



COMMERCIAL®



WESTCHASE SURGERY CENTER

*10901 Sheldon Rd
Tampa, FL 33626*

Contact:

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WESTCHASE SURGERY CENTER

PROPERTY INFO:

PURCHASE PRICE:

\$4,800,000.00

PROPERTY ADDRESS:

**10901 SHELDON RD
TAMPA, FL 33626**

YEAR BUILT:

2009

PROPERTY SIZE

11,625 SQ. FT.

LAND SIZE

3.00 ACRES

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited.

PROPERTY OVERVIEW

Westchase Surgery Center was built in 2009, constructed of masonry block and an asphalt & shingle roof. The building sits on over 3 acres and has excellent exposure do ti its frontage on Sheldon Road, one of Tampa's busiest North/South roads. The building has 11,625 rentable square feet and has a drive-thru for patient drop off and pick up. It was constructed to house a fully licensed AHCA Ambulatory Surgery Center. Westchase Surgery Center signed lease in 2009 - extended till 2034

In additional to the surgery center, this property also has over 2,000 SF of built-out medical office space with five exam rooms. The building is across the street from a business park filled with physicians, dentists, and other professionals. It is located



PROPERTY PHOTOS



PROPERTY PHOTOS



WESTCHASE SURGERY CENTER

10901 Sheldon Rd, Tampa, FL, 33626

AERIAL ANNOTATION MAP



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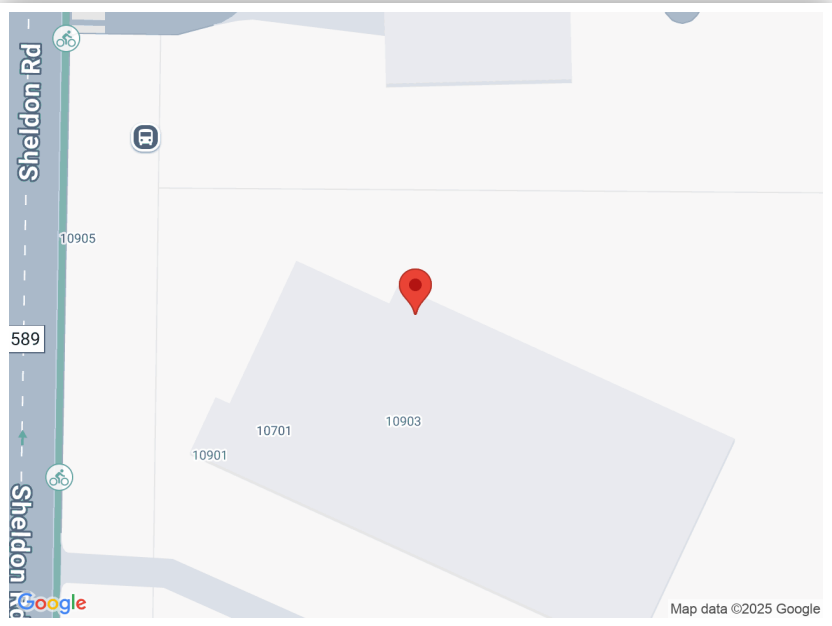
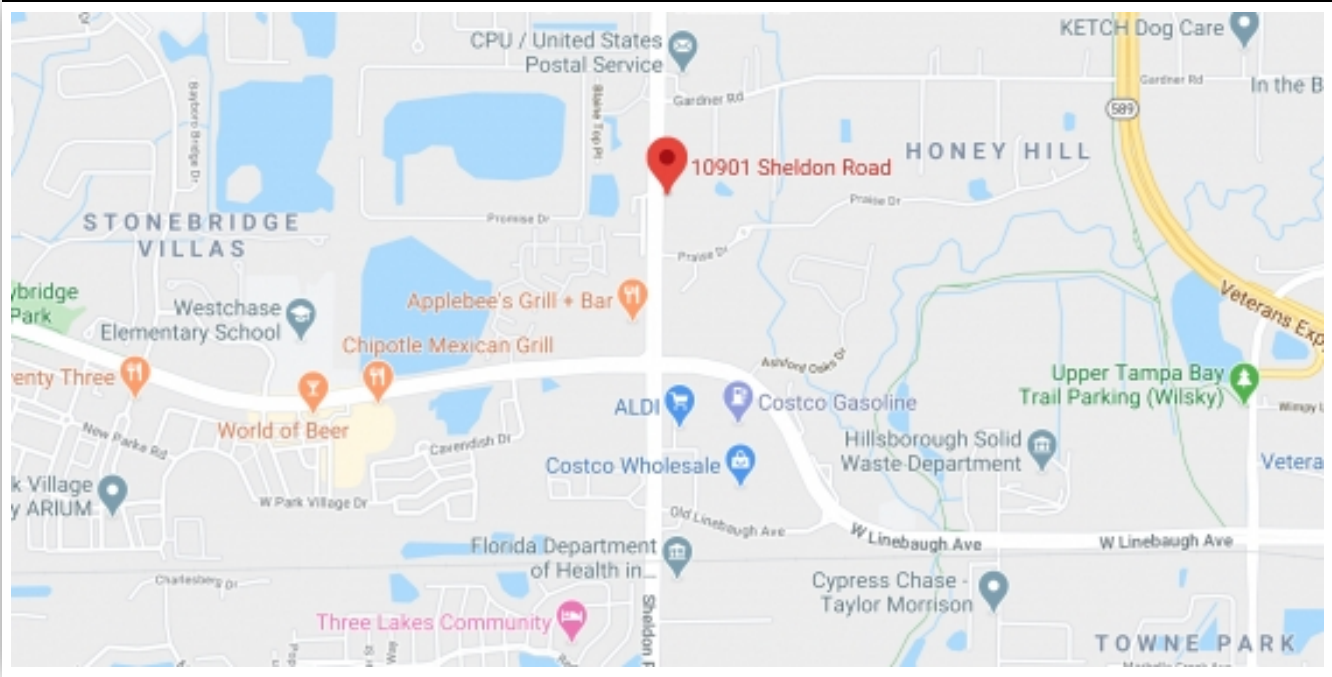
WESTCHASE SURGERY CENTER

