OFFERING MEMORANDUM

PERANICH HUFFMAN
NET LEASE GROUP

PEDIATRIC ASSOCIATES | SANFORD, FL

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

5.5 Years of Lease Term Remaining | 3.00% Annual Rent Escalations | 169,000+ Residents Within 5 Miles | Non-Income Tax State

LISTED BY

JONATHAN PERANICH
Managing Partner
(832) 602-3383
jonathan@phnlg.com

JEREMY HALBACK
In-State Broker
Bridgeline Real Estate LLC
FL License #: BK3646225

PERANICH HUFFMAN
NET LEASE GROUP

INVESTMENT OVERVIEW

SANFORD, FL

The Offering

Peranich Huffman Net Lease Group is pleased to exclusively present 1403 Medical Plaza Dr, Suite 104 & 105, Sanford, FL 32771, two adjacent condominiums totaling 3,475 square feet, both occupied by Pediatric Associates, a national leader in pediatric healthcare. The subject property sits within the Central Florida Medical Arts Plaza, an all-medical complex on the campus of HCA Florida Lake Monroe Hospital, a 221-bed acute care facility and Level II Trauma Center in the Orlando MSA. The immediate trade area supports 169,000 residents within five miles, where median household income is projected to increase 22% by 2029.

Both condominiums are leased to Pediatric Associates under a triple net lease structure. The two suites carry identical lease terms and differ only in size, with Suite 104 comprising 1,475 square feet and Suite 105 comprising 2,000 square feet. With 5.5 years of lease term remaining, the leases feature 3.00% annual rent escalations, creating contractual income growth and long-term compounding cash flow.

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

$1,176,000
Purchase Price

$338/SF
Price Per SF

$80,570
Net Operating Income

6.85%
Cap Rate

Address	1403 Medical Plaza Dr, Suite 104 & 105 Sanford, FL 32771
Property Type	Two Condominiums
Tenant	Pediatric Associates
Lease Term	5.5 Years of Lease Term Remaining
Condo Area	3,475 SF (Combined)
Year Built	1983

PROPERTY OVERVIEW

PEDIATRIC ASSOCIATES | SANFORD, FL

1403 Medical Plaza Dr, Suite 104 & 105 Sanford, FL 32771
Address

Pediatric Associates
Tenant

3,475 SF (Combined)
Condominium Area

NNN
Lease Type

5.5 Years
Lease Term Remaining

03/31/2032
Lease Expiration Date

Pediatric Associates
Lessee Entity

$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

NET OPERATING INCOME CALCULATION	
Annual Base Rent (2026)	$78,223
Admin Income (3.00% of Base Rent)	$2,347
Net Operating Income	**$80,570**

PRICING	
Net Operating Income	$80,570
Cap Rate	6.85%
Offering Price	**$1,176,000**

INVESTMENT HIGHLIGHTS

PEDIATRIC ASSOCIATES | SANFORD, 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, nine states: Alaska, Florida, Nevada, New Hampshire, South Dakota, Tennessee, Texas, Washington, and Wyoming levy no state income tax.

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 of 200+ locations across seven states.

CREDIT-RATED, INSTITUTIONALLY-SPONSORED TENANT

Pediatric Associates carries a B2 Stable corporate family credit rating from Moody's, corroborated by a 'B'/Stable issuer credit rating from S&P, and is backed by institutional sponsorship led by TPG ($327 billion AUM).

ALL-MEDICAL COMPLEX ON HOSPITAL CAMPUS

Positioned on the 221-bed HCA Lake Monroe Hospital campus, the subject property is located within the Central Florida Medical Arts Plaza, a complex occupied entirely by healthcare providers, concentrating referring physicians, diagnostic services, and patient traffic.

PRICING & FINANCIALS

SANFORD, FL

PURCHASE PRICE
$1,176,000

CAP RATE
6.85%

NET OPERATING INCOME
$80,570

$78,223 Annual Base Rent (Current)	+	$2,347 Admin Income (3.00% of Base Rent)	=	$80,570 Net Operating Income

NET LEASE STRUCTURE & CASH FLOW SCHEDULE

SANFORD, 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	-
✓	Administrative Fee	-
✓	Condominium Association 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	$78,223	-
April 2027 - March 2028	$80,570	3.00%
April 2028 - March 2029	$82,987	3.00%
April 2029 - March 2030	$85,476	3.00%
April 2030 - March 2031	$88,041	3.00%
April 2031 - March 2032	$90,682	3.00%
2-Year Option Period		
April 2032 - March 2033	*$93,402*	*3.00%*
April 2033 - March 2034	*$96,204*	*3.00%*

TENANT OVERVIEW

PEDIATRIC ASSOCIATES

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 ($327 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. S&P Global Ratings independently maintains a 'B'/Stable issuer credit rating on the company, most recently reviewed in January 2026.

