

Investment: Single Tenant NNN Lease

821 Fieldcrest Drive, Cambridge, MD 21613



Presented by
Barnett Commercial Realty, Inc.



Investment Offering: Single Tenant NNN Lease

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Property Details

40,180 SF, single story masonry detached, institutional type building with a total capacity of 75 beds, situated on 7.749 acres.

Currently leased to Adventist Behavioral Health, a juvenile rehabilitation and treatment center and non-public school.

Long term 10-Year NNN Lease with (3) Five-Year Renewal options

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Price: \$6,500,000

- Single-Tenant 10-Year NNN Lease
- (3) Five-Year Renewal options

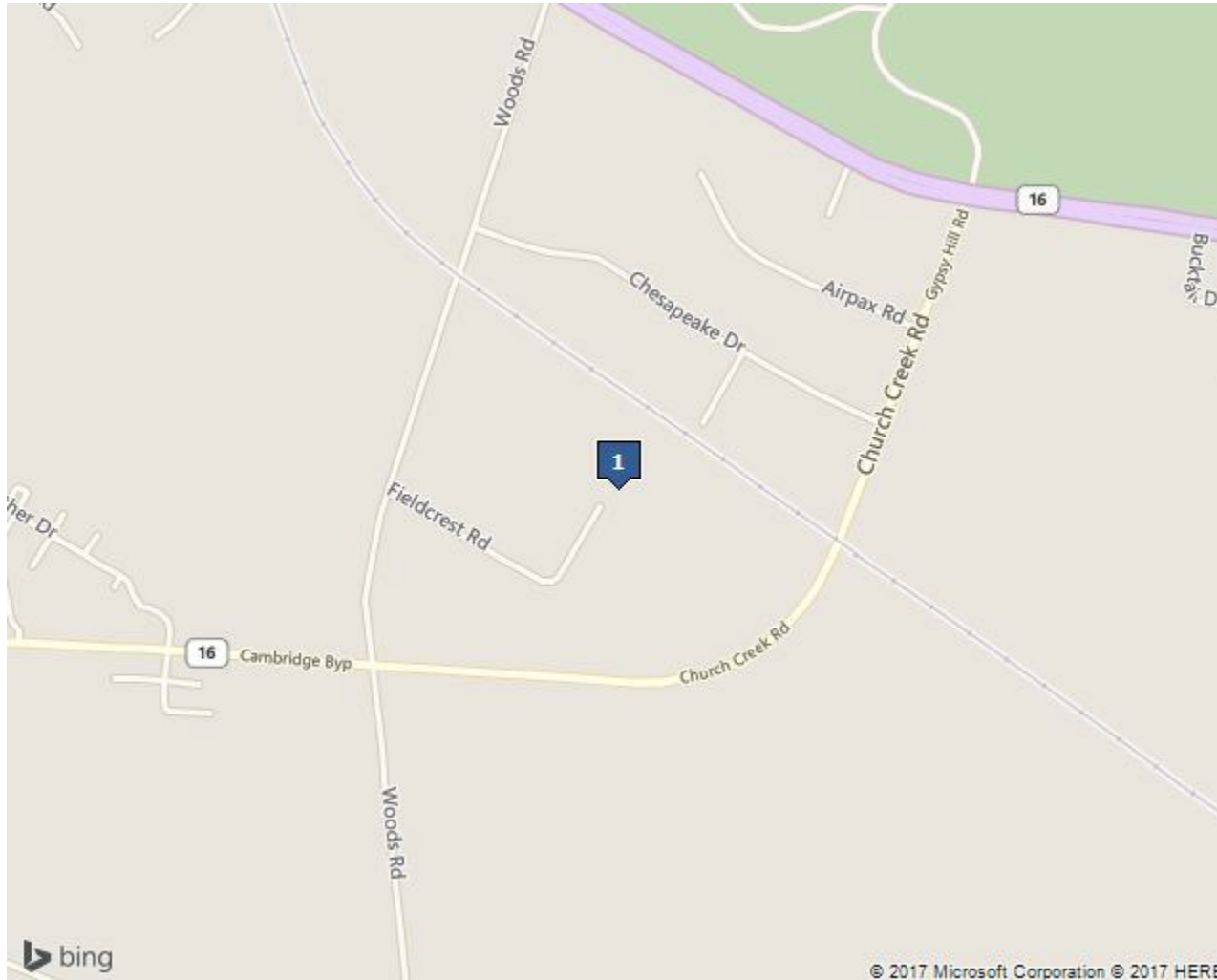
View the full listing here: <http://www.crelisting.net/G2z9ALo1g/?StepID=107>

