OFFERING MEMORANDUM

Pediatric Associates

PEDIATRIC ASSOCIATES | 1651 N SEMORAN BLVD, ORLANDO, FL 32807

PERANICH HUFFMAN NET LEASE GROUP

Single Tenant | 3.00% Annual Rent Escalations | Triple Net Lease Structure | 171,000 Residents in 3-Mile Radius | 43,000 Vehicles Per Day (AADT) | Non-Income Tax State

LISTED BY

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PERANICH HUFFMAN NET LEASE GROUP

INVESTMENT OVERVIEW

PEDIATRIC ASSOCIATES | ORLANDO, FL

PERANICH HUFFMAN NET LEASE GROUP

The Offering

Peranich Huffman Net Lease Group is pleased to exclusively present 1651 N Semoran Blvd, Orlando, FL 32807, a single tenant medical asset, 100% occupied by Pediatric Associates, one of the nation's leading pediatric healthcare platforms. The property is positioned along the Semoran Boulevard (State Road 436) corridor in East Orlando, a densely populated commercial thoroughfare serving the surrounding suburban communities. The location benefits from strong traffic counts (43,000 AADT), family-oriented demographics, and sustained healthcare demand within one of Florida's fastest-growing markets.

The subject property is leased to Pediatric Associates under a triple net (NNN) lease structure that minimizes landlord responsibilities and provides passive income. With 5.5+ years of lease term remaining, the lease features 3.00% annual rent escalations, creating built-in contractual income growth and long-term compounding cash flow. Supported by an essential-service tenant with a proven operating history and market presence, the asset delivers defensive, recession-resistant income.

Pediatric Associates is recognized by Moody's as the largest pediatric practice management company in the United States and maintains a B2 Stable corporate family credit rating. Founded in 1955 and headquartered in Plantation, FL, the company operates an extensive pediatric healthcare platform spanning 200+ locations and 2,500+ employees across Florida and the broader Sun Belt market. Pediatric Associates delivers primary, specialty, behavioral, and urgent pediatric services, supported by institutional sponsorship, recurring patient demand, and long-standing community relationships.

Deal Snapshot

$3,153,000 Purchase Price	**$428/SF** Price Per SF
$204,941 Net Operating Income	**6.50%** Cap Rate

Address	**1651 N Semoran Boulevard Orlando, FL 32807**
Tenant	**Pediatric Associates**
Lease Term	**5.5+ Years of Lease Term Remaining**
Building Area	**7,366 SF | 100% Occupied**
Lot Area	**1.15 Acres**
Year Built | Renovated	**1983 | 1993**

INVESTMENT HIGHLIGHTS

PEDIATRIC ASSOCIATES | ORLANDO, FL

BUILT-IN ANNUAL RENT GROWTH

The lease features 3.00% annual rent escalations, providing compounding increases in cash flow throughout the lease term.

TRIPLE NET (NNN) LEASE STRUCTURE

The subject property is leased on a triple net (NNN) basis, providing for a passive ownership structure with limited landlord responsibilities.

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.

CREDIT-RATED, INSTITUTIONALLY-SPONSORED TENANT

Pediatric Associates carries a B2 Stable corporate family credit rating from Moody's, with a corroborating 'B' issue rating from S&P (May 2026), and is backed by institutional sponsorship led by TPG ($306 billion AUM).

NATION'S LARGEST PEDIATRIC PLATFORM

Pediatric Associates is recognized by Moody's as the largest pediatric practice management company in the United States, reinforcing the tenant's strong market position and operational scale.

STRATEGIC FLORIDA SUN BELT PRESENCE

With 171,000+ residents in a 3-mile radius, the subject property benefits from its position within the Greater Orlando MSA, an area driven by strong population growth, favorable demographic trends, and increasing demand for pediatric healthcare services.