Pediatric Associates

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

HCA FLORIDA LAKE MONROE HOSPITAL

SANFORD, FL

HCA Florida
Lake Monroe Hospital

UCF College of Medicine
UNIVERSITY OF CENTRAL FLORIDA

221 Beds | Level II Trauma Center | Serving Sanford Since 1982

HCA Florida Lake Monroe Hospital has served Seminole and West Volusia counties since opening in 1982, operating today as a 221-bed acute care facility, Level II Trauma Center, and Comprehensive Stroke Center. Alongside spine care, robotic surgery, and inpatient medical rehabilitation, the hospital runs the only full-service comprehensive cardiovascular program in Seminole and West Volusia counties, covering open heart surgery, interventional cardiology, and electrophysiology.

As one of eight Florida campuses in the UCF/HCA Florida Healthcare GME consortium, the hospital also functions as a teaching institution. Lake Monroe welcomed 29 new resident physicians in 2026 across internal medicine, physical medicine and rehabilitation, and its transitional year program. This academic function deepens the physician base surrounding the Central Florida Medical Arts Plaza and supports sustained referral flow to the tenants on campus.

LOCATION OVERVIEW

SANFORD, FL

+ Medical Plaza Drive & 1st Street | Sanford, FL

Positioned within the Central Florida Medical Arts Plaza, the property sits immediately adjacent to HCA Florida Lake Monroe Hospital on the north side of West 1st Street. The plaza is occupied entirely by healthcare users, creating a concentration of referring physicians, diagnostic services, and patient traffic that reinforces the practice's location in the eyes of both providers and families.

West 1st Street carries the SR 46 and US 17-92 designations through Sanford and connects the site to Interstate 4 and SR 417, the Seminole Expressway. This positioning provides arterial exposure and regional reach across the northern Orlando MSA while still within a mile of downtown Sanford, the Lake Monroe waterfront, and the residential neighborhoods that make up the core patient draw.

On Hospital Campus
Directly adjacent to the 221-bed HCA Lake Monroe Hospital which contains the region's first Level II Trauma Center.

All-Medical Tenancy
Plaza occupied exclusively by healthcare providers, supporting referral flow and patient retention.

Regional Accessibility
Positioned off West 1st Street, with direct access to I-4 and SR 417 across the Greater Orlando commuter network.

Expanding Residential Base
Population of Sanford has grown 10% since 2020, with 169,000+ residents within five miles of the property.

Average Annual Daily Traffic | West 1st Street
17,000 vehicles per day


Sanford, FL

AREA OVERVIEW

SANFORD, FL

POPULATION	HOUSEHOLDS	MEDIAN HOUSEHOLD INCOME	EST. INCOME GROWTH (2024-2029)
169,000+	64,000+	$83,000+	21.54%
5-Mile Radius (2024)	5-Mile Radius (2024)	5-Mile Radius (2024)	5-Mile Radius

Sanford sits on the southern shore of Lake Monroe at the head of navigation on the St. Johns River, roughly 20 miles northeast of downtown Orlando, and serves as the county seat of Seminole County. The city anchors the northern edge of the Orlando–Kissimmee–Sanford metropolitan area, the 22nd largest MSA in the country. Within a five-mile radius of the subject property there are 169,000+ residents and 64,000+ households. Median household income within five miles is $83,000+, projected to rise 22% to roughly $101,000 by 2029.

Orlando Sanford International Airport (SFB) is the market's primary economic engine. Situated on roughly 3,000 acres immediately southeast of the subject property, SFB serves as a focus city for Allegiant Air and moves close to three million passengers annually. The Sanford Airport Authority has committed more than $300 million toward land development, runway work, and infrastructure, with more than 400 acres of non-aviation property targeted for distribution, manufacturing, flex office, and hotel use. Officials project the buildout will generate over 1,000 high-wage jobs. Downtown Sanford has repositioned in parallel, with the Sanford Riverwalk, a marina, and a historic commercial district that now supports an active restaurant and retail corridor along the lakefront.

Healthcare demand in the corridor is institutionally anchored. HCA Florida Lake Monroe Hospital is a 221-bed acute care facility that has served the market since 1982 and operates the region's only full-service cardiovascular program along with the area's first Level II Trauma Center. The hospital also serves as the primary training site for the UCF/HCA Florida Healthcare internal medicine residency program, reinforcing the depth of medical infrastructure surrounding the subject property.

