LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

OFFERING MEMORANDUM

APPLIED BEHAVIOR ANALYSIS PORTFOLIO

NATIONAL BEHAVIORAL HEALTH GROUPS | TWO PROPERTIES IN KENTUCKY TOTALING 18,455 SF

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OFFERING MEMORANDUM DISCLAIMER

This Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Property or the Owner, to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to any interested persons. In this Memorandum, certain documents are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the material referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

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The Owner expressly reserves the right, at its sole discretion, to reject any and all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with our without notice which may arise as a result of review of this Memorandum. The Owner shall have no legal commitment or obligation to any person reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived.

EXECUTIVE SUMMARY

Lee & Associates is pleased to offer for sale the fee simple interest in two Kentucky properties, totaling 18,455 SF on 3.2 acres, leased to national behavioral health groups. One lease is NNN; the other is NN, with tenants covering expenses, insurance, and taxes.

Kentucky mandates insurance coverage for autism diagnostics and therapy for individuals under 21, ensuring stable reimbursement and fueling demand for ABA and related services. This broad coverage sustains autism service providers.

Northern KY, near Cincinnati, is a high-demand, recession-proof zone for ABA services. The presence of Hopebridge and Cultivate Behavioral Health & Education further strengthens these properties as key community assets.

The global autism therapeutics market, valued at $2.35B in 2024, is projected to grow at a 6.12% CAGR, reaching $4.22B by 2034.

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PORTFOLIO OVERVIEW & PRICING

PORTFOLIO PRICING DETAILS

PURCHASE PRICE | **$3,444,725**

TOTAL PORTFOLIO SIZE | **18,455 SF**

CAP RATE | **8%**

NET OPERATING INCOME (NOI) | **$275,578**

WALT | **±2.9 YEARS**

CULTIVATE BEHAVIOR HEALTH & EDUCATION

5522 & 5526 TAYLOR MILL ROAD | TAYLOR MILL, KY 41015

CULTIVATE BEHAVIOR HEALTH & EDUCATION

5522 & 5526 TAYLOR MILL ROAD
TAYLOR MILL, KY 41015

Lee & Associates is pleased to offer for sale 5522 & 5526 Taylor Mill Road, Taylor Mill, KY 41015, a premier medical outpatient building strategically located to serve a growing community of children with ASD. This property is leased to Cultivate Behavior Health & Education (Cultivate BHE), a trusted national provider with over 60 locations nationwide and backed by private equity. Cultivate BHE specializes in behavioral health and education services for children with autism and their families. The organization has experienced significant growth expanding it's services to meet the increasing demand for specialized pediatric care.

The property consists of 11,355 square feet of modern, state-of-the-art medical office space, designed to meet the highest standards of healthcare provision. The building features cutting-edge medical facilities, including modern examination rooms, welcoming reception areas, and well-equipped administrative spaces. These facilities are designed with patient comfort and operational efficiency in mind, making the property a perfect fit for healthcare providers.

The tenant, Cultivate BHE, is committed to long-term tenancy with a 5-year initial term and two 3-year renewal options. Under the terms of the NNN lease, the tenant is responsible for all operating expenses, maintenance, and repairs, minimizing landlord involvement and ensuring a hassle-free ownership experience. Furthermore, annual rent increases of 3% offer built-in rent growth, providing a hedge against inflation.

With its prime location, quality construction, and reliable tenant, 5522 Taylor Mill Road presents an exceptional investment opportunity in the healthcare real estate sector.

