ATLANTIKOS CAPITAL

EUSTIS MEDICAL PLAZA

EUSTIS, FL.

For-Sale Medical Office Development

Fee-Simple Medical Bays

August 2026

PRIVATE & CONFIDENTIAL

FOR ACCREDITED INVESTORS ONLY

DECK ROADMAP

3 - Investment Opportunity
5 - Market Demand
6 - Project Concept & Location
8 - Sales Strategy
13 - Capital Structure
15 - Investor Returns
17 - Waterfall & Alignment
18 - Timeline & Exit
19 - Team

THE OPPORTUNITY

A for-sale medical office development designed to serve an underserved healthcare corridor in northern Eustis.

Underserved Medical Demand

Northern Eustis has limited nearby medical services, with providers concentrated south of downtown.

Prime SR-19 Location

Direct SR-19 frontage provides visibility and access to northern Eustis, Mount Dora, and the SR-44 corridor.

Physician Ownership Model

16 individually deeded medical bays allow physicians and healthcare users to own instead of rent.

±37,708 SF	16	Single-Story	Direct SR-19
Total Building Size	**Medical Bays**	**Building**	**Frontage**

> *The City Commission expressed a desire for more medical facilities in northern Eustis. With your proposal, that goal can be achieved - a medical plaza is a viable development on your property.*
>
> **— Mike Lane, AICP** Director of Development Services, City of Eustis • September 2025

THE OFFERING

A for-sale medical office development offering individually deeded, fee-simple medical bays in northern Eustis, Florida.

OFFERING DETAIL	TARGET / TERMS
Project Type	For-sale medical office development
Location	North State Road 19, Eustis, FL
Site Area	±8.3 acres
Building Size	±37,708 SF
Medical Bays	16 fee-simple bays
Target Sale Price	$550 / SF
Target Gross Sellout	±$20.4M
Maximum Offering	$4.5M
Minimum Investment	$50,000
Target Investor Multiple	Approx. 1.8x

WHY THIS PROJECT MAKES SENSE

Underserved medical demand

Prime SR-19 location just north of downtown

Physician ownership with pre-sale strategy

MARKET DEMAND

Northern Eustis is underserved by modern medical services while population growth, aging demographics, and healthcare leakage continue to support demand for new medical space.

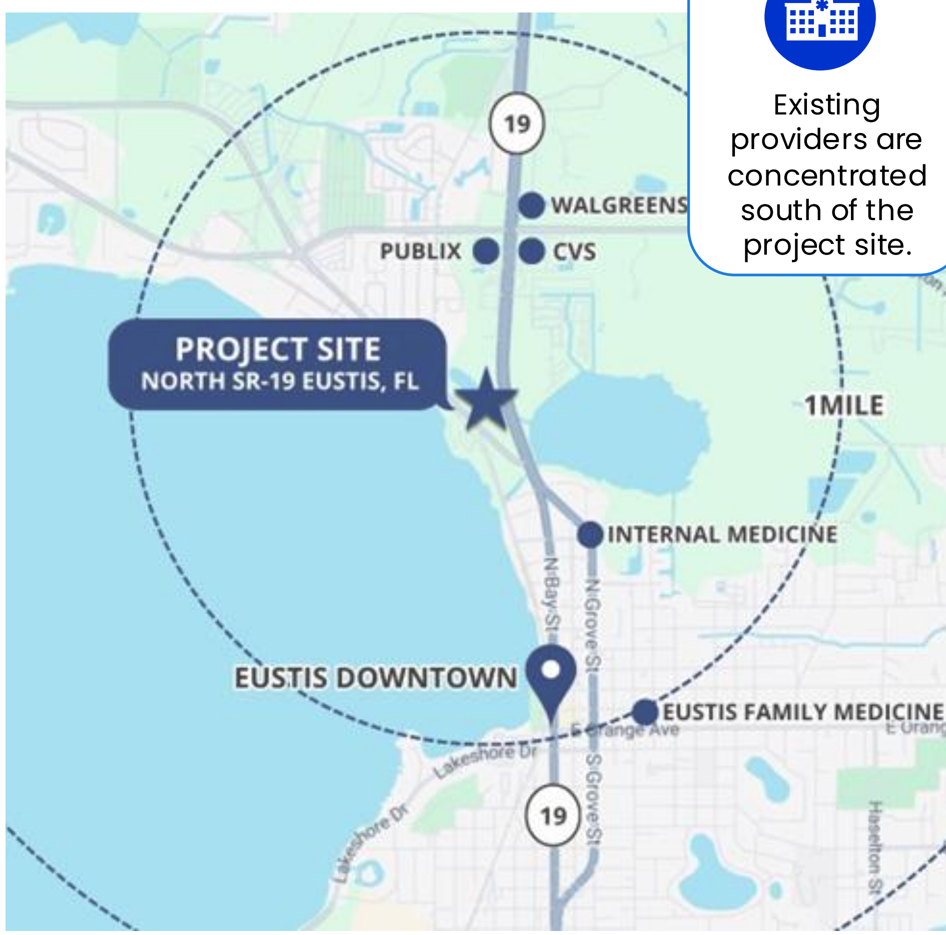
$23.8M	**$16.7M**	**79,301**	**18,467**
Annual general-medical leakage	Urgent care / ambulatory demand	Projected 5-mile population by 2029	Residents age 65+ within 5 miles

