

Investment Opportunity|Offering Memorandum
Jaffe Sports Medicine

Presented by



Three-Property NNN Leased Portfolio
Naples & Cape Coral, Florida

Sale Price: \$9,100,000.00



150 9th Street N, Naples, FL



1865 Veterans Park Drive #101, Naples FL



455 Del Prado Blvd. N, Cape Coral, FL

Contact: Rick Tucker, MBA - 239-272-8515

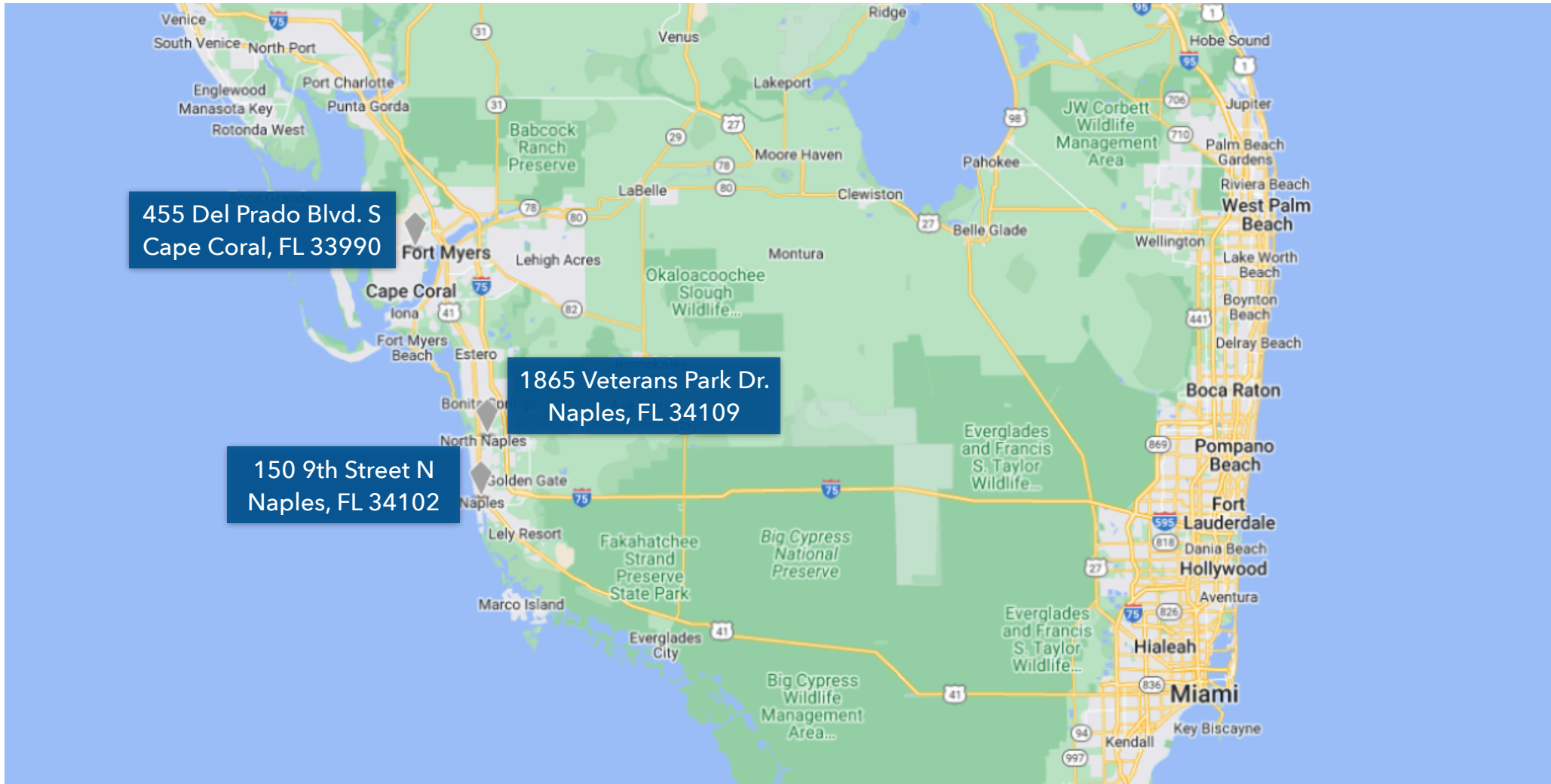
Jay Crandall, CCIM, DDS - 239-860-6946

Portfolio Map

455 Del Prado Blvd. S
Cape Coral, FL 33990

1865 Veterans Park Dr.
Naples, FL 34109

150 9th Street N
Naples, FL 34102



Portfolio Summary

Excellent opportunity to own three medical office buildings, totaling 15,614 SF in SW Florida's best markets (Naples and Cape Coral). Each facility is 100% occupied and fully staffed with therapists and Medical Doctors specializing in sports medicine, pain management, and physical therapy. All three leases are guaranteed by a large Private Equity Group that has an extremely impressive background/portfolio, and in addition, the subject properties are part of a 34 office network of similar medical practices operating in several states.