Cultivate
BEHAVIORAL HEALTH & EDUCATION

PROPERTY SUMMARY

Address	5522 & 5526 Taylor Mill Road Taylor Mill, KY 41015
Year Built	1982
Buildings Size	±11,355 Square Feet
Land Size	±2.39 Acres
Percentage Leased	100%
Property Type	Medical Outpatient
Parking	5.72/1,000 SF | 65 Spaces
Zoning	PO
Parcel ID	058.03.00241.00 & 058.10.00.103.01

TENANT OVERVIEW

Tenant	Cultivate Behavior Health & Education
% Occupied	100%
Lease Type	Net Lease
Base Rent	$140,350 with 3% Annual Increases
Reimbursable Operating Expenses	$43,000
Lease Term	5 Years with Two 3-year Renewal Options
Lease Expiration	9/30/2028
Term Remaining	±3 Years
Tenant Responsibility	All Operating Expenses, Maintenance and Repairs, (CAM, Taxes, Insurance, Utilities), Roof, Foundation, Capital Expenditures
Landlord Responsibility	HVAC

PROPERTY IMAGES | 5522 & 5526 TAYLOR MILL ROAD

PROPERTY AERIAL | 5522 & 5526 TAYLOR MILL ROAD

TAYLOR MILL, KY

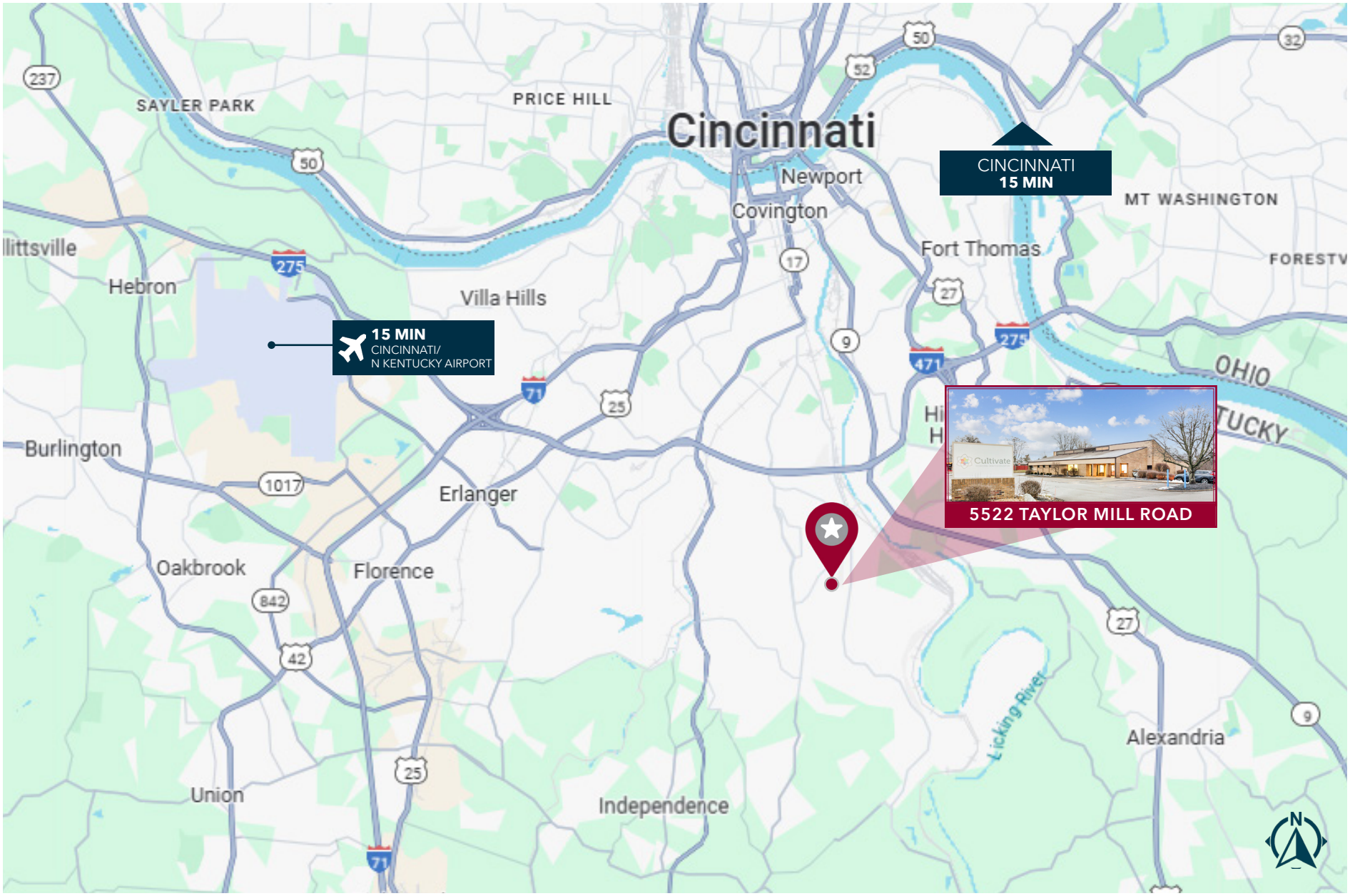
The Taylor Mill area is part of the Greater Cincinnati metropolitan region, which has seen consistent growth in both residential and commercial real estate sectors. As a desirable suburban community with proximity to Cincinnati, Taylor Mill benefits from an expanding population and a robust economy. Taylor Mill is a home rule-class city in Kenton County, KY. I-275, Cincinnati's beltway, runs through its northern part. The city has 29,583 residents within 3 miles and a median household income of $93,340.