Price:	\$6,500,000
No. Beds:	75
Building Size:	40,180 SF
Price/Bed:	\$86,666.67
Property Type:	Health Care
Property Sub-type:	Acute Care Hospital
Property Use Type:	Net Lease Investment with 3 years left on lease
No. Stories:	1
Building Class:	A
Tenancy:	Single

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Location



Location Description

Dorchester County, the largest County on Maryland's Eastern Shore. The County has two State Enterprise Zones - 247 acre Hurlock Industrial Park and 1,329 acres in the City of Cambridge. Cambridge, located on the Choptank River, is one of the oldest towns in Maryland and its growth is attributed to its natural resources and its position as a port. It is one of Maryland's Largest Independent Cities.

For more information about the Adventist Behavioral Health, please click on the link below:

<http://www.adventistbehavioralhealth.com/>

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Property Photos



821 Fieldcrest Drive



821 Fieldcrest Drive

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Property Photos



821 Fieldcrest Drive

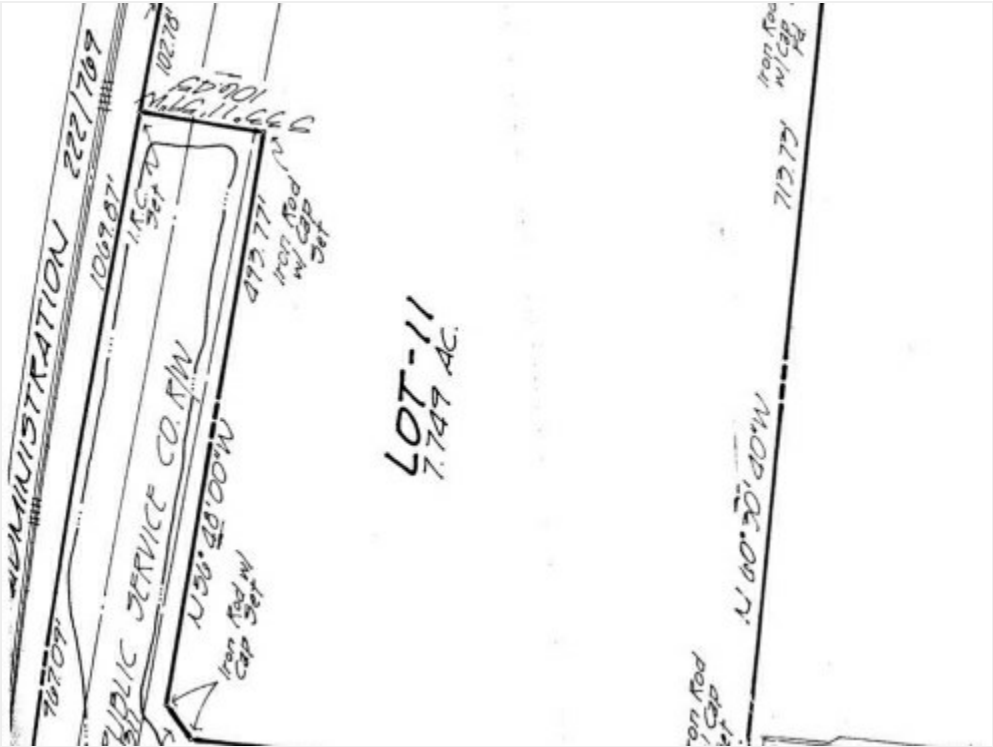


821 Fieldcrest Drive

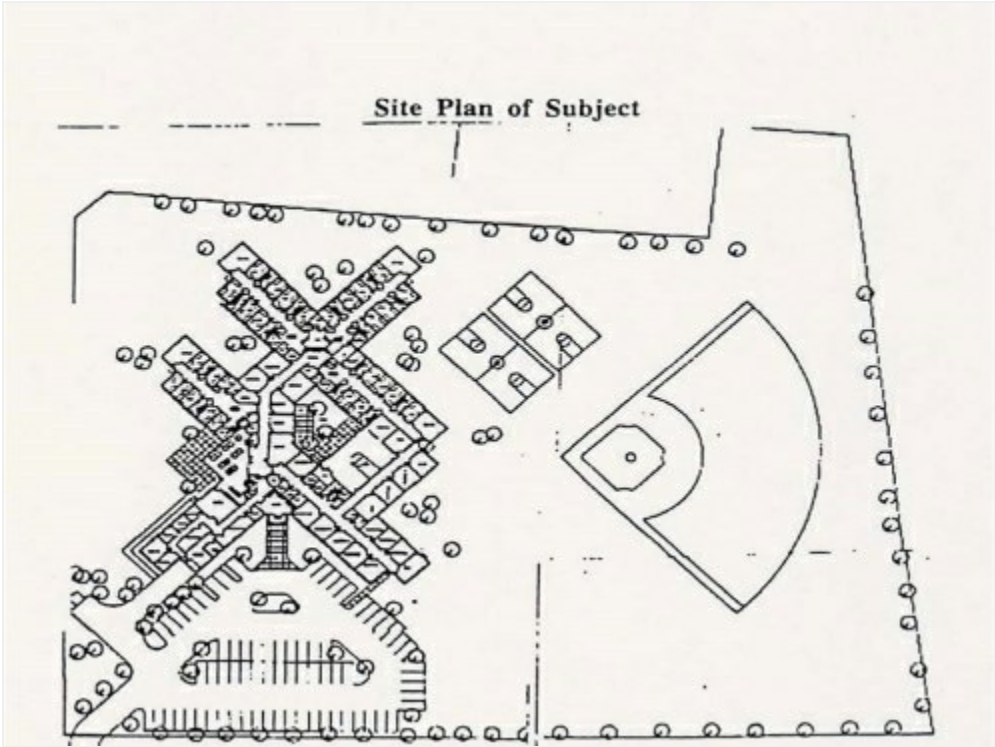
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Property Photos



Property Map



Property Map

