



ENT DIVESTMENT



20,000 SQ/FT



DESCRIPTION OF SITUATION AND HOW IT RELATES TO HEALTHCARE

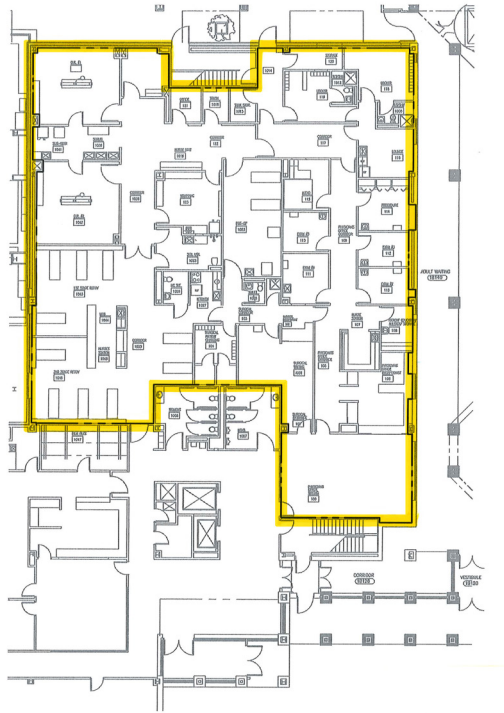
Ear, Nose & Throat Associates of Fort Wayne wanted to monetize their real estate assets which included their southwest medical office and surgery center condo, but they wanted to continue utilizing the spaces, so a sale-leaseback on each asset made sense. Innovcare helped ENT achieve their financial goals by identifying the market value, lease rates, term and negotiating leases; while at the same time working with Lutheran Hospital and their parent Community Health Systems to modernize outdated covenants language placed on the surgery center. Innovcase worked with ENT for over two years on the project, and, after adhering to ENT's strict deadlines, closed on the assets in the summer of 2021.



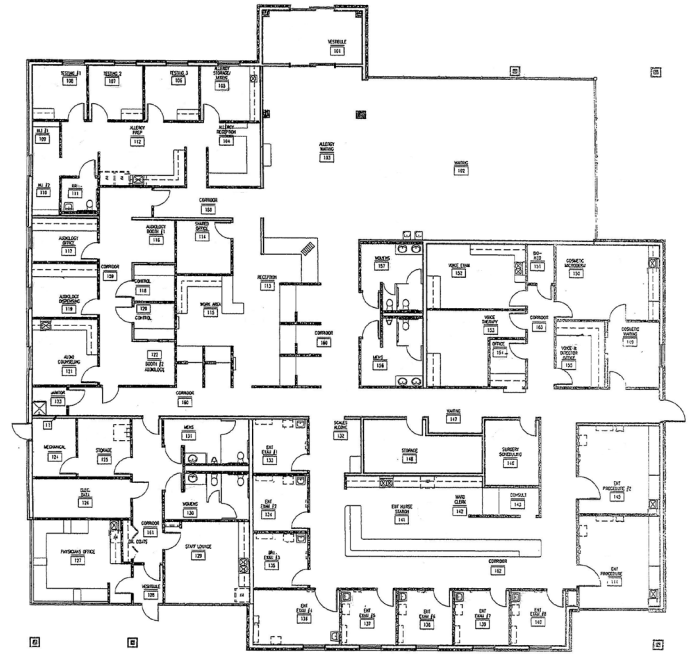
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ASC Floor Plan



MOB Floor Plan



Aerial



Site Plan