DEMAND DRIVERS

Underserved northern corridor
Medical providers are concentrated south of downtown.

Growing and aging population
Population growth and 65+ demographics support recurring healthcare demand.

Limited modern competing supply
No modern multi-tenant medical plaza currently serves N. Eustis.

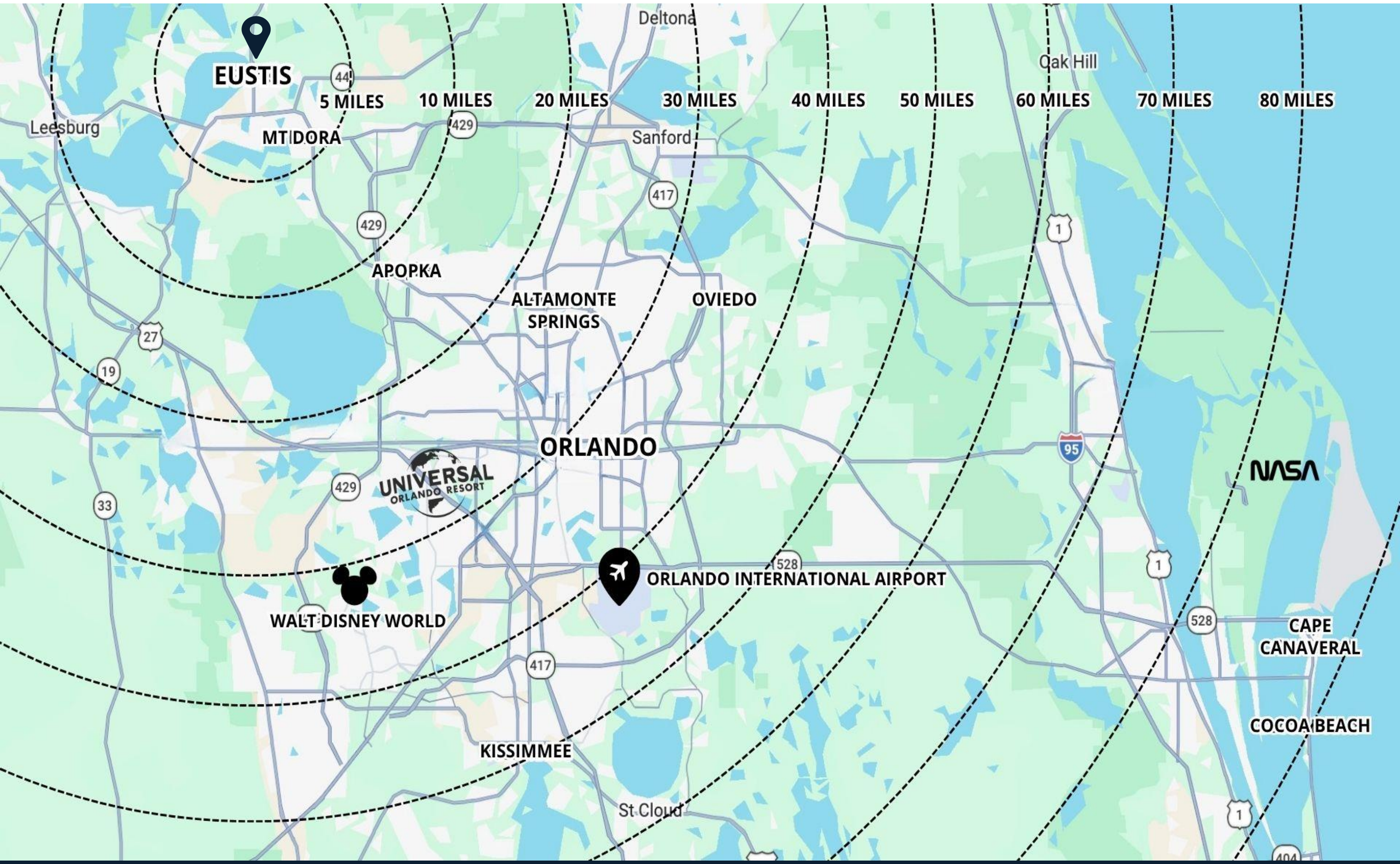


Existing providers are concentrated south of the project site.

