

INJURY CARE CENTER

1502 UPLAND STREET | CHESTER, PA 19013



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MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES



CHESTER
HIGH SCHOOL

CROZERHEALTH
Be Well. Do Good.

MARCUS HOOK
INDUSTRIAL COMPLEX



± 220,000 VPD

Riverfront Alliance
of Delaware County

Widener Partnership Charter School
Partnering with families to realize each child's potential



Main Line Health
Well ahead.®



SUBJECT PROPERTY



W WIDENER ATHLETIC FIELDS
Wawa

1821
Widener University
± 6,402 STUDENTS

EINSTEIN BROS. BAGELS

advocare
Children's Medical Associates
ShopRite
Walmart

MOE'S
southwest grill

7 ELEVEN
BW Best Western.
TD Bank

EST. 1948
UNO
PIZZERIA & GRILL

PROVIDENCE AVE ± 9,000 VPD

SUBJECT PROPERTY



EXECUTIVE OVERVIEW

INJURY CARE CENTER

PROPERTY HIGHLIGHTS

- **Recession, E-Commerce, and Pandemic Resistant Investment** – Healthcare properties are extremely sought-after investments for their resistance during downturns in the economy and e-commerce trends that affect traditional retail properties. Additionally, healthcare real estate investment has fared extremely well during the 2020 pandemic.
- **Passive Investment Structure** – NNN Lease structure provides “hands-off” investment for both local and national investors.
- **Inflationary Protected Lease Structure** – Lease features attractive 2% annual rental increases throughout base term and options.
- **High Yield Property** – With an 8.25% return at list price, this property offers potential investors high and consistent cash flow.

LOCATION HIGHLIGHTS

- **Philadelphia MSA** – Subject property located within the 7th largest MSA in the United States and just off the main thoroughfare that leads to downtown Philadelphia which is the 6th most populated city in the country with just under 1.6 million people.
- **Dense Demographics** – There are ±220,486 people within a 5-mile radius from the subject property and an average income level over \$95K/Year within a 1, 3, and 5-mile radius. This is an ideal demographic for the pain management services that these facilities can leverage.
- **Strategically Located** – Injury Care Center Chester is strategically located within a 5-mile radius from over 5 major hospital systems in Philadelphia that include: Riddle Hospital, Taylor Hospital, Community Hospital of Chester, Crozer-Keystone Hospitalists - Springfield, Crozer-Chester Medical Center, and more.
- **Centrally Located** – Subject property is located just off Highway 95 and less than 2-miles from the Commodore Barry Bridge connecting to New Jersey. Injury Care Center is surrounded by multiple national tenants that include 7-11, Dollar Tree, Starbucks, Dunkin Donuts, CVS, McDonalds, Sherwin-Williams, AutoZone, Save A Lot, Pep Boys, TD Bank, Dominos and more. ICC is also located in close proximity to Marcus Hook Industrial Complex as well as many other industrial yards along the Delaware River that typically see many workplace injuries annually.

TENANT HIGHLIGHTS

- **Established Tenant** – Injury Care Center is a fully equipped pain management office with state-of-the-art technology to diagnose and treat patients. Some of these services include physical therapy, chiropractic care, muscle, and manual therapy. ICC is also able to leverage its local relationships with medical professionals to expedite any services that require MRI, CT scan, X-ray, EMG, Epidural injection, joint injection, or trigger point injection.
- **Growing Operator with Proven Track Record** – Founded in 2010, Injury Care Center currently has four locations operating with plans to keep expanding. ICC fared well during the 2020 pandemic and had it’s most successful year which translates to the strong management in place, proven business model, and well-located practices.
- **Growing Industry** – The pain management market was valued at approximately 65 billion in 2020, and it is expected to witness a revenue of 86 billion in 2026, with a compound annual growth rate (CAGR) of 4.85% over the forecast period.



