

Pediatric Associates

OFFERING MEMORANDUM

PEDIATRIC ASSOCIATES FLORIDA PORTFOLIO | 6-PROPERTY NET LEASE OFFERING



1651 N SEMORAN BLVD
ORLANDO, FL 32807



596 COURTLAND BLVD
DELTONA, FL 32738



501 W STATE RD 434
WINTER SPRINGS, FL 32708



1403 MEDICAL PLAZA DR
SANFORD, FL 32771



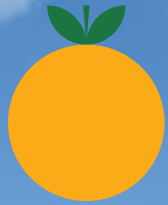
181 SABAL PALM DR
LONGWOOD, FL 32779



1601 PARK CENTER DR
ORLANDO, FL 32835

100% Pediatric Medical Office Portfolio | 3.00% Annual Rent Escalations | Triple Net (NNN) Lease Structure | Non-Income Tax State

PERANICH HUFFMAN
NET LEASE GROUP



**Pediatric
Associates**



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PEDIATRIC ASSOCIATES FLORIDA PORTFOLIO


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BridgeLine Real Estate LLC

INVESTMENT OVERVIEW

📍 PEDIATRIC ASSOCIATES FLORIDA PORTFOLIO

The Offering

Peranich Huffman Net Lease Group is pleased to exclusively present the Pediatric Associates Florida Portfolio, a 6-property net lease offering located throughout the Greater Orlando and Central Florida markets. This portfolio provides investors the opportunity to acquire a collection of pediatric medical office assets leased to one of the nation's leading pediatric healthcare platforms. The properties are strategically positioned within established suburban communities benefiting from strong population growth, family-oriented demographics, and increasing healthcare demand across Florida's high-growth Sun Belt markets.

The portfolio is fully leased to Pediatric Associates under Triple Net (NNN) lease structures that minimize landlord responsibilities and provide stable, passive cash flow. All six leases feature 3.00% annual rent escalations, creating built-in contractual income growth and long-term compounding cash flow. The portfolio's concentration within the Orlando MSA and surrounding Central Florida markets provides operational efficiency and exposure to one of the fastest-growing regions in the United States.

Pediatric Associates is recognized by Moody's as the largest pediatric practice management company in the United States and maintains a B2 Corporate Family Rating with a Stable Outlook. Founded in 1955, the company operates an extensive pediatric healthcare platform supported by institutional sponsorship, recurring patient demand, and long-standing community relationships. The essential-service nature of pediatric healthcare, combined with Pediatric Associates' established operating history and market presence, provides durable tenancy and long-term income stability for investors.

Deal Snapshot

\$10,319,000
Portfolio Offering Price

\$374/PSF
Price Per SF

\$691,329
Portfolio NOI

6.70%
Cap Rate

Geographic Focus Greater Orlando MSA, FL

Tenant Pediatric Associates

Total Building Area 27,570 SF

Number of Properties 6 Properties

Lease Structure Triple Net (NNN)



INVESTMENT HIGHLIGHTS

📍 PEDIATRIC ASSOCIATES FLORIDA PORTFOLIO

100% PEDIATRIC MEDICAL OFFICE PORTFOLIO



The portfolio consists of six purpose-driven pediatric medical office locations exclusively occupied and operated by Pediatric Associates, creating a specialized healthcare investment with operational consistency and essential-service tenancy across all assets.

INVESTMENT GRADE CREDIT PROFILE



The tenant carries a Moody's B2 Corporate Family Rating with a Stable Outlook, providing investors with the stability of an institutionally backed healthcare operator and enhanced long-term income security.

STRATEGIC FLORIDA SUN BELT PRESENCE



The portfolio benefits from strategic positioning within the Greater Orlando MSA and surrounding Florida markets, areas driven by strong population growth, favorable demographic trends, and increasing demand for pediatric healthcare services.

BUILT-IN ANNUAL RENT GROWTH



Each lease features 3.00% annual rent escalations, providing built-in revenue growth and compounding cash flow throughout the lease term, helping support long-term income appreciation and inflation protection.

TRIPLE NET (NNN) LEASE STRUCTURE



All six properties are leased on a Triple Net (NNN) basis, offering investors a passive ownership structure with limited landlord responsibilities as the tenant remains responsible for taxes, insurance, and maintenance obligations.

NATION'S LARGEST PEDIATRIC PLATFORM



Pediatric Associates is recognized by Moody's (February 2022) as the largest pediatric practice management company in the United States, reinforcing the tenant's strong market position, operational scale, and long-term commitment to pediatric healthcare delivery.

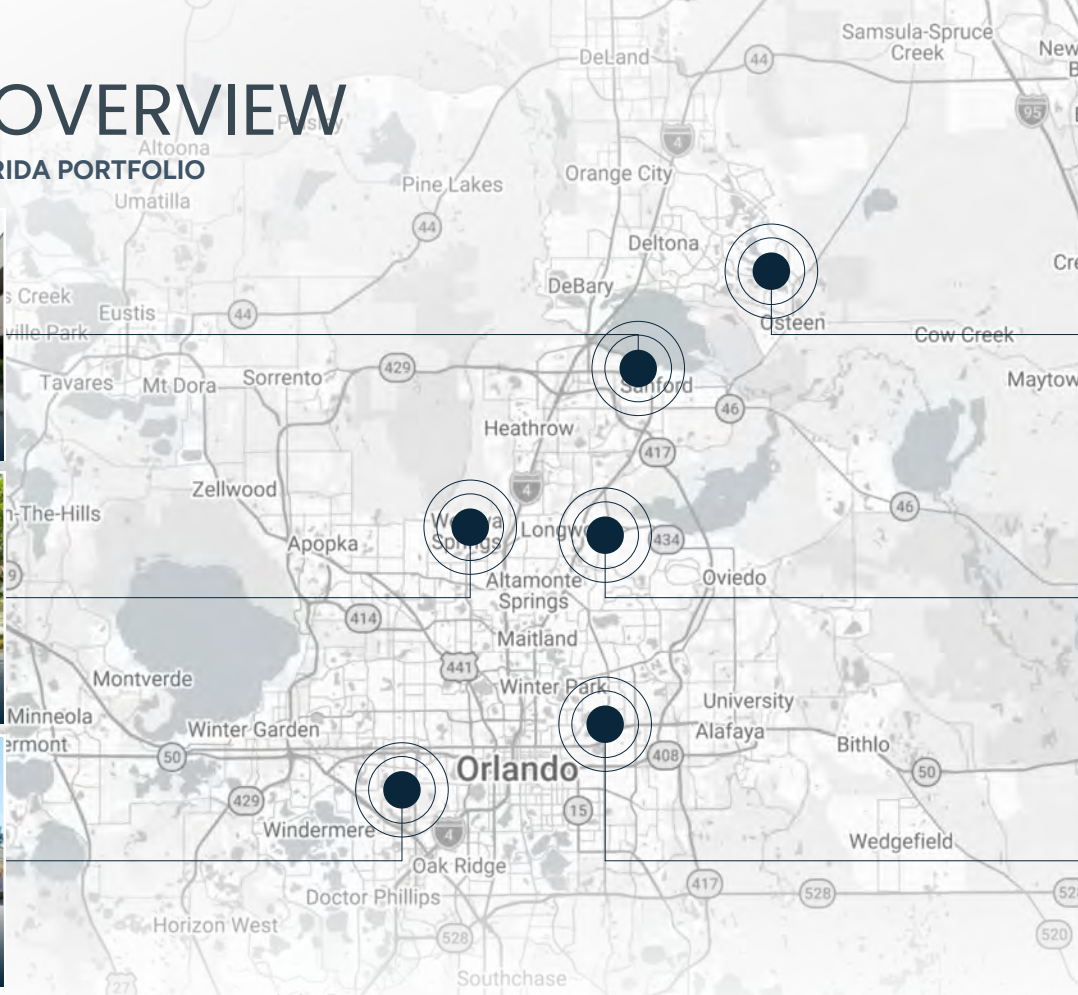
NON-INCOME TAX STATE



Serving as a major benefit to the landlord, as of 2024, nine states: Alaska, **Florida**, Nevada, New Hampshire, South Dakota, Tennessee, Texas, Washington, and Wyoming — levy no state income tax.

PORTFOLIO OVERVIEW

📍 PEDIATRIC ASSOCIATES FLORIDA PORTFOLIO



Property	Square Footage	Type	Lease Expiration	NOI	Cap Rate	Offering Price	PSF
1651 N Semoran	7,366 SF	Single Tenant	Apr 1, 2032	\$204,941	6.70%	\$3,059,000	\$415/PSF
596 Courtland	6,208 SF	Single Tenant	Apr 1, 2032	\$151,132	6.70%	\$2,256,000	\$363/PSF
501 W State Road 434	4,305 SF	Single Tenant	Apr 1, 2032	\$114,786	6.70%	\$1,713,000	\$398/PSF
1403 Sanford (104+105)	3,475 SF	Medical Office Condominium	Apr 1, 2032	\$80,569	6.70%	\$1,203,000	\$346/PSF
181 Sabal Palm	3,640 SF	Freestanding Condo	Apr 1, 2032	\$80,175	6.70%	\$1,197,000	\$329/PSF
1601 Park Center	2,576 SF	Medical Office Condominium	Apr 1, 2032	\$59,726	6.70%	\$891,000	\$346/PSF
Portfolio Total	27,570 SF			\$691,329	6.70%	\$10,319,000	\$374/PSF

TENANT OVERVIEW

📍 PEDIATRIC ASSOCIATES FLORIDA PORTFOLIO

Pediatric Associates is one of the nation's leading pediatric healthcare platforms and is recognized by Moody's as the largest pediatric practice management company in the United States. Founded in 1955 and headquartered in Sunrise, Florida, the organization provides comprehensive pediatric healthcare services for infants, children, and adolescents through an extensive network of medical office locations and healthcare professionals across high-growth markets.

The company operates through an integrated care model that supports pediatricians and healthcare providers with operational infrastructure, technology-enabled care coordination, and administrative resources designed to enhance patient outcomes and accessibility. Pediatric Associates delivers primary, specialty, behavioral, and urgent pediatric healthcare services, benefiting from recurring patient relationships and consistent long-term demand driven by population growth and expanding healthcare needs throughout Florida and the broader Sun Belt region.

