



BEHAVIORAL FRAMEWORK

10107 Darnestown Rd | **Rockville, MD 20850**

**Healthcare
Investment Opportunity**

Offering Memorandum



MATTHEWS™

EXCLUSIVELY LISTED BY

Kyle Matthews

Broker of Record

License No. 664913 (MD)

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PROPERTY OVERVIEW

Behavioral Framework

10107 Darnestown Rd, Rockville, MD 20850



INVESTMENT HIGHLIGHTS

Property Highlights

- **Industry-Leading ABA Therapy Provider:** Behavioral Framework is a rapidly growing autism therapy provider operating across Maryland, Virginia, Washington, D.C., and North Carolina. Supported by strong clinical leadership and insurer partnerships, the tenant generates substantial revenue across a multi-state footprint within a recession-resistant healthcare sector
- **NNN Lease:** Long-term lease providing passive income with minimal landlord obligations. Scheduled rent escalations deliver predictable income growth and long-term value.
- **Located Within Behavioral Framework's Headquarters Region:** This property sits within Behavioral Framework's core headquarters market, located just minutes from the company's corporate offices. Operating in their home region provides exceptional long-term tenancy stability driven by staffing density, established referral networks, insurer relationships, and a deep, long standing patient base..
- **Affluent Demographics & Prime Accessibility:** Situated in one of the nation's wealthiest counties, the property is surrounded by average household incomes over \$193,685 and more than ±120,889 residents within three miles. Direct access to I-270 and Great Seneca Highway ensures excellent visibility and connectivity.
- **Essential, Insurance-Reimbursed Use:** Rising autism diagnosis rates and universal insurance mandates for ABA services support sustained demand. Revenue is primarily derived from Medicaid and major commercial insurers, reinforcing stability.
- **Specialized Build-Out Increases Tenant Stickiness:** Extensive interior requirements—HIPAA compliance, regulated environments, and state licensure—make relocation costly and operationally burdensome, driving long-term tenant retention
- **Expanding Platform Enhances Credit Quality:** Active growth into markets such as Charlotte and Raleigh reflects a scaling platform with increasing operational maturity and brand strength, supporting long-term credit enhancement.



 **Johns Hopkins University**
Montgomery County Campus

 **Adventist Healthcare Shady Grove**
±392 Beds

 **National Center for Advancing Translational Sciences**



 **The Katherine Thomas School**
±162 Students

 **The University of Maryland**
Bioscience and Biotech Research

Great Seneca Hwy ± 14,000 VPD

 **Wormald at The Grove**
±40 Units

 **NCCOE**
NATIONAL CYBERSECURITY CENTER OF EXCELLENCE

TRADER **Cafe Rio**
JOE'S **Education one** **tropical CAFE**
MEXICAN GRILL. Learn more. Score higher! **SMOOTHIE**

Subject Property

 **Potomac Pointe Neighborhood**

Darnestown Rd ± 17,700 VPD

10107 Darnestown Rd,
Rockville, MD 20850

±9,415 SF

GLA

2003

Year Built

±31,700

Vehicles Per Day
(Darnestown Rd & Great Seneca Hwy)

