

CONFIDENTIAL OFFERING MEMORANDUM



**CROSSROADS
TREATMENT CENTERS**

1341 N. Cashua Drive | Florence, SC 29501



EMBREE
Capital Markets Group, Inc.

EXCLUSIVE OFFERING

LISTED BY:



JOSIAH BYRNES

EXECUTIVE VICE PRESIDENT

Josiah Byrnes serves as Vice President of Embree Capital Markets Group, Inc., where he helps guide the formation and execution of diversified real estate capital structures and investment strategies for individual, institutional, and international investors, developers, and tenants.

Josiah joined Embree Group of Companies in 2010. He received BA and MBA degrees from the University of Colorado, as well as a Master of Real Estate Development Degree from Arizona State University.



KLINTON LEWIS

BROKERAGE ASSOCIATE

Klinton Lewis serves as Associate of Net Lease Services with Embree Capital Markets Group, Inc., where he is responsible for marketing current assets, new developments, and private client's commercial real estate properties. Klinton also provides investment advice to clients, and is focused on new and existing client business development.

Prior to joining the Embree Capital Markets Group Inc., Klinton served as a real estate agent specializing in single-tenant, net-lease properties, with Marcus & Millichap in Austin, Texas.

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\$1,034,000
PURCHASE
PRICE

\$62,044
NOI

6.00%
CAP
RATE

NNN
LEASE
TYPE

- SINGLE-TENANT, NET-LEASED MEDICAL OFFICE
- \$300,000+ RECENT RENOVATIONS
- NEW 5-YEAR RENEWAL (Feb 2018)

DISCLAIMER & CONFIDENTIALITY STATEMENT

The information contained herein is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from the Embree Group of Companies (Embree Group) and should not be made available to any other person or entity without the written consent of the Embree Group (the Embree Group collectively refers to Embree Capital Markets Group, Inc., Embree Asset Group, Inc., Embree Healthcare Group, Inc., and Embree Construction Group, Inc.). This brochure has been prepared to provide summary information to prospective investors and to establish a preliminary level of interest in establishing an investment relationship with the Embree Group, which may or may not include the sale or purchase of any specific property referenced herein. Several Embree Group employees are licensed real estate agents and brokers in various states.

The information contained herein is not a substitute for a thorough due diligence investigation. The Embree Group has supplied information in this brochure from sources we believe are reliable; however, all potential Buyers and Investors must take appropriate measures to investigate and verify the income and expenses for any specific property, the future projected financial performance of any specific property, the size and square footage of any specific property and its improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant or any tenant's plans or intentions to continue its occupancy of any specific property.

The Embree Group reserves the right to withdraw this solicitation at any time without prior notice. The information contained herein is based upon sources deemed to be reliable, but the accuracy of the information is not guaranteed, nor should the information contained herein be considered all inclusive. Statements contained herein which involve matters of opinion, whether or not identified to be that only, are not representations of fact. The price and terms of this offering may be subject to change at any time.

The Embree Group is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of the Embree Group, its affiliates or subsidiaries, or any agent, product, or commercial listing of The Embree Group, and is solely included for the purpose of proving tenant lessee information about this listing to prospective customers.





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PROPERTY & LEASE DETAILS



OFFERING OVERVIEW

Embree Capital Markets Group is pleased to offer for sale a recently renewed 5-year single-tenant, net-leased medical office asset located in Florence, SC. The property was built in 2007 with over \$300,000 in recent renovations converting the previous RSC building into a medical office building. The building is currently leased to Crossroads Treatment Centers (Treatment Centers Holdco, LLC), an opiate addiction treatment company that operates 29 locations in 9 states. The treatment centers are outpatient rehab centers with medication-assisted treatment and counseling programs for opiate abuse patients.

AREA DESCRIPTION

Florence, South Carolina is located just off the intersection of I-95 and I-20 in Northeast South Carolina and is one of the major cities in South Carolina. The city is the county seat of Florence County, South Carolina and the primary city within the Florence metropolitan area. Per the 2010 United States Census Bureau, the city had a population of 37,056 which has increased to an estimated 38,228 population in 2015. Florence retains its status as a major hub in the coastal plain region of South Carolina, both for industry and infrastructure, while establishing itself as a regional center for business, medicine, culture and finance.

