



**(NS)<sup>2</sup>** **NEWSOUTH**  
**NEUROSPINE**  
*Mississippi's Spine Center*

**NewSouth NeuroSpine – Deal Points**

⌘ Offering Price:	\$17,940,750
⌘ Cap Rate:	6%
⌘ Projected NOI:	\$1,076,445
⌘ Rental Coverage Ratio:	11.4
⌘ Leased Sq. Ft.:	56,665 sq. ft.
⌘ Acreage:	3.856 acres
⌘ Lease Term:	15 year lease, commencing at closing
⌘ Lease Structure:	NNN Lease
⌘ Landlord Responsibility:	Foundation & loadbearing structures.
⌘ Renewal Options:	5 – 5 year options
⌘ Rent Escalations:	1% annually during primary term & renewal options.

*Important Disclaimer on page 4*

**Property Contacts:**

Elizabeth J. Randall  
President, Principal Broker  
Direct Office: (662) 234-4043  
Email: erandall@randallcg.com

Joe D. Pegram  
Vice President, Associate Broker  
Direct Office: (662) 638-0730  
Email: jpegam@randallcg.com

Brian P. Phillips, CCIM  
Associate Broker, Analyst  
Direct Office: (662) 638-0722  
Email: bphillips@randallcg.com

## NewSouth NeuroSpine - Practice Description

NewSouth NeuroSpine is Mississippi's comprehensive spine care provider. Our practice consists of twelve physicians covering four specialties: neurosurgery, orthopaedic spine surgery, interventional pain management, and physical medicine and rehabilitation. NewSouth NeuroSpine's team includes more than 50 highly trained and experienced nurses and healthcare professionals. Our ~50,000 square foot facility at 2470 Flowood Drive in Flowood, Mississippi, features 30 exam rooms, digital X-ray, and MRI technology. Our practice also includes a pain management clinic and a physical therapy center equipped with a hydrotherapy pool.

- ℞ NS2 has been selected one of Mississippi's "Best Places to Work" by the Mississippi Business Journal 3 years in a row.
- ℞ "Physicians from 4 medical practices in neurosurgery, spine surgery, pain management, and physical medicine and rehabilitation saw the need for an integrated SPINE CENTER in which patients would have the full range of treatment options that best fit their specific needs. The choices include non-surgical options, as well as surgery in consultation with each specialty. NS2 provides our patients with optimal solutions in dealing with their spine issues – surgical or not." – Frank York, CEO of NS2
- ℞ Our physicians are on staff at River Oaks Hospital, Mississippi Baptist Medical Center, and St. Dominic Hospital.
- ℞ **Merit Rive Oaks Hospital, where NS2 spine surgeons have privileges, was recently named Mississippi leading spine surgery hospital and one of the top 5% of spine surgery hospitals nationwide. NS2 staff performed 99.6% of the surveyed surgeries during this time. – source: NS2 Magazine 2014.**
- ℞ Southern Diagnostics has a CON issued by the MS Dept. of Health.
- ℞ NewSouth NeuroSpine boasts a combined 200 years of professional medical service. Our physicians participate in weekly surgical conferences to review complex cases and stay current on the best treatment options available to our patients.

## NewSouth NeuroSpine - Services

- ℞ **NeuroSurgery & Orthopaedic Spine Surgery** - The fields of neurosurgery and orthopaedic spine surgery are highly sophisticated surgical specialties utilizing advanced surgical and imaging techniques. Each physician in our Division of Surgery has received extensive training in the surgical management of diseases that affect the brain and spine.
- ℞ **Interventional Pain Management** - Our interventional pain management physicians are uniquely qualified to insure each patient receives an expert and thorough evaluation. Their specialized fellowship training in minimally invasive interventional procedures provides both diagnostic and therapeutic treatment options that usually require minimal recovery time to allow early return to activity and work.
- ℞ **Physical Medicine & Rehabilitation** - Our physical medicine and rehabilitation physicians are experts in the diagnosis and management of musculoskeletal and neurological injuries. Their emphasis is to accurately diagnose the biomechanical and neurological issues that are causing a patient's pain. These problems may then be addressed in a comprehensive manner with our treatment team to maximize function and minimize pain.
- ℞ **Physical Therapy** - Our physician guided physical therapy services rank among the best in Mississippi. Through our fully equipped physical therapy center, our caring, knowledgeable staff offers patients of all ages specialized treatment of a wide variety of diagnoses. These include neck and back pain, pre and post-operative care, and rehabilitation for the competitive athlete and "weekend warrior".
- ℞ **Pain Psychology** - A member of our interdisciplinary team, our psychologist provides expertise in the psychological evaluation and treatment of musculoskeletal injury, pain, and comorbid psychological conditions. Services include consultation, presurgical psychological screening, pain education, psychological screening for long term opioid treatment, comprehensive psychological/pain assessment, and cognitive behavioral interventions.
- ℞ Diagnostic Services - 1) MRI, 2) X-ray, 3) Electromyography, and 4) Nerve Conduction Studies.

