

# Penn Cardiology MOB

1076 E Chestnut Ave | Vineland, NJ 08360

Healthcare  
Investment Opportunity

Offering Memorandum

Penn Medicine (S&P: AA) | NNN Lease | 2.75% Annual Increases | 7.25% Average Cap Rate | Favorable Depreciation



**MATTHEWS**™

# Exclusively Listed By

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# Property Overview

**Medical Office Building**  
1076 E Chestnut Ave | Vineland, NJ 08360



# Executive Summary

**1076 E Chestnut Ave**  
Vineland, NJ 08360

**100%**  
Occupancy

**±14,450 SF**  
GLA

**±1.21 AC**  
Lot Size

## The Opportunity

Matthews™ is pleased to present a single-tenant, net-leased medical office building located in Vineland, New Jersey. The property is occupied by Penn Medicine, a major academic health system comprising six acute-care hospitals across Pennsylvania and New Jersey, along with hundreds of outpatient clinics and facilities spanning 27+ counties throughout the region. Penn Medicine utilizes this location to operate its cardiology practice, offering specialized services including heart and vascular care, cardiac arrhythmia care, heart valve disease treatment, heart failure care, interventional cardiology, and more.

The tenant is under a NNN lease structure with 2.75% annual rental escalations and over 6 years of remaining term. Strategically positioned just off NJ Route 55 along Chestnut Avenue, the property is less than five miles from Inspira Medical Center Vineland. Additionally, the surrounding area boasts strong demographics, with average household income exceeding \$100k within a five-mile radius.



# Investment Highlights

## Property Highlights

- **Institutional Health System Tenancy:** The property is leased to Penn Medicine, a premier academic health system comprising six acute-care hospitals and an extensive outpatient network spanning 27+ counties across Pennsylvania and New Jersey. The tenant's institutional backing and regional scale provide a strong credit profile and operational reliability.
- **Triple Net (NNN) Lease:** The lease is structured on a NNN basis, placing taxes, insurance, and maintenance responsibilities on the tenant. This offers investors a stable, passive income stream with minimal landlord involvement, ideal for those seeking long-term, low-touch investments.
- **Contractual Rent Growth:** The lease includes fixed 2.75% annual rental escalations, delivering predictable income growth and serving as a natural hedge against inflation in both the near and long term.
- **Affluent Surrounding Demographics:** The property is situated in a high-income area, with average household incomes exceeding \$100k within a five-mile radius. This favorable demographic profile supports continued demand for high-quality outpatient healthcare services.
- **Strategic Location with Proximity to Major Healthcare Hub:** Located along Chestnut Avenue just off NJ Route 55, the site benefits from exceptional regional accessibility. It is situated less than five miles from Inspira Medical Center Vineland, a major regional hospital, enhancing patient referral potential and clinical synergies.
- **High-Quality, Professionally Maintained Facility:** The building presents in strong physical condition, with well-maintained systems and a clean, modern appearance. These real estate fundamentals support tenant retention.
- **Essential, High-Demand Medical Use:** The tenant operates a cardiology practice at this location—an essential and resilient medical specialty projected to grow at a compound annual growth rate (CAGR) of 7.9% from 2024 through 2033. This use supports long-term occupancy and relevance within the healthcare ecosystem.
- **Recently Executed Long-Term Lease:** In 2024, the tenant executed a new eight-year lease, signaling their long-term commitment to the location and providing secure, predictable cash flow through the initial lease term.





Batastini  
Orthodontics

ADVANCED  
Eye Group LLC

Vineland Development Center

B.U.  
BAGEL  
UNIVERSITY

E Landis Ave ±10,600 VPD

STAVISKY  
ORTHODONTICS

Children First  
Pediatrics

Wawa

Newcomb Senior Apartments  
±195 Units

Foot Care Centers  
Helping people walk in comfort

PharMerica®

Wendy's

inspira HEALTH

Veterans Memorial Middle  
±890 Students

ANYTIME FITNESS ACME BURGER KING  
GNC LIVE WELL Quality Dental Care

Advanced  
FOOT & ANKLE

Subject  
Property

Vineland Pediatrics, PA

S Main Rd ±16,700 VPD

ami  
Atlantic Medical Imaging

E Chestnut Ave ±11,000 VPD

CompleteCare  
HEALTH NETWORK

Cumberland  
PERIODONTAL ASSOCIATES

Jersey Shore  
Gastroenterology  
A Division of Allied Digestive Health

CVS  
pharmacy®

TDWC  
THE DENTAL WELLNESS CENTER

BISHOP MCCARTHY CENTER  
DENTAL SERVICES

EASTERN DENTAL

# Financial Overview

**Medical Office Building**  
1076 E Chestnut Ave | Vineland, NJ 08360



# Financial Summary

**\$4,057,448**

List Price

**7.25%**

Cap Rate

**\$280.79**

Price Per SF

**\$20.36\***

Rent Per SF

## Lease Abstract

Tenant Name Clinical Health Care Associates of New Jersey, P.C.