Pediatric Associates

PROPERTY OVERVIEW

PEDIATRIC ASSOCIATES | 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

5.5+ Years
Lease Term Remaining

03/31/2032
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	
Annual Base Rent (2026)	$198,972
Admin Income (3.00% of Base Rent)	$5,969
Net Operating Income	**$204,941**

PRICING	
Net Operating Income	$204,941
Cap Rate	6.50%
Offering Price	**$3,153,000**

NET LEASE STRUCTURE & CASH FLOW SCHEDULE

PEDIATRIC ASSOCIATES | ORLANDO, FL

Tenant	Expense Category	Landlord
✓*	Structure	-
✓*	Roof Replacement	-
✓	Roof Repair	-
✓*	Parking Lot Replacement	-
✓	Parking Lot Repair	-
✓	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.

Term Period	Annual Base Rent	Rent Increase (%)
April 2026 - March 2027	$198,972	-
April 2027 - March 2028	$204,941	3.00%
April 2028 - March 2029	$211,089	3.00%
April 2029 - March 2030	$217,422	3.00%
April 2030 - March 2031	$223,945	3.00%
April 2031 - March 2032	$230,663	3.00%
2-Year Option Period		
April 2032 - March 2033	*$237,583*	*3.00%*
April 2033 - March 2034	*$244,710*	*3.00%*

GALLERY

PEDIATRIC ASSOCIATES | ORLANDO, FL

LOCATION OVERVIEW

PEDIATRIC ASSOCIATES | ORLANDO, FL

+ North Semoran Boulevard | Orlando, FL

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 (SR-50), Curry Ford Road, and SR-408, allowing convenient regional access throughout the Orlando MSA while enhancing visibility within a densely populated suburban market.

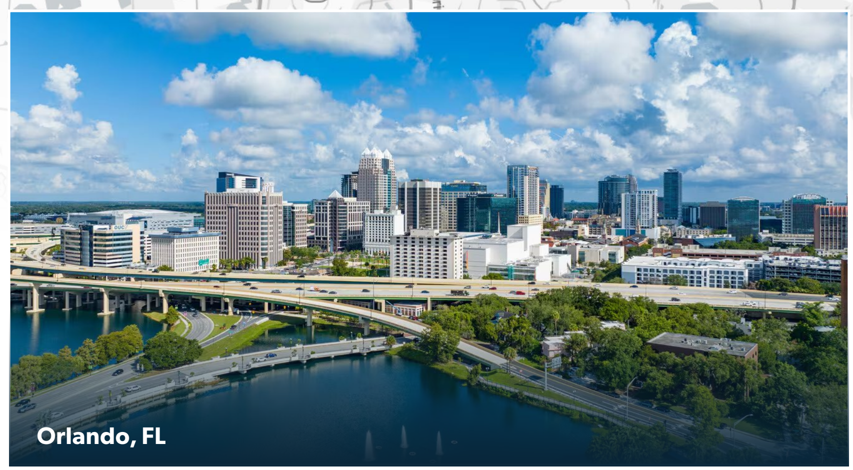
Major Commercial Corridor
Positioned along a heavily traveled arterial roadway serving East Orlando's residential and retail districts.

Dense Residential Base
Surrounded by established suburbs supporting long-term pediatric healthcare demand.

Regional Accessibility
Convenient access and proximity to SR-408, SR-50, and the Greater Orlando commuter corridors.

High-Traffic Area
Visible to an average of 42,000+ vehicles per day with over 171,000 residents within a 3-mile radius.