Pediatric Associates is backed by institutional healthcare-focused investors and maintains a Moody's B2 Corporate Family Rating with a Stable Outlook, reflecting the company's established market position, operational scale, and continued growth strategy within the pediatric healthcare sector. The platform's long-standing operating history, strong brand recognition, and essential-service healthcare model support stable tenancy and long-term operational continuity across the portfolio.

IN THE NEWS | FEB 2022

"Moody's assigned Pediatric Associates a B2 Corporate Family Rating with a Stable Outlook, citing the company's position as the largest pediatric practice management platform in the United States, supported by its established operating history, recurring patient demand, diversified payor mix, and strong presence across attractive high-growth demographic markets. Moody's also highlighted the platform's continued expansion potential through both organic growth initiatives and acquisitions, as well as the resilience of pediatric healthcare services driven by long-term population and healthcare demand fundamentals."



Pediatric Associates

Company Type	Founded	Employees
Private	1955	2,500+
Headquarters	Locations	Credit Rating
Plantation, FL	200+	B2 Stable (Moody's)

NET LEASE STRUCTURE

📍 PEDIATRIC ASSOCIATES FLORIDA PORTFOLIO

Tenant's Responsibility	Expense Category	Landlord's Responsibility
✓*	Structure	-
✓*	Roof Replacement	-
✓	Roof Repair	-
✓	Parking Lot	-
✓	HVAC	-
✓	Interior/Non-Structural	-
✓	Property Taxes	-
✓	Insurance Premiums	-
✓	Landscaping	-
✓	Utilities	-
✓	Waste Management	-
✓	Property Management Fee	-

*Capital expenditures performed by Landlord are amortized over useful life;
Tenant reimburses for the remaining lease term.



1651 N SEMORAN BLVD
ORLANDO, FL 32807



596 COURTLAND BLVD
DELTONA, FL 32738



501 W STATE ROAD 434
WINTER SPRINGS, FL 32708



1403 MEDICAL PLAZA DRIVE
SANFORD, FL 32771



181 SABAL PALM DRIVE
LONGWOOD, FL 32779



1601 PARK CENTER DRIVE
ORLANDO, FL 32835

PROPERTY OVERVIEW

📍 PEDIATRIC ASSOCIATES FLORIDA PORTFOLIO | ORLANDO, FL

1651 N Semoran Blvd, Orlando, FL 32807

Address

Pediatric Associates

Tenant

7,366 Square Feet | 1.15 Acres

Building Area | Land Area

NNN

Lease Type

5.9 Years

Lease Term Remaining

04/01/2032

Lease Expiration Date

Pediatric Associates

Lessee Entity

\$198,972

Annual Base Rent

3.00% Annually

Rent Escalations

\$27.01/SF

Rent Per SF

(1) 2-Year Option

Renewal Option

3.00% Annually

Option Escalations



Net Operating Income Calculation

Base Rent	\$198,972
Admin Income (3.00% of Base Rent)	\$5,969
Net Operating Income	\$204,941

Pricing

Net Operating Income	\$204,941
Cap Rate	6.70%
Offering Price	\$3,059,000

GALLERY

📍 PEDIATRIC ASSOCIATES FLORIDA PORTFOLIO | ORLANDO, FL



LOCATION OVERVIEW

📍 PEDIATRIC ASSOCIATES FLORIDA PORTFOLIO | ORLANDO, FL

+ 1651 N Semoran Boulevard | Orlando, Florida

Fronting North Semoran Boulevard, the property benefits from exposure along one of East Orlando's primary commercial corridors, surrounded by dense residential neighborhoods, national retailers, schools, and community-oriented services that support steady daytime activity and long-term healthcare demand.

The corridor provides direct connectivity to Colonial Drive (State Road 50), Curry Ford Road, and State Road 408, allowing convenient regional access throughout the Orlando MSA while enhancing visibility within a densely populated suburban market.

LOCATION HIGHLIGHTS

Major Commercial Corridor

Positioned along a heavily traveled arterial roadway serving East Orlando's residential and retail districts.

Dense Residential Base

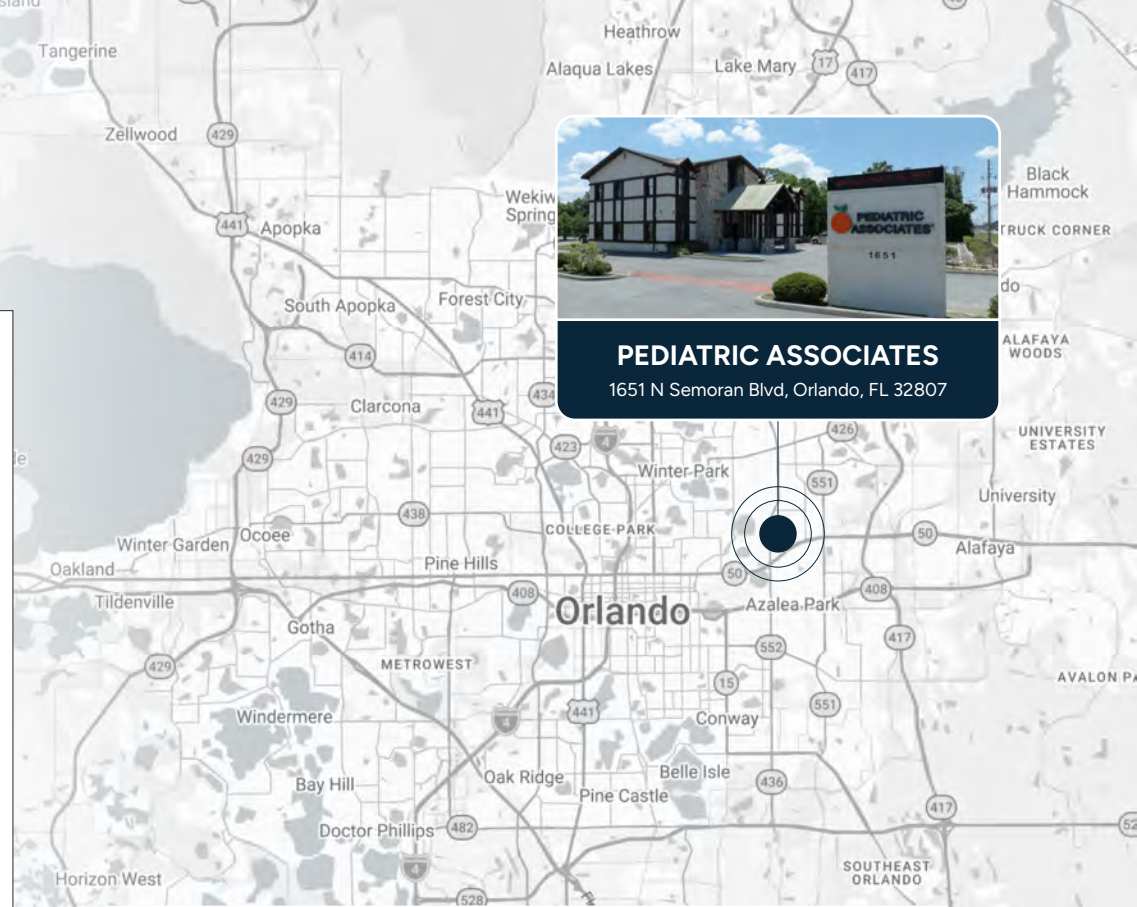
Surrounded by established neighborhoods supporting long-term pediatric healthcare demand.

Regional Accessibility

Convenient access to SR-408, SR-50, and Orlando's major commuter corridors.

Established Medical Presence

Located within a mature suburban healthcare and community service market.