NNN

Lease Type

±1.42 AC

Lot Size



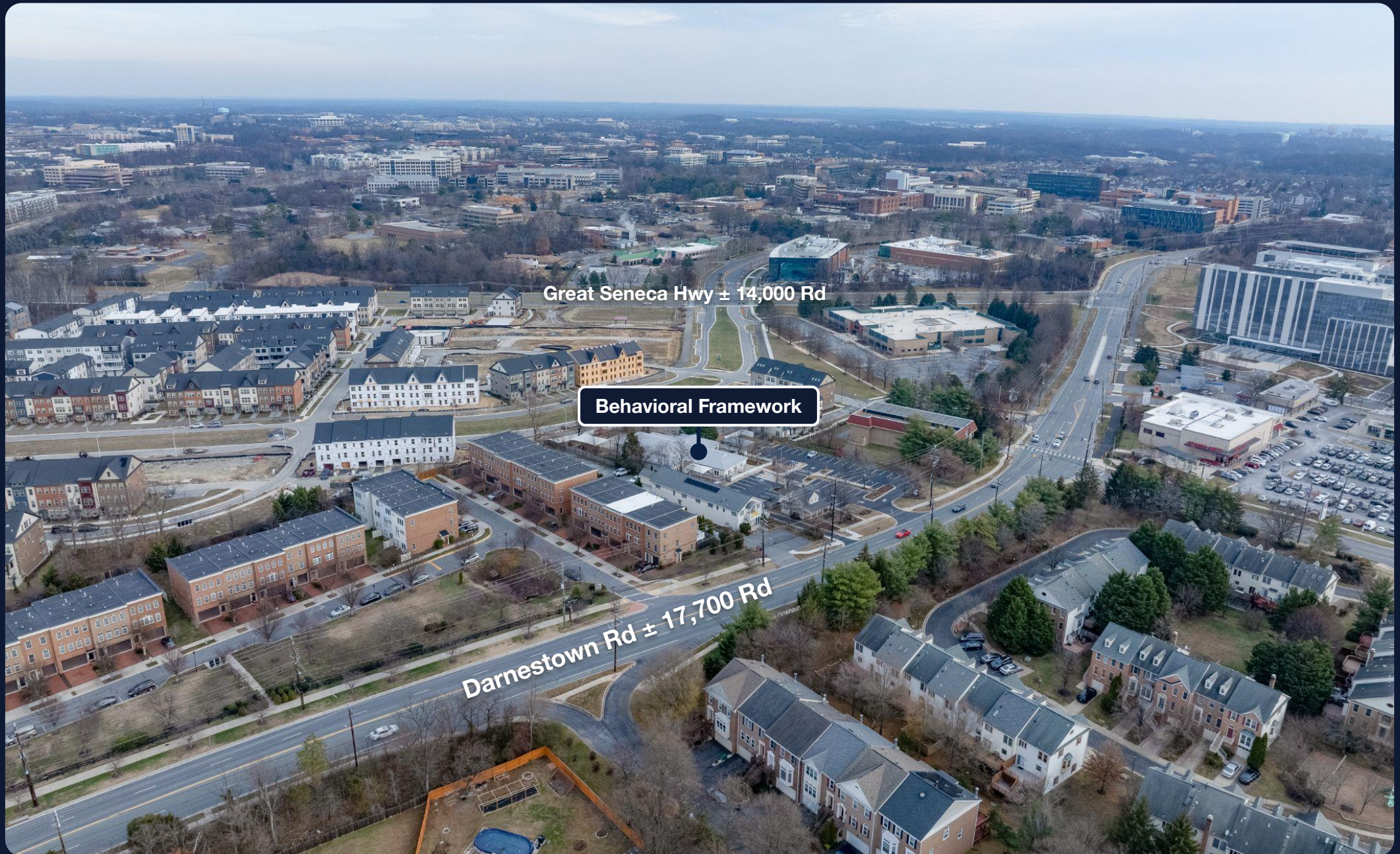
PROPERTY PHOTOS



FINANCIAL OVERVIEW

Behavioral Framework

10107 Darnestown Rd, Rockville, MD 20850



FINANCIAL SUMMARY

\$5,245,500

List Price

7.00%

Cap Rate

\$367,185

NOI

±1.42 AC

Lot Size

Property Details

Building SF	±9,415 SF
Land Area	±1.42 AC
Year Built	2003
5-Mile Population	±261,285
3-Mile Avg Household Income	\$193,685
Rent Commencement	3/15/2026
Initial Lease Term	±14 Years
Term Remaining	±14 Years
Renewal Options	One, 5-Year Option
Rent Increases	2.50% Annually
Lease Type	NNN
Landlord Responsibilities	Roof & Structure

Annualized Operating Data

Year	Annual Rent	Monthly Rent
1	\$367,185.00	\$30,598.75
2	\$376,364.60	\$31,363.72
3	\$385,773.70	\$32,147.81
4	\$395,418.10	\$32,951.51
5	\$405,303.50	\$33,775.29
6	\$415,436.10	\$34,619.68
7	\$425,822.00	\$35,485.17
8	\$436,467.60	\$36,372.30
9	\$447,379.30	\$37,281.61
10	\$458,563.80	\$38,213.65
11	\$470,027.80	\$39,168.99
12	\$481,778.50	\$40,148.21
13	\$493,823.00	\$41,151.92
14	\$506,168.60	\$42,180.71

TENANT OVERVIEW

Year Founded
2017

Headquarters
Rockville, Maryland

Ownership Status
Privately Held

Employees
5,000+

Service Area
MD, VA, NC, DC



Behavioral
Framework™

Tenant Overview

Behavioral Framework is a private, fast-growing provider of in-home ABA therapy and autism diagnostic services across Maryland, Virginia, North Carolina, and Washington, D.C. Founded in 2017 and headquartered in Rockville, MD, the company operates several service locations and has been repeatedly recognized on the Inc. 5000 list for its rapid growth. Its clinically driven, family-centered care model is backed by private equity and tailored to meet rising demand in pediatric behavioral health.

