

# University of Kansas Health System Great Bend Medical Center



**For Sale**

514 CLEVELAND STREET, GREAT BEND, KANSAS 67530  
63,978 SQUARE FEET | 33-BED MEDICAL CENTER

 **JLL**  
INVESTMENT SUMMARY



# Investment Summary















# The Offering

JLL is pleased to offer for sale The University of Kansas Health System Great Bend Medical Center (the “Property” or “KU Great Bend”). The Property is a 33-licensed-bed, 63,978 rentable square foot, medical center under a long-term absolute net lease to University of Kansas Hospital Authority (S&P / Fitch: AA- rating). The Property is located at 514 Cleveland Street in Great Bend, Kansas conveniently off U.S. Route 56, providing exceptional access off the primary east-west thoroughfare. KU Medical Center is a Level IV Trauma Center and the only acute care medical center serving Barton County. The Property features significant healthcare infrastructure including three operating rooms, medical imaging including an MRI, an emergency department, an intensive care unit, a labor and delivery unit, a laboratory, and a pharmacy.

- **Investment grade 12-year absolute NNN lease to University of Kansas Health (S&P/Fitch AA-Rating)**

The University of Kansas Health System (“UKHS”) has a dominant market share of 54 percent as the only academic health system in the state with a leading share of several high end services.

The investment offers substantial year one net operating income from an absolute net lease with annual base rent escalations of 2.0%. the offering is a rare opportunity to acquire a medical center backed by a credit tenant with 12 years of remaining lease term.

 <p><b>AA- S&amp;P &amp; FITCH RATING</b></p>	 <p><b>12 YEARS OF REMAINING LEASE TERM</b></p>	 <p><b>ABSOLUTE NNN LEASE</b></p>	 <p><b>3 OPERATING ROOMS</b></p>	 <p><b>RENOVATIONS IN 2004, 2009, 2012</b></p>	 <p><b>DOMINANT MARKET SHARE</b></p>
 <p><b>NO LANDLORD OBLIGATION</b></p>	 <p><b>SIGNIFIGANT IN-PLACE NET OPERATING INCOME</b></p>	 <p><b>LEVEL IV TRAUMA CENTER</b></p>	 <p><b>2.0% ANNUAL ESCALATIONS</b></p>	 <p><b>ONLY ACUTE MEDICAL CENTER IN BARTON COUNTY</b></p>	 <p><b>MRI MEDICAL IMAGING</b></p>



# Investment Highlights

## Exceptional, long-term healthcare investment

- » 100% leased by University of Kansas Hospital Authority (S&P/Fitch: AA- rating)
- » Scale with substantial year one operating income 2.0% annual rental escalations
- » Absolute net lease with 12 years of remaining lease term
- » Strong investment grade credit lease
- » No landlord obligations under absolute net lease
- » Only medical center in Barton County
- » Fee simple ownership, available unencumbered by debt