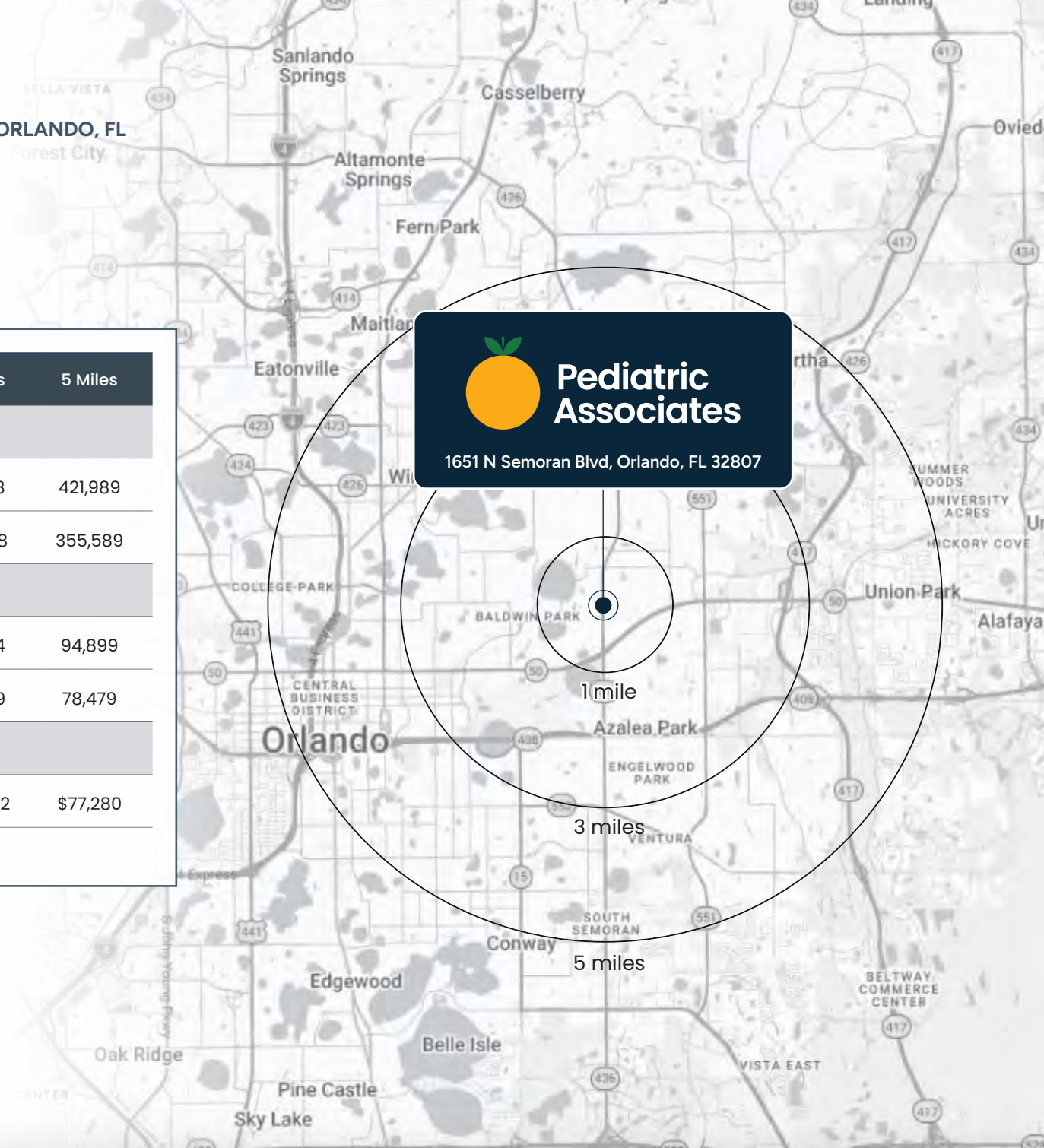
ORLANDO, FL

DEMOGRAPHICS

📍 PEDIATRIC ASSOCIATES FLORIDA PORTFOLIO | ORLANDO, FL

Distance From Subject Property	1 Mile	3 Miles	5 Miles
Population			
Residents	28,498	171,338	421,989
Employed	23,782	143,328	355,589
Housing			
Homeowners	4,858	34,784	94,899
Renters	6,712	32,949	78,479
Income			
Median Household Income	\$85,207	\$73,082	\$77,280

Source: Crexi; demographic data as of 2024.




Pediatric Associates
1651 N Semoran Blvd, Orlando, FL 32807

PROPERTY OVERVIEW

📍 PEDIATRIC ASSOCIATES FLORIDA PORTFOLIO | DELTONA, FL

596 Courtland Blvd, Deltona, FL 32738

Address

Pediatric Associates

Tenant

6,208 Square Feet | 1.64 Acres

Building Area | Land Area

NNN

Lease Type

5.9 Years

Lease Term Remaining

04/01/2032

Lease Expiration Date

Pediatric Associates

Corporate Parent / Guarantor

\$146,730

Annual Base Rent

3.00% Annually

Rent Escalations

\$23.64/SF

Rent Per SF

(1) 2-Year Option

Renewal Option

3.00% Annually

Option Escalations



Net Operating Income Calculation

Base Rent	\$146,730
Admin Income (3.00% of Base Rent)	\$4,402
Net Operating Income	\$151,132

Pricing

Net Operating Income	\$151,132
Cap Rate	6.70%
Offering Price	\$2,256,000

GALLERY

📍 PEDIATRIC ASSOCIATES FLORIDA PORTFOLIO | DELTONA, FL



LOCATION OVERVIEW

📍 PEDIATRIC ASSOCIATES FLORIDA PORTFOLIO | DELTONA, FL

+ 596 Courtland Boulevard | Deltona, Florida

Situated along Courtland Boulevard, the property serves a rapidly growing residential community within Deltona, one of Central Florida's expanding suburban markets. The surrounding area includes neighborhood retail centers, schools, community services, and residential developments that support consistent healthcare utilization and family-oriented demand.

Courtland Boulevard connects directly to Interstate 4 and major regional routes linking Deltona to Orlando, Sanford, and Daytona Beach, providing efficient accessibility throughout the Central Florida region.

LOCATION HIGHLIGHTS

Growing Residential Community

Located within one of Central Florida's expanding suburban population centers.

Family-Oriented Demographics

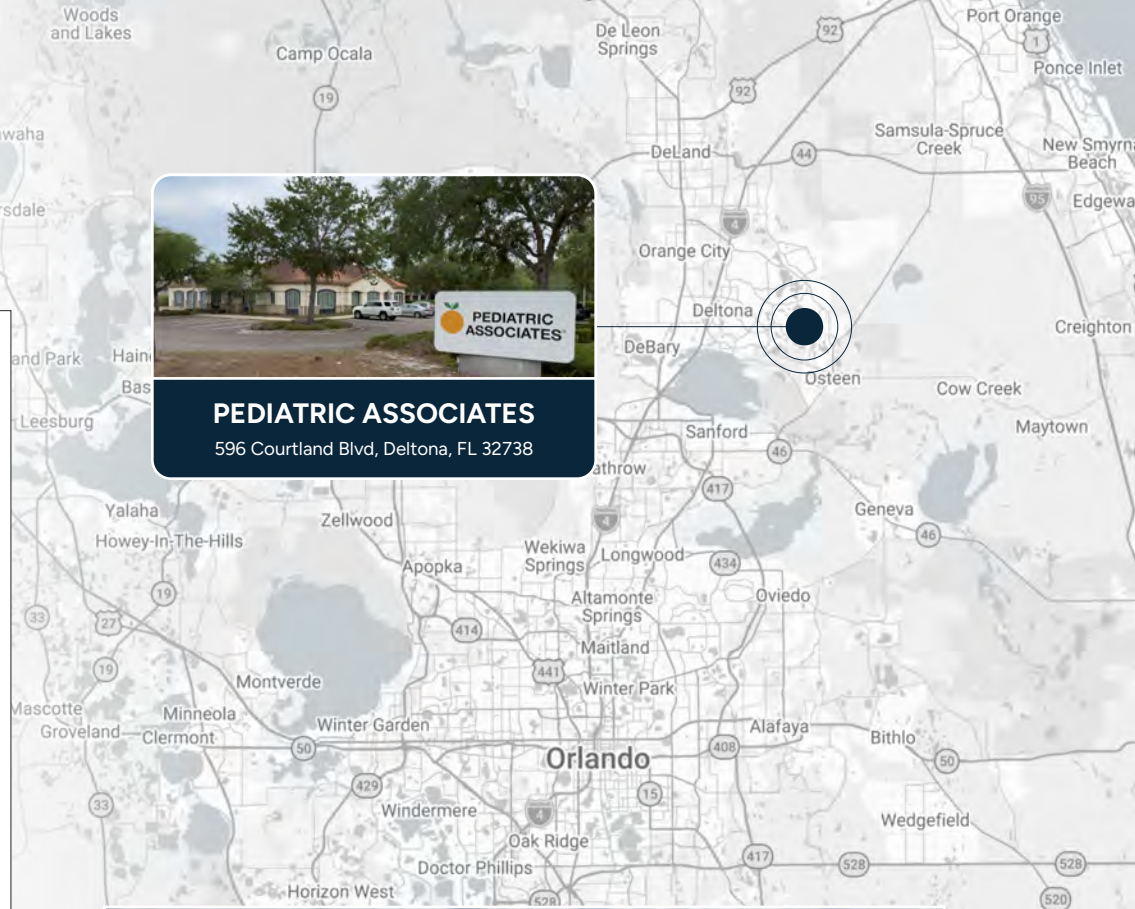
Surrounded by schools, neighborhoods, and community-focused retail services.

Regional Connectivity

Direct access to Interstate 4 and key commuter routes across Central Florida.

Healthcare Demand Drivers

Strong demographic growth supports continued pediatric healthcare utilization.



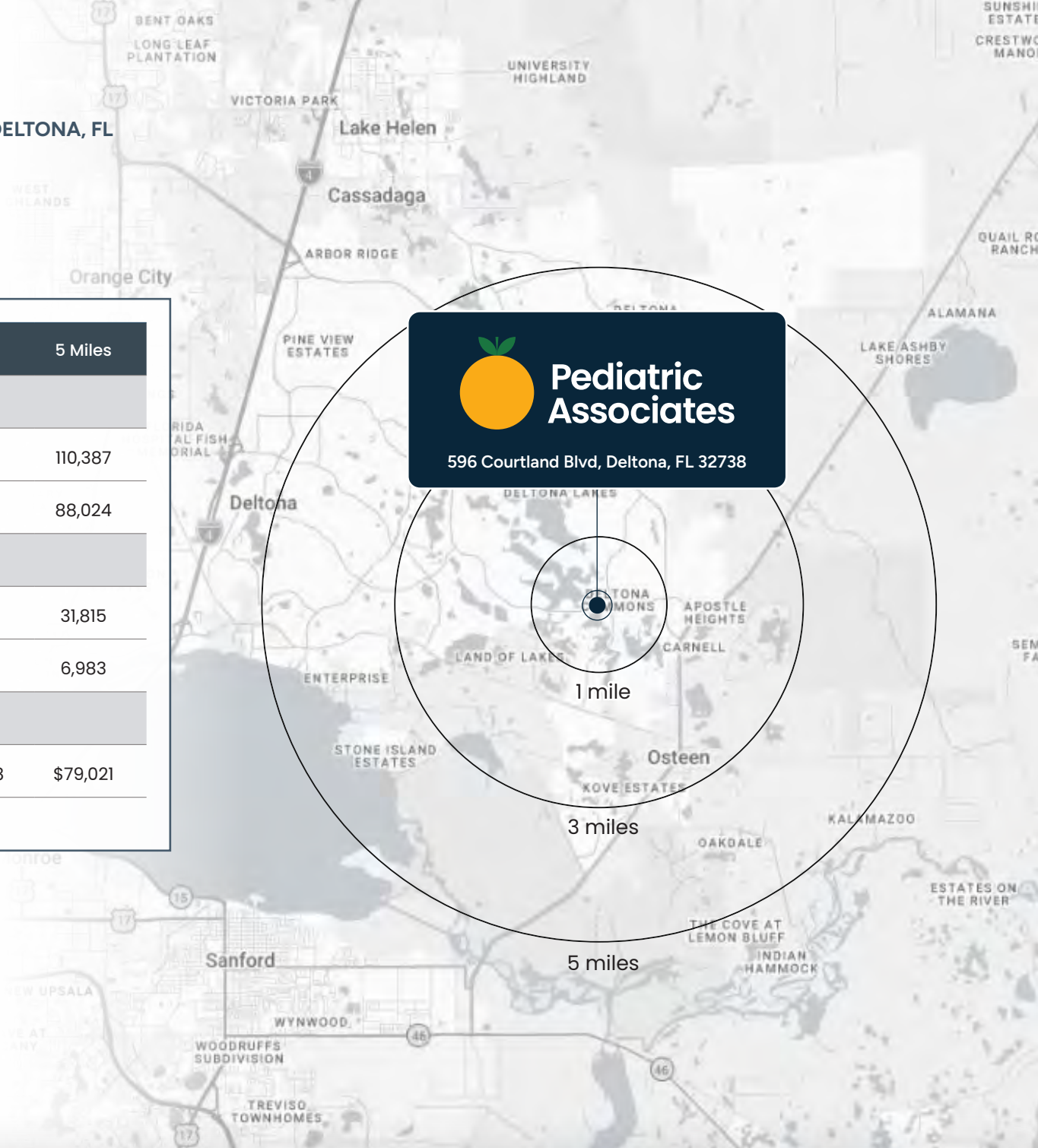
DELTONA, FL

DEMOGRAPHICS

📍 PEDIATRIC ASSOCIATES FLORIDA PORTFOLIO | DELTONA, FL

Distance From Subject Property	1 Mile	3 Miles	5 Miles
Population			
Residents	16,220	51,859	110,387
Employed	13,215	42,421	88,024
Housing			
Homeowners	4,644	15,391	31,815
Renters	879	2,991	6,983
Income			
Median Household Income	\$83,021	\$79,078	\$79,021

Source: Crexi; demographic data as of 2024.



