



1750 48th Street, Des Moines, IA



For more information or to schedule a showing please contact:

Darin Ferguson
515.778.6683

darin@fergusoncres.com

Michael Shindler
515.309.0905

michael@fergusoncres.com

Mitch Phillips
515.309.0922

mitch@fergusoncres.com

Brokerage

Property Management

Consulting

Development

Address | 1840 NW 118th St, Suite 100, Clive, IA 50325 **Office** | 515.440.0400 **Website** | www.fergusoncres.com

The above information has been obtained from the property owner or other sources that we deem reliable. Although we have no reason to doubt its accuracy or completeness, no representation or warranty is made regarding the property. This property is offered "as is". This submission may be modified or withdrawn at any time by the property owner or listing agent

Table of Contents

PRICING AND FINANCIAL ANALYSIS

Investment Overview.....	2
Investment Highlights.....	2
Executive Summary.....	3
Company Overview.....	4

PROPERTY DESCRIPTION

Physical Description.....	6
Aerial View.....	7
Business Map.....	8

DEMOGRAPHICS

City Overview Des Moines, Iowa.....	11
Demographics Report.....	12

For more information or to schedule a showing please contact:

Darin Ferguson
515.778.6683
darin@fergusoncres.com

Michael Shindler
515.309.0905
michael@fergusoncres.com

Mitch Phillips
515.309.0922
mitch@fergusoncres.com

Brokerage

Property Management

Consulting

Development

Address | 1840 NW 118th St, Suite 100, Clive, IA 50325 **Office** | 515.440.0400 **Website** | www.fergusoncres.com

The above information has been obtained from the property owner or other sources that we deem reliable. Although we have no reason to doubt its accuracy or completeness, no representation or warranty is made regarding the property. This property is offered "as is". This submission may be modified or withdrawn at any time by the property owner or listing agent

Pricing & Financial Analysis



For more information or to schedule a showing please contact:

Darin Ferguson
515.778.6683
darin@fergusoncres.com

Michael Shindler
515.309.0905
michael@fergusoncres.com

Mitch Phillips
515.309.0922
mitch@fergusoncres.com

Brokerage

Property Management

Consulting

Development

Address | 1840 NW 118th St, Suite 100, Clive, IA 50325 **Office** | 515.440.0400 **Website** | www.fergusoncres.com

The above information has been obtained from the property owner or other sources that we deem reliable. Although we have no reason to doubt its accuracy or completeness, no representation or warranty is made regarding the property. This property is offered "as is". This submission may be modified or withdrawn at any time by the property owner or listing agent

Investment Overview

Darin Ferguson, Michael Shindler, and Mitch Phillips of Ferguson Commercial Real Estate Services are pleased to exclusively offer Mercy Beaverville Medical Clinic in Des Moines, Iowa. The investment offers the ability to acquire a triple-net medical office property with 2.5 years remaining on the lease. The lease is corporately guaranteed by Mercy Medical.

Investment Highlights

PROPERTY DETAILS

- 2.5 years remaining on NNN lease
- 26,938 SF
- Built in 1996
- Building sits on leased land
- Ground lease payments paid by Tenant

TENANT

- Mercy Medical

NET OPERATING INCOME

- \$416,964

For more information or to schedule a showing please contact:

Darin Ferguson
515.778.6683

darin@fergusoncres.com

Michael Shindler
515.309.0905

michael@fergusoncres.com

Mitch Phillips
515.309.0922

mitch@fergusoncres.com

Brokerage

Property Management

Consulting

Development

Executive Summary

LIST PRICE.....Negotiable
GROSS LEASABLE AREA.....26,938 SF
YEAR BUILT.....1996

Tenant Summary

TENANT TRADE NAME.....Mercy Medical
LEASE GUARANTOR.....Corporate
LEASE TYPE.....NNN
ROOF, HVAC, PARKING LOT.....Tenant's Responsibility
ORIGINAL LEASE TERM.....20 Years
LEASE COMMENCEMENT DATE.....July 18, 1995
LEASE EXPIRATION DATE.....December 1, 2019
TERM REMAINING ON LEASE.....2.5 Years

For more information or to schedule a showing please contact:

Darin Ferguson
515.778.6683
darin@fergusoncres.com

Michael Shindler
515.309.0905
michael@fergusoncres.com

Mitch Phillips
515.309.0922
mitch@fergusoncres.com

Brokerage

Property Management

Consulting

Development

Company Overview

Mercy Clinics is a subsidiary of Mercy Medical Center. Mercy Clinics operates more than 50 clinics – including family practice, specialty, urgent care and pediatric clinics – in Polk, Dallas, Warren, Guthrie, Webster and Wapello counties. Mercy Clinics is home to the most advanced treatments, many of which are exclusive services only offered by professionals at Mercy. With more than 150 physicians, 110 mid-level providers and more than 1,000 non-provider nursing and support staff, Mercy Clinics can deliver the best possible experiences and outcomes for patients of all ages.

