

MarketView™ Metro Report - Youngstown-Warren-Boardman, OH-PA

CBSA Code:49660



Counties: Mahoning County, Mercer County, Trumbull County

MOB Snapshot

2Q2021	Value	QOQ*	Rank**
Total SF	2,635,560	↑ 1.4 %	97
SF - In Progress	59,828	↑ 0.0 %	83
Sold Volume TTM	\$0	↓ -100.0 %	116
Occupancy TTM	95.7 %	↑ 30 bps	8
Avg Rent (NNN)	\$13.15	↑ 0.4 %	119
Rent Growth (Y/Y)	1.7 %		40

* Change from prior quarter

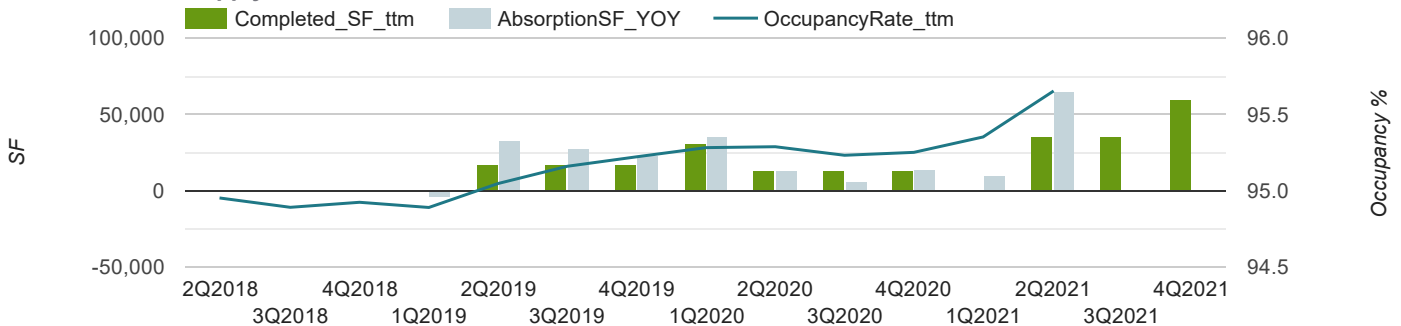
** Ranking among top 125 metros

MOB Fundamentals

Geography	Inventory (SF) Total - Available - Occupancy	Base Rent Range* 10% - 50% - 90%	Avg Rate NNN (samples)	Rent Growth Y/Y SS (samples)
Youngstown	2,635,560 - 95,092 - 96.4%	\$7.52 - \$13.88 - \$16.88	\$13.15 (4)	1.7% (8)
Top 50	845,976,051 - 71,907,367 - 91.5%	\$15.00 - \$22.84 - \$36.00	\$22.86 (2,858)	1.6% (5,104)
Top 100	1,030,636,462 - 85,366,885 - 91.7%	\$14.21 - \$22.00 - \$35.00	\$22.14 (3,521)	1.6% (6,083)

* Base rents include all rent types. Stats are for MOBs, all sizes. Rent growth is on a same store basis.

Supply/Demand Fundamentals



Completions in future quarters based on construction pipeline.

Top Hospitals - Share Analysis

	Beds	Total Revenue	Inpatient Revenue [Share]	Outpatient Revenue [Share]	EBITDAR	EBITDAR Margin
SAINT ELIZABETH YOUNGSTOWN HOSPITAL YOUNGSTOWN , OH	212	1,866M	994.8M [37.2 %]	861.2M [26.2 %]	53.78M	13.8 %
SAINT ELIZABETH BOARDMAN HEALTH CENTER BOARDMAN , OH	250	1,024M	455.7M [17.0 %]	564.8M [17.2 %]	51.77M	23.2 %
TRUMBULL REGIONAL MEDICAL CENTER WARREN , OH	311	912M	490.3M [18.3 %]	419.5M [12.8 %]	-7.93M	-5.3 %
ST JOSEPH HEALTH CENTER WARREN , OH	138	881M	296.1M [11.1 %]	582.5M [17.7 %]	30.87M	18.0 %
SHARON REGIONAL HEALTH SYSTEM SHARON , PA	258	648M	265.3M [9.9 %]	377.8M [11.5 %]	-15.44M	-12.6 %

Source: CMS; Market share based on all hospitals in the metro area.