PROPERTY OVERVIEW

📍 PEDIATRIC ASSOCIATES FLORIDA PORTFOLIO | WINTER SPRINGS, FL

501 W State Rd 434, Winter Springs, FL 32708

Address

Pediatric Associates

Tenant

4,305 Square Feet | 0.57 Acres

Building Area | Land Area

NNN

Lease Type

5.9 Years

Lease Term Remaining

04/01/2032

Lease Expiration Date

Pediatric Associates

Corporate Parent / Guarantor

\$111,442

Annual Base Rent

3.00% Annually

Rent Escalations

\$25.89/SF

Rent Per SF

(1) 2-Year Option

Renewal Option

3.00% Annually

Option Escalations



Net Operating Income Calculation

Base Rent	\$111,442
Admin Income (3.00% of Base Rent)	\$3,343
Net Operating Income	\$114,786

Pricing

Net Operating Income	\$114,786
Cap Rate	6.70%
Offering Price	\$1,713,000

GALLERY

📍 PEDIATRIC ASSOCIATES FLORIDA PORTFOLIO | WINTER SPRINGS, FL



LOCATION OVERVIEW

📍 PEDIATRIC ASSOCIATES FLORIDA PORTFOLIO | WINTER SPRINGS, FL

+ 501 W State Road 434 | Winter Springs, Florida

Positioned along State Road 434, the property benefits from visibility within one of Seminole County's primary commuter and retail corridors, surrounded by established residential communities, schools, neighborhood retail centers, and professional services.

State Road 434 provides direct connectivity to Interstate 4, U.S. Highway 17-92, and major regional roadways throughout Seminole County and the Greater Orlando MSA, supporting convenient patient access and strong daily traffic counts.

LOCATION HIGHLIGHTS

Prominent Retail Corridor

Located along a major Seminole County commercial and commuter roadway.

Affluent Residential Area

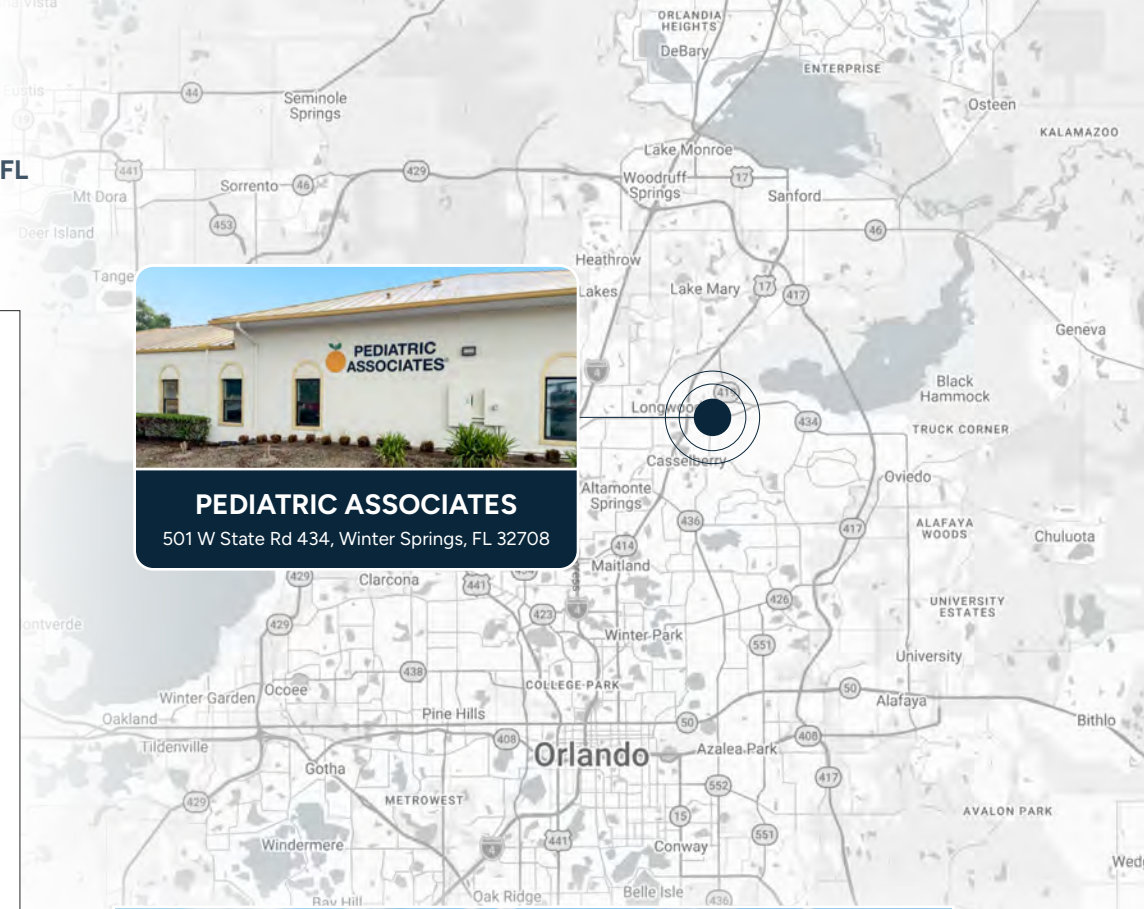
Surrounded by established suburban neighborhoods with strong family demographics.

Excellent Regional Access

Convenient connectivity to Interstate 4 and major Orlando-area thoroughfares.

Stable Healthcare Market

Positioned within a mature suburban market with long-term healthcare demand drivers.



PEDIATRIC ASSOCIATES

501 W State Rd 434, Winter Springs, FL 32708

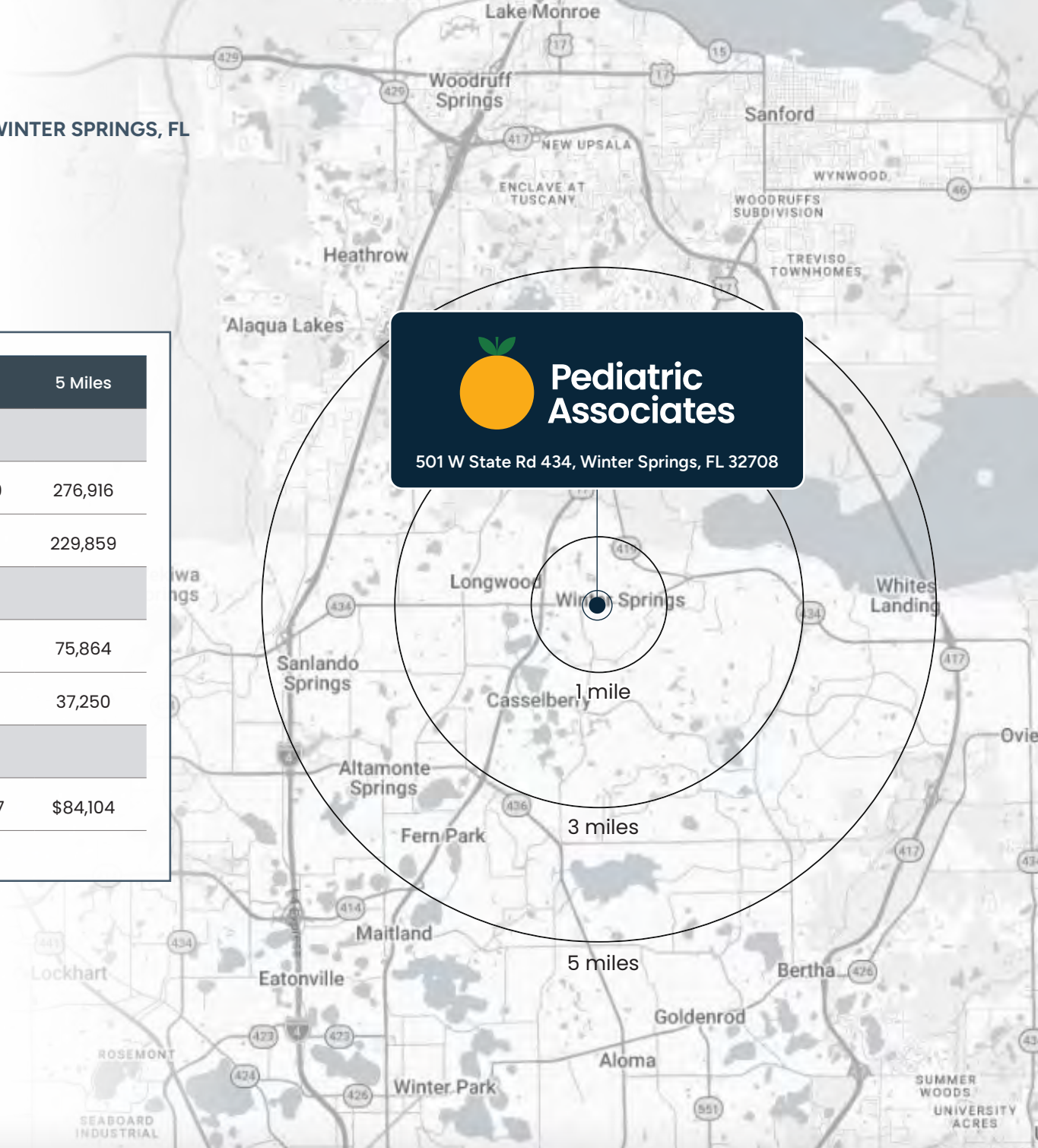


DEMOGRAPHICS

📍 PEDIATRIC ASSOCIATES FLORIDA PORTFOLIO | WINTER SPRINGS, FL

Distance From Subject Property	1 Mile	3 Miles	5 Miles
Population			
Residents	27,673	105,479	276,916
Employed	21,623	86,146	229,859
Housing			
Homeowners	7,104	28,546	75,864
Renters	3,682	11,920	37,250
Income			
Median Household Income	\$71,853	\$82,467	\$84,104

Source: Crexi; demographic data as of 2024.



