PEDIATRIC ASSOCIATES®

4627 NW 53rd Ave, Gainesville, FL 32653

Healthcare Investment Opportunity

Offering Memorandum

MATTHEWS™

Exclusively Listed By

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Pediatric Associates
4627 NW 53rd Ave, Gainesville, FL 32653

INVESTMENT HIGHLIGHTS

Tenant Highlights

Leading Pediatric Platform

- Pediatric Associates is Florida's largest privately owned primary care pediatric practice with more than 250 locations across the US and over 70 years of operating history. The company serves more than 1.6 million children annually across more than 250 locations in seven states.

Long Standing Practice

- Alliance Pediatrics operated from the property for more than 20 years before joining Pediatric Associates in 2021. The practice's long operating history at this location reflects an established patient base and strong connection to the Gainesville community.

High Volume Location

- Staffed by three physicians and equipped with 15 exam rooms, the location serves nearly 3,000 patients each month. The practice's established patient volume and specialized buildout support the long-term importance of the location.

Growing Pediatric Healthcare Market

- Demand for pediatric healthcare continues to grow as providers expand access to primary, behavioral and specialty care for children. The sector benefits from recurring patient needs, population growth and continued investment in outpatient healthcare services.

Potential Bonus Depreciation Benefits

- A buyer placing the property in service in 2026 may be eligible for accelerated depreciation through a cost-segregation study, potentially increasing first-year deductions and improving after-tax cash flow.

INVESTMENT HIGHLIGHTS

Location Highlights

Highly Sought After Healthcare Market

- Gainesville is a major regional healthcare hub anchored by the University of Florida and UF Health. Its concentration of hospitals, specialists and medical education draws physicians and patients from throughout North Central Florida, supporting continued demand for outpatient healthcare services.

Family Friendly Area

- Gainesville attracts families through its university-driven economy, healthcare infrastructure, educational resources and comparatively accessible cost of living. These fundamentals support a stable local patient base for pediatric providers.

Property Highlights

Extended Commitment

- Pediatric Associates recently extended its lease for an additional five years through November 2031, providing investors with long-term income stability and demonstrating the tenant's continued commitment to the location.

Tenant Investment

- In 2023, Pediatric Associates financed a new roof for the property, demonstrating its commitment to the location while reducing near-term capital needs for ownership.

Hands Off Investment

- The NNN lease structure passes substantially all property operating expenses through to the Tenant, creating a low-management investment opportunity for ownership.

3% Annual Rent Increases

- Contractual 3% annual rent increases provide consistent NOI growth and help offset the effects of inflation over the lease term.

"Sticky" Tenant

- Pediatric practices typically benefit from established patient relationships, specialized medical buildouts and meaningful relocation costs. These factors can encourage long-term occupancy and make the location operationally important to the tenant.

N
Hunter's Crossing
Publix
Hardware
Piesanos
Stone Fired Pizza
Northwood Village
Walmart
Supercenter
Mavis Discount Tire
Dunkin'
vitalcare
Infusion Services
Advance Auto Parts
Murphy USA
Walgreens
Subject Property
New Construction
Lennar at Tara Serena
±120 Homes
Scooter's Coffee
Est. 1998
Tractor Supply Co
The Home Depot
NW 13th St ± 25,500 VPD
UFHealth
Pediatrics
Norton Elementary
±429 Students
Premier Dental Group
Smart Smile Dentistry
Banfield Pet Hospital
Magnolia Family Dentistry
LifeQuest
Organ Recovery Services
NE 39th Ave ± 35,000 VPD
Cruz Davis
Family and Cosmetic Dentistry
Smile with Pride
Medicus
Spine & Joint
Five Guys
Burgers and Fries
Jimmy John's
orangetheory
Publix
Jersey Mike's Subs
PetSmart
Publix
ALDI
MainStreet
Family Care
KiDS Street
Urgent Care
Studio32
Orthodontics
HCA Florida Healthcare
Glen Springs Elementary
±429 Students
Google Earth