THE OFFERING

PROPERTY ADDRESS	1341 N. Cashua Drive, Florence, SC 29501
TENANT	Crossroads of Florence Management Co., LLC
GUARANTOR	Treatment Centers HoldCo, LLC

SITE DESCRIPTION

BUILDING SIZE	Approximately 6,588 rentable square feet
LAND SIZE	Approximately 1.38 acres

INVESTMENT SUMMARY

ASSET CLASS	single-tenant, net-leased medical office
ANNUAL RENT	\$62,044
CAP RATE	6.00%
PURCHASE PRICE	\$1,034,000
COMMENCEMENT	February 1, 2013
LEASE END	January 31, 2023
TERM REMAINING	~3-years
LEASE TYPE	NNN
LEASE ESCALATIONS *	10% at year 9 (2021)
RENEWAL OPTIONS	One, 5-Year (5% Increase)

* 10% rental increase in 2021, 5% increase in 2023 & 2026

TENANT PROFILE

Crossroads has been providing outpatient Medication-Assisted Treatment (MAT) for over ten years; using FDA approved addiction medication to treat patients suffering from dependence to a number of opioid drugs. MAT has been recognized by the Center for Disease Control as the most effective form of treatment for adults suffering from opioid dependence. The National Institute of Health similarly named MAT the “gold standard” for opiate treatment. The treatment program Crossroads offers consists of two main pieces: treatment medication and counseling. These pieces are combined to provide the patient with the most effective treatment for their addiction. The company provides physician oversight, counseling and medication-assisted treatment through its nationally-accredited outpatient program that delivers effective and affordable treatment for individuals suffering from opioid addiction.

Crossroads Information

- Founded in 2007
- Headquarters: Greenville, SC
- Equity Partner: Revelstoke Capital Partners
- 29 Locations in 9 States (13 Locations in 5 states in 2016)
- Treats more than 4,500 patients (2016)
- Strong Unit Level Performance