Ownership Type Fee Simple

GLA ±14,450 SF

Year Built 1994

Occupancy 100%

Initial Term 8 Years

Rent Commencement 7/1/2024

Lease Expiration 6/30/2032

Lease Term Remaining ±6.14 Years

Base Rent \$294,165\*

Rental Increases 2.75% Annually

Renewal Options Two, 5-Year Options

Expense Structure NNN



\*Based on February 2026 Forward 12 Month Rent

# Financial Summary

## Annualized Operating Data\*

| Lease Year                      | Annual Rent | Monthly Rent | Rent PSF | Cap Rate |
|---------------------------------|-------------|--------------|----------|----------|
| February 2026 12-Month Forward* | \$294,165   | \$24,513.75  | \$20.36  | 7.25%    |
| February 2027 12-Month Forward* | \$302,255   | \$25,187.88  | \$20.92  | 7.45%    |
| February 2028 12-Month Forward* | \$310,567   | \$25,880.54  | \$21.49  | 7.65%    |
| February 2029 12-Month Forward* | \$319,107   | \$26,592.26  | \$22.08  | 7.86%    |
| February 2030 12-Month Forward* | \$327,883   | \$27,323.55  | \$22.69  | 8.08%    |
| February 2031 12-Month Forward* | \$336,899   | \$28,074.94  | \$23.31  | 8.30%    |
| February 2032 12-Month Forward* | \$346,164   | \$28,847.01  | \$23.96  | 8.53%    |
| Option 1 - Year 1               | \$350,072   | \$29,172.67  | \$24.23  | 8.46%    |
| Option 1 - Year 2               | \$359,699   | \$29,974.92  | \$24.89  | 8.70%    |
| Option 1 - Year 3               | \$369,591   | \$30,799.23  | \$25.58  | 8.94%    |
| Option 1 - Year 4               | \$379,754   | \$31,646.20  | \$26.28  | 9.18%    |
| Option 1 - Year 5               | \$390,198   | \$32,516.48  | \$27.00  | 9.43%    |
| Option 2 - Year 1               | \$400,928   | \$33,410.68  | \$27.75  | 9.69%    |
| Option 2 - Year 2               | \$411,954   | \$34,329.47  | \$28.51  | 9.96%    |
| Option 2 - Year 3               | \$423,282   | \$35,273.53  | \$29.29  | 10.23%   |
| Option 2 - Year 4               | \$434,923   | \$36,243.55  | \$30.10  | 10.52%   |
| Option 2 - Year 5               | \$446,883   | \$37,240.25  | \$30.93  | 10.80%   |

\*Based on February Forward 12 Month Rent

# Cost Segregation Analysis

## Straight Line

|                                    |             |
|------------------------------------|-------------|
| Rent                               | \$294,165   |
| Cap Rate                           | 7.25%       |
| Purchase Price                     | \$4,057,448 |
| Depreciable Basis For Improvements | 80%         |
| Depreciable Basis (\$)             | \$3,245,959 |
| Useful Life (Years)                | 39          |
| Bonus Depreciation Rate            | N/A         |
| Federal Tax Rate                   | 37%         |
| Year 1 Depreciation                | \$83,230    |
| Potential Tax Savings              | \$30,795    |