### NewSouth NeuroSpine - Facility

- ℞ The NewSouth NeuroSpine Building is a Class A, medical office building and surgical center.
- ℞ The property contains approximately 60,452 gross building square footage & 56,665 lease square footage.
- ℞ 3.856 acre property.
- ℞ 30 exam rooms
- ℞ Ambulatory Surgical Center is approximately 6,000 sq. ft. - Source: Frank York, NewSouth NeuroSpine CEO

### NewSouth NeuroSpine - The Region/Market

- ℞ Area Hospitals include 2,160 hospital beds in a 4 mile radius of NS2 facility.
- ℞ Area Hospitals:
  - ℞ **Merit River Oaks Hospital (160 beds) – Mississippi’s leading spine surgery hospital and one of the top 5% of spine surgery hospitals nationwide.** River Oaks offers comprehensive medical services, a quick-response emergency department, and a convenient location in Flowood near downtown Jackson, Merit Health River Oaks serves as a major healthcare resource for the Jackson Metropolitan Area and central Mississippi.
  - ℞ **The University of Mississippi Medical Center (722 beds) -** The umbrella organization that combines the University Hospitals & Health Care System (UHHS) and University Physicians (UP), the medical faculty practice plan. UHHS is comprised of the teaching hospital for all UMMC educational programs and serves as a diagnostic and treatment referral center for the entire state. Inpatient admissions—28,000 annually; Outpatient & Emergency visits—250,000 annually.
  - ℞ **Saint Dominic’s (477 beds) -** Considered one of the region’s most comprehensive hospital’s, St. Dominic’s boasts outstanding facilities offering a variety of programs and services including cancer screenings and treatments, cardiovascular care, childbirth planning and delivery, and health and wellness.
  - ℞ **G.V. (Sonny) Montgomery VA Medical Center (163 beds) -** Provides primary, second and tertiary medical, neurological and mental health inpatient care. Both primary and specialized outpatient services are available, including such specialized programs as: ambulatory surgery, spinal cord injury, neurology, infectious disease, substance abuse, PTSD, and mental health diagnostic and treatment programs.
  - ℞ **Baptist Health Systems (638 beds) -** Since 1911, Baptist has served Mississippi as a Christian-based, non-profit comprehensive medical center. Today, Baptist Medical Center is part of a growing network that makes comprehensive health care, health education, health risk assessments and wellness more accessible than ever before. Baptist is reaching out to people wherever they are as an active part of our mission: to pursue the highest quality healthcare, guided by our Christian faith.
- ℞ The Great Jackson Area’s healthcare resources consist of 18 hospital facilities which include a major teaching and research center, a state psychiatric hospital, a large VA facility, and none other private non-profit and for-profit institutions with a combined total of approximately 5,500 beds.
- ℞ The Great Jackson Area’s healthcare community includes 46,000 healthcare professionals and 1,200 related health services businesses.
- ℞ Flowood’s daytime population is estimated as high as 100,000 due to nearby hospitals and the high number of businesses in the area.
- ℞ Lakeland Drive is one of the fastest growing commercial areas in the State of Mississippi.
- ℞ Rankin County is one of the fastest growing counties in Mississippi.
- ℞ The Jackson MSA is the healthcare destination for people throughout the State.
- ℞ The Jackson MSA is the largest MSA in Mississippi

## Disclaimer - NewSouth NeuroSpine Sale Lease Back

The information provided within this document has been obtained from sources that are believed to be reliable, but Randall Commercial Group, LLC has not verified the information and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. The information has been prepared to provide a summary of highlights regarding NewSouth NeuroSpine, the subject property and the proposed sale leaseback and is only a preliminary level of information regarding the project. Any interested party must independently investigate the subject property, particularly from a physical, financial, tenant, and overall development standpoint. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. This information is not intended to provide full due diligence on the subject property, as it is the responsibility of the interested buyer to conduct full due diligence with their advisors.

Randall Commercial Group, LLC has not performed due diligence pertaining to the physical state of the property nor the property's and current or future financial performance. Furthermore, no due diligence has been performed regarding the financial condition of the tenant or future plans for this location. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

The information provided herein was obtained from 1) the owner and/or tenant, 2) the NewSouth NeuroSpine website or publications, or 3) third party sources. This information is believed to be reliable, but certain items could be estimated, no longer current, etc. Again, it is the responsibility of the interested buyer to conduct full due diligence with their advisors.

Past performance, expected or projected performance do not guarantee future performance. Property owners/buyer bear the full risk and exposure of all business, events, and liability associated with such properties. The acreage, size, and square footage of the property and improvements are estimated and should be independently verified.