www.crossroadstreatmentcenters.com

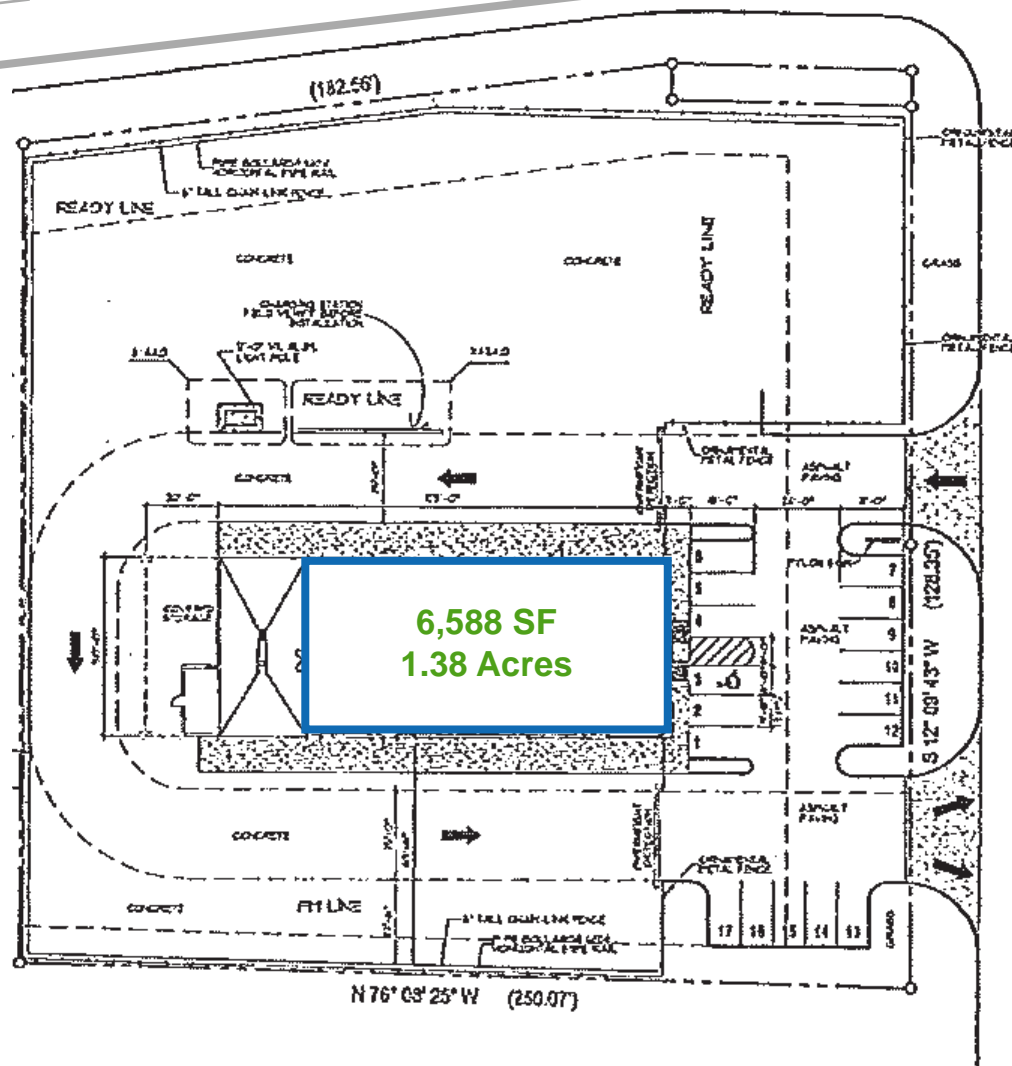
Crossroads Services

- Medical Assessments of addiction, health status, and treatment needs
- Clinical Assessments of addiction, history, and counseling needs
- Individualized treatment planning and individual or group counseling
- Medical Care directed by their on-site physician, including clients treatment medication
- Coordination with local agencies and service professionals to provide resources for other services the client may need