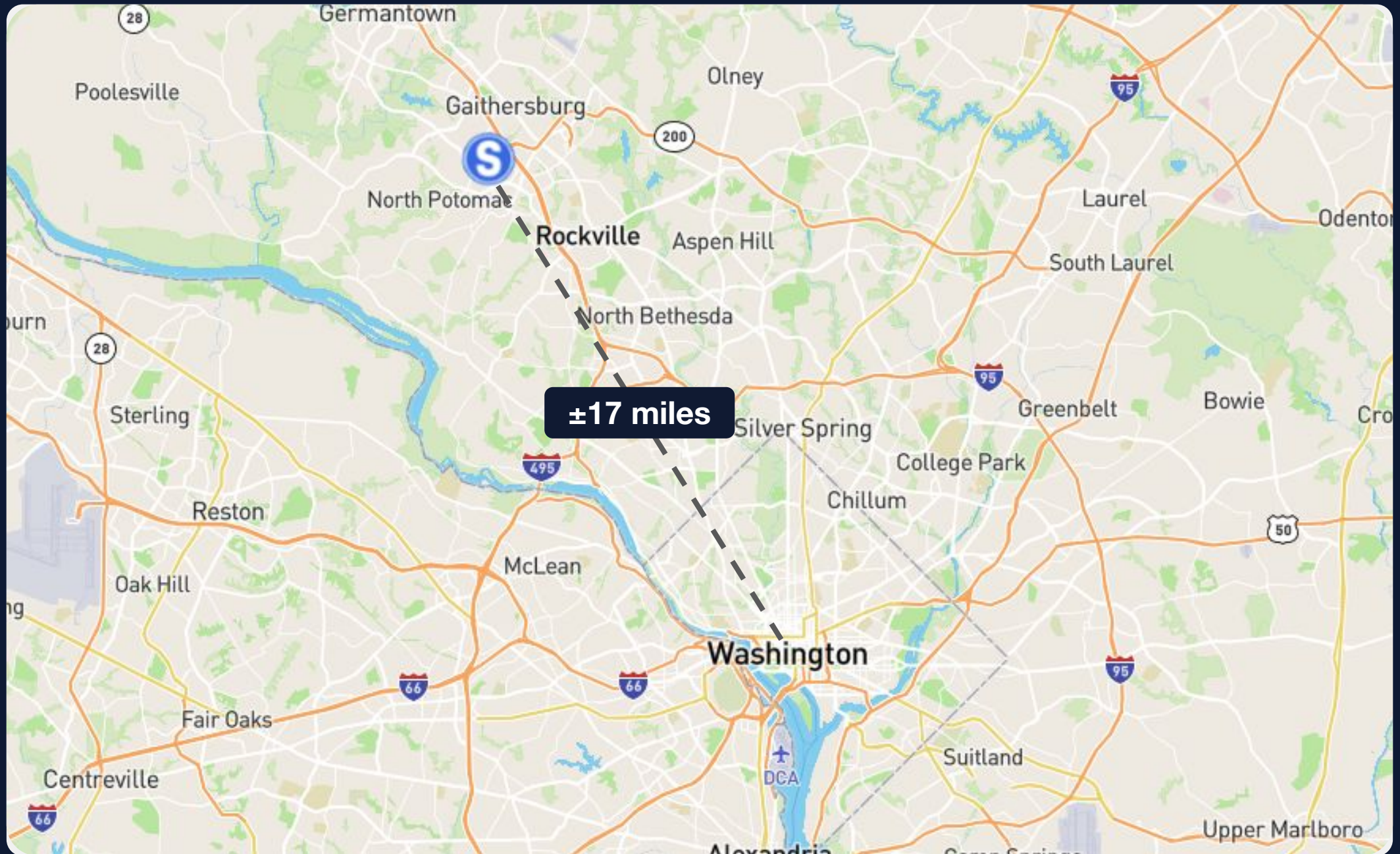
Why Invest in Behavioral Framework?