Mercy Medical Center – Des Moines is a member of Mercy Health Network (MHN) and is a part of Catholic Health Initiatives (CHI), a national nonprofit health organization with headquarters in Englewood, Colo. The faith-based system operates in 18 states and includes 103 hospitals and multiple other facilities and services.



OFFERING MEMORANDUM | MERCY BEAVERDALE MEDICAL CLINIC

P.4

For more information or to schedule a showing please contact:

Darin Ferguson

515.778.6683

darin@fergusoncres.com

Michael Shindler

515.309.0905

michael@fergusoncres.com

Mitch Phillips

515.309.0922

mitch@fergusoncres.com

Brokerage

Property Management

Consulting

Development

Address | 1840 NW 118th St, Suite 100, Clive, IA 50325 **Office** | 515.440.0400 **Website** | www.fergusoncres.com

The above information has been obtained from the property owner or other sources that we deem reliable. Although we have no reason to doubt its accuracy or completeness, no representation or warranty is made regarding the property. This property is offered "as is". This submission may be modified or withdrawn at any time by the property owner or listing agent

Property Description



For more information or to schedule a showing please contact:

Darin Ferguson
515.778.6683

darin@fergusoncres.com

Michael Shindler
515.309.0905

michael@fergusoncres.com

Mitch Phillips
515.309.0922

mitch@fergusoncres.com

Brokerage

Property Management

Consulting

Development

Address | 1840 NW 118th St, Suite 100, Clive, IA 50325 **Office** | 515.440.0400 **Website** | www.fergusoncres.com

The above information has been obtained from the property owner or other sources that we deem reliable. Although we have no reason to doubt its accuracy or completeness, no representation or warranty is made regarding the property. This property is offered "as is". This submission may be modified or withdrawn at any time by the property owner or listing agent

Physical Description

THE OFFERING

Property Name.....Mercy Beaverdale Medical Clinic
 Property Address.....1750 48th Street, Des Moines, Iowa 50310
 Assessor’s Parcel Number.....100/05038-005-005
 Zoning.....C-0

SITE DESCRIPTION

Number of Stories.....One
 Year Built.....1996
 Gross Leasable Area (GLA).....26,936 SF
 Parking.....83 Surface Spaces
 Parking Ratio.....3.08/1000
 Topography.....Generally Level

CONSTRUCTION

Foundation.....Concrete
 Framing.....Steel
 Exterior.....Brick on Masonry
 Parking Surface.....Asphalt
 Roof.....Flat

For more information or to schedule a showing please contact:

Darin Ferguson 515.778.6683 darin@fergusoncre.com	Michael Shindler 515.309.0905 michael@fergusoncre.com	Mitch Phillips 515.309.0922 mitch@fergusoncre.com
--	--	--

Brokerage

Property Management

Consulting

Development

Aerial



OFFERING MEMORANDUM | MERCY BEAVERDALE MEDICAL CLINIC

P.7

For more information or to schedule a showing please contact:

Darin Ferguson
515.778.6683

darin@fergusoncres.com

Michael Shindler
515.309.0905

michael@fergusoncres.com

Mitch Phillips
515.309.0922

mitch@fergusoncres.com

Brokerage

Property Management

Consulting

Development

Address | 1840 NW 118th St, Suite 100, Clive, IA 50325 **Office** | 515.440.0400 **Website** | www.fergusoncres.com

The above information has been obtained from the property owner or other sources that we deem reliable. Although we have no reason to doubt its accuracy or completeness, no representation or warranty is made regarding the property. This property is offered "as is". This submission may be modified or withdrawn at any time by the property owner or listing agent

Business Map



OFFERING MEMORANDUM | MERCY BEAVERDALE MEDICAL CLINIC

P.8

For more information or to schedule a showing please contact:

Darin Ferguson
515.778.6683
darin@fergusoncre.com

Michael Shindler
515.309.0905
michael@fergusoncre.com

Mitch Phillips
515.309.0922
mitch@fergusoncre.com

Brokerage

Property Management

Consulting

Development

Address | 1840 NW 118th St, Suite 100, Clive, IA 50325 **Office** | 515.440.0400 **Website** | www.fergusoncre.com