All leases are co-terminus with 7 years left on their 10 year base terms and have 3 five year renewal options. All leases escalate 3% annually and the tenants are responsible for all operating expenses other than structural. Each has adequate parking on site and they all appear extremely busy.

The Listing price for the portfolio is \$9,100,000 and it provides for a secure 5% return with escalations.

For those already familiar with Naples and Cape Coral, you know the story along with the reasoning behind all of the awards and accolades. Both areas have been receiving excellent reviews as places to visit and live highlighted in local and national publications. Most importantly, each is experiencing incredible sustained growth and the medical market is one of the fastest growing market segments going forward.

If there is further interest in this unique opportunity, please contact Rick at Coldwell Banker Commercial, 239-272-8515. Scheduled Showings and additional information will be provided only after a brief conversation and receipt of an executed NDA.

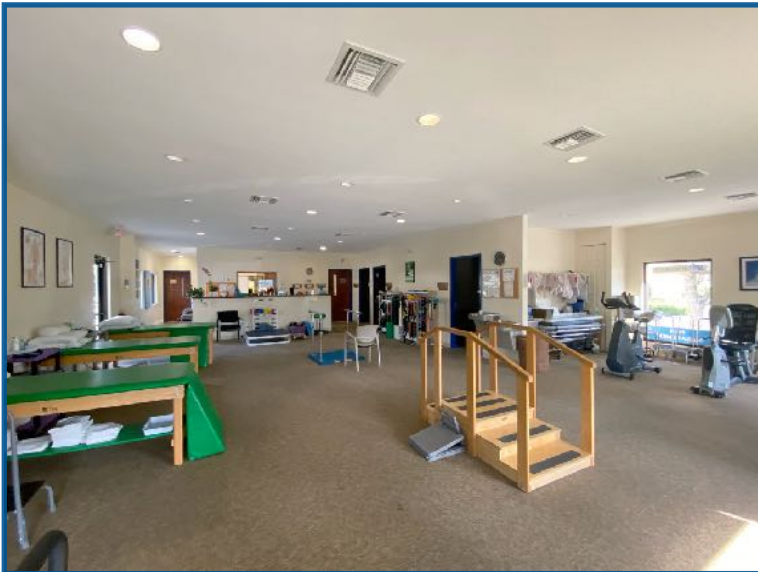
Property Overview

150 9th Street N is a free standing, 6,474 square foot, single story, medical office building with a highly successful sports medicine/pain management practice in place. The building sits on a .45 acre parcel with US 41 (Tamiami Trail) frontage.

Just 2 blocks south of the major hospital campus (NCH), and within walking distance of the famed 5th Ave. South District in Old Naples. It has excellent curb appeal with direct frontage on the main artery running through Naples, The Tamiami Trail.



| | |
|----------------|------------------------------------|
| Property: | 150 9th Street N, Naples, FL 34102 |
| Building Size: | 6,474 SF |
| Occupancy: | 100% |
| Lot Size: | .45 AC |
| Zoning: | City of Naples |
| Year Built: | 1985 |
| Renovated: | 2014 |
| RE Taxes: | \$19,499.14 (2022) |



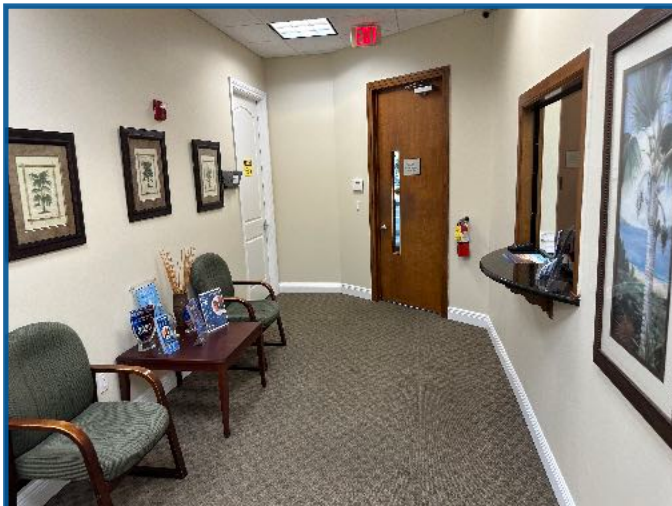
Property Overview

1865 Veterans Park Drive is a 5,990 square foot, first floor condo unit with a highly successful sports medicine/pain management practice in place. The building is located within Veterans Park Commons. The condo unit encompasses the entire first floor of the building and has exclusive right to use 8 adjacent parking spaces.

A modern office property in a park like setting with several other medical buildings and within close proximity to NCH North, a major hospital in North Naples. The immediate vicinity is concentrated with numerous medical practices of all types and is still experiencing growth.