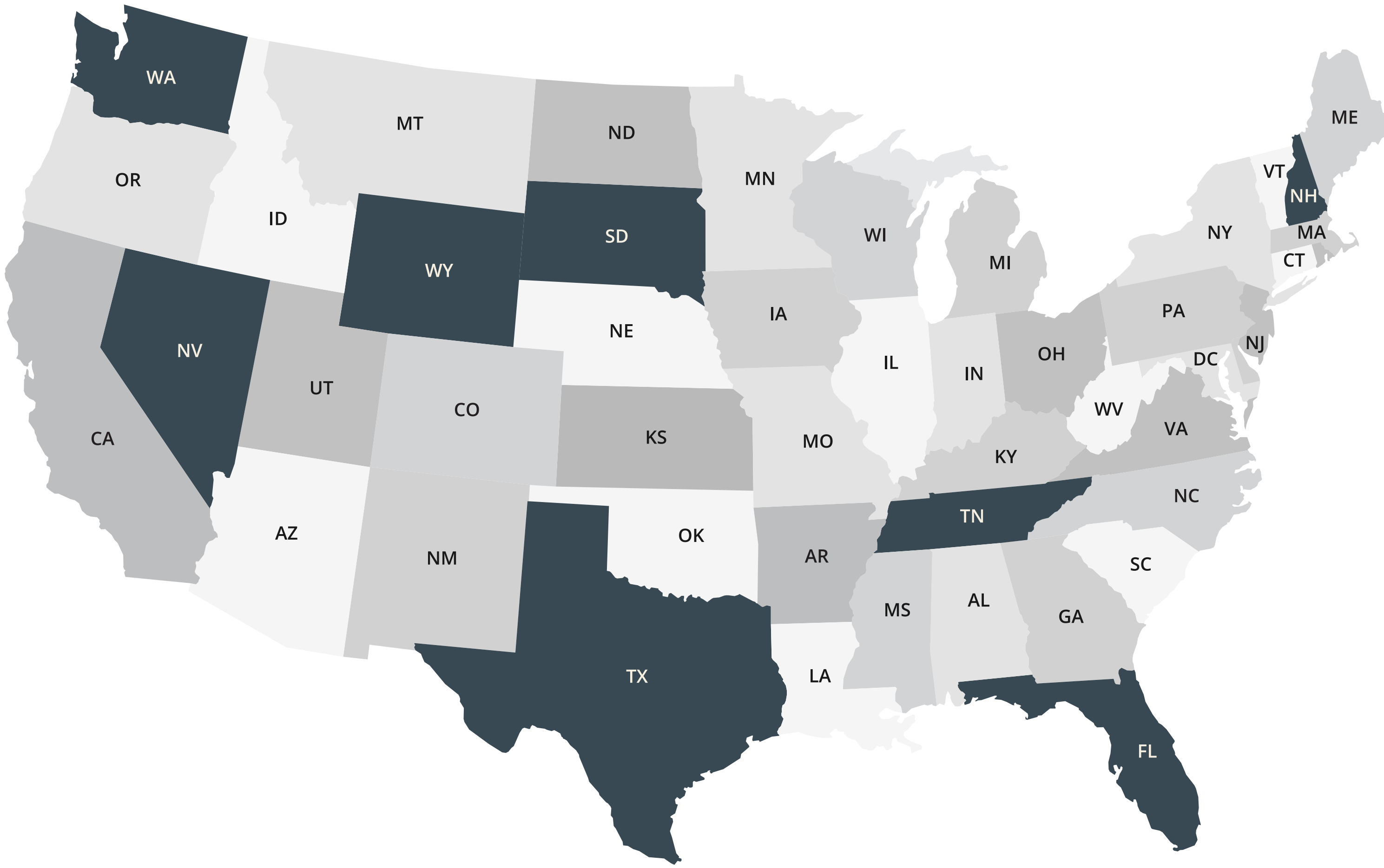
Demographics sources: Crexi; U.S. Census

NON-INCOME TAX STATE

SANFORD, 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 | Sanford, 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

PEDIATRIC ASSOCIATES | SANFORD, FL

1403 MEDICAL PLAZA DR, SUITE 104 & 105, SANFORD, FL 32771

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

JONATHAN PERANICH
Managing Partner
(832) 602-3383
jonathan@phnlg.com

JEREMY HALBACK
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FL License #: BK3646225