MACK ORTHODONTICS

Eldridge, IA 52748

Healthcare Investment Opportunity

Offering Memorandum

Exclusively Listed By

Noah Grossman
Associate
(314) 920-3004
noah.grossman@matthews.com
License No. 475.216591 (IL)

Jacob Friedman
Vice President
(773) 446-7583
jacob.friedman@matthews.com
License No. 475169452 (IL)

Adam Marek
Broker of Record
Broker Lic No. S44830000 (IA)
Firm Lic No. F03991000 (IA)

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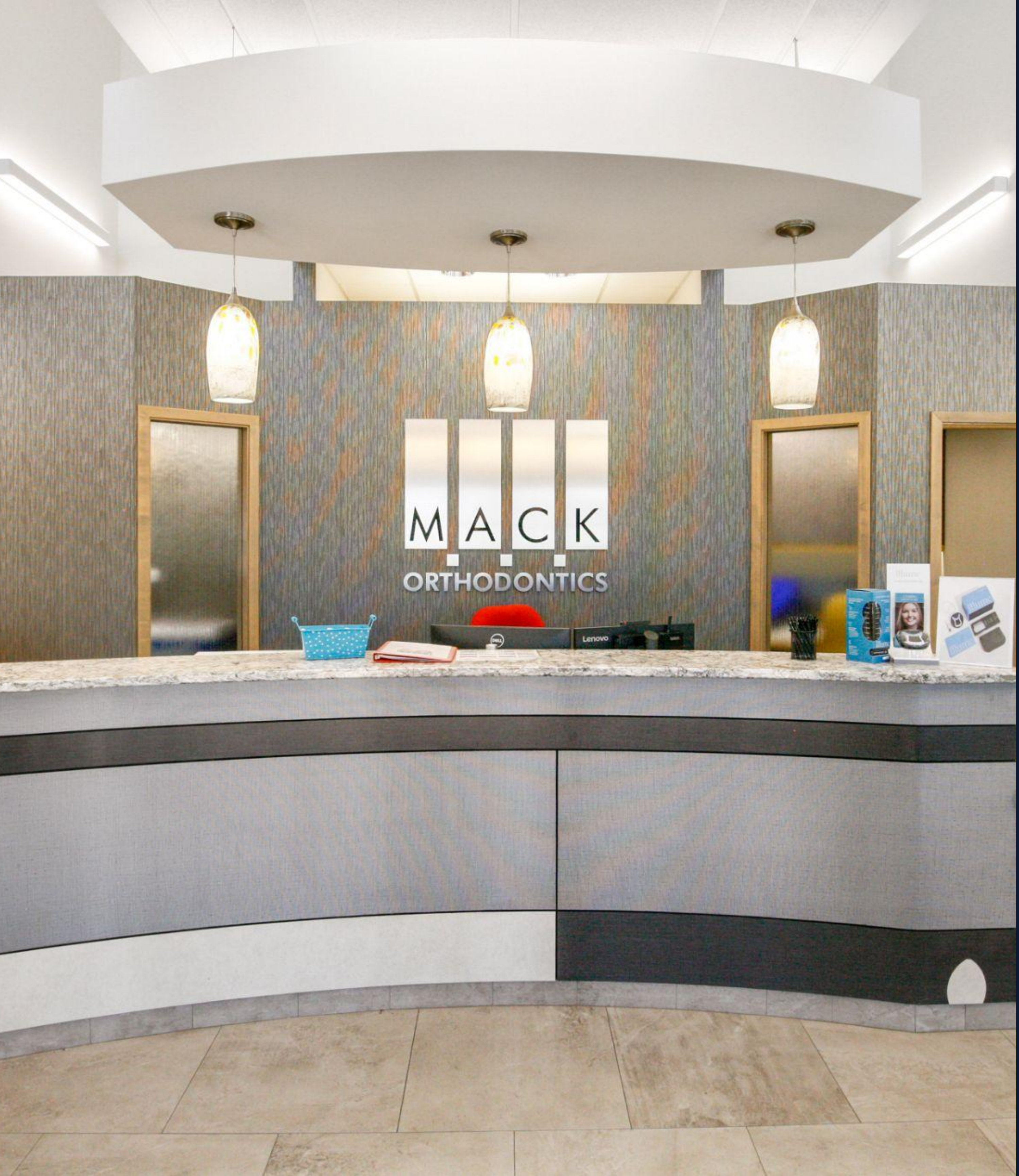