- **Established Regional Specialist in High-Demand Service:** Focused provider of applied behavior analysis (ABA) and autism diagnostics across multiple Mid-Atlantic states, addressing a growing need for specialized therapeutic care.
- **Demonstrated Growth and Market Recognition:** Recognized on the Inc. 5000 list of fastest-growing private companies for multiple consecutive years, reflecting strong revenue growth and operational momentum.
- **Mission-Driven, Family-Centric Model:** Personalized, in-home therapy services and holistic family engagement enhance client retention and brand reputation, differentiating service delivery versus traditional clinical settings.
- **Experienced Leadership and Clinical Expertise:** Executive team with deep industry and clinical leadership supports quality standards, program expansion, and sustained organizational performance.

MARKET OVERVIEW

Behavioral Framework

10107 Darnestown Rd, Rockville, MD 20850



ROCKVILLE, MD

Market Demographics



67,200

Total Population

\$193,685

3-Mile AHH Income

26,838

of Households

53.1%

Homeownership Rate

35,852

Employed Population

64.6%

% Bachelor's Degree

39.4

Median Age

\$658,300

Median Property Value

Local Market Overview

Rockville is a suburban employment center located 18 miles northwest of Washington, D.C., with direct access via I-270 and the Metro Red Line. The city supports a diverse economy driven by biotech, government, professional services, and healthcare. Major employers include federal agencies, life sciences firms, and regional headquarters for multinational companies. Montgomery College and top-ranked public schools contribute to a highly educated workforce, while Rockville Town Square, public parks, and transit-accessible neighborhoods add to the area's livability and mixed-use appeal.

Healthcare assets benefit from proximity to the D.C. medical ecosystem, NIH-adjacent research corridors, and a growing, aging, and affluent population. Steady population growth and infill development continue to expand outpatient and specialty care demand. The area's infrastructure and commuter access support both patient reach and staffing efficiency, positioning Rockville as a stable and strategic location for healthcare delivery.

Property Demographics

Population	1-Mile	3-Mile	5-Mile
Current Year Estimate	15,677	120,889	261,285
Households	1-Mile	3-Mile	5-Mile
Current Year Estimate	6,249	46,203	96,170
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$188,240	\$193,685	\$191,402

WASHINGTON D.C MSA

Market Overview

With a population of nearly 700,000+ residents, Washington D.C. is the capital city of the United States. It is situated on the east bank of the Potomac River, which forms its southwestern and southern border with Virginia and shares a land border with Maryland on its remaining sides. Commuters from Virginia and Maryland increase the city's daytime population to over one million during the workweek. D.C. is the home of the U.S. federal government, several national and international organizations, and a couple of company headquarters.

There are more than 130+ neighborhoods within Washington D.C. National monuments and museums are scattered throughout the city's neighborhoods, most of which are located around National Mall, including the Lincoln Memorial, the Smithsonian National Museum of Natural History, the Washington Monument, and many others. Other attractions include sporting events as the city is home to 4 major sports teams.

Aside from being the location of the White House and the U.S. Capitol, Washington D.C. is also home to several institutions of higher education, including Georgetown University. With its extensive transportation system, diversified economy, access to many universities and colleges, Washington D.C. is more than just a tourist destination, it is a thriving city that houses some of the country's most important assets.



Economic Drivers

Washington D.C. has a thriving and diversified economy, with government, education, and tourism being its major industries. The city is a hub for law firms, defense contractors, civilian contractors, nonprofit organizations, lobbying firms, trade unions, industry trade groups, and professional associations. International organizations such as the World Bank, the International Monetary Fund, the Organization of American States, the Inter-American Development Bank, and the Pan American Health Organization are all headquartered in the city.

Washington D.C. also hosts nearly 200+ foreign embassies. The city is also home to several institutions of higher education including Georgetown University, George Washington University, Howard University, and many others. Fortune 1000 companies headquartered in the city include Fannie Mae, Danaher, Carlyle Group, and FTI Consulting.

ATTRACTIONS



The White House

Originally called the Presidential Mansion, the White House took 8 years to build. Designed by James Hoban, the historical landmark is positioned in Downtown Washington D.C. and has been the home of all U.S. presidents except for George Washington.



Lincoln Memorial

Anchoring the western end of National Mall, the Lincoln Memorial is a Parthenon-inspired tribute to Abraham Lincoln, the 16th president of the United States. It features a 19-ft marble statue of the former president, murals, and a reflecting pool



Washington Monument

The Washington Monument stands tall at the center of National Mall between the U.S. Capitol and Lincoln Memorial. Built to honor George Washington, the first president of the United States and the commander-in-chief of the Continental Army, the Washington Monument is the world's tallest stone structure and obelisk.

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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **10107 Darnestown Rd, Rockville, MD, 20850** ("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.

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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.

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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.

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