## Cost Segregation

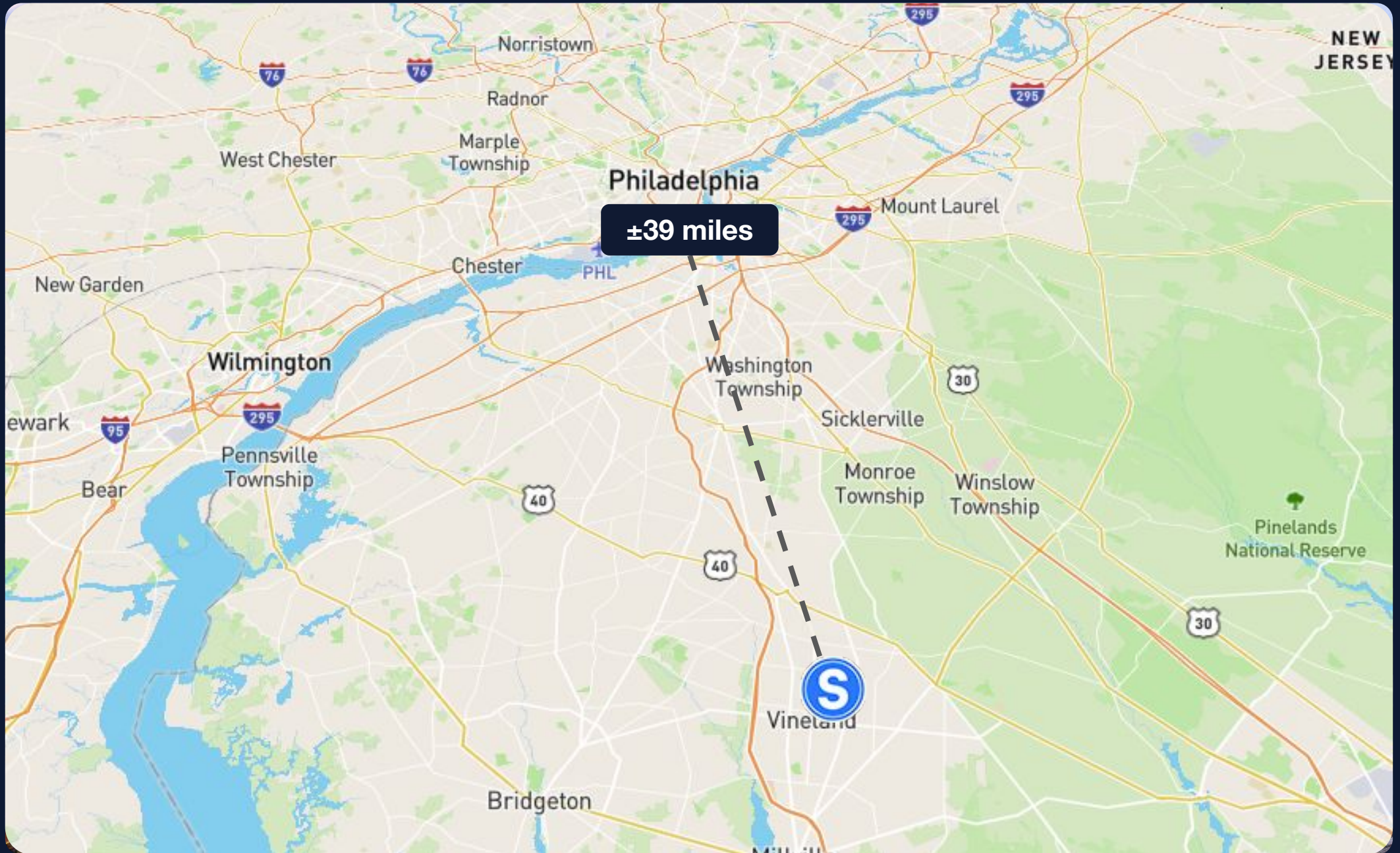
|                                    |             |
|------------------------------------|-------------|
| Rent                               | \$294,165   |
| Cap Rate                           | 7.25%       |
| Purchase Price                     | \$4,057,448 |
| Depreciable Basis For Improvements | 80%         |
| Depreciable Basis (\$)             | \$3,245,959 |
| Useful Life (Years)                | 39          |
| Bonus Depreciation Rate            | 35%         |
| Federal Tax Rate                   | 37%         |
| Year 1 Depreciation                | \$1,136,086 |
| Potential Tax Savings              | \$420,352   |

\*Information must be confirmed with a CPA.

# Market Overview

## Medical Office Building

1076 E Chestnut Ave | Vineland, NJ 08360



# Vineland, NJ

## Local Market Overview

Vineland has developed into a strong location for health-care investment, anchored by a major full-service hospital campus and a broad network of outpatient and specialty providers that support full continuum care. The city's health-care infrastructure includes multiple clinics, diagnostic centers and rehabilitation services, offering an established user base for medical real-estate. Its strategic positioning—within reach of major thoroughfares and proximate to both regional population centers and resort-coastal markets—enhances its appeal for providers seeking a mid-sized hub with good patient accessibility rather than ultra-competitive urban markets. A medical asset in this market stands to align with both inpatient referral infrastructure and outpatient growth in ancillary services.