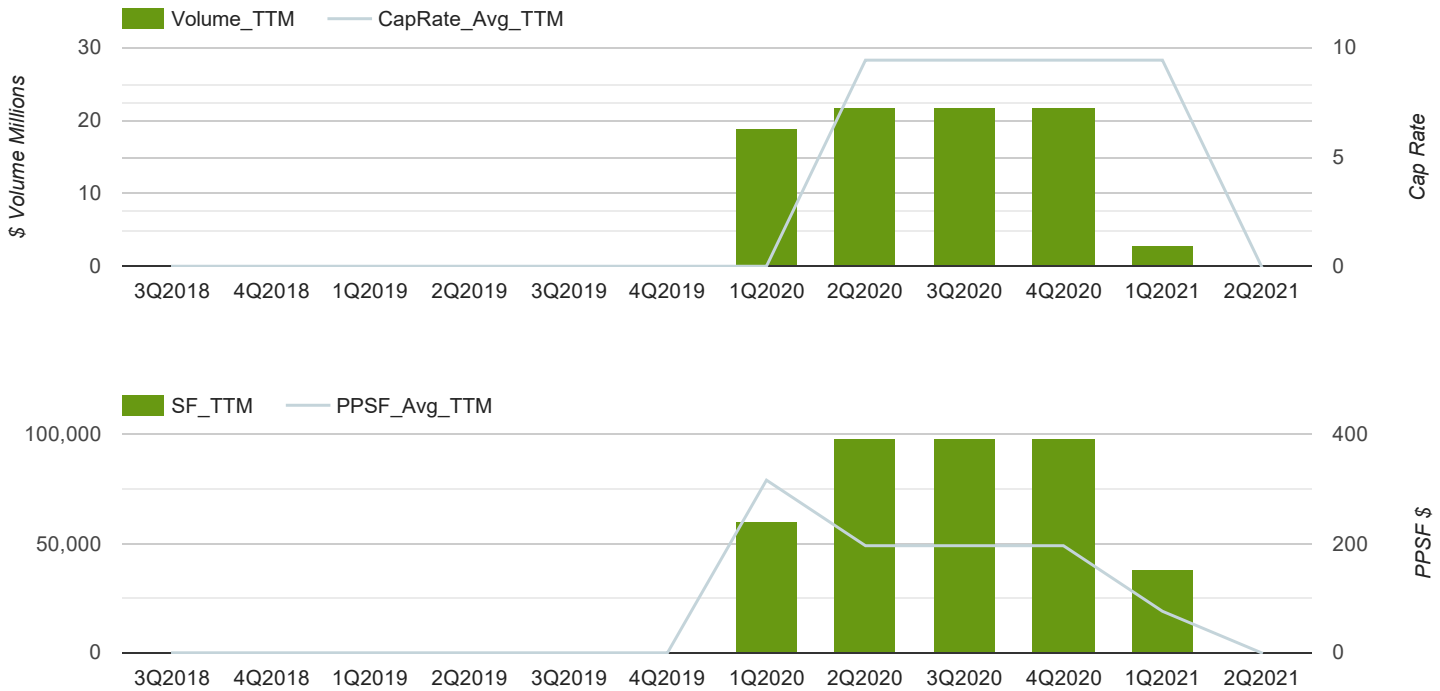
MOB Sale Transactions

Search Transactions

2Q2021 [YOY Change]

Number of Transactions	Transaction Volume	Total Square Feet	Average Price Per SF
0 ↓ -100.0 %	\$0.0M ↓ -100.0 %	0 ↓ -100.0 %	\$0.0 ↓ -100.0 %

