



VAN WERT HEALTH MOB



STARK COMPLIANCE-FAIR MARKET REPORT
48,000 SQ/FT MOB

DESCRIPTION OF SITUATION AND HOW IT RELATES TO HEALTHCARE

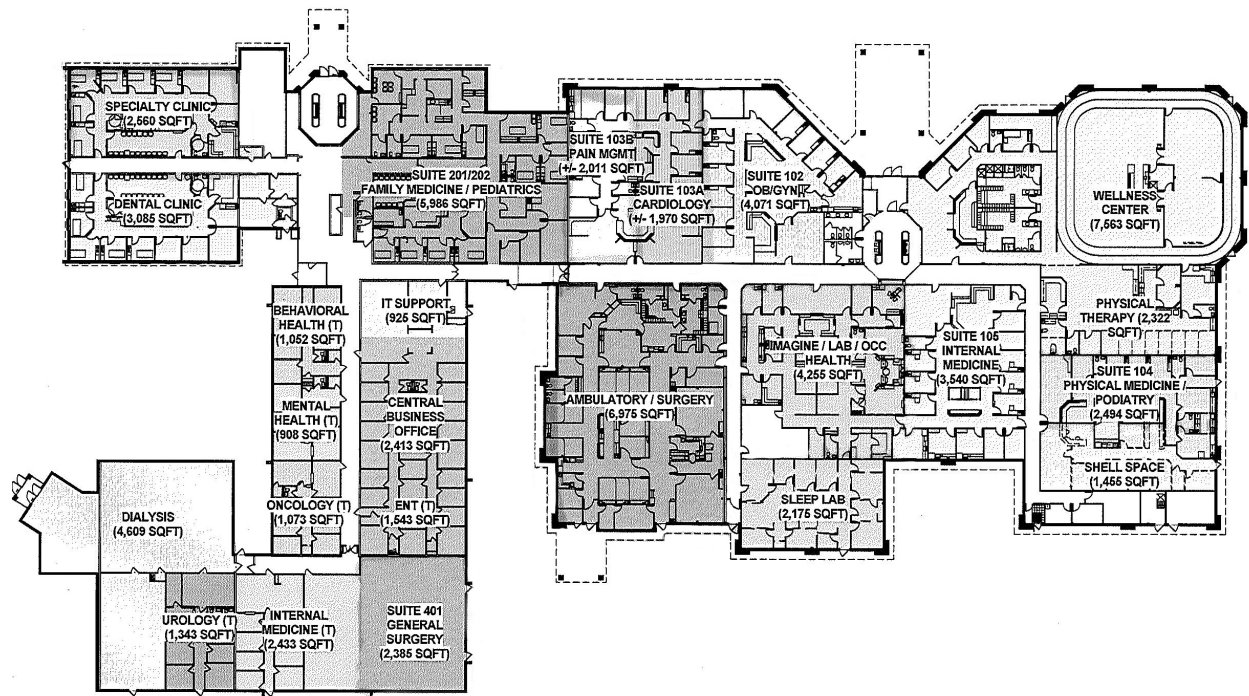
Innovcare | Innovative Healthcare Real Estate created a fair market report regarding fair market rental rates, operating expenses, and lease commitments for Van Wert Health. The fair market report included an opinion of value in regards to the medical office income related to the asset.

CHALLENGES PRESENTED

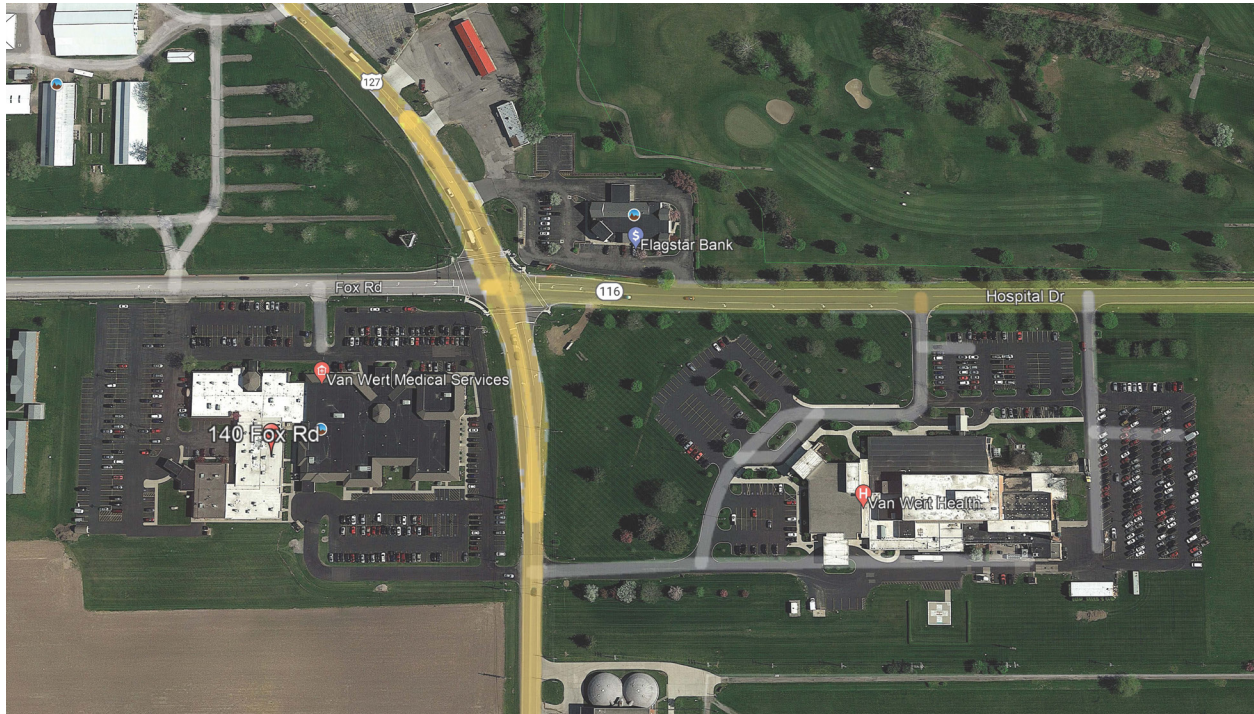
The project was difficult given the lack of information pertaining to the building. The project leases were not consistent and not relative to the current situation. The building consisted of employed physicians, third party physicians and competing hospital groups. All documents were reviewed, an action plan was put in place.

INNOVATION AND ACCOMPLISHMENT

Innovcare's knowledgeable team put an action plan together, completed the plan, and delivered the needed product to make the hospital Stark Compliant.



Floor Plan



Aerial View

