



LYNCHBURG GYNECOLOGY

2728 OLD FOREST ROAD
LYNCHBURG, VA 24501



INTERACTIVE
OFFERING MEMORANDUM

EXCLUSIVELY LISTED BY

POINTS OF CONTACT



BROKER OF RECORD
Kyle Matthews
License No. 226035518 (VA)



SUBJECT PROPERTY



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2728 OLD FOREST ROAD, LYNCHBURG, VA 24501

Matthews Healthcare Division is excited to present this opportunity to acquire an absolute NNN medical office sale leaseback with 3% annual increases and a highly advantageous return. Lynchburg Gynecology has a long history at this location and will be executing a sale leaseback, allowing an investor passive income with the favorable lease terms included with this asset.

Lynchburg Gynecology provides specialized care at this easily accessible and highly visible location, just over 1.5 miles from the 358-bed Centra Lynchburg General Hospital, and less than 5 miles from downtown Lynchburg. Take advantage of this rare opportunity to acquire a healthcare real estate asset in one of Virginia's most well known cities.

LYNCHBURG GYNECOLOGY



PRICE
\$1,255,000



NOI
\$138,000



GLA
±4,864 SF



CAP RATE
11.00%



YEAR BUILT
1990



PROPERTY OVERVIEW

Property Name	Lynchburg Gynecology
Address	2728 Old Forest Road, Lynchburg, VA
Property Size	±4,864 SF
Lot Size (AC)	±1.09 AC
Year Built	1990
Property Type	Medical Office Building
Ownership Type	Fee Simple





INVESTMENT HIGHLIGHTS

Healthcare Real Estate

Medical office buildings have a reputation for being ideal tenants as they tend to provide higher rental rates, passive income, improved value for real estate, and resiliency against economic downturns.

Passive Income

This asset includes an absolute NNN lease, allowing a future owner the ability to have predictable, secure income that is not subject to increased expenses or management.

Rental Increases

With historically high inflation rates, rental increases have become increasingly important for any asset. This opportunity provides for 3% annual increases to ensure your investment dollars continue to grow and have a hedge against inflation.

Lynchburg, VA

This property is located in one of the most well know cities in Virginia. Located a few miles from downtown Lynchburg, this asset is easily accessible and boasts an increased demand from it's well-known location.

Affluent Neighborhood

Lynchburg Gynecology is positioned within the top 10 most affluent areas of Lynchburg.

Hospital Proximity

Centra Lynchburg General Hospital is a 358-bed hospital and is just over 1.5 miles from the subject property. This proximity is ideal for any medical office by providing the synergy of a medical corridor and familiar location within the community.

Market Fundamentals

Lynchburg provides solid market fundamentals such as growing rents, a 3.7% vacancy rate, and increased demand from decreasing vacancies with no new construction currently underway.

Specialized Care

Lynchburg Gynecology provides specialized care, with the primary physician having a 15 year track record at this location. Specific care such as this provides a unique demand and solid patient base that significantly bolsters long-term success.

Women's Health Industry

The Women's Health Industry has a 2022 estimated value of \$41.5B with an expected compounding growth of 5% annually through 2030.

Advantageous Return

At a 11.00% cap rate, this asset provides a rare opportunity for an investor to receive a premium return, allowing for a profitable spread above today's interest rates.

INVESTMENT SUMMARY

List Price	\$1,255,000
NOI	\$138,000
Cap Rate	11.00%
Price PSF	\$258.02
Rent PSF	\$28.37

LEASE ABSTRACT

Tenant Name	Lynchburg Gynecology
Ownership Type	Fee Simple
SF Leased	±4,864 SF
Initial Term	1 Year
Rent Commencement	Close of Escrow
Lease Expiration	1 Year after COE
Base Rent	\$138,000
Rental Increases	3% Annually
Renewal Options	Ten, 1-Year Options
Expense Structure	Absolute NNN

FINANCING OPTIONS

For financing, please contact:
 Gregory Kavoklis
 +1 (818) 206-5835
gregory.kavoklis@matthews.com





TOTAL NOI
\$138,000



YEAR BUILT
1990



BUILDING SIZE
±4,864 SF



PRICE/SF
\$258.02

ANNUALIZED OPERATING DATA

Lease Year	Annual Rent	Monthly Rent	Rent PSF	Cap Rate
Current Year	\$138,000	\$11,500.00	\$28.37	11.00%
Option 1	\$142,140	\$11,845.00	\$29.22	11.33%
Option 2	\$146,404	\$12,200.35	\$30.10	11.67%
Option 3	\$150,796	\$12,566.36	\$31.00	12.02%
Option 4	\$155,320	\$12,943.35	\$31.93	12.38%
Option 5	\$159,980	\$13,331.65	\$32.89	12.75%
Option 6	\$164,779	\$13,731.60	\$33.88	13.13%
Option 7	\$169,723	\$14,143.55	\$34.89	13.53%
Option 8	\$174,814	\$14,567.86	\$35.94	13.93%
Option 9	\$180,059	\$15,004.89	\$37.02	14.35%
Option 10	\$185,460	\$15,455.04	\$38.13	14.78%