Trends



Recent MOB Transactions

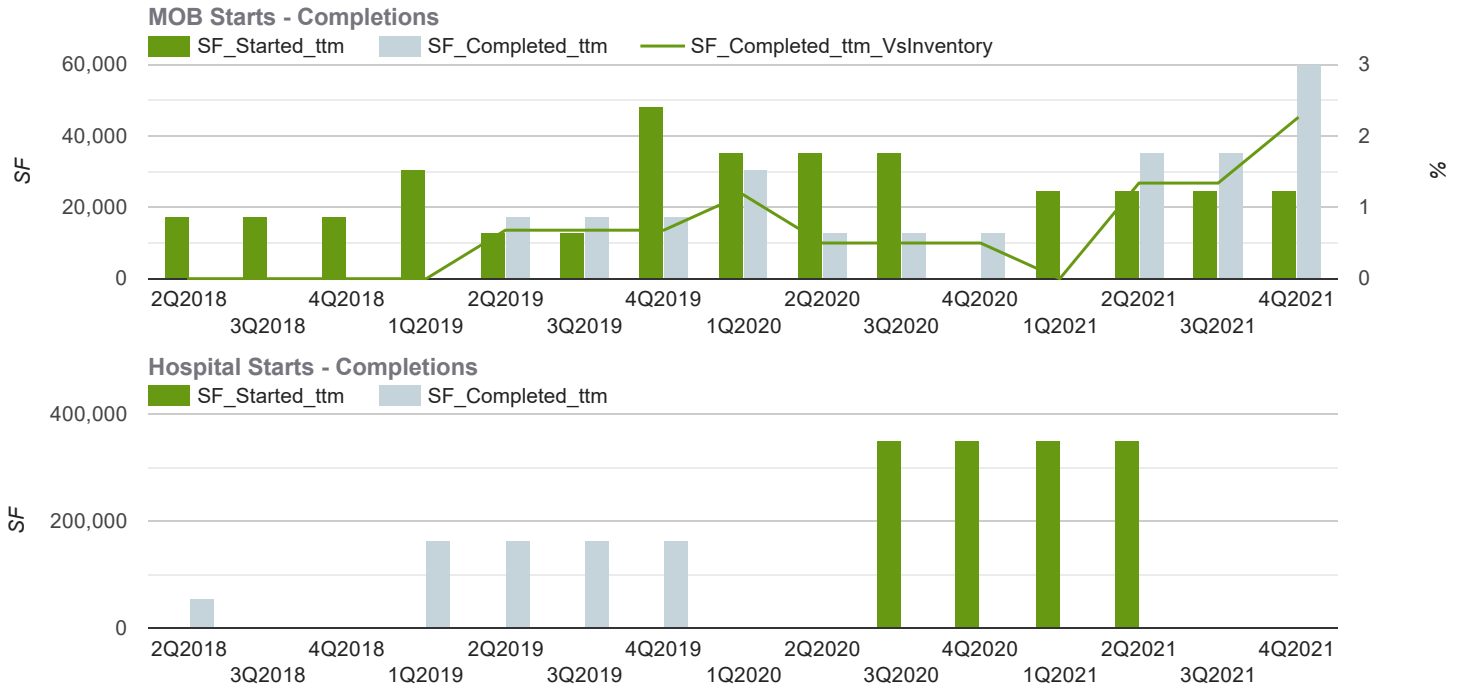
Property Name	Transaction Date	Price	Square FT	Price / SF	Buyer
Tiffany Center YOUNGSTOWN , OH	5/29/2020	\$2,875,000	38,040	\$76	TIFFANY MEDICAL CENTER LLC
BOARDMAN MEDICAL PAVILION BOARDMAN , OH	3/26/2020		60,000		Mercy Health (OH)
FRESENIUS MEDICAL CARE YOUNGSTOWN , OH	1/21/2020	\$2,150,000	10,505	\$205	GARV HOLDINGS LLC

Other Medical Real Estate Transactions

Property Type	Transaction Date	Price	Square FT	Price / SF	Buyer
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LTAC Hospital	VIBRA HOSPITAL OF MAHONING VALLEY BOARDMAN, OH	9/11/2019	\$6,985,140	24,770	\$282	Medical Properties Trust (MPW)
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Construction



Revista tracks well defined construction projects that are late in the planning stage or under construction. Values may be estimated.

Current Construction Projects

	Property Type	Status	Start Date	Open Date	Square Feet	Value
UPMC OUTPATIENT CENTER FOR UPMC HORIZON - SHENANGO VALLEY HERMITAGE, PA	Medical Office Building	In Progress	2/28/2021	12/31/2021	24,484	\$7,345,200
MERCY HEALTH SAINT JOSEPH HOSPITAL NILES, OH	Hospital - General	In Progress	8/1/2020	8/1/2023	350,000	\$250,000,000

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