The above information has been obtained from the property owner or other sources that we deem reliable. Although we have no reason to doubt its accuracy or completeness, no representation or warranty is made regarding the property. This property is offered "as is". This submission may be modified or withdrawn at any time by the property owner or listing agent



For more information or to schedule a showing please contact:

Darin Ferguson
515.778.6683

darin@fergusoncres.com

Michael Shindler
515.309.0905

michael@fergusoncres.com

Mitch Phillips
515.309.0922

mitch@fergusoncres.com

Brokerage

Property Management

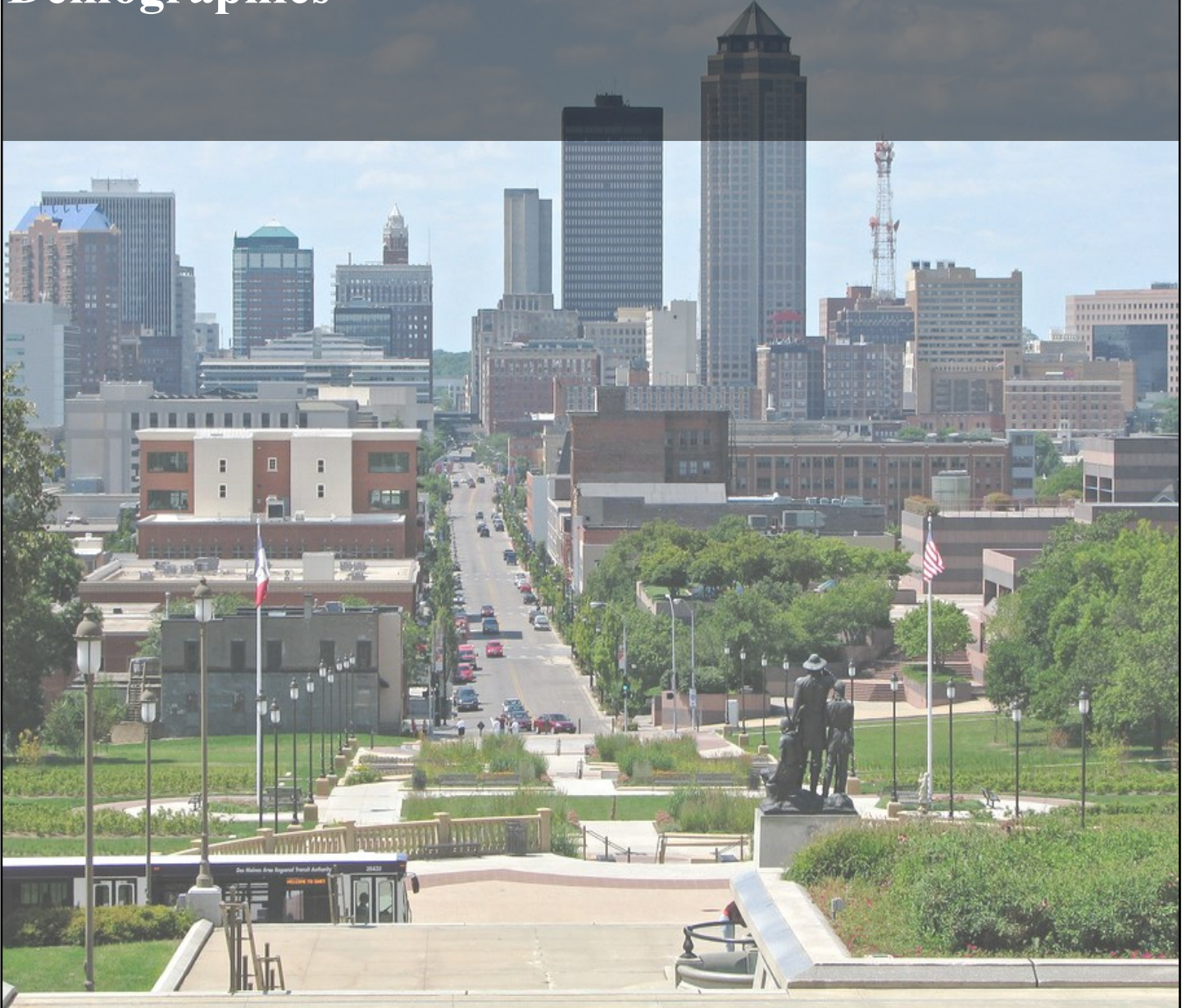
Consulting

Development

Address | 1840 NW 118th St, Suite 100, Clive, IA 50325 **Office** | 515.440.0400 **Website** | www.fergusoncres.com