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Property Overview

Mack Orthodontics
210 S 9th Ave, Eldridge, IA 52748

Executive Summary

The Opportunity

Matthews™ is pleased to present the offering of a 6,800-square-foot medical office building leased to Mack Orthodontics, located in Eldridge, Iowa. The property is fully occupied by Mack Orthodontics, part of Smile Doctors, one of the nation's largest orthodontic DSOs, and features approximately three years remaining on the current lease term with two additional five-year renewal options and scheduled rental escalations, providing investors with stable cash flow and built-in income growth.

Mack Orthodontics is a well-established provider of comprehensive orthodontic care for children, teens, and adults throughout the Quad Cities region. The practice offers traditional braces, Invisalign®, early orthodontic treatment, and other specialty orthodontic services, supported by an experienced clinical team, modern technology, and a strong reputation for patient-focused care.

Located just north of Davenport within the growing Quad Cities metropolitan area, Eldridge benefits from strong residential growth, excellent demographics, and continued commercial development. Within a 10-mile radius of the property, the population exceeds 156,000 with an average household income of approximately $97,000. Supported by an established patient base, strong regional demographics, and affiliation with a leading national orthodontic platform, the property represents a stable healthcare investment opportunity in one of eastern Iowa's growing suburban markets.

210 S 9th Ave
Eldridge, IA 52748

±6,800 SF
GLA

±0.60 AC
Lot Size

±11,600 VPD
E Le Claire Rd

NN
Lease Type

$181.53
Price Per SF

Financial Overview

$1,234,424	**8.42%**	**$181.53**	**$15.28**	**±0.60 AC**
List Price	Cap Rate	Price Per SF	Rent Per SF	Lot Size

Tenant Summary

Tenant Name	Mack Orthodontics
Type of Ownership	Fee Simple
Lease Type	NN
Roof and Structure	Landlord
Original Lease Term	5 Years
Lease Commencement Date	5/1/2024
Lease Expiration Date	4/30/2029
Term Remaining on Lease	±3 Years
Increases	2% Annually
# of Options	Two, 5-Year Options