MARKET TAKEAWAY
Northern Eustis has a clear healthcare-service gap, creating demand for modern medical space closer to where residents live.

STRATEGIC LOCATION

Northern Eustis location with SR-19 frontage and regional access across Central Florida.



SR-19 FRONTAGE

238 feet of direct frontage on the primary north-south corridor serving Eustis.

NORTHERN EUSTIS POSITIONING

Located approximately 0.5 miles north of downtown, serving an underserved medical corridor.

REGIONAL ACCESS

Connected to the Golden Triangle, Mount Dora, Orlando, and the broader Central Florida market.

PROJECT OVERVIEW

A flexible single-story medical office building designed for outpatient healthcare users, physician groups, and specialty medical practices.

THE BUILDING

- ±37,708 SF single-story medical office building
- 16 fee-simple medical bays
- Typical bay sizes of ±2,200–2,500 SF
- 8.3-acre site with 238 feet of SR-19 frontage
- Ample parking, ambulance drop-off, and planned cross-access to adjacent parcel

MEDICAL USES

Urgent Care
Walk-in and extended-hour medical services

Primary & Family Medicine
General and senior-focused outpatient care

Specialty & Diagnostics
Dental, imaging, laboratory, orthopedics, cardiology, dermatology

Wellness & Rehabilitation
Physical therapy, rehabilitation, pharmacy, and healthcare offices

Flexible fee-simple medical bays designed to accommodate a broad range of outpatient healthcare uses.

Rendering

SALES STRATEGY

A for-sale development model designed to build buyer interest during entitlement, convert reservations to binding contracts, and close unit sales at completion.

BUYER OUTREACH / INTEREST LIST
Months 1-6
Begin physician outreach and buyer-interest conversations while entitlement work advances

RESERVATIONS
Months 6-12
Refundable reservations targeted after City feedback / preliminary project support.

BINDING CONTRACTS
Month 13
Reservations convert to purchase contracts after final plat / shovel-ready milestone

UNIT CLOSINGS
Months 24
Bays close at certificate of occupancy, with capital and profits distributed from sales proceeds

TARGET SALES SUMMARY

METRIC	TARGET
Sellable SF	**37,125 SF**
Target Sale Price	**$550 / SF**
Gross Sellout	**$20,418,750**
Buyer Deposits	**30% at contract**
Broker Commission	**5%**
Net Sales Cash	**$19,397,813**

SALES TAKEAWAY

Physicians and healthcare users can own their medical space instead of renting, while the project targets a fully pre-sold building before completion.

Rendering for illustration purposes. Tenant names shown are illustrative only.

Rendering for illustration purposes. Tenant names shown are illustrative only.

Rendering for illustration purposes. Tenant names shown are illustrative only.

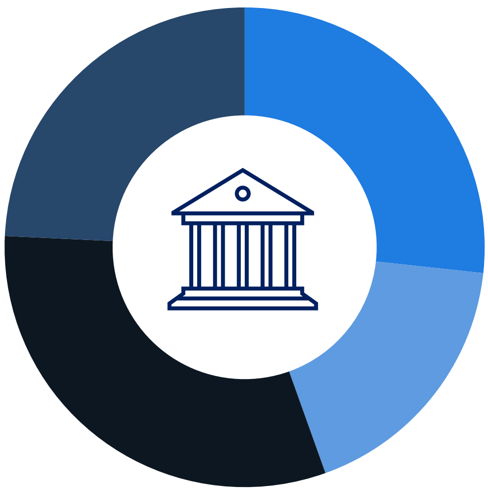
Rendering for illustration purposes. Tenant names shown are illustrative only.

CAPITAL STRUCTURE & USE OF FUNDS

Layered funding structure combining investor equity, seller financing, buyer deposits, and construction financing.

CAPITAL SOURCES

Multiple capital sources aligned to support project execution



FUNDING LAYER	AMOUNT
PPM Investor Equity (31%)	**$4,500,000**
Seller Financing — Land (19%)	**$3,000,000**
Buyer Deposits (25%)	**$4,083,750**
Construction Loan (28%)	**$4,465,764**
TOTAL CAPITAL SOURCES	**$16,049,514**

USE OF FUNDS

All-in project costs to deliver a medical plaza.