Property: 1865 Veterans Park Dr. #101, Naples, FL
Building Size: 5,990 SF
Occupancy: 100%
Zoning: PUD (Planned Unit Development)
Year Built: 2004
RE Taxes: \$16,781.11 (2022)
Condo Dues: \$8,165.89 (Qtr)



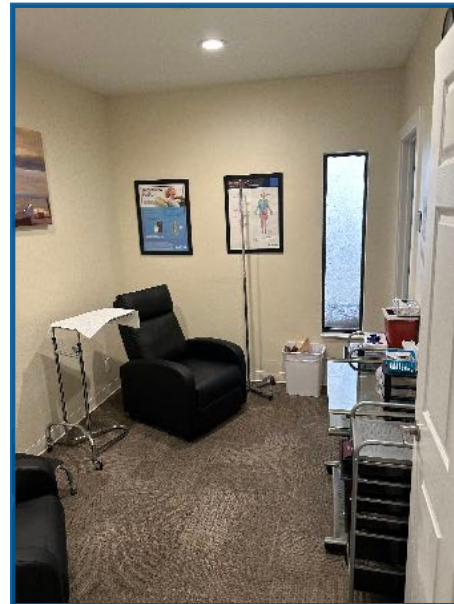
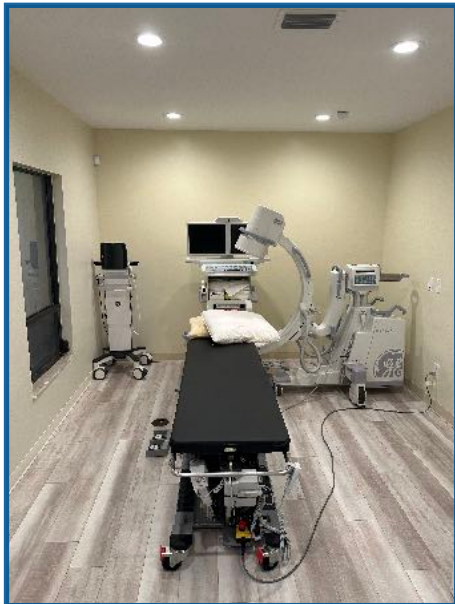
Property Overview

455 Del Prado Blvd. S is a free standing, 3,150 square foot, single story, medical office building with a highly successful sports medicine/pain management practice in place. The building sits on a .40 acre corner parcel at a signalized intersection with Del Prado Boulevard frontage.

Direct frontage on Cape Corals most highly traveled business corridor and is just a very short walk to the area's major hospital. The immediate vicinity consists of medical properties, retail, and restaurant activity. Recently, a new roof was installed.



Property: 455 Del Prado Blvd. S, Cape Coral, FL 33990
Building Size: 3,150 sf
Occupancy: 100%
Zoning: C (Commercial)
Year Built: 1982
RE Taxes: \$10,156.22



OFFERING MEMORANDUM: CONFIDENTIALITY AGREEMENT



JAFFE SPORTS MEDICINE PORTFOLIO

Prospect understands and agrees that all dealings concerning said/attached properties and/or business opportunities will be handled through CRANDALL COMMERCIAL GROUP LLC and Cooperating Broker (if any). Prospect further agrees that information received with respect to above mentioned properties/business opportunities will be kept in strict confidence and that the Prospect shall not disclose this information to any person, excluding those parties specifically involved in the transaction itself.

In the event that the Prospect violates this confidentiality covenant or any covenant herein with respect to properties/business referenced by this document, both CRANDALL COMMERCIAL GROUP LLC, Cooperating Broker and Seller shall be entitled to all remedies provided by law, including, but not limited to injunctive relief, damages and customary Real Estate fees.

Prospect is acting as a Principal, and whether the Prospect holds a valid Real Estate license or not, Prospect acknowledges and agrees that he/she will not participate in the commission originated by the sale of any of the above properties and/or business opportunities.

All information furnished is for information purposes only. No representation is made by CRANDALL COMMERCIAL GROUP LLC and Cooperating Broker as to the accuracy of this information. CRANDALL COMMERCIAL GROUP LLC and Cooperating Broker encourages Prospect to thoroughly review and verify information to Prospect's satisfaction that the data provided is substantially representative of the property and/or business being considered for purchase.

In the event that the Prospect discloses the availability of said property/business to a third party, and this third party or Prospect purchases the property/business without CRANDALL COMMERCIAL GROUP LLC and Cooperating Broker receiving their fee(s), the Prospect in addition to the remedies specified herein above, will also be responsible for payment of CRANDALL COMMERCIAL GROUP LLC and Cooperating Broker's professional fee(s). In the event that subject property or any portion thereof is transferred for an amount less than the market value, then Broker's compensation shall be based on the listed price of real estate, land and/or business.

Prospective Purchaser

Name: _____

Address: _____

City, State, Zip: _____

Date: _____

Cooperating Broker

Name: _____

Lic. Number: _____

Brokerage Firm: _____

Phone: _____

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