SITE PLAN

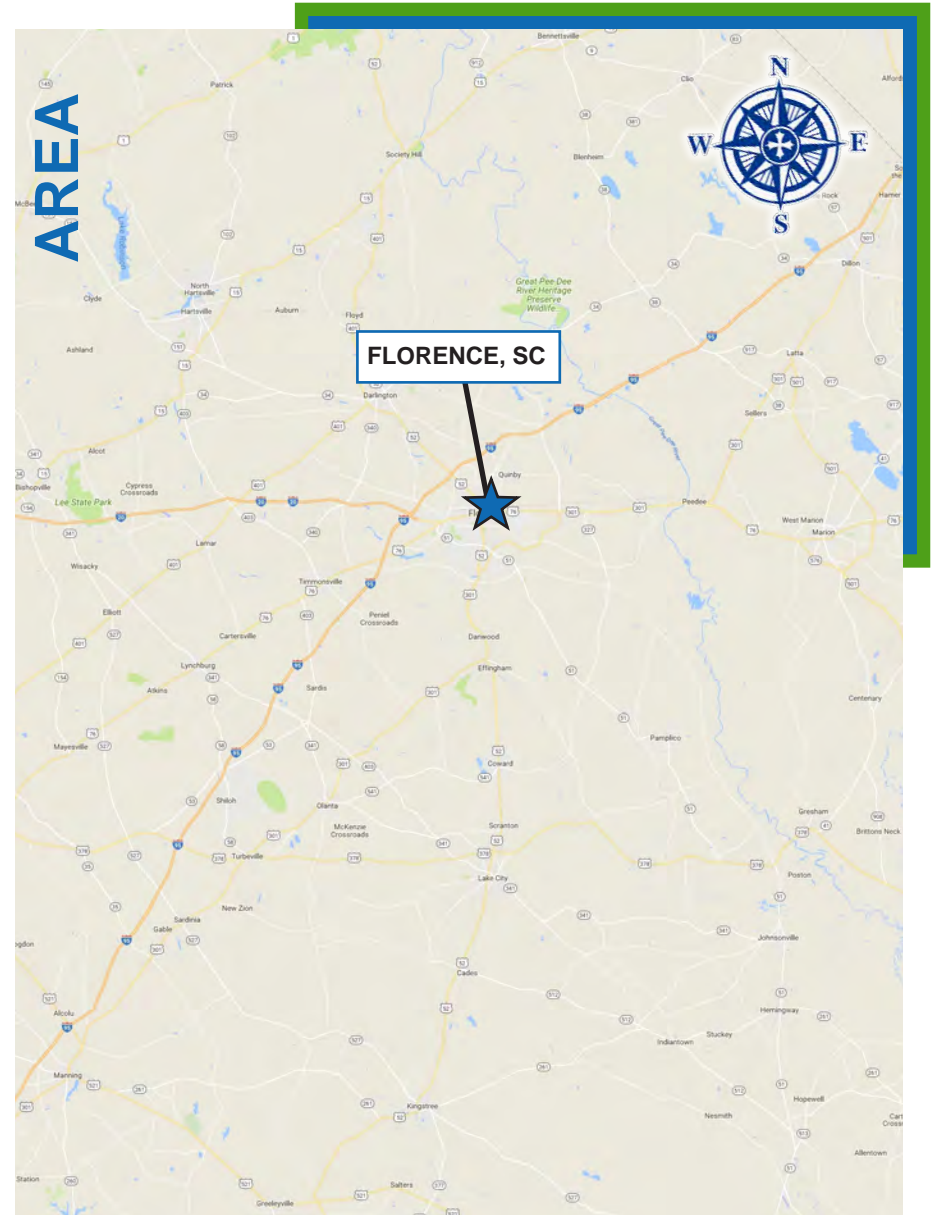