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Property Photos



Building Map



Aerial View

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Property Photos



Adventist Behavioral Health



Price Reduced

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Demographics

Population	1-mi.	3-mi.	5-mi.
2015 Male Population	1,694	6,083	7,833
2015 Female Population	1,731	7,003	8,860
% 2015 Male Population	49.46%	46.48%	46.92%
% 2015 Female Population	50.54%	53.52%	53.08%
2015 Total Population: Adult	2,656	10,071	13,045
2015 Total Daytime Population	6,531	20,093	22,451
2015 Total Employees	4,523	12,141	12,743
2015 Total Population: Median Age	37	39	41
2015 Total Population: Adult Median Age	47	50	52
2015 Total population: Under 5 years	255	982	1,164
2015 Total population: 5 to 9 years	200	914	1,109
2015 Total population: 10 to 14 years	183	724	905
2015 Total population: 15 to 19 years	225	721	857
2015 Total population: 20 to 24 years	260	984	1,142
2015 Total population: 25 to 29 years	305	959	1,110
2015 Total population: 30 to 34 years	225	788	975
2015 Total population: 35 to 39 years	197	658	837
2015 Total population: 40 to 44 years	211	734	913
2015 Total population: 45 to 49 years	203	754	1,003
2015 Total population: 50 to 54 years	222	832	1,124
2015 Total population: 55 to 59 years	240	951	1,254