Average Annual Daily Traffic | North Semoran Boulevard
42,535 vehicles per day



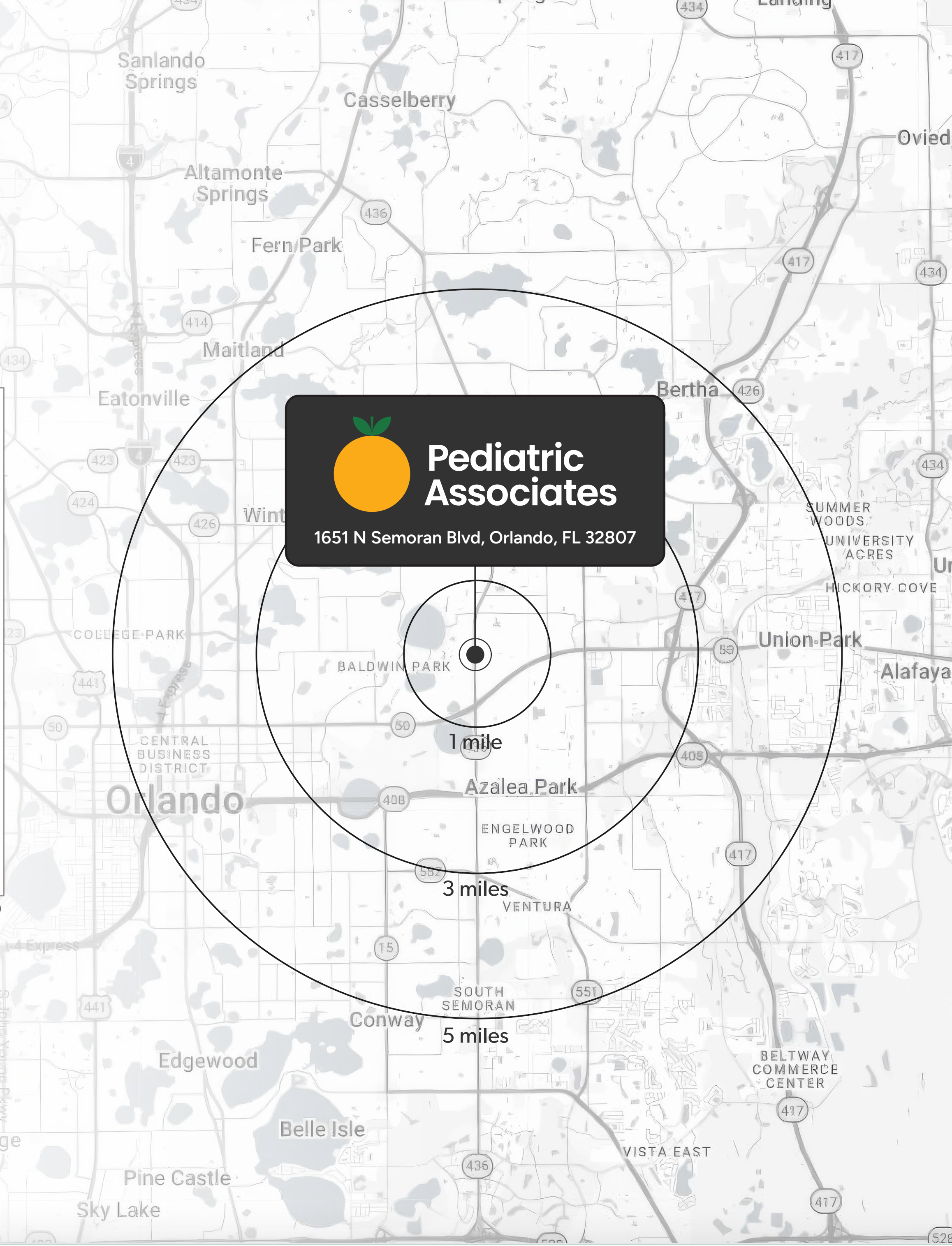
Orlando, FL

DEMOGRAPHICS

PEDIATRIC ASSOCIATES | 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: U.S. Census (2024 projections)



TENANT OVERVIEW

PEDIATRIC ASSOCIATES | ORLANDO, FL

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 Plantation, 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 institutionally sponsored by TPG ($309 billion AUM), supporting the company's 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.

Credit Profile

In 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 payer 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