Cultivate BHE's national presence and its reputation for providing high-quality, patient-centered care place this property in an ideal position to continue its long-term success.

Cultivate's Taylor Mill center has expanded its hours to accommodate weekend appointments, reflecting demand from families. These facilities prioritize early intervention, with 85% of their clients aged 3–7. Behavioral health services are in high demand, especially those that offer both therapy and educational services.

The location of 5522 Taylor Mill Road, with ample access to major roads and regional transportation networks, makes it highly accessible to patients and healthcare providers alike. Only 10 miles to Cincinnati further strengthens its position as a strategic healthcare location.

LOCATION OVERVIEW | 5522 & 5526 TAYLOR MILL ROAD



FINANCIAL OVERVIEW - RENT ROLL | 5522 & 5526 TAYLOR MILL ROAD

Rent Roll Analysis
5522 Taylor Mill, Taylor Mill, KY

Tenant Name	Suite	Lease Type	Lease Status	Area	Building Share %	Lease Start Date	Lease End Date	Free Rent	Scheduled Base Rent	Expense Recoveries	Potential Gross Revenue	Last Rent Increase	Increase Amount	Security Deposit
Contract														
Cultivate Behavioral Management Corp.	5522 Taylor Mill	Office	Contract	11,355	100%	10/1/2023	9/30/2028	0	11,696	3,583	15,279	10/1/2024	3%	11,355
Total Contract				11,355				0	11,696	3,583	15,279			11,355
Total				**11,355**				**0**	**11,696**	**3,583**	**15,279**			**11,355**

	Total Area	Percentage	Monthly Rent	Annual Rent
Occupied	11,355	100.00	11,695.65	140,347.80
Vacant	0	0.00	0.00	0.00
Total	**11,355**		**11,695.65**	**140,347.80**

HOPEBRIDGE AUTISM THERAPY CENTER

2904 FOLTZ DRIVE | EDGEWOOD, KY 41017

HOPEBRIDGE AUTISM THERAPY CENTER

2904 FOLTZ DRIVE
EDGEWOOD, KY 41017

Lee & Associates is excited to offer for sale 2904 Foltz Dr, Edgewood, KY 41017, a prime medical outpatient facility leased to Hopebridge Autism Therapy Center, one of the largest providers of autism therapy services in the United States. The property, which is strategically located in the Cincinnati, OH-KY-IN metropolitan area, offers a stable and long-term investment opportunity in the growing healthcare sector, specifically in the autism therapy market.

The property is ideally situated to serve a significant population in the Northern Kentucky area, located just off I-275, near key educational and healthcare institutions, including Turkey Foot Middle School, Thomas More University, and a major healthcare center for the region. The center is located in a rapidly growing community with a population of 63,491 within a 3-mile radius and 141,390 within a 5-mile radius.