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Demographics

Population (Cont.)	1-mi.	3-mi.	5-mi.
2015 Total population: 60 to 64 years	179	829	1,173
2015 Total population: 65 to 69 years	172	657	948
2015 Total population: 70 to 74 years	128	543	762
2015 Total population: 75 to 79 years	97	371	515
2015 Total population: 80 to 84 years	69	320	425
2015 Total population: 85 years and over	54	365	477
% 2015 Total population: Under 5 years	7.45%	7.50%	6.97%
% 2015 Total population: 5 to 9 years	5.84%	6.98%	6.64%
% 2015 Total population: 10 to 14 years	5.34%	5.53%	5.42%
% 2015 Total population: 15 to 19 years	6.57%	5.51%	5.13%
% 2015 Total population: 20 to 24 years	7.59%	7.52%	6.84%
% 2015 Total population: 25 to 29 years	8.91%	7.33%	6.65%
% 2015 Total population: 30 to 34 years	6.57%	6.02%	5.84%
% 2015 Total population: 35 to 39 years	5.75%	5.03%	5.01%
% 2015 Total population: 40 to 44 years	6.16%	5.61%	5.47%
% 2015 Total population: 45 to 49 years	5.93%	5.76%	6.01%
% 2015 Total population: 50 to 54 years	6.48%	6.36%	6.73%
% 2015 Total population: 55 to 59 years	7.01%	7.27%	7.51%
% 2015 Total population: 60 to 64 years	5.23%	6.34%	7.03%
% 2015 Total population: 65 to 69 years	5.02%	5.02%	5.68%
% 2015 Total population: 70 to 74 years	3.74%	4.15%	4.56%

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Population (Cont.)	1-mi.	3-mi.	5-mi.
% 2015 Total population: 75 to 79 years	2.83%	2.84%	3.09%
% 2015 Total population: 80 to 84 years	2.01%	2.45%	2.55%
% 2015 Total population: 85 years and over	1.58%	2.79%	2.86%
2015 White alone	2,187	6,257	9,522
2015 Black or African American alone	952	5,928	6,118
2015 American Indian and Alaska Native alone	16	59	78
2015 Asian alone	89	202	238
2015 Native Hawaiian and OPI alone	7	15	15
2015 Some Other Race alone	68	290	341
2015 Two or More Races alone	106	335	381
2015 Hispanic	157	727	860
2015 Not Hispanic	3,268	12,359	15,833
% 2015 White alone	63.85%	47.81%	57.04%
% 2015 Black or African American alone	27.80%	45.30%	36.65%
% 2015 American Indian and Alaska Native alone	0.47%	0.45%	0.47%
% 2015 Asian alone	2.60%	1.54%	1.43%
% 2015 Native Hawaiian and OPI alone	0.20%	0.11%	0.09%
% 2015 Some Other Race alone	1.99%	2.22%	2.04%
% 2015 Two or More Races alone	3.09%	2.56%	2.28%
% 2015 Hispanic	4.58%	5.56%	5.15%
% 2015 Not Hispanic	95.42%	94.44%	94.85%

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Population (Cont.)	1-mi.	3-mi.	5-mi.
2015 Not Hispanic: White alone	1,990	6,088	9,150
2015 Not Hispanic: Black or African American alone	458	5,492	5,693
2015 Not Hispanic: American Indian and Alaska Native alone	8	23	29
2015 Not Hispanic: Asian alone	27	83	102
2015 Not Hispanic: Native Hawaiian and OPI alone	n/a	1	1
2015 Not Hispanic: Some Other Race alone	n/a	3	3
2015 Not Hispanic: Two or More Races	26	91	104
% 2015 Not Hispanic: White alone	77.70%	50.95%	59.84%
% 2015 Not Hispanic: Black or African American alone	17.88%	45.97%	37.23%
% 2015 Not Hispanic: American Indian and Alaska Native alone	0.31%	0.19%	0.19%
% 2015 Not Hispanic: Asian alone	1.05%	0.69%	0.67%
% 2015 Not Hispanic: Native Hawaiian and OPI alone	0.00%	0.01%	0.01%
% 2015 Not Hispanic: Some Other Race alone	0.00%	0.03%	0.02%
% 2015 Not Hispanic: Two or More Races	1.02%	0.76%	0.68%
Population Change	1-mi.	3-mi.	5-mi.
Total: Employees (NAICS)	n/a	n/a	n/a
Total: Establishments (NAICS)	n/a	n/a	n/a