Pediatric Associates
501 W State Rd 434, Winter Springs, FL 32708

PROPERTY OVERVIEW

📍 PEDIATRIC ASSOCIATES FLORIDA PORTFOLIO | SANFORD, FL

1403 Medical Plaza Dr, Suites 104 & 105, Sanford, FL 32771

Address

Pediatric Associates

Tenant

3,475 Square Feet

Building Area

NNN

Lease Type

5.9 Years

Lease Term Remaining

04/01/2032

Lease Expiration Date

Pediatric Associates

Corporate Parent / Guarantor

\$78,223

Annual Base Rent

3.00% Annually

Rent Escalations

\$22.51/SF

Rent Per SF

(1) 2-Year Option

Renewal Option

3.00% Annually

Option Escalations



On HCA Hospital Campus

Net Operating Income Calculation

Base Rent	\$78,223
Admin Income (3.00% of Base Rent)	\$2,347
Net Operating Income	\$80,569

Pricing

Net Operating Income	\$80,569
Cap Rate	6.70%
Offering Price	\$1,203,000

GALLERY

📍 PEDIATRIC ASSOCIATES FLORIDA PORTFOLIO | SANFORD, FL



LOCATION OVERVIEW

📍 PEDIATRIC ASSOCIATES FLORIDA PORTFOLIO | SANFORD, FL

+ 1403 Medical Plaza Drive | Sanford, Florida

Located within the Sanford Professional Medical Condominiums, the property is positioned in an established medical office environment surrounded by healthcare providers, outpatient services, and professional office users that reinforce the site's healthcare-oriented identity.

Medical Plaza Drive benefits from proximity to Interstate 4, State Road 417, and Central Florida Regional Hospital, providing strong regional accessibility and connectivity throughout Seminole County and the Greater Orlando market.

LOCATION HIGHLIGHTS

Established Medical Office Environment

Located within a dedicated professional medical condominium community.

Institutional Medical Presence

Proximity to regional healthcare facilities supports long-term patient demand.

Regional Transportation Access

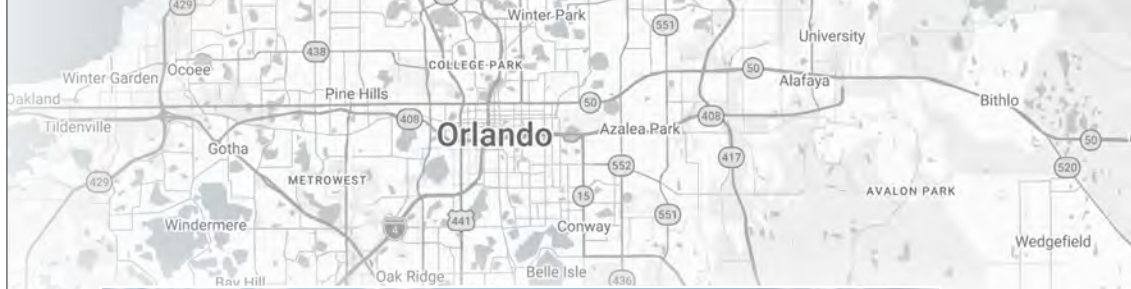
Convenient access to Interstate 4 and State Road 417.

Healthcare Synergy

Surrounded by complementary medical office and outpatient healthcare users.



PEDIATRIC ASSOCIATES
1403 Medical Plaza Dr, Suites 104 & 105, Sanford, FL 32771



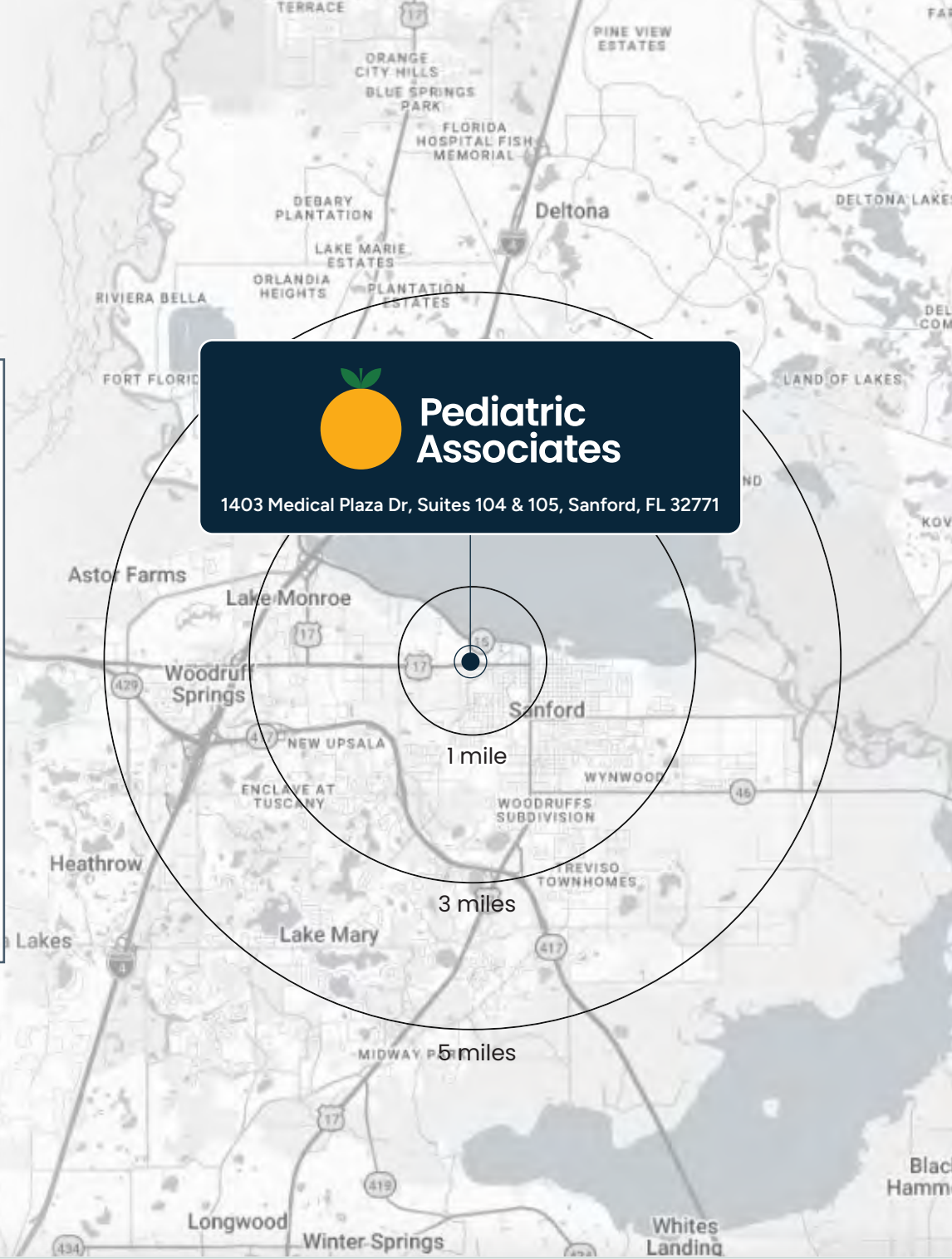
SANFORD, FL

DEMOGRAPHICS

📍 PEDIATRIC ASSOCIATES FLORIDA PORTFOLIO | SANFORD, FL

Distance From Subject Property	1 Mile	3 Miles	5 Miles
Population			
Residents	17,799	89,315	169,315
Employed	14,060	71,765	138,836
Housing			
Homeowners	3,022	20,679	43,386
Renters	4,123	13,315	21,493
Income			
Median Household Income	\$61,824	\$75,465	\$83,129

Source: Crexi; demographic data as of 2024.




Pediatric Associates
 1403 Medical Plaza Dr, Suites 104 & 105, Sanford, FL 32771

PROPERTY OVERVIEW

📍 PEDIATRIC ASSOCIATES FLORIDA PORTFOLIO | LONGWOOD, FL

181 Sabal Palm Dr, Longwood, FL 32779

Address

Pediatric Associates

Tenant

3,640 Square Feet

Building Area

NNN

Lease Type

5.9 Years

Lease Term Remaining

04/01/2032

Lease Expiration Date

Pediatric Associates

Corporate Parent / Guarantor

\$77,840

Annual Base Rent

3.00% Annually

Rent Escalations

\$21.38/SF

Rent Per SF

(1) 2-Year Option

Renewal Option

3.00% Annually

Option Escalations



Net Operating Income Calculation

Base Rent	\$77,840
Admin Income (3.00% of Base Rent)	\$2,335
Net Operating Income	\$80,175

Pricing

Net Operating Income	\$80,175
Cap Rate	6.70%
Offering Price	\$1,197,000

GALLERY

📍 PEDIATRIC ASSOCIATES FLORIDA PORTFOLIO | LONGWOOD, FL



LOCATION OVERVIEW

📍 PEDIATRIC ASSOCIATES FLORIDA PORTFOLIO | LONGWOOD, FL

+ 181 Sabal Palm Drive | Longwood, Florida

The property benefits from its setting within the Sabal Square professional office environment, surrounded by stable residential communities, medical office users, retail centers, and professional service providers that support consistent healthcare demand.

Convenient access to Wekiva Springs Road, Interstate 4, and major Seminole County transportation corridors allows efficient connectivity throughout the Greater Orlando metropolitan area and surrounding suburban communities.