The above information has been obtained from the property owner or other sources that we deem reliable. Although we have no reason to doubt its accuracy or completeness, no representation or warranty is made regarding the property. This property is offered "as is". This submission may be modified or withdrawn at any time by the property owner or listing agent

Demographics



For more information or to schedule a showing please contact:

Darin Ferguson
515.778.6683

darin@fergusoncres.com

Michael Shindler
515.309.0905

michael@fergusoncres.com

Mitch Phillips
515.309.0922

mitch@fergusoncres.com

Brokerage

Property Management

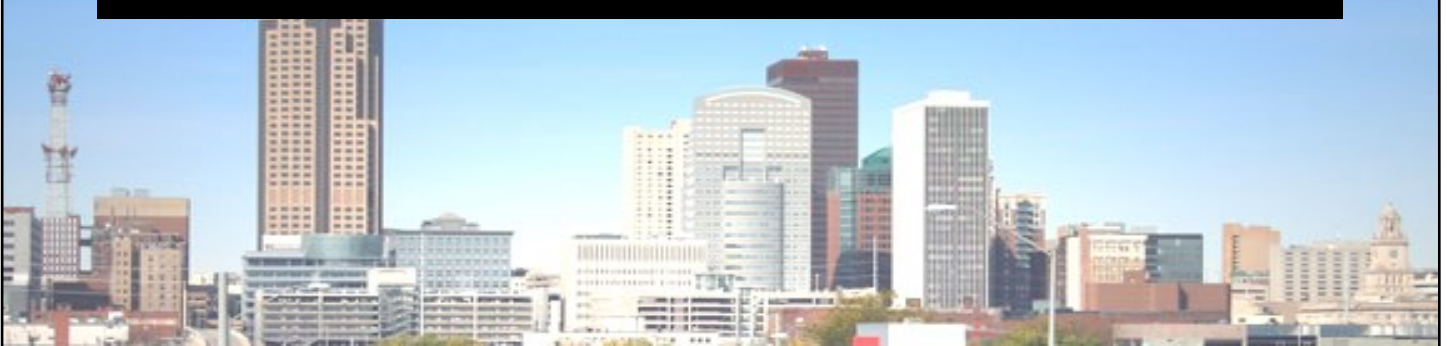
Consulting

Development

Address | 1840 NW 118th St, Suite 100, Clive, IA 50325 **Office** | 515.440.0400 **Website** | www.fergusoncres.com

The above information has been obtained from the property owner or other sources that we deem reliable. Although we have no reason to doubt its accuracy or completeness, no representation or warranty is made regarding the property. This property is offered "as is". This submission may be modified or withdrawn at any time by the property owner or listing agent

City Overview | Des Moines, Iowa



Des Moines is the capital city of Iowa, as well as the county seat of Polk County. With a Metro population of more than 569,000, Des Moines is a hub for business growth/investment, especially the insurance, financial, and publishing industries, government activity, and cultural affairs.

“Greater Des Moines (DSM) is home to many business successes and has received numerous accolades over the past several years.

These recognitions include being named one of the Top 10 best cities to live and work, one of the best cities for jobs, one of the Top 10 places with the most job opportunities per capita and the number one city for economic strength.

These accomplishments can be attributed to Des Moines’ talented workforce, impressive education ranking and strong business economy.” *Greater Des Moines Partnership*

Some of Des Moines’ recent rankings:

#3 Most Popular City for Millennial Homebuyers - Lending Tree, 2017

Top 25 Community for Well-Being - Gallup-Healthways Well-Being Index, 2017

#3 Best Place to Live with a Low Cost of Living - Business Insider, 2017

#9 Best Place to Live - U.S. News & World Report, 2017

#6 Best Place for Business and Careers - Forbes, 2016

#9 Best Place to Start a Business - CNBC, 2016

OFFERING MEMORANDUM | MERCY BEAVERDALE MEDICAL CLINIC

P.11

For more information or to schedule a showing please contact:

Darin Ferguson

515.778.6683

darin@fergusoncres.com

Michael Shindler

515.309.0905

michael@fergusoncres.com

Mitch Phillips

515.309.0922

mitch@fergusoncres.com

Brokerage

Property Management

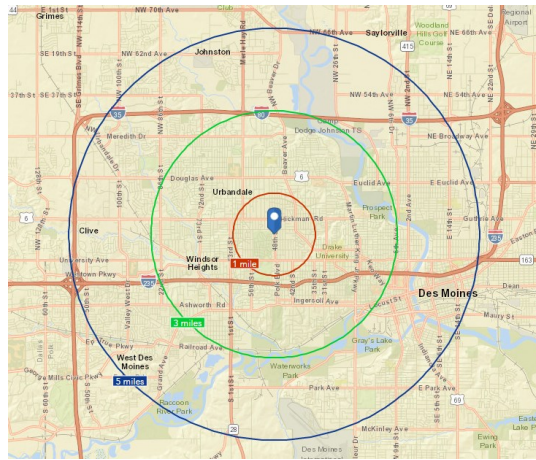
Consulting

Development

Address | 1840 NW 118th St, Suite 100, Clive, IA 50325 **Office** | 515.440.0400 **Website** | www.fergusoncres.com

The above information has been obtained from the property owner or other sources that we deem reliable. Although we have no reason to doubt its accuracy or completeness, no representation or warranty is made regarding the property. This property is offered “as is”. This submission may be modified or withdrawn at any time by the property owner or listing agent

Demographics Report



Population	1 Mile	3 Miles	5 Miles
2021 Projection	15,122	120,603	230,337
2016 Estimate	14,376	113,534	216,911
2010 Census	13,720	106,373	203,123
Annual Growth 2016-2021	1.02%	1.22%	1.21%
Annual Growth 2010-2016	0.75%	1.05%	1.06%
Avg Household Income	1 Mile	3 Miles	5 Miles
2021 Projection	\$78,925	\$76,347	\$81,549
2016 Estimate	\$71,386	\$70,436	\$75,037
Annual Growth 2016-2021	2.03%	1.62%	1.68%

P.12

For more information or to schedule a showing please contact:

Darin Ferguson
515.778.6683
darin@fergusoncres.com

Michael Shindler
515.309.0905
michael@fergusoncres.com

Mitch Phillips
515.309.0922
mitch@fergusoncres.com

Brokerage

Property Management

Consulting

Development

Address | 1840 NW 118th St, Suite 100, Clive, IA 50325 Office | 515.440.0400 Website | www.fergusoncres.com

The above information has been obtained from the property owner or other sources that we deem reliable. Although we have no reason to doubt its accuracy or completeness, no representation or warranty is made regarding the property. This property is offered "as is". This submission may be modified or withdrawn at any time by the property owner or listing agent

This form is required by the real estate laws of the State of Iowa.
DISCLOSURE OF AGENCY RELATIONSHIP

The undersigned acknowledge that Darin Ferguson, Mitch Phillips, and Michael Shindler, as Appointed Agent(s) of Ferguson Commercial Real Estate Services, represent TNP Property Manager, LLC named below (hereinafter the "Client") with respect to the sale or lease of the following property:

If the Appointed Agent[s] represents both the Seller and Buyer, the duties of the Appointed Agent[s] are set forth in the Dual Agency Consent Forms executed by each client and those forms are incorporated herein as if fully set forth.

If the Appointed Agent[s] represents either the Seller or Buyer, but not both, the Appointed Agent has the following duties to its client:

- a) Place the client's interests ahead of the interests of any other party unless loyalty to a client violates a duty as a disclosed dual agent or other applicable law.
- b) Disclose the information known that is material to the transaction that is not known by the client or could not be discovered by the client through a reasonably diligent inspection.
- c) Fulfill any obligations within the scope of the brokerage agreement, except those obligations which are inconsistent with other duties the Appointed Agent[s] has under law.
- d) Disclose any financial interests Appointed Agent[s] has in any business entity to which the client has been referred for any service or product related to this transaction.

The following duties apply to all parties:

- a) To provide brokerage services to all parties in the transaction honestly and in good faith.
- b) To diligently exercise reasonable skill and care in providing brokerage services to all parties.
- c) To disclose to each party all material adverse facts that we know, except for the following:
 - [1] Material adverse facts known by that party.
 - [2] Material adverse facts a party could discover through a reasonably diligent inspection and which would be discovered by a reasonably prudent person under like or similar circumstances.
 - [3] Material adverse facts the disclosure of which is prohibited by law.
 - [4] Material adverse facts that are known to a person who conducts an inspection on behalf of a party.
- d) To account for all property coming into the possession of the Broker or the Appointed Agent[s] that belongs to any party within a reasonable time after receiving the property.

Ferguson Commercial Real Estate Services and its licensees may provide brokerage services simultaneously to more than one party in different transactions.

Each party by signing this form acknowledges that this disclosure was made prior to providing specific assistance or prior to any offer being made or accepted by a party to a transaction, whichever is sooner.

SELLER:

By _____

Title _____

Date _____

BUYER:

By _____

Title _____

Date _____