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Population Change (Cont.)	1-mi.	3-mi.	5-mi.
2015 Total Population	3,425	13,086	16,693
2015 Households	1,363	5,540	7,078
Population Change 2010-2015	-21	137	139
Household Change 2010-2015	5	105	123
% Population Change 2010-2015	-0.61%	1.06%	0.84%
% Household Change 2010-2015	0.37%	1.93%	1.77%
Population Change 2000-2015	864	1,138	1,402
Household Change 2000-2015	320	462	600
% Population Change 2000 to 2015	33.74%	9.52%	9.17%
% Household Change 2000 to 2015	30.68%	9.10%	9.26%

Housing	1-mi.	3-mi.	5-mi.
2015 Housing Units	1,109	5,698	7,178
2015 Occupied Housing Units	1,043	5,078	6,478
2015 Owner Occupied Housing Units	746	2,470	3,721
2015 Renter Occupied Housing Units	297	2,608	2,757
2015 Vacant Housings Units	66	620	700
% 2015 Occupied Housing Units	94.05%	89.12%	90.25%

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Housing (Cont.)	1-mi.	3-mi.	5-mi.
% 2015 Owner occupied housing units	71.52%	48.64%	57.44%
% 2015 Renter occupied housing units	28.48%	51.36%	42.56%
% 2000 Vacant housing units	5.95%	10.88%	9.75%

Income	1-mi.	3-mi.	5-mi.
2015 Household Income: Median	\$39,600	\$36,512	\$39,514
2015 Household Income: Average	\$54,483	\$51,323	\$55,943
2015 Per Capita Income	\$23,134	\$22,518	\$24,391
2015 Household income: Less than \$10,000	115	595	682
2015 Household income: \$10,000 to \$14,999	78	388	447
2015 Household income: \$15,000 to \$19,999	126	579	674
2015 Household income: \$20,000 to \$24,999	143	428	495
2015 Household income: \$25,000 to \$29,999	56	349	452
2015 Household income: \$30,000 to \$34,999	77	329	435
2015 Household income: \$35,000 to \$39,999	94	337	392
2015 Household income: \$40,000 to \$44,999	66	318	396
2015 Household income: \$45,000 to \$49,999	48	234	270
2015 Household income: \$50,000 to \$59,999	102	361	475
2015 Household income: \$60,000 to \$74,999	150	566	770
2015 Household income: \$75,000 to \$99,999	102	409	614
2015 Household income: \$100,000 to \$124,999	96	263	400
2015 Household income: \$125,000 to \$149,999	58	178	245
2015 Household income: \$150,000 to \$199,999	40	119	190

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Income (Cont.)	1-mi.	3-mi.	5-mi.
2015 Household income: \$200,000 or more	12	87	141
% 2015 Household income: Less than \$10,000	8.44%	10.74%	9.64%
% 2015 Household income: \$10,000 to \$14,999	5.72%	7.00%	6.32%
% 2015 Household income: \$15,000 to \$19,999	9.24%	10.45%	9.52%
% 2015 Household income: \$20,000 to \$24,999	10.49%	7.73%	6.99%
% 2015 Household income: \$25,000 to \$29,999	4.11%	6.30%	6.39%
% 2015 Household income: \$30,000 to \$34,999	5.65%	5.94%	6.15%
% 2015 Household income: \$35,000 to \$39,999	6.90%	6.08%	5.54%
% 2015 Household income: \$40,000 to \$44,999	4.84%	5.74%	5.59%
% 2015 Household income: \$45,000 to \$49,999	3.52%	4.22%	3.81%
% 2015 Household income: \$50,000 to \$59,999	7.48%	6.52%	6.71%
% 2015 Household income: \$60,000 to \$74,999	11.01%	10.22%	10.88%
% 2015 Household income: \$75,000 to \$99,999	7.48%	7.38%	8.67%
% 2015 Household income: \$100,000 to \$124,999	7.04%	4.75%	5.65%
% 2015 Household income: \$125,000 to \$149,999	4.26%	3.21%	3.46%
% 2015 Household income: \$150,000 to \$199,999	2.93%	2.15%	2.68%
% 2015 Household income: \$200,000 or more	0.88%	1.57%	1.99%
Retail Sales Volume	1-mi.	3-mi.	5-mi.
2015 Childrens/Infants clothing stores	\$343,773	\$1,361,422	\$1,760,113
2015 Jewelry stores	\$124,622	\$496,003	\$649,750
2015 Mens clothing stores	\$405,369	\$1,602,470	\$2,091,184
2015 Shoe stores	\$411,937	\$1,614,978	\$2,107,045

