data & Analytics Real-time resources and actionable insights

Technology
Adapting advancements to drive efficiency, data visibility and outcomes



Commitment to
Continuous Improvement
Implementing initiatives and
programs across organization







Culture & Accountability
Focus on high-touch monitoring
auditing and compliance

200

Corporate quality and compliance team members working across the enterprise in addition to thousands of field clinicians and program managers 900

Pharmacies, branches/agencies, and service locations accredited by leading national accreditation bodies

BrightSpring is the parent company of a family of services and brands that provides clinical, nonclinical, pharmacy and ancillary care services for people of all ages, health, and skill levels across home and community settings. The company is the leading provider of diversified home and community-based health and pharmacy services to medically complex and high-need populations. BrightSpring's primary businesses include: behavioral health (including autism services), home health care (including personal care, home health, and hospice), neuro therapy, job placement, vocational training, supported by pharmacy and telecare ancillary technologies and services.

BrightSpring's businesses employ over 50,000 team members in 47 states and provide services for over 300,000 people every day.

BrightSpring is focused on providing quality outcomes and solutions through best-in-class services and investments in people, process and technology innovation, including the development of its Connected Home model of care. Founded and headquartered in Louisville, Kentucky, the company has been making a difference in communities since 1974 – helping people live their best life.



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