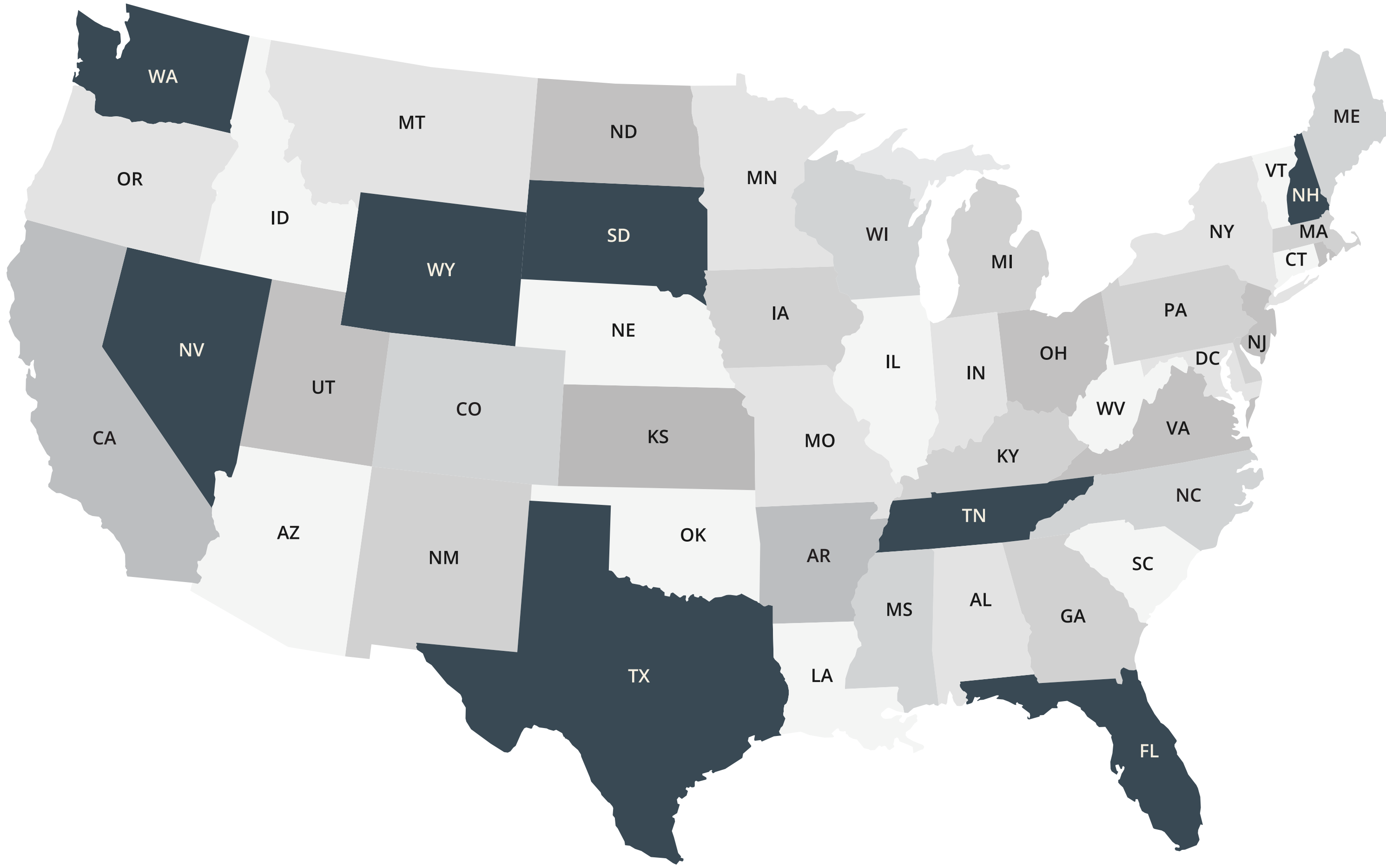
COMPANY TYPE	FOUNDED	EMPLOYEES
Private	**1955**	**2,500+**
HEADQUARTERS	LOCATIONS	2026 CREDIT RATING
Plantation, FL	**200+**	**B2 Stable (Moody's)**

NON-INCOME TAX STATE

PEDIATRIC ASSOCIATES | ORLANDO, FL

PERANICH HUFFMAN
NET LEASE GROUP

- 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. 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.

CONFIDENTIAL MEMORANDUM & DISCLAIMER

Peranich Huffman Net Lease Group ("Agent") has been engaged as the exclusive agent for the sale of the Pediatric Associates | Orlando, FL (the "Property"), by the owner of the Property ("Seller"). The Property 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 Property. 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 Property 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 Property 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 Property unless and until a binding written agreement for the purchase of the Property 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 | ORLANDO, FL

1651 N SEMORAN BLVD, ORLANDO, FL 32807

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

LISTED BY

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