10901 Sheldon Rd, Tampa, FL, 33626

STREET VIEW MAP



Westchase Surgery Center
10901 Sheldon Rd, Tampa, FL, 33626



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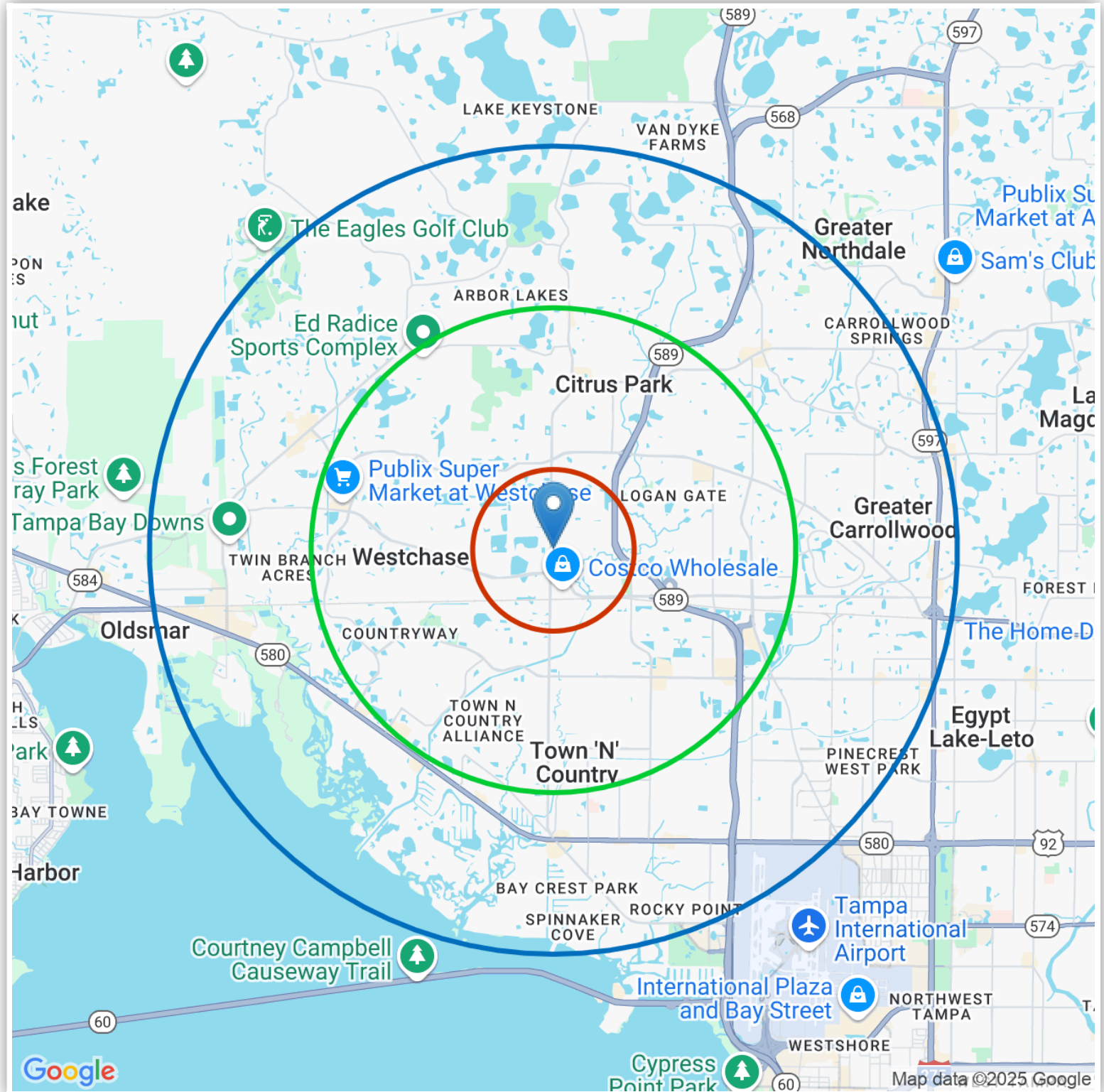
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WESTCHASE SURGERY CENTER

10901 Sheldon Rd, Tampa, FL, 33626

Location/Study Area Map (Rings: 1, 3, 5 mile radius)



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KEY FACTS
11,568

Population

38.9

Median Age


2.4

Average Household Size

4,698

2020 Total Households

EDUCATION

4.26%

No High School Diploma


18.58%

High School Graduate


12.48%

Some College

30.02%

Bachelor's/ Grad

BUSINESS

409

Total Businesses


3,966

Total Employees

EMPLOYMENT
2,026

Retail Trade Employees

286

Finance/Ins/Real Estate Emp

11

Manufacturing Employees

1,069

Eating & Drinking Employees

3.3%

Unemployment Rate

INCOME

\$82,543

Median Household Income


\$48,019

Per Capita Income


\$208,393

Median Net Worth

Households by Income

The largest group : \$75,000 - \$99,999 (17.22%) ■

The smallest group : \$15,000 - \$24,999 (5.33%) ■

Indicator	Value(%)	
< \$15,000	7.96	■
\$15,000 - \$24,999	5.33	■
\$25,000 - \$34,999	6.51	■
\$35,000 - \$49,999	8.25	■
\$50,000 - \$74,999	15.52	■
\$75,000 - \$99,999	17.22	■
\$100,000 - \$149,999	15.79	■
\$150,000 - \$199,999	9.37	■
\$200,000+	14.07	■