LOCATION HIGHLIGHTS

Professional Office Setting

Located within an established suburban office and medical condominium environment.

Strong Demographic Profile

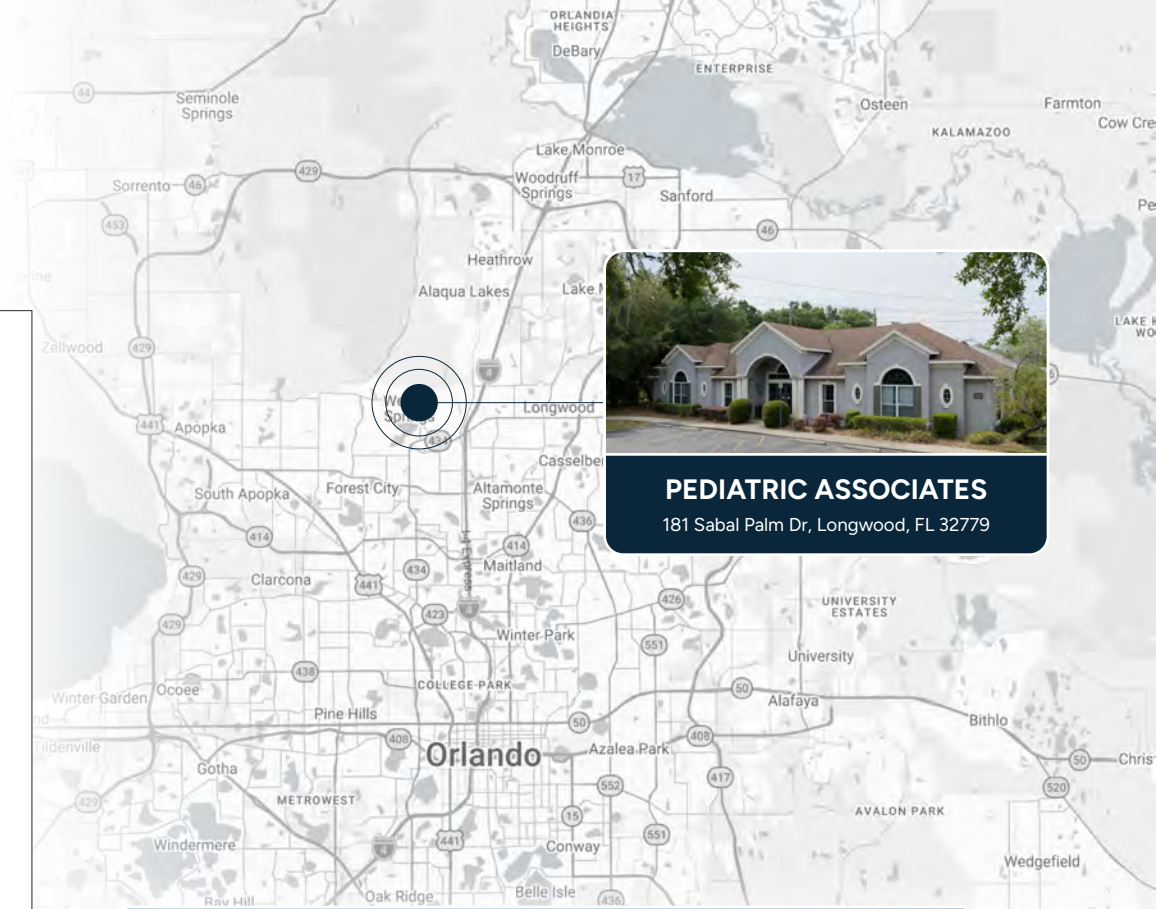
Surrounded by stable residential communities and family-oriented neighborhoods.

Convenient Regional Access

Direct connectivity to Interstate 4 and Seminole County commuter routes.

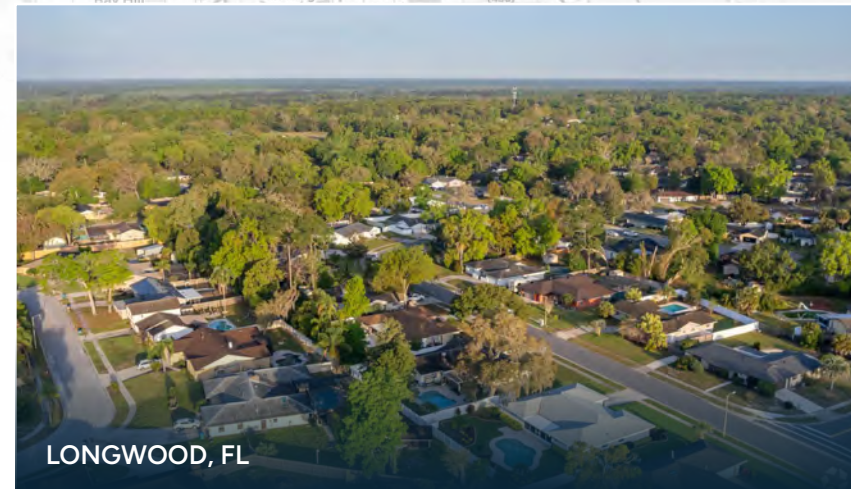
Complementary Healthcare Uses

Nearby medical and professional office users reinforce the property's healthcare presence



PEDIATRIC ASSOCIATES

181 Sabal Palm Dr, Longwood, FL 32779

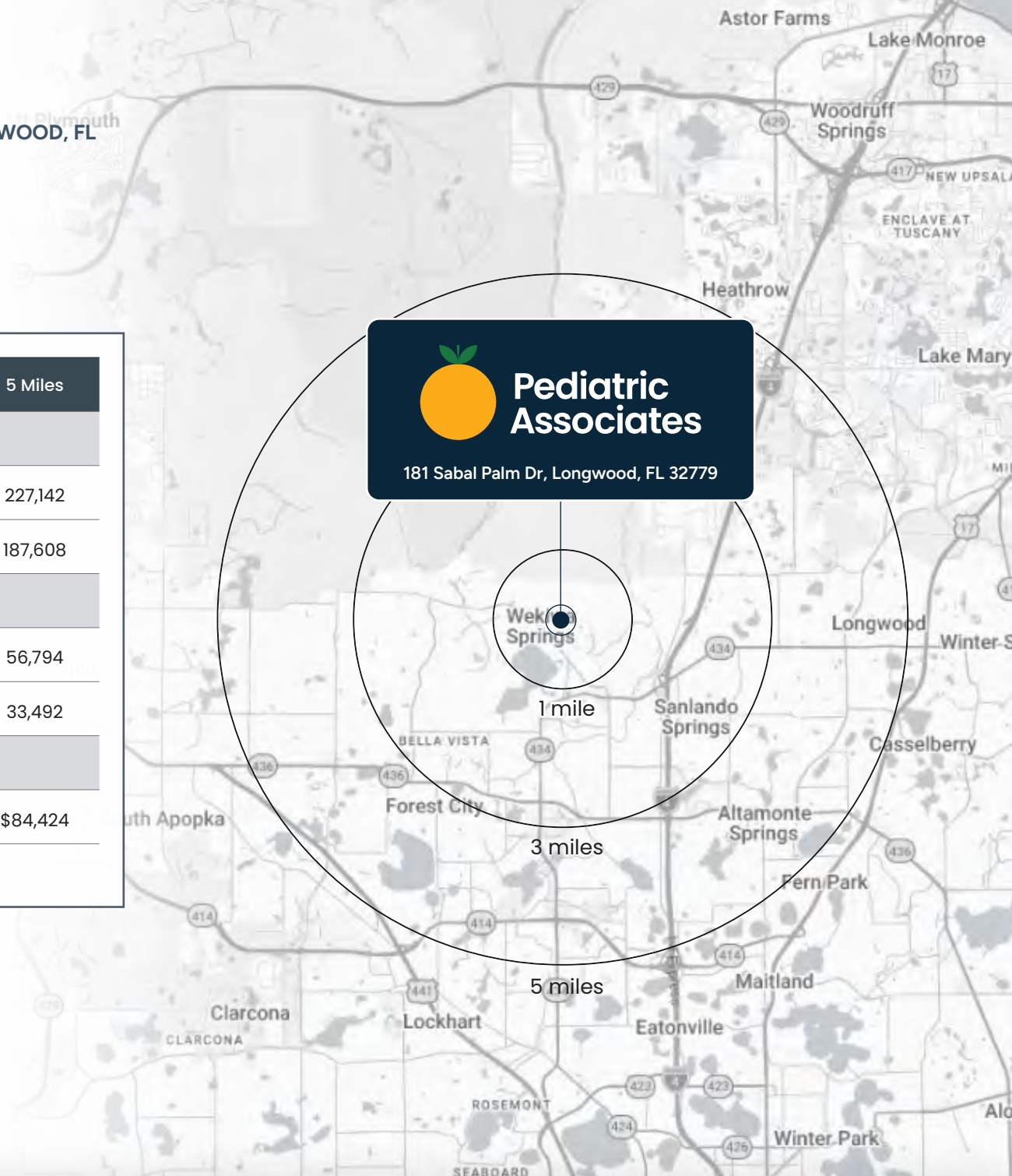


DEMOGRAPHICS

📍 PEDIATRIC ASSOCIATES FLORIDA PORTFOLIO | LONGWOOD, FL

Distance From Subject Property	1 Mile	3 Miles	5 Miles
Population			
Residents	16,758	96,829	227,142
Employed	14,157	80,074	187,608
Housing			
Homeowners	4,848	25,444	56,794
Renters	1,868	12,212	33,492
Income			
Median Household Income	\$112,229	\$94,814	\$84,424

Source: Crexi; demographic data as of 2024.