## Desirable KUHA tenancy

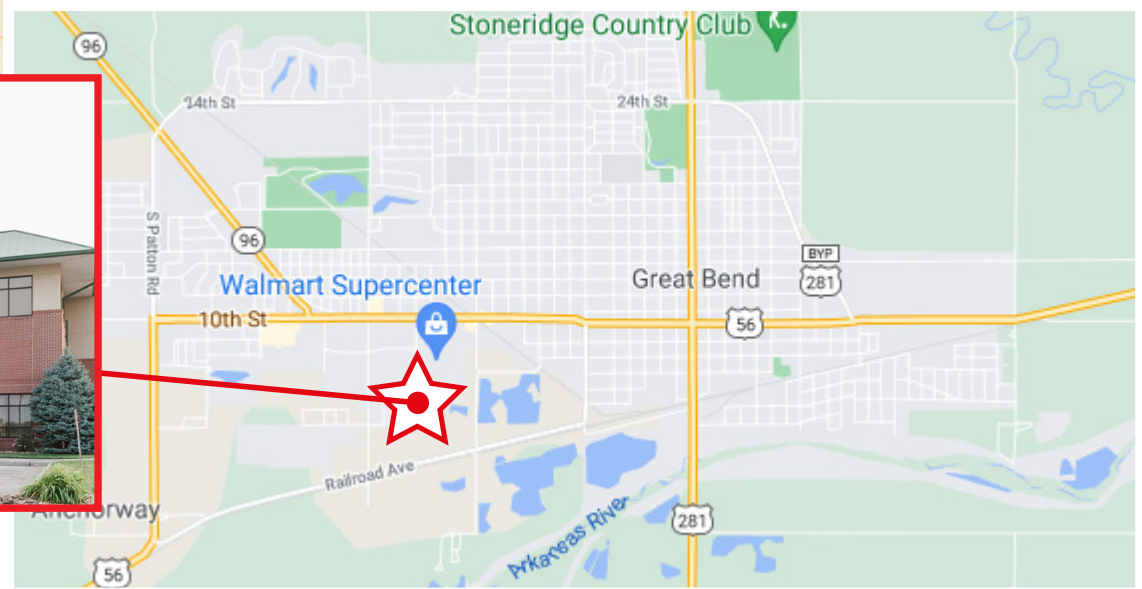
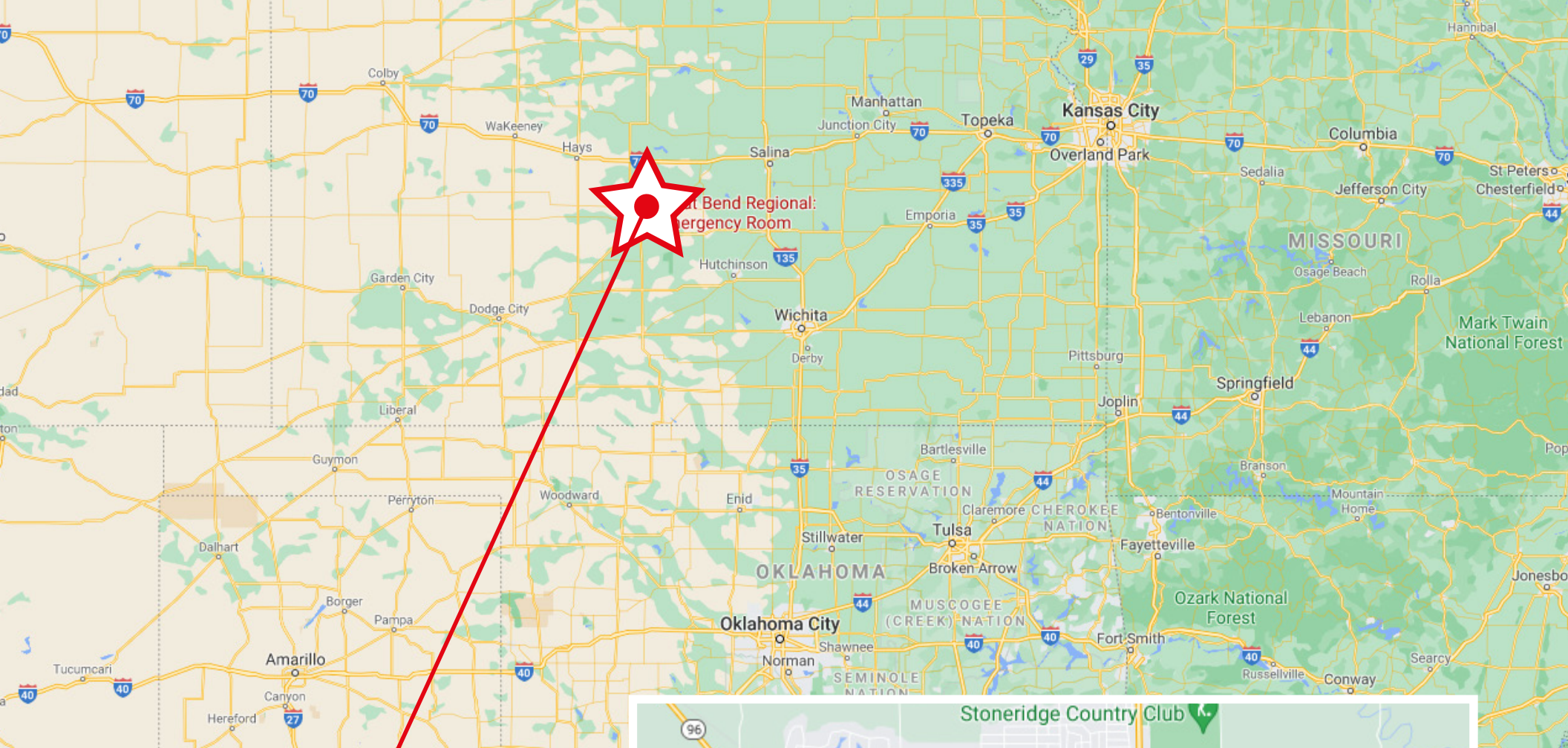
- » Dominant market share in a large primary service area, strong and growing patient volume activity given its unique high-end specialty service offering
- » Exceptional financial performance of UKHS reflected by its AA- stable rating by S&P/Fitch
- » Only academic health system in Kansas and a major provider of many high end and unique services to a large geographic area

## Critical Services and Infrastructure

- » 2 operating rooms, 1 procedure room, medical imaging including MRI, laboratory, Level IV Trauma Center
- » Services include but are not limited to: emergency room, imaging, Medical-Surgical ICU, nutritional care, obstetrics, respiratory/cardiac care, and surgical services











# *University of Kansas Health System Great Bend Medical Center*

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