



**KANSAS CITY
NET LEASE
MEDICAL OFFICE PORTFOLIO**

Three Properties | 100% Leased | 50,469 SF



Investment Summary

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JLL has been exclusively retained to offer to qualified investors the opportunity to purchase a 100 percent fee simple interest in the Kansas City Net Lease Medical Office Portfolio (the “Portfolio” or individually “Properties”). The Kansas City Net Lease Medical Office Portfolio is a unique opportunity to invest in three newly constructed, best-in-class, medical office buildings comprising over 50,000 square feet and concentrated in the Kansas City metro area. The three-property portfolio is 100% leased with exceptional weighted average remaining lease term of 15.0 years, offering durable in-place cash flows and growth through contractual escalations. Portfolio tenancy is a mix of health system (AdventHealth) and market-leading physician groups. Each of the properties is a strategic outpatient location, and they comprise a wide range of specialty uses including neurology, cardiology, primary care, pain, women’s health, imaging, urgent care, and pediatrics.



SQUARE FEET

50,469



OF PROPERTIES

3



PERCENT LEASED

100%



WALT

15-year



AdventHealth

**LEASED TO ADVENTHEALTH
(MOODY’S: AA2)**

28%



CONSTRUCTED

2021



NNN LEASES

100%



MSA

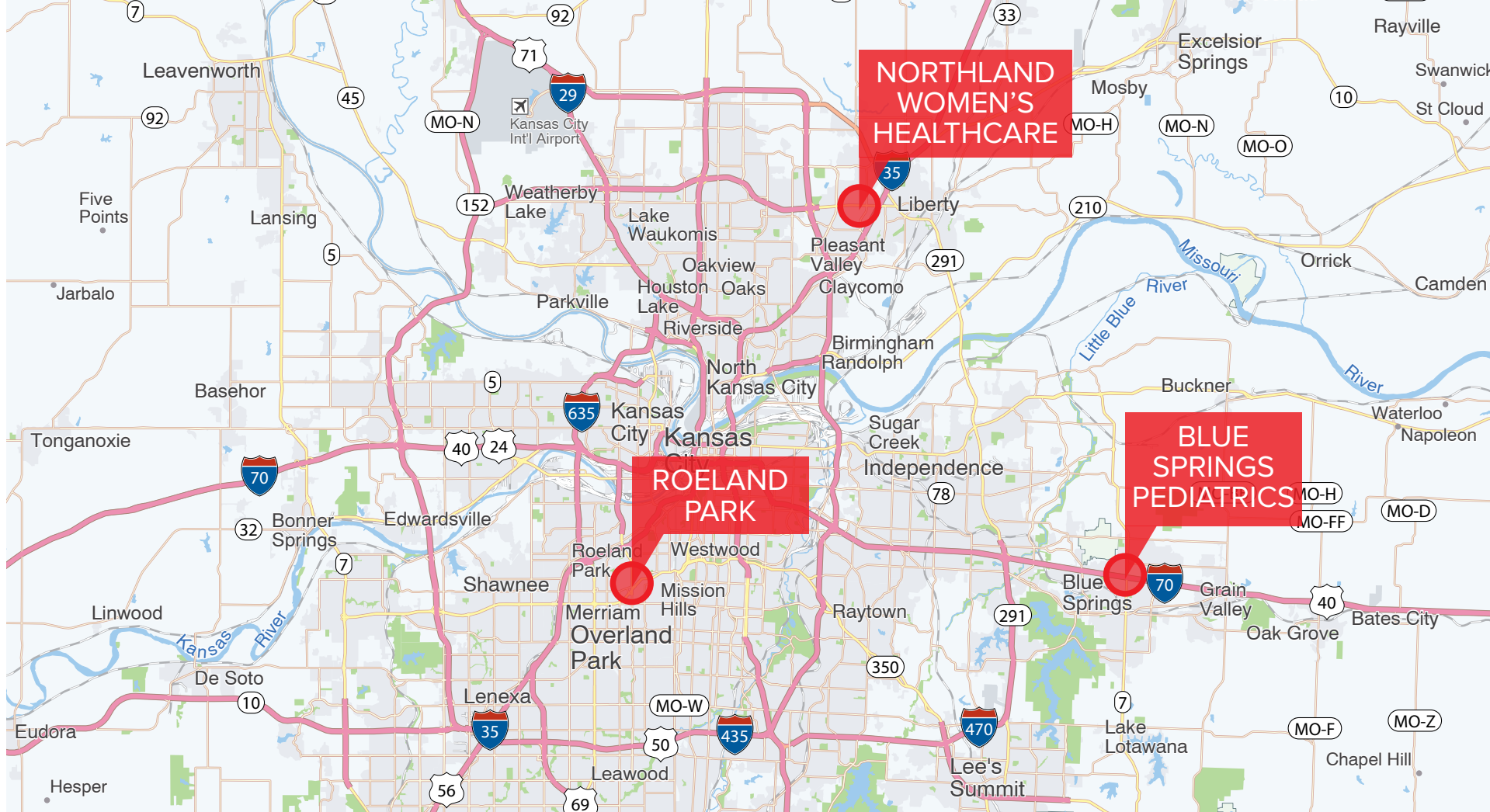
Top 30

The investment offers stable, long-term income with contractual rental escalations and triple-net leases. The Portfolio offers immediate scale in the market and is a rare and desirable opportunity to acquire a best-in-class, newly constructed medical office portfolio in a top 30 metropolitan area.

Key Investment Highlights

- » Rare opportunity to acquire a portfolio of three newly constructed, best-in-class, medical office buildings in a desirable and growing U.S. metro area
 - » Immediate scale with over 50,000 square feet
 - » Weighted-average remaining lease term of 15.0 years offering long-term durable income
 - » 100% leased to health systems (AdventHealth) and market-leading physician groups with meaningful history in the Kansas City market
 - » 28% of the portfolio leased to AdventHealth (Moody's Aa2)
 - » Strong mix of specialties within the portfolio including neurology, cardiology, primary care, pain, women's health, and pediatrics
 - » No tenant termination options or additional landlord obligations throughout the duration of the remaining lease terms
 - » Strategic healthcare locations across the Kansas City metro and proximate to major thoroughfares
 - » 100% fee simple ownership
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The Properties

PROPERTY	LOCATION	SQUARE FOOTAGE	OCCUPANCY	WTD. AVG. REMAINING LEASE TERM	
1	Roeland Park	Mission, KS	29,969	100%	14.5
2	Blue Springs Pediatrics	Blue Springs, MO	10,500	100%	11.8
3	Northland Women's Healthcare	Liberty Township, MO	10,000	100%	19.7
TOTAL		50,469	100%	15.0 Years	

Kansas City

Kansas City is the 31st largest U.S. metropolitan area with more than 2.1 million people. The area has a long and proud history as a major economic and cultural center of the Midwest. Straddling the border of Kansas and Missouri, Kansas City is known as the crossroads of the United States and renowned for its superb infrastructure and interconnectivity in the country's agricultural heartland. Kansas City boasts great schools, cultural amenities, and an affordable cost of living and doing business, which is why the area is consistently ranked as one of the top places to live.

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**The outbreak of the COVID-19 virus (novel coronavirus) since the end of January 2020 has resulted in market uncertainty and volatility. While the economic impact of a contagion disease generally arises from the uncertainty and loss of consumer confidence, its impact on real estate values is unknown at this stage. Given the prevailing domestic and global uncertainty arising from the Coronavirus, we recommend that the intended recipients of this information regularly seek our guidance.