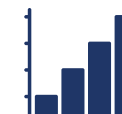
LIST PRICE

\$667,000



TOTAL NOI

\$54,936



CAP RATE

8.25%



GROSS LEASABLE AREA

±2,700 SF



FINANCIAL OVERVIEW

INJURY CARE CENTER

FINANCIAL OVERVIEW

TENANT:	Injury Care Center
ADDRESS:	1502 Upland St Chester, PA 19013
SIZE:	±2,700 SF
ASKING PRICE:	\$667,000
CAP RATE:	8.25%
ANNUAL RENT:	\$54,940
MONTHLY RENT:	\$4,578
RENT/PSF:	\$20.35
OPTIONS:	Five (5), Five (5) year options
RENTAL INCREASES:	2% Annual
LEASE COMMENCEMENT DATE:	10 Years from COE
RENT COMMENCEMENT DATE:	Close of Escrow
TYPE OF OWNERSHIP:	Fee Simple
GUARANTY	Corporate LLC



FINANCING INFORMATION

For Financing Information, Please Contact a Matthews™ Capital Markets Agent:

GREGORY KAVOKLIS
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ANNUALIZED OPERATING DATA

YEARS	MONTHLY RENT	ANNUAL RENT	CAP RATE
1	\$4,578	\$54,936	8.25%
2	\$4,670	\$56,035	8.40%
3	\$4,763	\$57,155	8.57%
4	\$4,858	\$58,299	8.74%
5	\$4,955	\$59,464	8.92%
6	\$5,054	\$60,654	9.09%
7	\$5,156	\$61,867	9.28%
8	\$5,259	\$63,104	9.46%
9	\$5,364	\$64,366	9.65%
10	\$5,471	\$65,654	9.84%



TENANT OVERVIEW

INJURY CARE CENTER



COMPANY NAME
INJURY CARE CENTER

LOCATIONS
4

YEAR BUILT
2010

WEBSITE
WWW.INJURycarecenter.net

INJURY CARE CENTER

The Injury Care Center (ICC) is the leader in providing medical services to those injured at work or in other accidents. The staff are all specialists in their field with years of training and experience including multiple board-certified physicians and specialists. They also provide speciality-trained physical therapists and chiropractors who render care to patients injured in work injuries, motor vehicle collision and sports injuries as well as care to patients with various types of pain syndromes. ICC started with a simple idea. They want to provide all patients with the best possible medical services in a supportive, caring and educational atmosphere to allow patients to achieve their goals.

ICC believes healthcare should be about helping people get, stay and be well while providing their right to healthcare. ICC believes strongly in serving the communities where they grew up. Whether it's the construction worker from Kensington who was injured on the job or the truck driver from Delco who was in an accident, all deserve to be treated properly.



AREA OVERVIEW

INJURY CARE CENTER

CHESTER, PA

Chester is a city in Delaware County, Pennsylvania within the Philadelphia Metropolitan Area. Chester is the largest city in Delaware County and the oldest city in Pennsylvania. Chester is located on the western bank of the Delaware River between the cities of Philadelphia and Wilmington, Delaware.