USE OF FUNDS	AMOUNT
Hard Costs (49%)	**$7,867,430**
Land Acquisition (19%)	**$3,045,000**
Site Development (9%)	**$1,481,871**
Soft Costs (10%)	**$1,553,792**
Financing & Offering (7%)	**$1,080,484**
Sales Commission (6%)	**$1,020,938**
TOTAL ALL-IN COST	**$16,049,514**

Asset Manager Fees

Development-management fee of 5% of hard costs and construction management fee of 2% of hard costs are included in the project budget and payable as services are performed.

All financial projections and performance metrics presented herein are preliminary estimates based on feasibility assumptions, market data, and comparable asset performance. These figures are for illustrative purposes only and do not represent actual results or guarantees of future performance. Actual outcomes may vary materially due to market conditions, operational factors, and other risks. This material is provided for informational purposes only and should not be considered as legal, tax, or investment advice. Investors are encouraged to conduct their own due diligence and consult with their professional advisors before making any investment decisions.

FINANCIAL PERFORMANCE

Based on the seller-financed development model and target sale price of $550/SF.

$20.4M Gross Sellout | $16.0M All-In Cost
$4.37M Net Profit | 21.4% Margin

PROJECT COST SUMMARY

Item	Amount
Land Acquisition & Closing	$3,045,000
Hard Costs — Shell & Contingency	$7,867,430
Site Development	$1,481,871
Soft Costs	$1,553,792
Offering, Financing, Carry, Sales Costs	$2,100,421
Total All-In Project Cost	**$16,049,514**

SALES & PROFIT SUMMARY

Metric	Amount
Gross Sellout Revenue	$20,418,750
Net Sales Cash	$19,397,813
Total All-in Project Cost	($16,049,514)
Net Development Profit	**$4,369,236**
Profit Margin on Gross Sales	**21.4%**

All projections, financial or otherwise, related to the Eustis Medical Plaza project are for illustrative purposes only and should not be construed as actual results. These projections and target returns are estimates based on underlying assumptions and data currently available. Target returns presented herein are hypothetical, based on numerous assumptions, do not reflect actual investment outcomes, and are not guarantees of future results. Actual investor performance may vary materially from these estimates depending on a variety of factors. Hypothetical results have inherent limitations, including that they do not involve actual transactions or fully account for economic and market factors that may impact real-world investment outcomes. Unlike an actual track record, hypothetical performance does not reflect completed transactions.
The information provided is intended solely for qualified investors familiar with real estate investments and their associated risks. No warranties or representations are made by Atlantikos Capital or its affiliates regarding future profitability or investment outcomes. All content is provided for informational purposes only and should not be considered legal, tax, financial, or investment advice. Potential investors should conduct their own due diligence and consult with their legal, tax, and financial advisors prior to making any investment decision.

INVESTOR RETURNS

1.8x
Investor Equity Multiple (Target)

42%
Target Annualized IRR

80%
Investor Profit ROI (Target)

$20.4M
Target Gross Sellout Revenue

$4.37M
Net Development Profit (Target)

24 Months
Target Development & Sales Cycle

$50,000
Minimum Investment Amount

All projections, financial or otherwise, related to the Eustis Medical Plaza project are provided for illustrative purposes only and should not be construed as actual results. These projections and target returns are estimates based on feasibility analysis, market assumptions, and data currently available. Target returns presented herein are hypothetical, based on numerous assumptions, and do not reflect actual investment outcomes or guarantee future performance. Actual investor results may vary materially depending on market conditions, pre-sale and closing performance, financing structure, and other factors. Hypothetical results have inherent limitations, including that they do not involve actual transactions and may not account for all economic or market variables that could impact real-world performance. The information provided is intended solely for accredited investors familiar with commercial real estate risks, including medical office development and for-sale unit closings. No representations or warranties are made by Atlantikos Capital or its affiliates regarding future performance, profitability, or investment outcomes. This material is for informational purposes only and should not be considered legal, tax, financial, or investment advice. Prospective investors are encouraged to conduct their own independent due diligence and consult with their legal, tax, and financial advisors prior to making any investment decision.

IF YOU INVEST $100,000

Expected Month 24 distribution:

$180,000

Your $100,000 returned, plus approximately $80,000 in profit. That is 1.8x, an 80% return ON YOUR INVESTMENT.

MONTH 0	MONTHS 1 TO 23	MONTH 24
You invest	No payments	You get paid
$100,000	**$0**	**$180,000**

This is a for-sale project, not a rental. The medical bays are sold to physicians and healthcare users, so project cash is realized at closing. Investor capital and profit are distributed together, once, after unit closings.