Lynchburg Gynecology is a leading healthcare provider dedicated to women's health and well-being in the Lynchburg area. Committed to delivering comprehensive and compassionate care, the team of experienced gynecologists and healthcare professionals at Lynchburg Gynecology focuses on providing personalized services to meet the unique needs of each patient. From routine check-ups and preventive care to advanced gynecological procedures, the practice strives to ensure the highest standard of care for women at every stage of life. With a patient-centered approach, Lynchburg Gynecology aims to create a supportive and comfortable environment, fostering open communication and trust between patients and their healthcare providers.



● **Website**
lynchburggynecology.com



● **Locations**
1



● **Location**
Lynchburg, VA





Walmart Supercenter
SUBWAY
verizon
goodwill
Great Clips

Bojangles
TACO BELL

Valvoline
SUBWAY

Lola's
MEXICAN CUISINE & CANTINA

McDonald's

O'Reilly
AUTO PARTS
Advance Auto Parts

etc.
Consignment Shoppe

LYNCHBURG
ENDODONTICS
Care You Can Smile About

PIZZA
PAPA JOHN'S

Grace Care
LIFE

KING'S ISLAND
RESTAURANT

SUBJECT PROPERTY

OLD FOREST RD
± 14,000 VPD

SNAP
FITNESS-24-7

JOE BEAN'S
Espresso Espresso



DOLLAR GENERAL

Linkhorne Elementary School
 419 STUDENTS

JOE BEAN'S
Express Espresso

Linkhorne Middle School
 599 STUDENTS

KING'S ISLAND RESTAURANT

SNAP FITNESS-24-7

SUBJECT PROPERTY

Grace Care LLC

OLD FOREST RD + 14,000 VPD

LYNCHBURG, VA

Lynchburg, Virginia, nestled in the foothills of the Blue Ridge Mountains, is a city steeped in history and Southern charm. With a rich heritage dating back to the 18th century, Lynchburg played a pivotal role in both the American Revolution and the Civil War. Today, it stands as a vibrant and dynamic community, blending the echoes of its past with modern amenities. The city boasts a picturesque landscape with the James River flowing through its heart, providing a scenic backdrop for outdoor activities and recreational pursuits. Lynchburg is home to diverse cultural attractions, including museums, art galleries, and historic sites like the Appomattox Court House, where the Civil War effectively came to an end. Residents and visitors alike can explore the charming downtown area, characterized by red-brick architecture, quaint shops, and a variety of dining options. Lynchburg's sense of community is evident in its welcoming atmosphere, fostering a strong connection between its residents and a commitment to preserving the city's rich heritage for generations to come.

DEMOGRAPHICS			
POPULATION	1-MILE	3-MILE	5-MILE
2020 Population	7,257	41,640	76,638
2023 Population	7,233	42,529	79,822
2028 Population Projection	7,057	41,672	78,649
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2020 Households	2,427	15,515	30,459
2023 Households	2,395	15,908	31,785
2028 Household Projection	2,326	15,574	31,296
INCOME	1-MILE	3-MILE	5-MILE
Avg. Household Income	\$58,300	\$60,264	\$68,415