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Retail Sales Volume (Cont.)	1-mi.	3-mi.	5-mi.
2015 Womens clothing stores	\$701,368	\$2,764,271	\$3,627,213
2015 Automobile dealers	\$5,477,934	\$21,187,504	\$27,969,461
2015 Automotive parts and accessories stores	\$1,089,724	\$4,247,501	\$5,583,719
2015 Other motor vehicle dealers	\$162,525	\$636,376	\$832,271
2015 Tire dealers	\$486,572	\$1,894,573	\$2,490,087
2015 Hardware stores	\$22,471	\$84,290	\$113,323
2015 Home centers	\$222,627	\$849,896	\$1,146,828
2015 Nursery and garden centers	\$272,573	\$1,051,038	\$1,417,441
2015 Outdoor power equipment stores	\$123,827	\$474,333	\$636,389
2015 Paint andwallpaper stores	\$25,832	\$97,839	\$131,474
2015 Appliance, television, and other electronics stores	\$737,438	\$2,856,596	\$3,783,241
2015 Camera andphotographic supplies stores	\$55,542	\$213,042	\$282,879
2015 Computer andsoftware stores	\$2,055,443	\$8,117,225	\$10,578,698
2015 Beer, wine, and liquor stores	\$349,258	\$1,381,639	\$1,809,509
2015 Convenience stores	\$1,547,522	\$6,143,154	\$7,971,193
2015 Restaurant Expenditures	\$1,436,905	\$5,641,958	\$7,423,357
2015 Supermarkets and other grocery (except convenience) stores	\$5,807,369	\$22,994,128	\$29,922,550
2015 Furniture stores	\$511,543	\$1,997,164	\$2,632,166
2015 Home furnishings stores	\$1,840,661	\$7,181,141	\$9,475,260
2015 General merchandise stores	\$9,520,664	\$37,072,092	\$48,985,018
2015 Gasoline stations with convenience stores	\$4,921,233	\$19,339,166	\$25,226,071

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Retail Sales Volume (Cont.)	1-mi.	3-mi.	5-mi.
2015 Other gasoline stations	\$3,556,818	\$13,929,683	\$18,201,996
2015 Department stores (excl leased depts)	\$9,396,042	\$36,576,089	\$48,335,268
2015 General merchandise stores	\$9,520,664	\$37,072,092	\$48,985,018
2015 Other health and personal care stores	\$373,130	\$1,454,875	\$1,919,427
2015 Pharmacies and drug stores	\$1,525,285	\$5,980,014	\$7,861,226
2015 Pet and pet supplies stores	\$413,527	\$1,603,287	\$2,109,910
2015 Book, periodical, and music stores	\$62,154	\$242,702	\$321,708
2015 Hobby, toy, and game stores	\$173,292	\$679,955	\$891,955
2015 Musical instrument and supplies stores	\$17,188	\$66,357	\$87,764
2015 Sewing, needlework, and piece goods stores	\$33,551	\$130,777	\$172,896
2015 Sporting goods stores	\$167,927	\$640,533	\$847,825