Target scenario highlighted. A slower sales pace or a lower price reduces the return, and a loss of capital is possible.

WATERFALL & ALIGNMENT

Investors receive their capital back first. After that, remaining profits are split through a performance-based GP promote structure tied to investor returns.

CAPITAL BACK FIRST

Investors receive 100% of their original capital before the GP receives promote.

PERFORMANCE-BASED PROMOTE

The GP promote changes based on the final investor equity multiple.

ALIGNED INCENTIVES

The GP earns more only when investors achieve higher returns.

LP Net Equity Multiple	LP / Investor Share	GP Promote
Below 1.70x	90%	10%
1.70x – 1.99x	80%	20%
2.00x – 2.24x	75%	25%
2.25x+	70%	30%

GP promote increases only when investors achieve higher return levels.

All projections, financial or otherwise, related to the Eustis Medical Plaza project are provided for illustrative purposes only and should not be construed as actual results. These projections and target returns are estimates based on feasibility analysis, market assumptions, and data currently available. Target returns presented herein are hypothetical, based on numerous assumptions, and do not reflect actual investment outcomes or guarantee future performance. Actual investor results may vary materially depending on market conditions, pre-sale and closing performance, financing structure, and other factors. Hypothetical results have inherent limitations, including that they do not involve actual transactions and may not account for all economic or market variables that could impact real-world performance. The information provided is intended solely for accredited investors familiar with commercial real estate risks, including medical office development and for-sale unit closings. No representations or warranties are made by Atlantikos Capital or its affiliates regarding future performance, profitability, or investment outcomes. This material is for informational purposes only and should not be considered legal, tax, financial, or investment advice. Prospective investors are encouraged to conduct their own independent due diligence and consult with their legal, tax, and financial advisors prior to making any investment decision.

TIMELINE & EXIT STRATEGY

Entitle → Reserve → Contract → Build → Close

1 2 3 4

Phase 1
Site Control & Entitlements

Months 1–6
Engineering, architecture, environmental studies, geotechnical investigation, utility planning, and City review advance.

Phase 2
Buyer Outreach & Reservations

Months 6-12
Physician outreach continues while refundable reservations are targeted after City feedback / preliminary project support.

Phase 3
Binding Contracts & Financing

Month 13
Reservations convert to contracts after final plat. Buyer deposits are collected and construction financing is expected to close.

Phase 4
Construction & Closings

Months 13-24
Site development, vertical construction, inspections, certificate of occupancy, unit closings, investor capital return, and profit distributions.

EXIT STRATEGY

Sell the fee-simple medical bays to physicians and healthcare users, repay project financing, return investor capital, and distribute profits from unit closings.

All projections, financial or otherwise, related to the Eustis Medical Plaza project are provided for illustrative purposes only and should not be construed as actual results. These projections and target returns are estimates based on feasibility analysis, market assumptions, and data currently available. Target returns presented herein are hypothetical, based on numerous assumptions, and do not reflect actual investment outcomes or guarantee future performance. Actual investor results may vary materially depending on market conditions, pre-sale and closing performance, financing structure, and other factors. Hypothetical results have inherent limitations, including that they do not involve actual transactions and may not account for all economic or market variables that could impact real-world performance. The information provided is intended solely for accredited investors familiar with commercial real estate risks, including medical office development and for-sale unit closings. No representations or warranties are made by Atlantikos Capital or its affiliates regarding future performance, profitability, or investment outcomes. This material is for informational purposes only and should not be considered legal, tax, financial, or investment advice. Prospective investors are encouraged to conduct their own independent due diligence and consult with their legal, tax, and financial advisors prior to making any investment decision.

Meet The Team

Johann Puruncajas
Co-Founder & CEO
Atlantikos Capital

Jim Jimenez
Co-Founder & COO
Atlantikos Capital

Alicia Santisteban
Business Development Associate
Atlantikos Capital

Ruben Larrea
Chief Financial Officer
Atlantikos Capital

M&A
MANGUM & ASSOCIATES
America's Premier Securities Law Firm™
New York | Los Angeles | Salt Lake City | Houston | San Juan
Securities Attorneys

ATLANTIKOS
CAPITAL
Asset Manager

EUSTIS MANAGEMENT
GROUP LLC
General Partner

ATLANTIKOS CAPITAL

info@atlantikoscapital.com • (321) 999-9209 • 4725 W Sand Lake Rd, Suite 200, Orlando, FL 32819

WWW.ATLANTIKOSCAPITAL.COM