4627 NW 53rd Ave
Gainesville, FL 32653

±5,097 SF
GLA

1999
Year Built

±5.23 Years
Term Remaining

NNN
Lease Type

$409.39
Price Per SF

FINANCIAL OVERVIEW

Pediatric Associates
4627 NW 53rd Ave, Gainesville, FL 32653

FINANCIAL OVERVIEW

$2,086,686	7.00%	$409.39	$146,068
List Price	Cap Rate	Price Per SF	NOI

Lease Abstract

Tenant Name	Pediatric Associates
Ownership Type	Fee Simple
Tenant Entity	Saltzman, Tanis, Pittell, Levin & Jacobson, LLC
SF Leased	± 5,097 SF
Occupancy	100%
Initial Term	Five Years
Initial Rent Commencement	11/22/21
Extension Rent Commencement	11/22/26
Lease Extension Expiration	11/30/31
Lease Term Remaining	±5.23 Years
Base Rent	$146,068
Rental Increases	3% Annually
Renewal Options	Two, 3-Year Options
Expense Structure	NNN
Landlord Responsibilities	Major building systems and structural components, including HVAC, plumbing, electrical, foundation, walls, parking areas, sidewalks and roof; generally reimbursable by Tenant, with capital expenditures amortized over their useful life through the Lease Term.
Tenant Responsibilities	100% of NNN Expenses, including Operating Expenses, real estate taxes, insurance and utilities; interior maintenance and repairs; and landscaping.
Expense Cap	Controllable Operating Expenses capped at 4% average cumulative annual growth. Taxes, insurance, association fees, utilities, governmental costs and amortized capital expenditures are excluded from the cap.
Insurance	Tenant
Taxes	Tenant
ROFR/ROFO	No
Financial Reporting	No

FINANCIAL OVERVIEW

Annualized Operating Data

Lease Year	Annual Rent	Monthly Rent	Rent Psf	Cap Rate
Year 1	$146,068	$12,172	$28.66	7.00%
Year 2	$150,450	$12,538	$29.52	7.21%
Year 3	$154,964	$12,914	$30.40	7.43%
Year 4	$159,613	$13,301	$31.31	7.65%
Year 5	$164,401	$13,700	$32.25	7.88%

Option 1

Lease Year	Annual Rent	Monthly Rent	Rent Psf	Cap Rate
Year 6	$169,333	$14,111.07	$33.22	8.11%
Year 7	$174,413	$14,534.40	$34.22	8.36%
Year 8	$179,645	$14,970.43	$35.25	8.61%

Option 2

Lease Year	Annual Rent	Monthly Rent	Rent Psf	Cap Rate
Year 9	$185,035	$15,419.55	$36.30	8.87%
Year 10	$190,586	$15,882.13	$37.39	9.13%
Year 11	$196,303	$16,358.60	$38.51	9.41%

COST SEGREGATION ANALYSIS

2026 Accelerated Depreciation Benefits

Estimated Benefit	Conservative	High End
2026 Depreciation - Accelerated	$410,147	$443,284
2026 Estimated Tax Savings	$147,128	$159,613

These figures are illustrative estimates based on assumptions from a comparable cost-segregation analysis and do not constitute tax, legal, or accounting advice. Actual results will depend on the allocation between land and improvements, the property's qualifying components, the buyer's tax position, and a qualified cost-segregation study. Buyers should verify all potential benefits with their CPA or tax advisor.

Why this is Important for Investors?

A buyer acquiring and placing the property in service in 2026 may be eligible to accelerate depreciation through a cost-segregation study. Although the property was built in 1999, qualifying components of a used property may still be eligible for 100% bonus depreciation under current federal tax law.

A cost-segregation study identifies portions of the property that may qualify for shorter depreciation periods, potentially increasing first-year deductions and improving after-tax cash flow.

