



MENTAL HEALTH COOPERATIVE

979 PATRIOT WAY, COOKEVILLE, TN 38506





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ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONTACT YOUR TRI-OAK CONSULTING GROUP AGENT FOR MORE INFORMATION.

Disclaimer: The information in this Offering Memorandum is obtained from sources we believe to be reliable; however, Tri-Oak Consulting Group has not verified and will not verify any of this information. Potential buyers are advised to take necessary steps to verify all details during the due diligence period.



4 | INVESTMENT HIGHLIGHTS



- **Income Tax Free State**
- **Brand New Construction** - Fresh 10-year lease recently commenced
- **Corporate Guarantee** - Lease is corporately guaranteed by Mental Health Cooperative
- **Hedge Against Inflation** - 2.00% annual rental increases within the initial term and extension options
- **Affluent Surrounding Incomes** - \$98,696 average household income within 1 mile of the property
- **Established Nonprofit Behavioral Healthcare provider** - Mental Health Cooperative was founded in 1993 creating 30+ years of continuous operating history in Tennessee
- **Strong Service Footprint** - MHC operates a 13-location platform across Middle, East, and West Tennessee, reducing single-facility dependency within the tenant's broader operations
- **Mission-Critical Service Line** - Behavioral health/mental health services tends to exhibit non-discretionary demand characteristics

5 | OFFERING SUMMARY

LIST PRICE:	\$5,120,000
CAP RATE:	5.00%

NOI:	\$255,999.96
LEASE START:	8/8/2026
LEASE END:	8/7/2036
TERM REMAINING:	10 Years
OPTIONS:	Two, 5-Year Options
INCREASES:	2.00% Annual
BUILDING SIZE:	8,000 Square Feet
LOT SIZE:	1.00 Acres
YEAR BUILT:	2026
LEASE TYPE:	NN+
GUARANTOR:	Corporate
TENANCY:	Single-Tenant
OWNERSHIP:	Fee Simple



LEASE YEAR	ANNUAL RENT	RENT INCREASES	CAP RATE
YEAR 1	\$255,999.96	--	5.00%
YEAR 2	\$261,120.00	2.00%	5.10%
YEAR 3	\$266,342.40	2.00%	5.20%
YEAR 4	\$271,669.20	2.00%	5.31%
YEAR 5	\$277,102.68	2.00%	5.41%
YEAR 6	\$282,644.64	2.00%	5.52%
YEAR 7	\$288,297.60	2.00%	5.63%
YEAR 8	\$294,063.48	2.00%	5.74%
YEAR 9	\$299,944.80	2.00%	5.86%
YEAR 10	\$305,943.72	2.00%	5.98%





Company:	Mental Health Cooperative
Year Founded:	1993
Locations:	13
Annual Revenue:	\$92 Million
Website:	www.mhc-tn.org
Headquarters:	Nashville, Tennessee
Guarantor:	Corporate

Based in Nashville, Tennessee, Mental Health Cooperative (MHC) is a leading nonprofit behavioral healthcare provider founded in 1993, delivering comprehensive mental health, substance use, and primary care services to individuals of all ages. The organization operates 13 locations across Tennessee, providing outpatient treatment, crisis intervention, case management, and community-based support services. As a nonprofit organization, MHC partners with hospitals, schools, law enforcement, and community agencies to expand access to behavioral healthcare and serves tens of thousands of Tennesseans each year.