From the lifestyle and community-amenity standpoint, Vineland blends accessible everyday conveniences with unique cultural and recreational offerings that appeal to both patients and staff. The city offers historic venues like the Art-Deco era theater, a well-known regional shopping destination along the main retail corridor, and outdoor assets including a conserved natural area and popular drive-in movie theater that add to the overall local quality of life. These features support recruitment and retention of clinical talent while also reinforcing local demand for health-care services. Given the region's broad health-infrastructure base and growing interest from major medical systems in expansion, the location is well suited for a modern medical facility offering outpatient, diagnostic or specialty-care uses.



Philadelphia, PA MSA

| Population            | 1-Mile | 3-Mile | 5-Mile |
|-----------------------|--------|--------|--------|
| Current Year Estimate | 13,767 | 50,155 | 68,977 |

| Households            | 1-Mile | 3-Mile | 5-Mile |
|-----------------------|--------|--------|--------|
| Current Year Estimate | 5,070  | 18,073 | 25,463 |

| Income                   | 1-Mile   | 3-Mile   | 5-Mile    |
|--------------------------|----------|----------|-----------|
| Average Household Income | \$80,283 | \$93,775 | \$100,571 |

# Philadelphia, PA MSA

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Greater Philadelphia serves as a historic, cultural, and economic anchor on the East Coast, with an estimated 2024 population of over 6,050,000, continuing steady growth fueled by a strong healthcare, education, and technology base. Known for its world-class universities and medical institutions, the region attracts students, researchers, and professionals, reinforcing Philadelphia's role as a hub of innovation and talent. Its strategic location between New York and Washington, D.C. enhances its appeal for long-term residence, investment, and commerce.

The metro demonstrates robust economic fundamentals, with a 2024 median household income of about \$75,000, supported by leading industries such as life sciences, financial services, logistics, and higher education. While affordability challenges exist, Philadelphia remains more accessible compared to other major U.S. metros, sustaining housing demand and consumer spending. Its blend of historic character and modern economic diversity continues to make the city resilient for both developers and investors.

Total Population

**1,585,010**

Annual Visitors

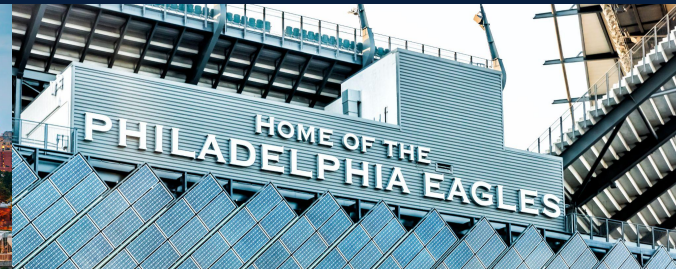
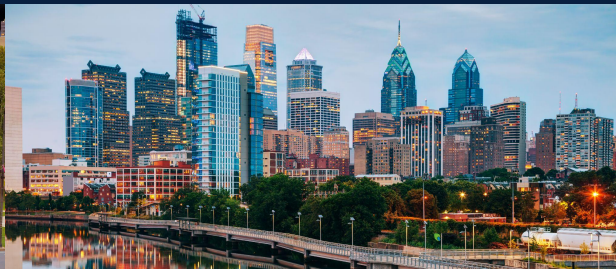
**46 Million**

Tourism Economic Impact

**\$12.4 Billion**

GDP

**\$500+ Billion**



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## Patrick Forde | Broker of Record | Lic. No. 22330333 (NJ)

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **1076 E Chestnut Ave, Vineland, NJ 08360** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services™. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews™. is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews Real Estate Investment Services™., the property, or the seller by such entity.

Owner and Matthews Real Estate Investment Services™. expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews Real Estate Investment Services™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

Net Lease Disclaimer – There are many different types of leases, including gross, net, single net ("N"), double net ("NN"), and triple net ("NNN") leases. The distinctions between different types of leases or within the same type of leases, such as "Bondable NNN," "Absolute NNN," "True NNN," or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant's respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers' particular needs.