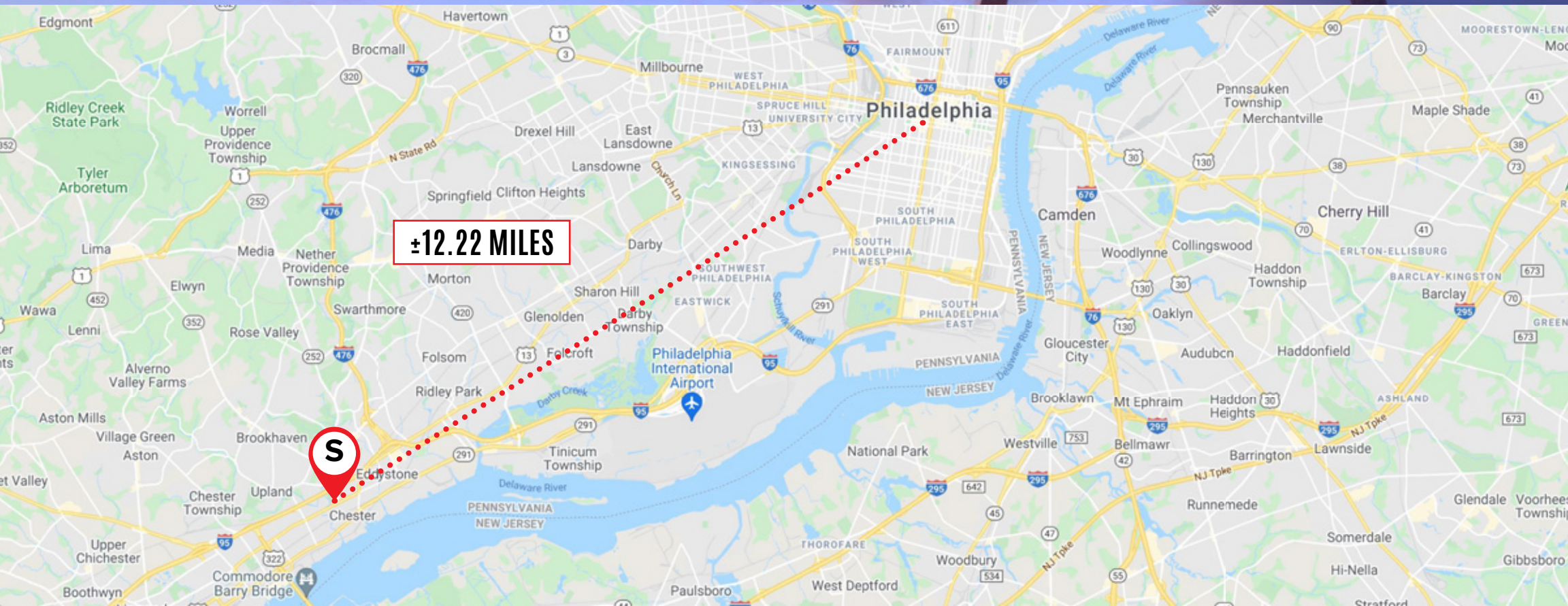
Chester is the home of the Major League Soccer Philadelphia Union franchise, which plays its home games at Subaru Park, a soccer-specific stadium at the base of the Commodore Barry Bridge. Located on the Delaware River, the stadium is part of a larger development called Rivertown, a large development consisting of 186 townhouses, 25 apartments, 335,000 square feet of office space, a 200,000-square-foot convention center, more than 20,000 square feet of retail space, and a parking structure to house 1,350 cars. In phase two, another 200 apartments will be built, along with 100,000 square feet of office space and 22,000 square feet of retail space.

DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2026 Projection	25,483	101,810	223,559
2021 Estimate	25,394	100,627	220,486
2010 Census	24,689	98,072	215,110
Growth: 2021-2026	0.35%	1.18%	1.39%
Growth: 2010-2021	2.86%	2.61%	2.50%

HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2026 Projection	8,455	38,315	85,674
2021 Estimate	8,432	37,874	84,367
2010 Census	8,170	36,900	82,211
Growth: 2021-2026	0.27%	1.16%	1.55%
Growth: 2010-2021	3.21%	2.64%	2.62%

INCOME	1-MILE	3-MILE	5-MILE
Avg HH Income	\$55,178	\$87,265	\$97,780





#7
MSA IN US



6,102,434
MSA RESIDENTS



OVER 40 MILLION
ANNUAL VISITORS



12
FORTUNE 500 COMPANIES

PHILADELPHIA, PA

Philadelphia is the largest city in Pennsylvania, and the sixth-most populous U.S. city, with a 2017 census-estimated population of 1,580,863. Since 1854, the city has been coterminous with Philadelphia County, the most populous county in Pennsylvania and the urban core of the eighth-largest U.S. metropolitan statistical area, with over 6 million residents as of 2017. Philadelphia is also the economic and cultural anchor of the greater Delaware Valley, located along the lower Delaware and Schuylkill Rivers, within the Northeast megalopolis. The Delaware Valley's population of 7.2 million ranks it as the eighth-largest combined statistical area in the United States.