KEY FACTS

98,517

Population

40.8

Median Age



2.59

Average Household Size

37,422

2020 Total Households

EDUCATION



4.82%

No High School Diploma



14.35%

High School Graduate



13.69%

Some College

28.94%

Bachelor's/ Grad

BUSINESS



2,949

Total Businesses



24,685

Total Employees

EMPLOYMENT

9,083

Retail Trade Employees

543

Manufacturing Employees

3,096

Eating & Drinking Employees

1,837

Finance/Ins/Real Estate Emp

3.3%

Unemployment Rate

INCOME



\$80,284

Median Household Income



\$44,575

Per Capita Income



\$255,618

Median Net Worth

Households by Income

The largest group : \$50,000 - \$74,999 (20.77%) ■

The smallest group : \$15,000 - \$24,999 (4.47%) ■

Indicator	Value(%)	
< \$15,000	6.19	■
\$15,000 - \$24,999	4.47	■
\$25,000 - \$34,999	4.7	■
\$35,000 - \$49,999	9.96	■
\$50,000 - \$74,999	20.77	■
\$75,000 - \$99,999	14.68	■
\$100,000 - \$149,999	16.28	■
\$150,000 - \$199,999	9.44	■
\$200,000+	13.5	■



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KEY FACTS

208,140
Population

40.9 Median Age



2.54
Average Household Size

80,533
2020 Total Households

EDUCATION

4.64%
No High School Diploma

14.25%
High School Graduate

14.23%
Some College

29.05%
Bachelor's/ Grad

BUSINESS



10,250
Total Businesses



96,419
Total Employees

EMPLOYMENT

22,379
Retail Trade Employees

6,171
Manufacturing Employees

7,721
Eating & Drinking Employees

8,326
Finance/Ins/Real Estate Emp

3.6% Unemployment Rate

INCOME



\$80,350
Median Household Income



\$45,713
Per Capita Income



\$250,720
Median Net Worth

Households by Income

The largest group : \$50,000 - \$74,999 (20.41%) ■

The smallest group : \$15,000 - \$24,999 (4.36%) ■

Indicator	Value(%)	
< \$15,000	5.85	■
\$15,000 - \$24,999	4.36	■
\$25,000 - \$34,999	4.51	■
\$35,000 - \$49,999	10.97	■
\$50,000 - \$74,999	20.41	■
\$75,000 - \$99,999	14.48	■
\$100,000 - \$149,999	16.05	■
\$150,000 - \$199,999	9.71	■
\$200,000+	13.65	■



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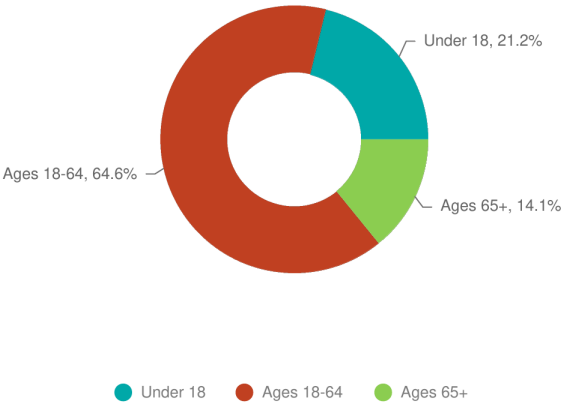
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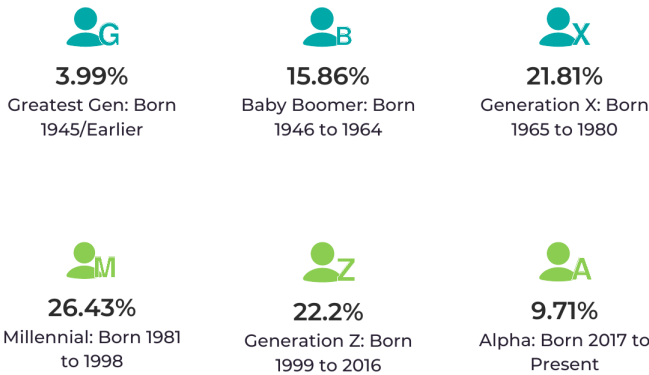
POPULATION TRENDS AND KEY INDICATORS
1 Miles Ring