PROPERTY OVERVIEW

📍 PEDIATRIC ASSOCIATES FLORIDA PORTFOLIO | ORLANDO, FL

1601 Park Center Dr, Suites 6B & 6C, Orlando, FL 32835

Address

Pediatric Associates

Tenant

2,576 Square Feet

Building Area

NNN

Lease Type

5.9 Years

Lease Term Remaining

04/01/2032

Lease Expiration Date

Pediatric Associates

Corporate Parent / Guarantor

\$57,986

Annual Base Rent

3.00% Annually

Rent Escalations

\$22.51/SF

Rent Per SF

(1) 2-Year Option

Renewal Option

3.00% Annually

Option Escalations



Net Operating Income Calculation

Base Rent	\$57,986
Admin Income (3.00% of Base Rent)	\$1,740
Net Operating Income	\$59,726

Pricing

Net Operating Income	\$59,726
Cap Rate	6.70%
Offering Price	\$891,000

GALLERY

📍 PEDIATRIC ASSOCIATES FLORIDA PORTFOLIO | ORLANDO, FL



LOCATION OVERVIEW

📍 PEDIATRIC ASSOCIATES FLORIDA PORTFOLIO | ORLANDO, FL

+ 1601 Park Center Drive | Orlando, Florida

MetroWest Executive Plaza places the property within one of Orlando's established mixed-use suburban submarkets, surrounded by dense residential communities, retail centers, hospitality uses, schools, and professional office development that contribute to strong daytime activity and healthcare demand.

Immediate connectivity to Interstate 4 and State Road 408 provides efficient regional access throughout Orlando's primary employment, residential, and tourism corridors while supporting long-term visibility within the MetroWest market.

LOCATION HIGHLIGHTS

Established MetroWest Submarket

Cluster of service-oriented businesses, generating steady weekday traffic.

Healthcare & Professional Synergy

Positioned among complementary professional and medical office users.

Excellent Accessibility

Immediate connectivity to Interstate 4 and State Road 408.

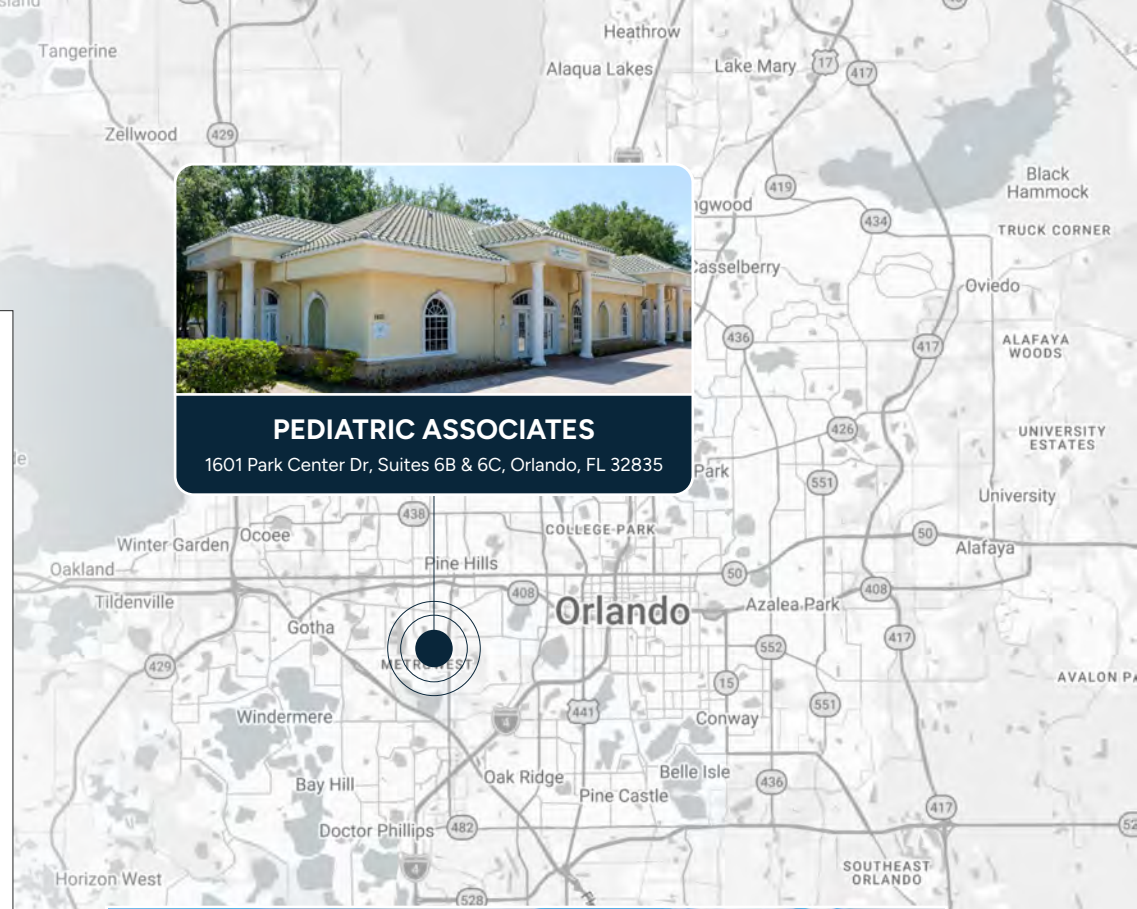
Strong Daytime Population

Surrounded by residential, office, retail, and hospitality demand generators.



PEDIATRIC ASSOCIATES

1601 Park Center Dr, Suites 6B & 6C, Orlando, FL 32835



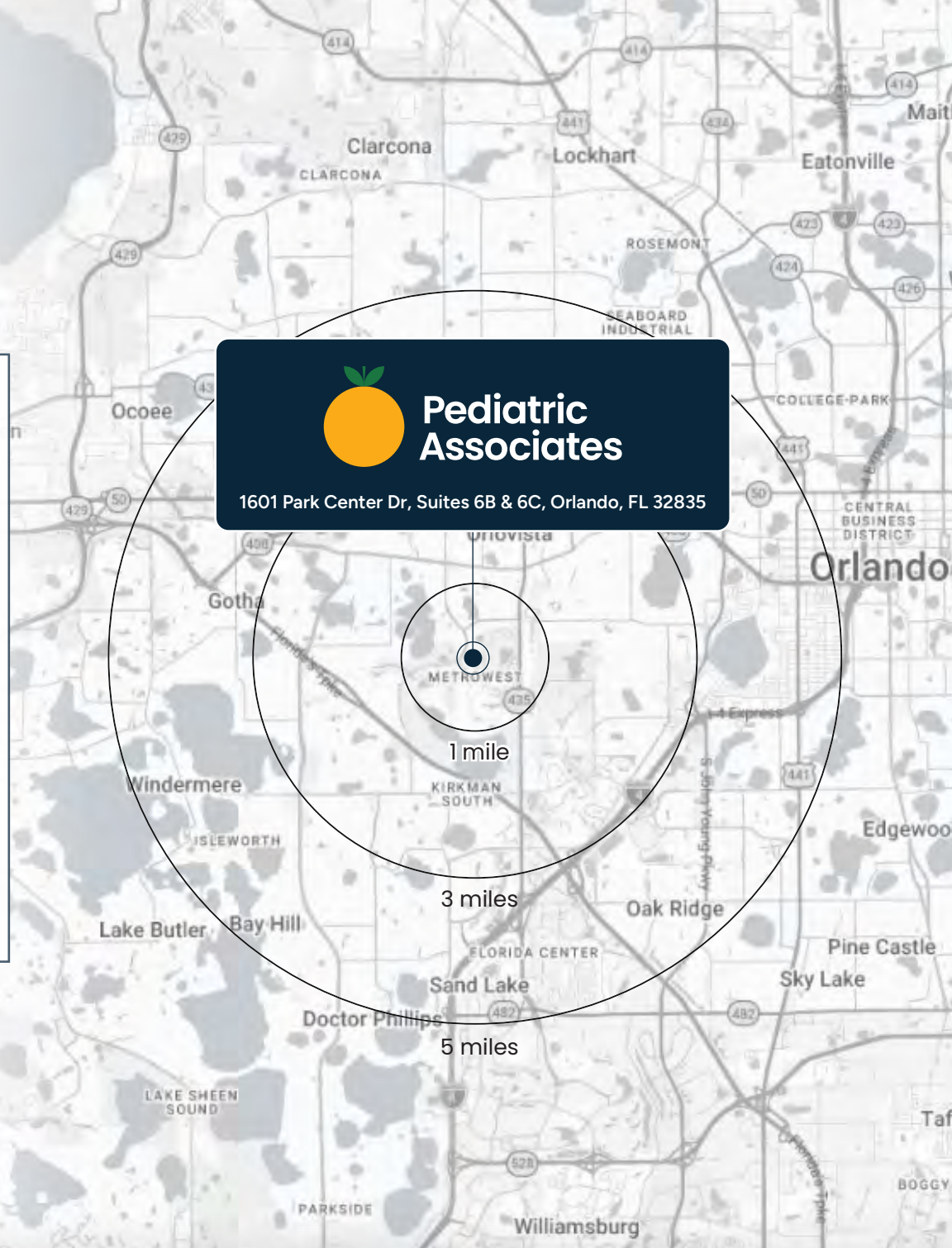
ORLANDO, FL

DEMOGRAPHICS

📍 PEDIATRIC ASSOCIATES FLORIDA PORTFOLIO | ORLANDO, FL

Distance From Subject Property	1 Mile	3 Miles	5 Miles
Population			
Residents	46,465	178,036	369,981
Employed	35,763	140,366	293,790
Housing			
Homeowners	5,466	27,981	62,125
Renters	11,059	34,141	67,686
Income			
Median Household Income	\$60,667	\$64,044	\$64,573

Source: Crexi; demographic data as of 2024.