Hopebridge Autism Therapy Center is part of a national network of over 130 centers across 12 states, offering personalized care to children diagnosed with autism spectrum disorders. The company is backed by Arsenal Capital, a private equity firm with over $4.3 billion in assets under management, ensuring strong financial backing and corporate stability.

This property offers 2.9 years remaining on its NN lease with annual rent increases of 2% and one 5-year renewal option. In addition, Hopebridge has invested over $85,000 in recent facility improvements, further demonstrating their commitment to this location.

PROPERTY & TENANT INFORMATION | 2904 FOLTZ DRIVE

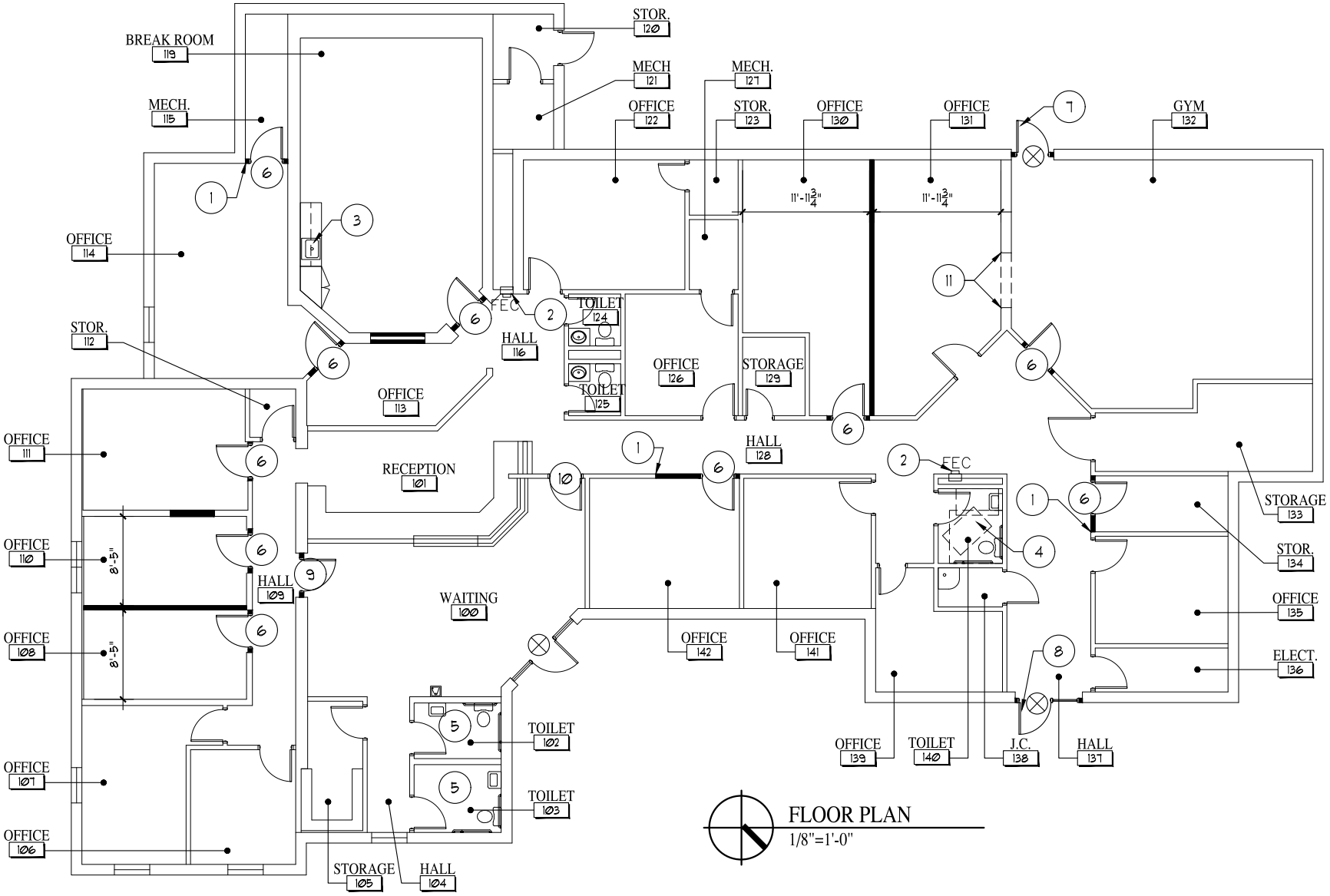
PROPERTY SUMMARY

Address	2904 Foltz Drive Edgewood, KY 41017
Year Built	1987
Buildings Size	±7,100 Square Feet
Land Size	±0.81 Acres
Percentage Leased	100%
Property Type	Medical Outpatient
Parking	5:1,000 SF | 35 Spaces
Zoning	PO
Parcel ID	015-40-13-027.02

TENANT OVERVIEW

Tenant	Hopebridge Autism Therapy Center
% Occupied	100%
Lease Type	Net Lease
Base Rent	$132,228 with 2% Annual Increases
Reimbursable Operating Expenses	$28,667
Original Lease Term	5 Years, 3 Months with Two 5-year Renewal Options
Lease Expiration	June 30, 2028 (with 1 remaining 5-year renewal option)
Term Remaining	±2.9 years
Tenant Responsibility	Operating expenses, common area maintenance (including site lighting, snow removal, landscaping), real estate taxes and property insurance and repairs, utilities
Landlord Responsibility	HVAC, exterior foundation, walls, roof, plumbing, sewage, main electrical service