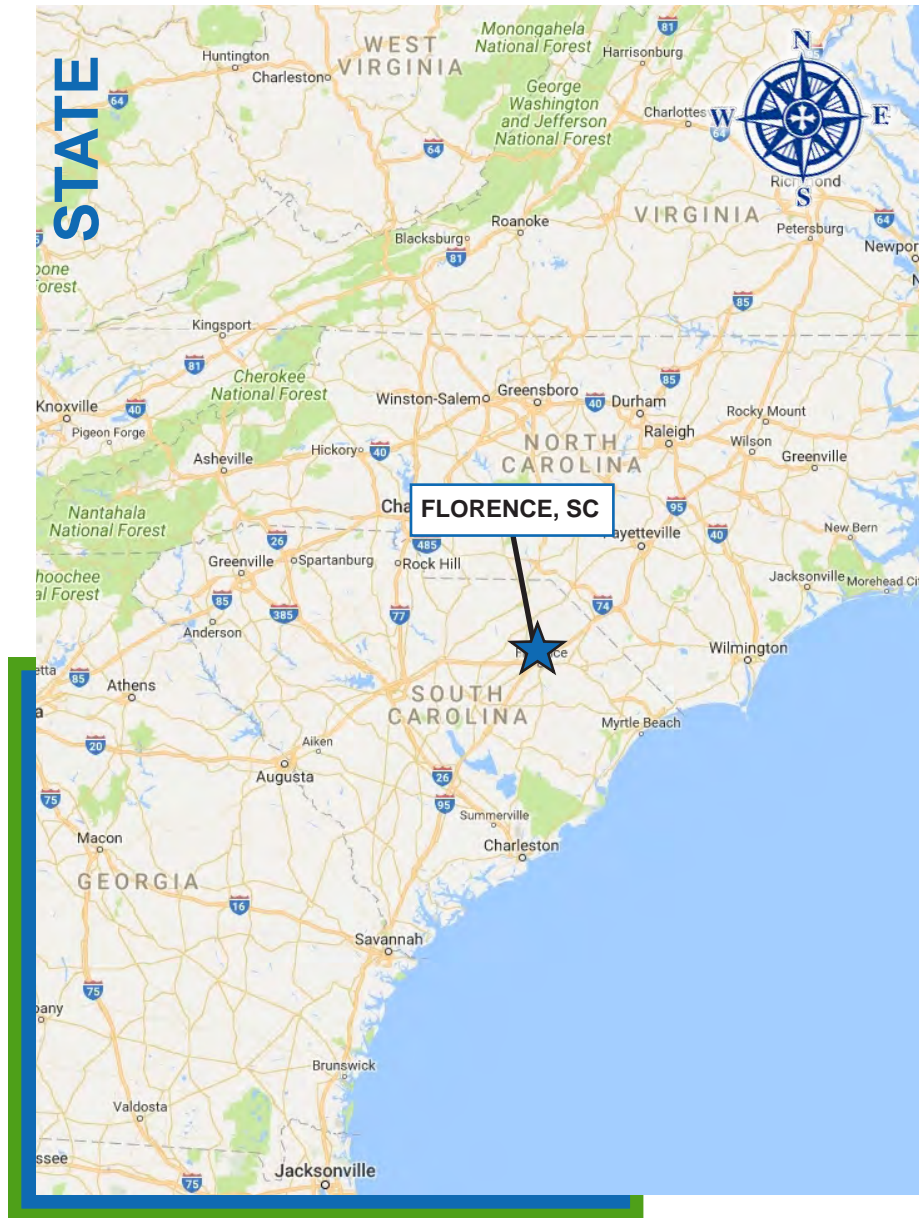


