

FOR IMMEDIATE RELEASE

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FOR MORE INFORMATION

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JUST SOLD

Sage Rehabilitation & Day Neuro – Baton Rouge, LA

October 2024 – Upland Real Estate Group’s Net Lease Team of Deborah Vannelli, CCIM, Keith Sturm, CCIM, and Amanda Leathers represented the seller in the sale of the Sage Rehabilitation Hospital & Day Neuro in Baton Rouge, LA. Sage Rehab & Day Neuro is on a NNN lease with 12 ½ years remaining on the lease and 2% annual increases.

This property is well located in Baton Rouge, Louisiana with a 5-mile population of 191,649 and average household income of \$96,859. Located next to Baton Rouge General Medical Center with 600 beds, with other nearby hospitals including Ochsner Medical Center, and Our Lady of the Lake Regional Medical Center with 900 beds.

The Carpenter Health Network is a well-established healthcare operator with 38 locations across the south in Texas, Arkansas, Louisiana, Mississippi, Alabama, and Florida. St. Joseph Hospice specializes in providing peace, comfort and dignity to those facing a life-limiting illness.

Upland Real Estate Group currently has 9 additional Carpenter Health Portfolio properties available for sale in Louisiana. These properties may be purchased individually or as a portfolio. Please contact Deb Vannelli for more information.

Please visit our website at www.nnnsales.com to view the additional net lease investment properties available for sale or contact us at (612) 332-6600.



(Pictured: Sage Rehabilitation & Day Neuro – Baton Rouge, LA)

About Upland Real Estate Group, Inc:

Upland Real Estate Group, Inc. is a Minneapolis based commercial real estate investment and brokerage company, which focuses on the sale of single and multi-tenant net lease investment properties across the country. Upland offers "big business service" with the attentiveness you expect from a boutique shop.

Our ability to swiftly match buyers with sellers is one of the many reasons Upland Real Estate Group, Inc. is the nation's primary resource for the purchase or sale of net leased, credit investment properties. Many investors and 1031 tax deferred exchange buyers have benefited from the experience and expertise of our team of net leased investment sales specialists.

Since its inception in 1995, Upland has completed more than 900 net lease sales transactions totaling over \$2.8 billion in sales. Our team has a combined sales experience of more than 60 years and has specialized in NNN investment market for more than 20 years.

www.nnnsales.com

Look Upland. Where Properties and People Unite.

Certain matters discussed within this press release may be deemed to be forward-looking statements. Although The Upland Real Estate Group, Inc. believes the expectations reflected in such forward looking statements are based on reasonable assumptions, it can give no assurance that the investment and/or assumptions will perform and/or maintain its current operating position. The Upland Real Estate Group, Inc. urges all potential investors to seek individual legal and accounting counsel prior to making an investment.

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