11,568	4,825	38.9
Population	Households	Median Age
2.4	\$82,543	\$415,523
Avg Size Household	Median Household Income	Median Home Value
87	78	82
Wealth Index	Housing Affordability	Diversity Index

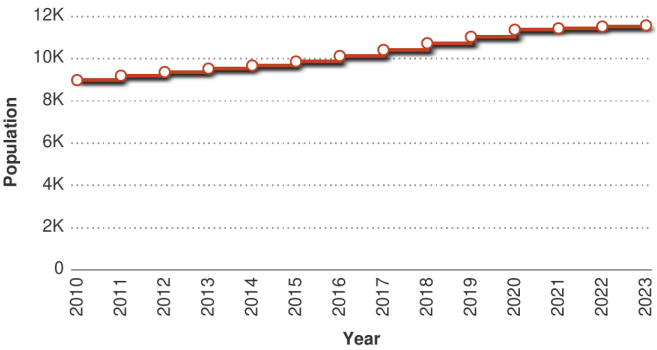
POPULATION BY AGE



POPULATION BY GENERATION



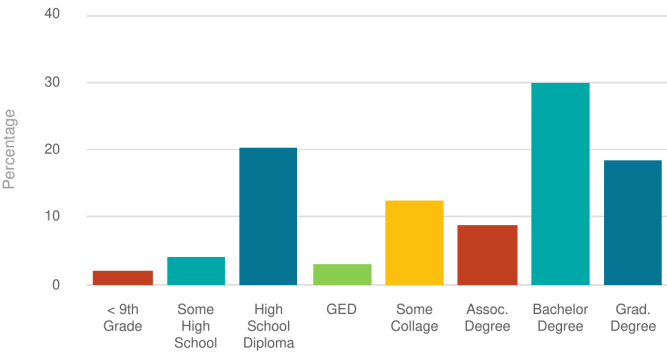
HISTORICAL & FORECAST POPULATION



DAYTIME POPULATION



POPULATION BY EDUCATION



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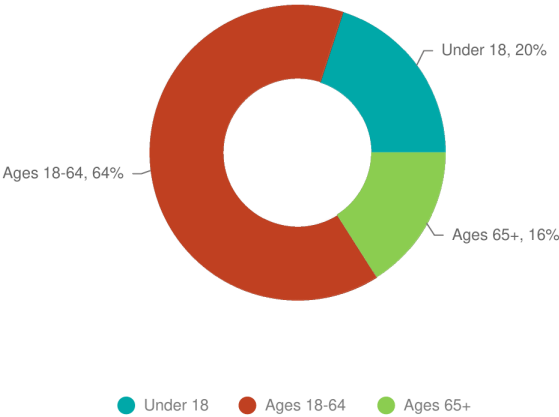
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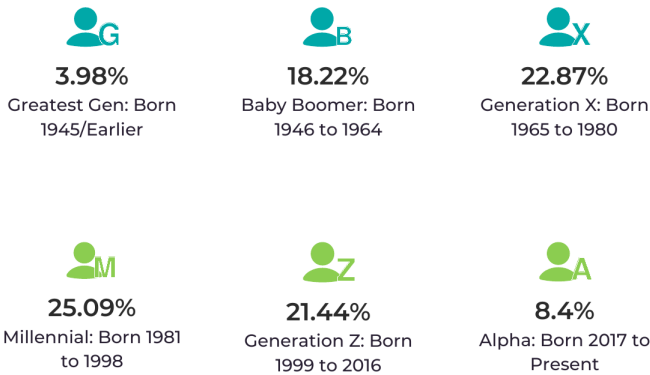
POPULATION TRENDS AND KEY INDICATORS
3 Miles Ring

