

Nelson Construction and Development is developing its eighth addiction treatment facility located in St. Cloud, MN. We are converting a 28,000 square foot church into a 48-bed addiction treatment center. The project is fully approved with the City of St. Cloud, design is completed, and construction will begin in Q1 of 2025. We will raise up to \$7.2MM in limited partner equity to close on the loan, begin construction and operate the facility. Construction is projected to take 12 months and the treatment center will be open in Q1 of 2026.

\$7.2MM EQUITY RAISE \$1.5MM REMAINING	20% ANNUAL RETURN	10% PAID CURRENTLY	10% ACCRUED UNTIL PAYABLE FROM AVAILABLE PROPERTY CASHFLOWS
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OVERVIEW

Nelson Construction and Development is partnering with Ascension Recovery Services (www.ascensionrecovery.com) to develop facilities and programs to provide highly needed addiction treatment services throughout the country.

Ascension Recovery Services was founded in 2016 and is a recognized national leader for developing and managing substance use disorder treatment centers. They have launched 7 programs across 30 states and have served 1,000s of patients.

QUICK FACTS

13.7 million people in the United States meet criteria for having a substance use disorder

- The number of overdose deaths involving opioids have quadrupled since 1999
- The largest hospital in St. Cloud has an average daily census of 35 patients in beds that need treatment services, but no place to send them.

PROJECT TIMELINE

Construction Loan Closing	November 20, 2024
Equity Raise Complete	February 28, 2025
Begin Construction	February 15, 2025
Construction Completion	February 15, 2026
Open for Treatment	March 2026
Stabilized Operations	March 2028
Go to Market	August 2028



ASCENSION DEVELOPMENTS



VIEW THE FULL NELSON PORTFOLIO AT:
NELSONCONSTRUCT.COM

CONTACT

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