SUBJECT
PROPERTY

















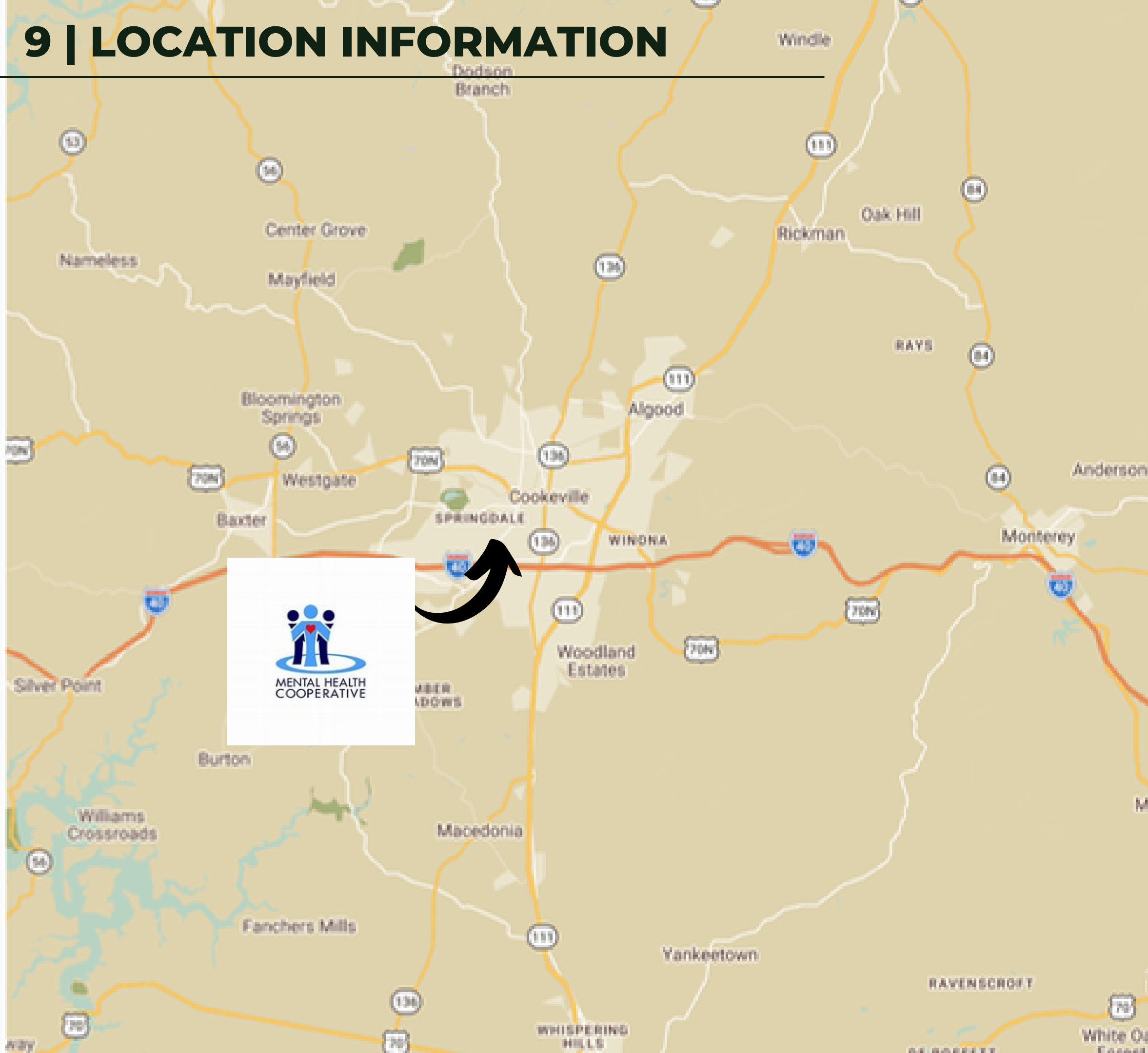








9 | LOCATION INFORMATION



DEMOGRAPHICS

	1-Mile	3-Mile	5-Mile
POPULATION			
2026 Population	2,246	25,211	51,825
2031 Projection	2,321	26,227	54,077
Annual Growth 2020-2026	0.94%	1.09%	1.20%
Annual Growth 2026-2031	0.66%	0.79%	0.85%
HOUSEHOLDS			
2026 Households	1,018	10,150	21,459
2031 Projection	1,065	10,734	22,680
INCOME			
AVG. Household Income	\$98,696	\$85,742	\$86,222



13,000+ VPD
along Foreman Drive

10 | LOCATION OVERVIEW - Cookeville, TN



Cookeville, TN, strategically located along Interstate 40 in the heart of the Upper Cumberland region, serves as the county seat of Putnam County and is home to approximately 38,000 residents. As the largest city in the Upper Cumberland, Cookeville is ideally positioned within 100 miles of Nashville, Knoxville, and Chattanooga, making it a regional hub for commerce, education, healthcare, and transportation. The city's diverse economy is anchored by advanced manufacturing, healthcare, education, logistics, and retail, with major employers including Tennessee Tech University, Cookeville Regional Medical Center, Averitt Express, Ficos North America, ATC Drivetrain, and Perdue Farms. Cookeville serves a regional population of approximately 350,000, attracting an estimated 20,000 commuters daily for employment, education, shopping, and healthcare services. Tennessee's favorable tax climate, combined with Cookeville's competitive cost of living and highly educated workforce supported by Tennessee Tech University, continues to make the city an attractive destination for both businesses and residents.

Recent investment in Cookeville reflects its continued growth and long-term commitment to infrastructure. The city is currently undertaking a \$25 million expansion of its water treatment facility, increasing treatment capacity by 7.5 million gallons per day to accommodate future residential and commercial development. In addition, construction is underway on two new state-of-the-art fire stations, replacing aging facilities with modern 16,000-square-foot emergency response centers expected to be completed in 2026.



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