TENANT OVERVIEW

Year Founded
1955

Headquarters
Plantation, FL

Employees
2,500+

Locations
250+

States
7

Florida Locations
95+

Active Patients
1.6M+

PEDIATRIC ASSOCIATES®

Tenant Overview

Pediatric Associates is a leading pediatric healthcare organization and the flagship brand of the Pediatric Associates Family of Companies ("PAFC"), one of the largest pediatric primary care platforms in the United States. Founded in 1955 in Hollywood, Florida, the organization has developed a substantial healthcare network built around recurring, needs-based pediatric services, long-standing patient relationships, and convenient access to care. Today, PAFC serves more than 1.6 million active patients through 250+ locations across seven states, supported by more than 1,000 clinicians and thousands of employees. The scale of the platform, essential nature of its services, and more than 70-year operating history provide a compelling tenant profile for healthcare-oriented retail and net lease investors.

MARKET OVERVIEW

Pediatric Associates
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GAINESVILLE, FL

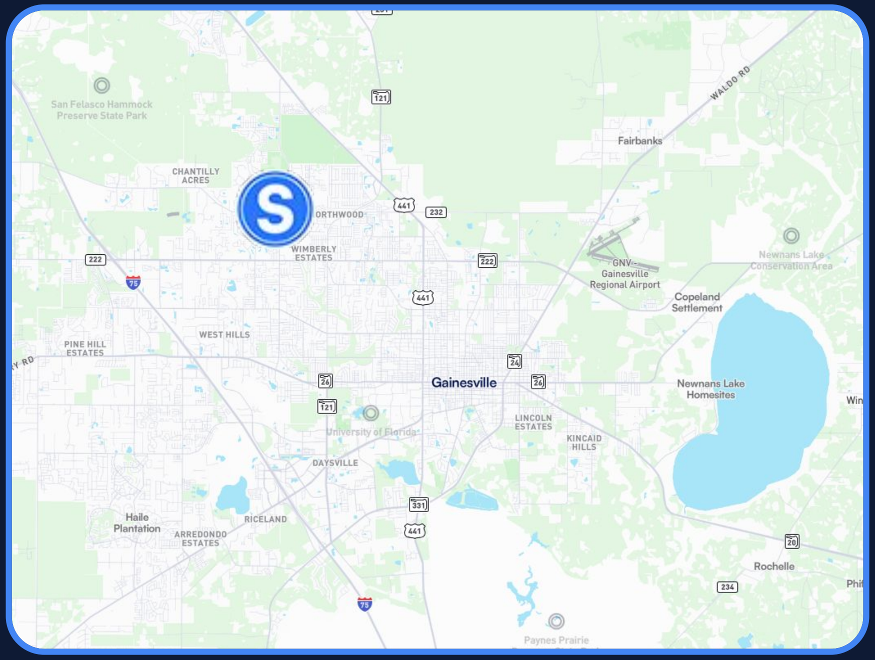
Market Demographics: 5-Mile Radius From Subject Property

126,738
Total Population

$97,708
Average HH Income

52,016
Total Households

41
Median Age



Local Market Overview

Gainesville serves as a major economic, educational, and cultural center for North Central Florida, supported by a diverse mix of higher education, healthcare, technology, research, and professional services. The University of Florida and UF Health provide a significant institutional foundation, generating employment, attracting investment, and supporting an expanding ecosystem of research, entrepreneurship, and innovation. Gainesville also benefits from its position along Interstate 75, providing regional connectivity to Jacksonville, Orlando, Tampa, and other major Florida markets. Continued public and private investment in infrastructure, healthcare, transportation, and redevelopment further supports the city's long-term economic outlook.

Beyond its institutional and economic strengths, Gainesville offers a distinctive quality of life characterized by established neighborhoods, an active downtown, extensive parks, natural areas, cultural attractions, and year-round recreational opportunities. The city continues to pursue reinvestment initiatives designed to strengthen its urban core, improve connectivity, expand economic opportunities, and encourage sustainable development.

Property Demographics

Population	3-Mile	5-Mile	10-Mile
Current Year Estimate	45,334	126,738	249,536
Households	**3-Mile**	**5-Mile**	**10-Mile**
Current Year Estimate	20,387	52,016	102,907
Income	**3-Mile**	**5-Mile**	**10-Mile**
Average Household Income	$121,765	$97,708	$102,026

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