Sally Hill Farms Blvd.

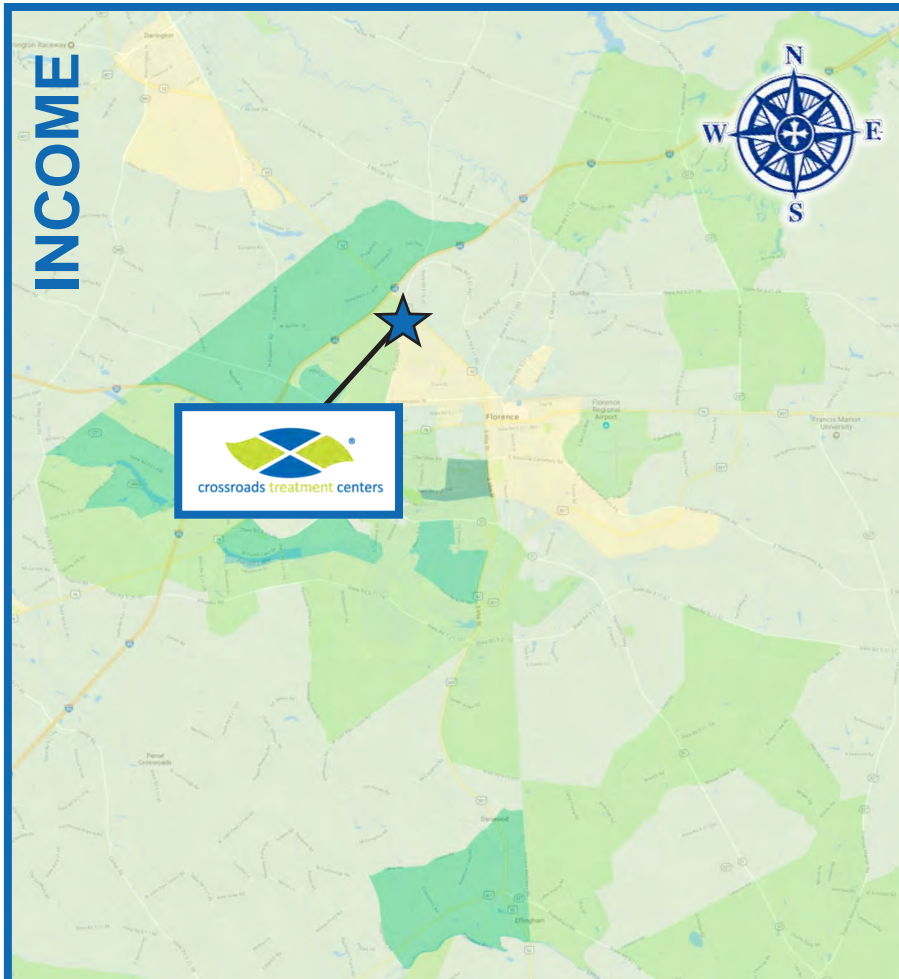


N. Cashua Dr.

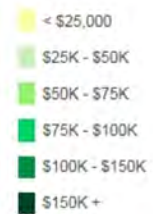
STATE & AREA CONTEXT



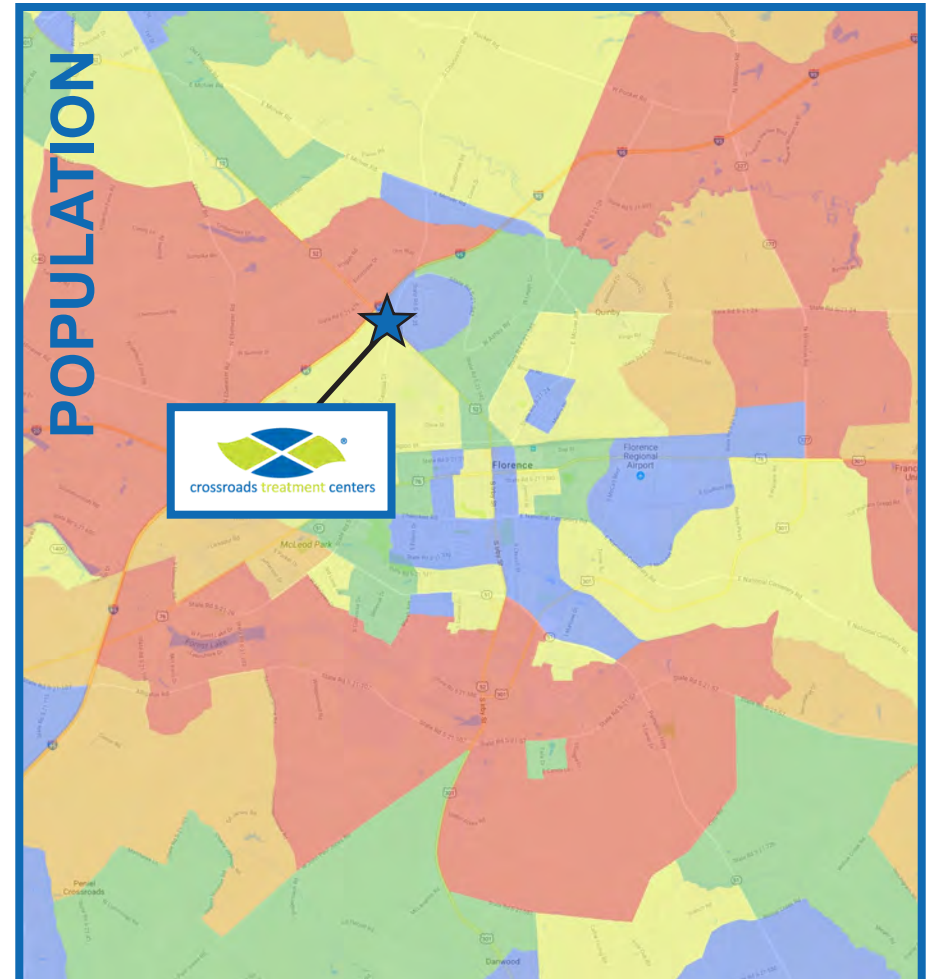
HEAT MAPS



Median HH Income



**1341 N. Cashua Drive
Florence, SC 29501**



Population Density



**1341 N. Cashua Drive
Florence, SC 29501**

CITY AERIAL



46K VPD

FLORENCE

17K VPD

K = Thousand VPD = Vehicles Per Day

SITE AERIAL



LOCATION OVERVIEW

ABOUT FLORENCE, SC

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DEMOGRAPHIC ANALYSIS

POPULATION

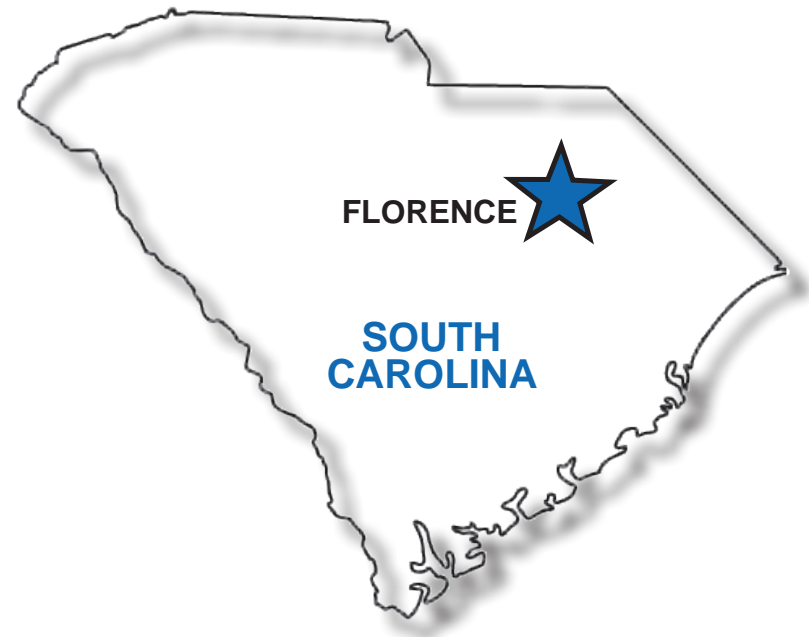
	3 MILE	3 MILE	5 MILE
2017 Population	6,730	31,703	68,127
2022 Projection	6,791	32,297	70,092
2010 Census	6,881	32,193	67,180
Growth 2017-2022	0.2%	0.4%	0.6%

HOUSEHOLDS

2017 Households	2,656	12,783	27,464
2022 Projected Households	2,686	13,041	28,281
Growth 2017-2022	0.2%	0.4%	0.6%
Owner Occupied	1,028	6,988	16,738
Renter Occupied	1,628	5,795	10,726

RACE/ETHNICITY

Caucasian	1,253	13,122	34,622
African American	5,334	17,629	30,798
Am. Indian & Alaskan	29	91	196
Asian	23	327	1,165
Hawaiian & Pacific Islander	5	11	15
Hispanic	86	480	1,398
Other	121	624	1,542



INCOME

	1 MILE	3 MILE	5 MILE
Avg. Household Income	\$35,742	\$57,043	\$61,906
\$25,000-\$29,999	54	309	786
\$35,000-39,999	154	350	682
\$45,000-\$49,999	124	385	625
\$55,000-\$59,999	133	624	1,170
\$65,000-\$69,999	194	909	1,955
\$80,000-\$89,999	118	787	1,914
\$100,000-\$125,000	76	663	1,694
\$500,000+	9	155	271

DAY

Businesses	499	1,657	2,528
Employees	11,008	32,652	49,152



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KLINTON LEWIS | BROKERAGE ASSOCIATE

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ABOUT EMBREE

Embree Group of Companies provides nationwide turnkey real estate services, specializing in build-to-suit development, design/build, general construction, program management, and capital markets for specialty retail, financial, automotive, restaurant, healthcare and senior living facilities. Embree's fully integrated, in-house services allow us to become an extension of the client's organization. Since 1979, Embree's foundation has been built on developing tailored programs for 300+ national clients. The firm is headquartered near Austin, Texas, with a regional office located in Phoenix. Over the past 39 years, Embree's executive team has developed, built, or transacted more than 12,000 assets in all 50 states, Puerto Rico, and Canada with a total market value in excess of \$10 billion.