FLOOR PLAN | 2904 FOLTZ DRIVE



PROPERTY IMAGES | 2904 FOLTZ DRIVE

PROPERTY AERIAL | 2904 FOLTZ DRIVE

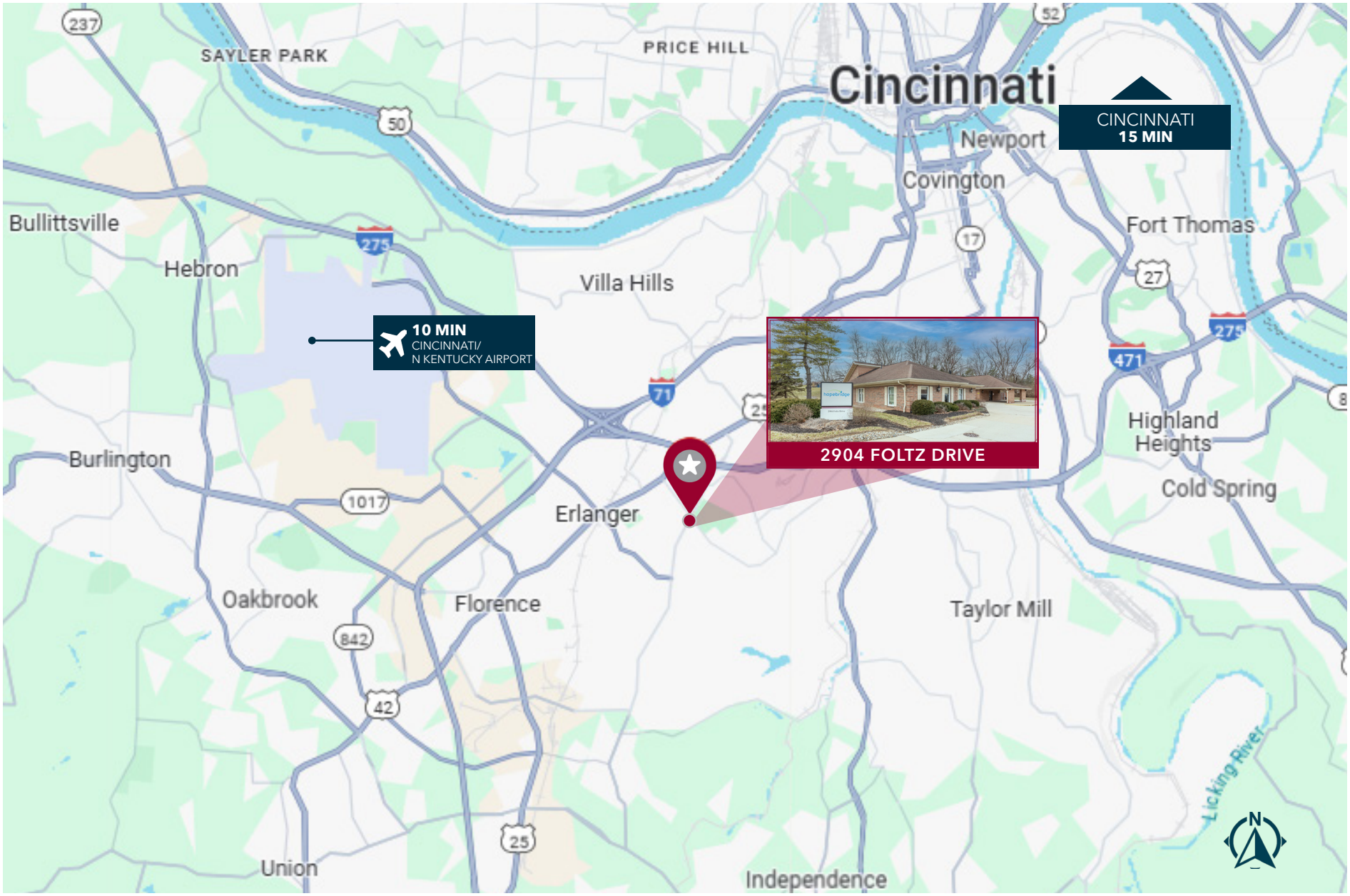
EDGEWOOD, KY

2904 Foltz Drive in Edgewood, KY is positioned within a demographically ideal service area for Applied Behavior Analysis (ABA) therapy, located just minutes from the I-275 corridor and central to Northern Kentucky's most active suburban communities. A 10-mile radius surrounding the property encompasses over 325,000 residents across Edgewood, Florence, Erlanger, Fort Mitchell, and parts of southern Cincinnati, with a high concentration of families, strong private insurance coverage, and a growing demand for pediatric behavioral health services.

ABA therapy, the leading treatment for Autism Spectrum Disorder (ASD), is in increasingly high demand, yet the region remains underserved. The area is supported by a robust referral ecosystem of pediatricians, early childhood education centers, and public and private schools, all within close proximity to the clinic site.

