



NNN HEALTHCARE CAMPUS INVESTMENT OPPORTUNITY

283-287 OLD MARLTON PIKE
MEDFORD, NJ



PINELANDS RECOVERY CENTER



Wolf Commercial Real Estate
www.WolfCre.com

MARLTON, NJ | PHILADELPHIA | KING OF PRUSSIA, PA

Property Details

- Three buildings totaling +/- 40,000 SF
- 45+ Acres
- NNN Lease (except for roof & structure)
- \$1,043,925.60 NOI 2021
- 3% annual escalators
- Lease extended until 11/30/2030
- Two Five-year extension options
- Ability to develop 4th building and increase NOI
- Corporate Guarantor



The foregoing information was furnished to us by sources which we deem to be reliable, but no warranty or representation is made as to the accuracy thereof. Subject to correction of errors, omissions, change of price, prior sale or withdrawal from market without notice.

Tenant/Guarantor Info

PINELANDS Recovery Center of Medford

Pinelands Recovery Center of Medford, as part of the Discovery Behavioral Health network, is widely known as one of New Jersey's finest, most respected addiction treatment facilities. Backed by a partnership with researchers at Rutgers University and hailed by media critics for highly successful results, the goal of Pinelands is to achieve long-term physical, mental, emotional and spiritual recovery.



Partnership with MAP Health Management

In 2019, Pinelands Recovery Center announced its partnership with MAP Health Management, the nation's leading provider of peer-recovery support services and data insights for people with Substance Use Disorders.

Formed in 2011, the MAP program provides peer recovery support services and clinical outcomes reporting to Pinelands to support the ongoing recovery of individuals who complete their treatment program. A hallmark of Pinelands program is to position each client for long term recovery – aftercare programs, alumni events and outcomes studies are part of this process.



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DISCOVERY Behavioral Health

Discovery Behavioral Health, a national leader in evidence-based clinical treatment, is committed to providing the ultimate inpatient access, through a strategic mix of geographic locations and tiered pricing that makes life changing care affordable and accessible for the largest possible client base. Discovery continues to expand its footprint nationwide with treatment centers specializing in behavioral health, eating disorders, substance abuse and dual diagnosis.

Founded in 1998, Discovery Behavioral Health operates over 77 health centers across the country where it provides a range of services including inpatient detoxification, residential treatment, day treatment programs and intensive outpatient care. The center serve patients suffering from addiction, eating disorders, and general mental health conditions such as mood disorders, anxiety and trauma.



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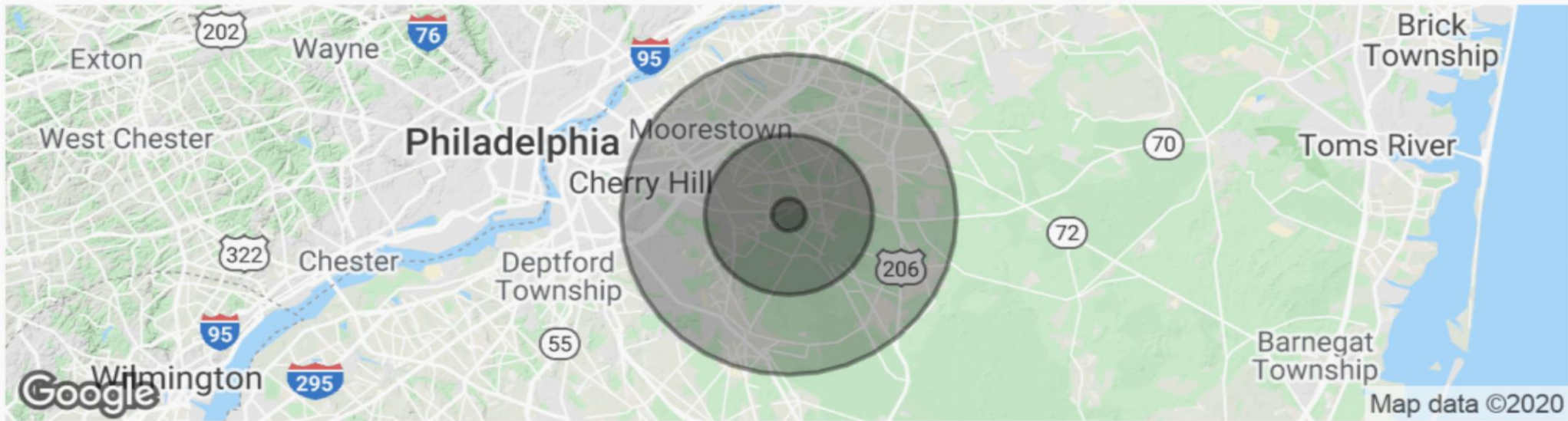


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Demographics



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	4,060	99,121	409,641
Average age	38.9	40.8	40.6
Average age (Male)	38.3	39.2	39.3
Average age (Female)	40.9	42.4	42.0
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,531	37,775	152,187
# of persons per HH	2.7	2.6	2.7
Average HH income	\$104,818	\$109,118	\$105,748
Average house value	\$355,513	\$354,639	\$342,669

* Demographic data derived from 2010 US Census

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Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Wolf Commercial Real Estate, LLC makes no warranties and/or representations regarding the veracity, completeness, or

relevance of any financial data or assumptions. Wolf Commercial Real Estate, LLC does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Wolf Commercial Real Estate, in compliance with all applicable fair housing and equal opportunity laws.

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Who We Are

Wolf Commercial Real Estate | CORFAC International is a full-service commercial real estate brokerage and advisory firm specializing in office, retail, medical, industrial, and investment properties in Southern New Jersey and the Philadelphia region.

We provide a complete range of real estate services to commercial landlords, tenants, investors, developers, banks, commercial loan servicers and companies, guided by our total commitment to our clients and our community. Our team is devoted to building successful relationships, and we provide each client the highest levels of responsiveness, attention to detail, and communication even after the transaction is complete.

Investment Property Services

Wolf Commercial Real Estate works closely with investors, finding the best investment properties and most favorable conditions for individual circumstances and financial goals. We work as a seamless strategic partner to achieve success together, finding the best office, retail, healthcare and industrial properties to maximize return for clients.

WCRE's commercial real estate advisors have executed transactions for every type of real estate and real estate-related asset and entity. Our team approach ensures superior accountability, broad market coverage and depth of talent and experience, all to achieve maximum pricing.

WCRE provides clients with sophisticated consulting and transaction services, taking an investment asset through its entire life cycle and every contingency. Representing buyers and sellers, WCRE has closed all types of financial transactions. WCRE provides a full range of real estate services including asset sales, sale leasebacks, leasing, asset management, valuation, due diligence and consulting.

Our professionals are transaction specialists with most hold degrees in business law or real estate. We maintain direct relationships with an extensive investor base, including local, national, public and private investors, users and developers.



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