Philadelphia is the birthplace of the United States Marine Corps, and is also the home of many U.S. firsts, including the first library (1731), hospital (1751), medical school (1765), national capital (1774), stock exchange (1790), zoo (1874), and business school (1881). Philadelphia contains 67 National Historic Landmarks and the World Heritage Site of Independence Hall. The city became a member of the Organization of World Heritage Cities in 2015, as the first World Heritage City in the United States. Although Philadelphia is rapidly undergoing gentrification, the city actively maintains mitigation strategies to minimize displacement of homeowners in gentrifying neighborhoods.



TOURISM

The Philadelphia area's many universities and colleges make it a top study destination, as the city has evolved into an educational and economic hub. According to the Bureau of Economic Analysis, the Philadelphia area had a gross domestic product of US \$388 billion in 2020, the eighth-largest metropolitan economy in the United States. Philadelphia is the center of economic activity in Pennsylvania and is home to five Fortune 1000 companies. The Philadelphia skyline is expanding, with a market of almost 81,900 commercial properties, including several nationally prominent skyscrapers. Philadelphia has more outdoor sculptures and murals than any other American city. Fairmount Park, when combined with the adjacent Wissahickon Valley Park in the same watershed, is one of the largest contiguous urban park areas in the United States. The city is known for its arts, culture, and colonial history which attracted 42 million domestic tourists in 2016 who spent US \$6.8 billion, generating an estimated \$11 billion in total economic impact in the city and surrounding four counties of Pennsylvania. Philadelphia has also emerged as a biotechnology hub.

ECONOMY

Tourism and hospitality are one of the largest industries in the region and important to the vitality of Greater Philadelphia. The growth of the industry depends on all types of visitors – leisure, business, and convention – traveling to Philadelphia. In 2020, this industry generated more than 5.8 billion in economic impact in the region.

The money visitors spend supports local businesses, creates jobs and generates taxes, helping to build quality of life in Philadelphia.



THE LIBERTY BELL

“Proclaim liberty throughout all the land unto all the inhabitants thereof.” This inscription on the cracked but mighty bell is one reason it became a symbol to abolitionists, suffragists and other freedom-seekers around the world. The bell draws people from around the nation to snag a photo in front of the soaring glass walls overlooking Independence Hall.



INDEPENDENCE HALL

While historical attractions abound in Philly, Independence Hall holds monumental significance to the development of the nation. In 1776, the Founding Fathers signed the Declaration of Independence in the building’s Assembly Room. Just 11 years later, representatives from a dozen states met here to lay the framework for the U.S. Constitution. Today, the UNESCO World Heritage Site is the centerpiece of Independence National Historical Park, and guided tours are available year-round.



ROCKY STEPS

Since Rocky’s first triumphant run on the silver screen in 1976, the steps of the Philadelphia Museum of Art have become an international destination. Travelers from around the world embark on their own jog up the stairs, pumping their fists in the air as they cherish the spectacular view of the Benjamin Franklin Parkway and the city skyline.



READING TERMINAL MARKET

Center City’s 126-year-old Reading Terminal Market serves as both a dazzling tourist destination and a source for fresh produce, seafood, meats and cheese for locals. The public space also provides open seating where customers can enjoy meals from dozens of restaurants, including Pennsylvania Dutch cuisine and acclaimed DiNic’s hot roast pork sandwiches. Retail merchants sell housewares, jewelry, linens and more.



PHILLY CHEESESTEAK

The Philly cheesesteak is inarguably the city’s most famous food. These awesome sandwiches consist of chopped (or thinly sliced) steak and a choice of cheeses and/or fried onions on a hoagie roll. Those in the know order their cheesesteak with two words only: cheese selection (provolone, American or Whiz) and “wit” or “without” onions.

CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of **Injury Care Center** located at **1502 Upland Street, Chester, PA 19013** (“Property”). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants’ plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

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Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser’s sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.

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