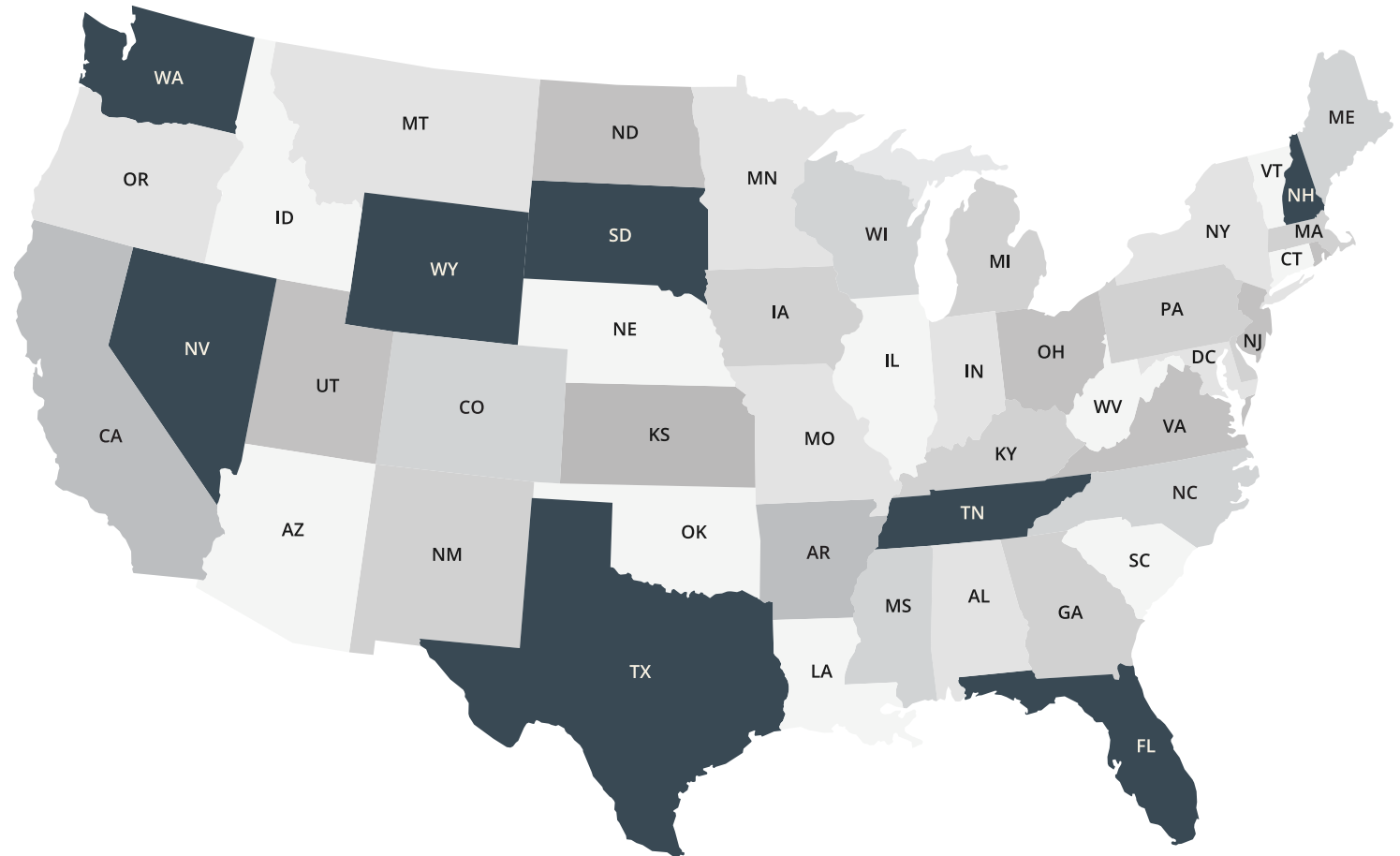



Pediatric Associates
1601 Park Center Dr, Suites 6B & 6C, Orlando, FL 32835

NON-INCOME TAX STATE

📍 PEDIATRIC ASSOCIATES FLORIDA PORTFOLIO

- Alaska
- **Florida**
- Nevada
- New Hampshire
- South Dakota
- Tennessee
- Texas
- Washington
- Wyoming



The **nine states listed above do not levy state income tax**. In these jurisdictions, state governments generate revenue through other means, primarily sales taxes, property taxes, and various fees. This tax structure can be particularly attractive for high-income earners and retirees looking to maximize their take-home pay and retirement savings. However, these states often compensate for the lack of income tax revenue by implementing higher rates in other tax categories. For example, Tennessee and Washington maintain some of the highest sales tax rates in the nation, while Texas relies heavily on property taxes (tenant's responsibility). Despite these trade-offs, the absence of state income tax remains a significant draw for businesses and individuals, often contributing to population growth and economic development in these regions.

CONFIDENTIAL MEMORANDUM & DISCLAIMER

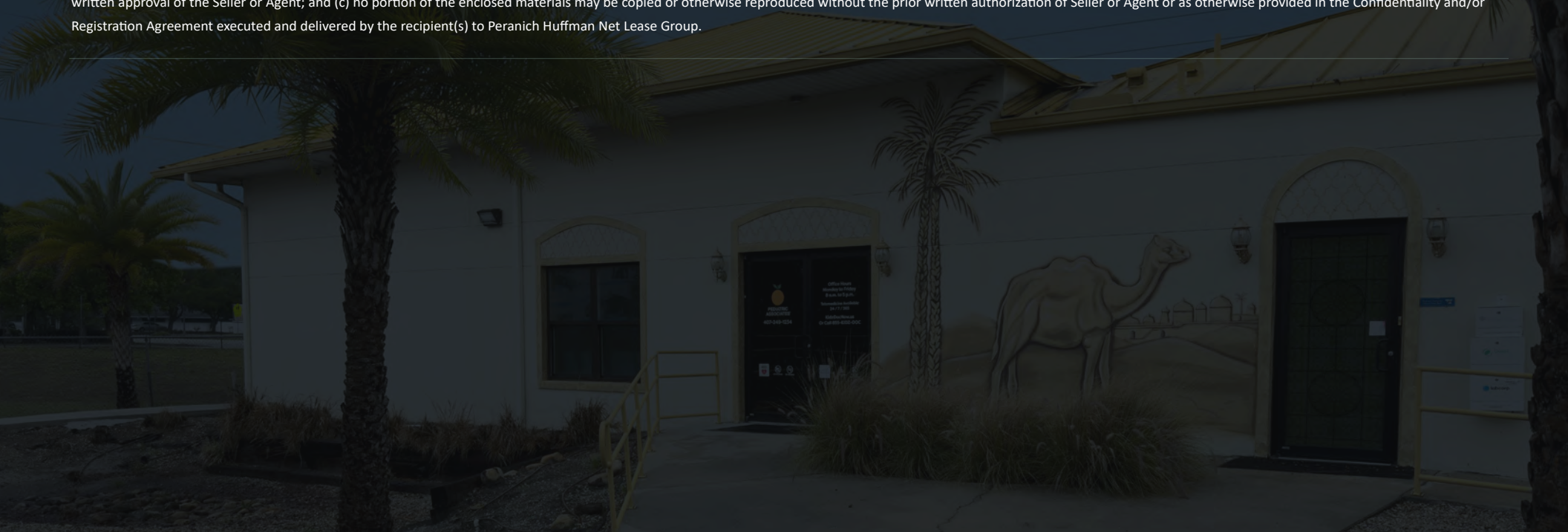
Peranich Huffman Net Lease Group (“Agent”) has been engaged as the exclusive agent for the sale of the Pediatric Associates Florida Portfolio (the “Portfolio”), by the owner of the Portfolio (“Seller”). The Portfolio is being offered for sale in an “as-is, where-is” condition and Seller and Agent make no representations or warranties as to the accuracy of the information contained in this Offering Memorandum.

The enclosed materials include highly confidential information and are being furnished solely for the purpose of review by prospective purchasers of the interest described herein. Neither the enclosed materials nor any information contained herein is to be used for any other purpose or made available to any other person without the express written consent of the Seller. Each recipient, as a prerequisite to receiving the enclosed, should be registered with Peranich Huffman Net Lease Group as a “Registered Potential Investor” or as “Buyer’s Agent” for an identified “Registered Potential Investor.” The use of this Offering Memorandum and the information provided herein is subject to the terms, provisions and limitations of the confidentiality agreement furnished by Agent prior to delivery of this Offering Memorandum. The enclosed materials are being provided solely to facilitate the prospective investor’s own due diligence for which it shall be fully and solely responsible. The material contained herein is based on information and sources deemed to be reliable, but no representation or warranty, express or implied, is being made by Agent or Seller or any of their respective representatives, affiliates, officers, employees, shareholders, partners and directors, as to the accuracy or completeness of the information contained herein. Summaries contained herein of any legal or other documents are not intended to be comprehensive statements of the terms of such documents, but rather only outlines of some of the principal provisions contained therein. Neither the Agent or the Seller shall have any liability whatsoever for the accuracy or completeness of the information contained herein or any other written or oral communication or information transmitted or made available or any action taken or decision made by the recipient with respect to the Portfolio. Interested parties are to make their own investigations, projections and conclusions without reliance upon the material contained herein.

Seller reserves the right, at its sole and absolute discretion, to withdraw the Portfolio from being marketed for sale at any time and for any reason. Seller and Agent each expressly reserves the right, at their sole and absolute discretion, to reject any and all expressions of interest or offers regarding the Portfolio and/or to terminate discussions with any entity at any time, with or without notice. This offering is made subject to omissions, correction of errors, change of price or other terms, prior sale or withdrawal from the market without notice. Agent is not authorized to make any representations or agreements on behalf of Seller.

Seller shall have no legal commitment or obligation to any interested party reviewing the enclosed materials, performing additional investigation and/or making an offer to purchase the Portfolio unless and until a binding written agreement for the purchase of the Portfolio has been fully executed, delivered, and approved by Seller and any conditions to Seller’s obligations thereunder have been satisfied or waived.

By taking possession of and reviewing the information contained herein, the recipient agrees that (a) the enclosed materials and their contents are of a highly confidential nature and will be held and treated in the strictest confidence and shall be returned to Agent or Seller promptly upon request; and (b) the recipient shall not contact employees or tenants of the Property directly or indirectly regarding any aspect of the enclosed materials or the Property without the prior written approval of the Seller or Agent; and (c) no portion of the enclosed materials may be copied or otherwise reproduced without the prior written authorization of Seller or Agent or as otherwise provided in the Confidentiality and/or Registration Agreement executed and delivered by the recipient(s) to Peranich Huffman Net Lease Group.





PEDIATRIC ASSOCIATES FLORIDA PORTFOLIO

Offers should be submitted electronically to:

JONATHAN PERANICH

at jonathan@phnlg.com and include the following information:

- Purchase Price
- Closing Period
- Sources of Debt & Equity
- Earnest Money
- Other Terms

About Us

Peranich Huffman Net Lease Group is a privately held real estate brokerage firm specializing in single tenant net leased medical office investment sales throughout the nation.

Our firm facilitates the purchase & sale of commercial real estate tenanted by Dialysis Operators, Dental Offices, Plasma Centers, Surgery Centers, Vet Clinics, and Hospices.

In-State Broker | Jeremy Halback | Bridgeline Real Estate LLC | FL License #: BK3646225