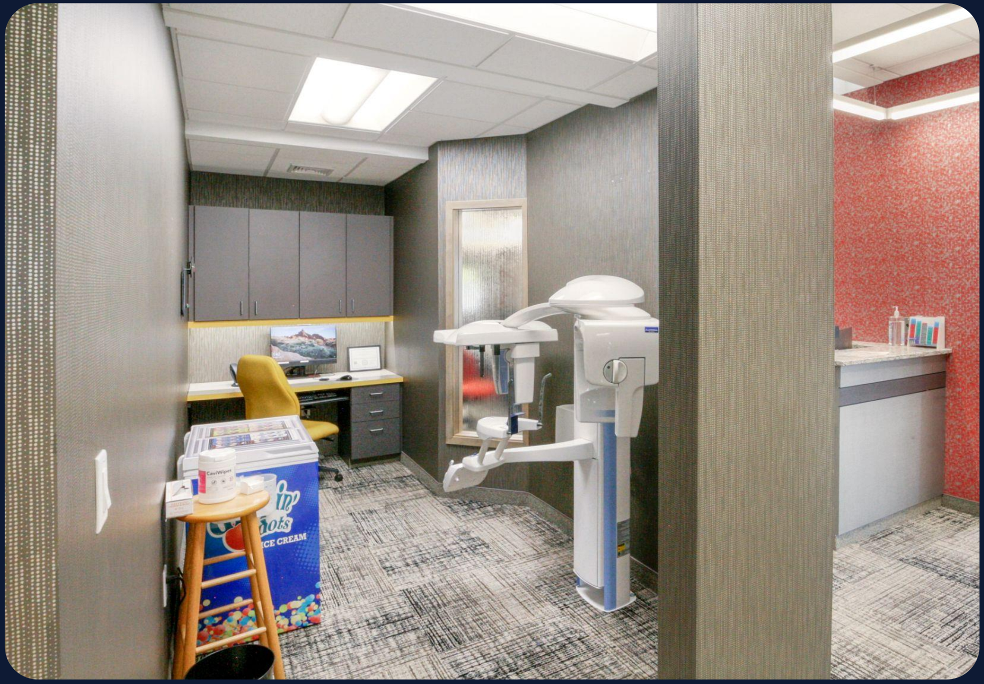

N
The Village at Sheridan Meadows
±48 Units
MERCYONE
Grand Haven
RETIREMENT COMMUNITY
Balanced
Integrative Care
Eldridge Family
Dentistry
DRS. SCOTT, JULIE & GREG DANIELS
61
Scott County
Animal Hospital
115 S. 16th Ave Eldridge, IA 52748
Back To Health Chiropractic
Chiropractor
E Le Claire Rd ± 11,500 VPD
Edward White Elementary
±560 Students
Good Neighbor Pharmacy
HyVee
Medic EMS
Training Center
Subject Property
North Scott High
±1,080 Students
North Scott Junior High
±540 Students
NORTH SCOTT
Community School District
± 33,700 VPD
The Fun Station
Google Earth

Investment Highlights

Property Highlights

- **Single-Tenant Medical Office** leased to Mack Orthodontics, part of Smile Doctors, one of the nation's largest orthodontic DSOs.
- **Built-In Income Growth** through scheduled rent escalations over the lease term.
- **Prime Quad Cities Location** in growing Eldridge, IA with strong demographics and continued development.
- **Strong Healthcare Fundamentals** supported by population growth and increasing demand for orthodontic services.

Interior Photos



Interior Photos

Market Overview

Mack Orthodontics
210 S 9th Ave, Eldridge, IA 52748

Eldridge, IA

Market Demographics

17,814
Total Population

$122,396
Average HH Income

6,942
Total Households

39.5
Median Age

Local Market Overview

Eldridge, Iowa, is a growing community in Scott County that offers residents and businesses the advantages of a small-town environment with convenient access to the broader Quad Cities metropolitan area. Its strategic location north of Davenport provides connectivity to major employment centers, retail destinations, healthcare providers, and regional transportation corridors while maintaining a welcoming residential character. Continued population growth, quality public services, and a highly regarded school district have supported steady residential development and reinforced the city's appeal to families and professionals seeking a balanced lifestyle.

The local economy benefits from the strength and diversity of the Quad Cities region, which is anchored by advanced manufacturing, logistics, healthcare, education, and agricultural industries. Residents enjoy access to an expanding selection of parks, recreational amenities, local businesses, and community events that contribute to a high quality of life. Ongoing investment in residential neighborhoods, commercial services, and public infrastructure continues to support long-term growth, making Eldridge an attractive location for both residents and businesses seeking stability, accessibility, and proximity to one of eastern Iowa's most important economic centers.

Property Demographics

Population	3-Mile	5-Mile	10-Mile
Current Year Estimate	7,994	17,814	157,700
Households	**3-Mile**	**5-Mile**	**10-Mile**
Current Year Estimate	3,157	6,942	65,110
Income	**3-Mile**	**5-Mile**	**10-Mile**
Average Household Income	$122,396	$110,872	$97,146

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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 a**t 210 S 9th Ave, Eldridge, IA, 52748** ("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™. The material and information in the Offering Memorandum is unverified. Matthews™. 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:

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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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Owner and Matthews™. 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™. 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.

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