DISTANCE MAP



SUBJECT PROPERTY

±4.5 MILES

**DOWNTOWN
LYNCHBURG, VA**

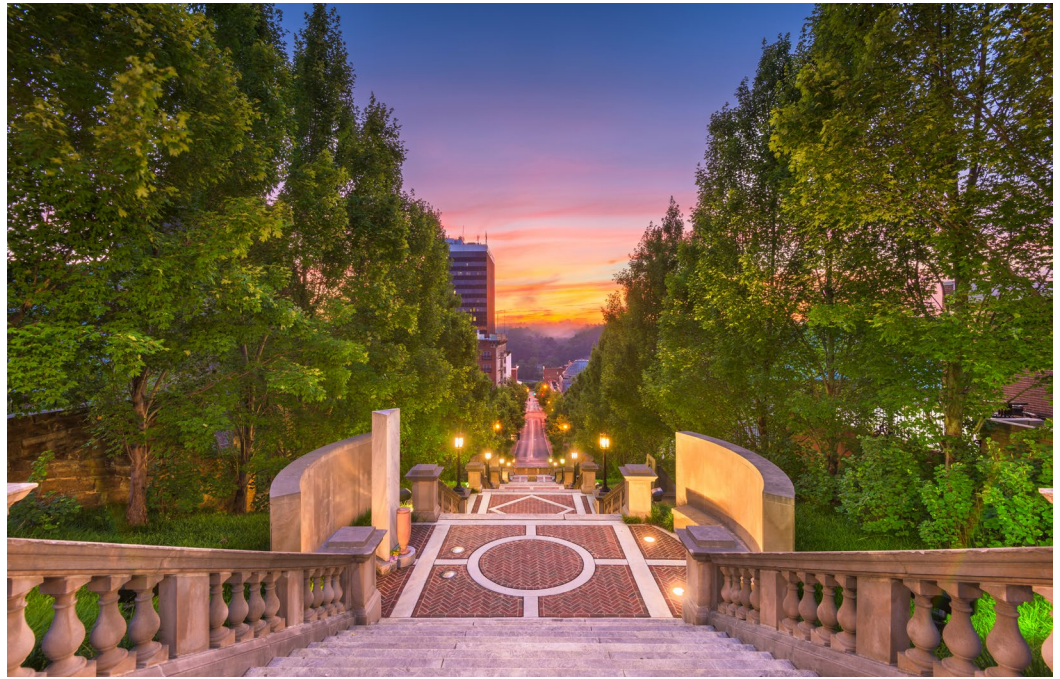


ECONOMY

Lynchburg has maintained a diverse and resilient economy. Historically rooted in industries such as tobacco and manufacturing, the city has undergone a transformation over the years, adapting to economic changes. In recent times, Lynchburg has seen growth in sectors such as healthcare, education, and technology. Institutions like Liberty University contribute significantly to the city's economic landscape. Additionally, the healthcare sector has expanded with the presence of major medical facilities. The city's strategic location along major transportation routes and the James River further supports trade and commerce. While facing the economic challenges that many cities encounter, Lynchburg has demonstrated adaptability and a commitment to fostering a business-friendly environment. Continued investments in infrastructure and a diverse range of industries contribute to the overall economic vitality of Lynchburg. For the most current and specific information, it is advisable to refer to recent economic reports and local news sources.

ATTRACTIONS

The city offers a rich tapestry of attractions, blending historical significance with contemporary charm. History enthusiasts can explore sites such as the Appomattox Court House National Historical Park, where the Civil War effectively concluded, or visit Thomas Jefferson's Poplar Forest, an architectural gem showcasing the third President's innovative designs. The vibrant downtown area invites visitors to stroll along brick-lined streets, discovering a plethora of unique shops, art galleries, and delectable dining options. Nature lovers can enjoy the scenic beauty of the James River, offering opportunities for outdoor activities like hiking, kayaking, and biking along the James River Heritage Trail. Lynchburg is home to the Lynchburg Museum and the Old City Cemetery, both providing insights into the city's past. For those seeking cultural experiences, the Academy Center of the Arts hosts a variety of performances and exhibitions. Additionally, the Point of Honor mansion offers a glimpse into antebellum life. Lynchburg's diverse array of attractions ensures there's something for everyone, whether you're drawn to history, outdoor adventures, or cultural exploration.



LIBERTY UNIVERSITY

Liberty University, located in Lynchburg, Virginia, stands as one of the largest and most prominent Christian universities in the world. Founded in 1971 by the late Jerry Falwell Sr., the university has grown into a comprehensive institution with a commitment to providing a Christian academic environment. Liberty University offers a wide range of undergraduate and graduate programs, including business, education, healthcare, law, and the arts. The university's campus is characterized by state-of-the-art facilities, modern amenities, and a vibrant student life. With a focus on integrating faith and learning, Liberty University aims to cultivate not only academic excellence but also the spiritual and ethical development of its students. The university's online programs have expanded its reach globally, attracting students from various backgrounds. Liberty University's emphasis on Christian values, rigorous academics, and a diverse array of extracurricular activities contributes to its standing as a significant institution in higher education.



CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **2728 Old Forest Road, Lynchburg, VA 24501** (“Property”). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants’ plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews Real Estate Investment Services is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity’s name or logo, including any commercial tenant’s name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews Real Estate Investment Services, the property, or the seller by such entity.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser’s sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

Net Lease Disclaimer – There are many different types of leases, including gross, net, single net (“N”), double net (“NN”), and triple net (“NNN”) leases. The distinctions between different types of leases or within the same type of leases, such as “Bondable NNN,” “Absolute NNN,” “True NNN,” or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant’s respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers’ particular needs.

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POINTS OF CONTACT



KYLE MATTHEWS

Broker of Record

License No. 226035518 (VA)

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