Additionally, Edgewood is within 20 minutes of Cincinnati Children's Hospital, a nationally ranked pediatric institution, enhancing potential referral credibility. With limited direct competition, a dense and well-aligned population base, and favorable payer dynamics, Edgewood represents a prime opportunity for a high-quality ABA clinic to scale quickly and deliver impactful, community-based care.

LOCATION OVERVIEW | 2904 FOLTZ DRIVE



FINANCIAL OVERVIEW - RENT ROLL | 2904 FOLTZ DRIVE

Rent Roll Analysis
2904 Foltz Drive, Edgewood, KY

Tenant Name	Suite	Lease Type	Lease Status	Area	Building Share %	Lease Start Date	Lease End Date	Scheduled Base Rent	Expense Recoveries	Potential Gross Revenue	Last Rent Increase	Increase Amount	Security Deposit
Contract													
Hopebridge, LLC	2904 Foltz	Office	Contract	7,100	100%	11/1/2017	6/30/2028	11,019	2,219	13,238	7/1/2024	2%	0
Total Contract				7,100				11,019	2,219	13,238			0
Total				**7,100**				**11,019**	**2,219**	**13,238**			**0**

	Total Area	Percentage	Monthly Rent	Annual Rent
Occupied	7,100	100.00	11,019.01	132,228.12
Vacant	0	0.00	0.00	0.00
Total	**7,100**		**11,019.01**	**132,228.12**

LEE & ASSOCIATES

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hopebridge

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