98,517	37,866	40.8
Population	Households	Median Age
2.59	\$80,284	\$383,046
Avg Size Household	Median Household Income	Median Home Value
97	82	84.1
Wealth Index	Housing Affordability	Diversity Index

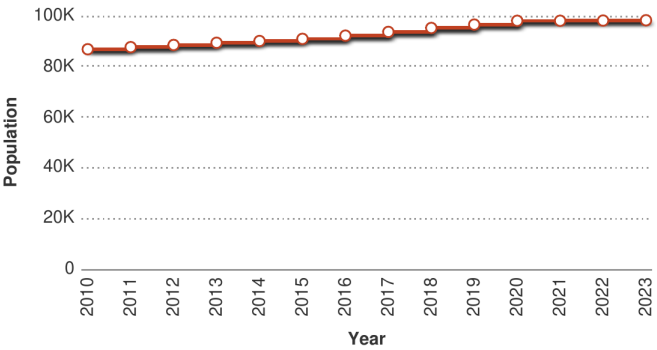
POPULATION BY AGE



POPULATION BY GENERATION



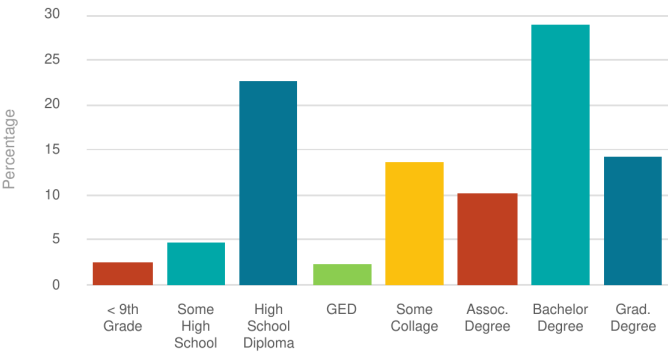
HISTORICAL & FORECAST POPULATION



DAYTIME POPULATION



POPULATION BY EDUCATION



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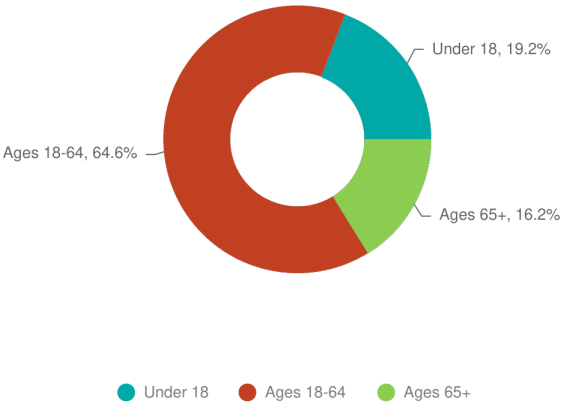
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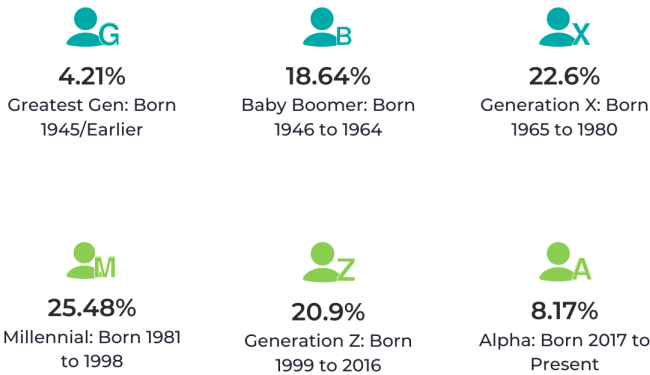
POPULATION TRENDS AND KEY INDICATORS
5 Miles Ring

208,140	81,429	40.9
Population	Households	Median Age
2.54	\$80,350	\$399,730
Avg Size Household	Median Household Income	Median Home Value
102	79	83.4
Wealth Index	Housing Affordability	Diversity Index

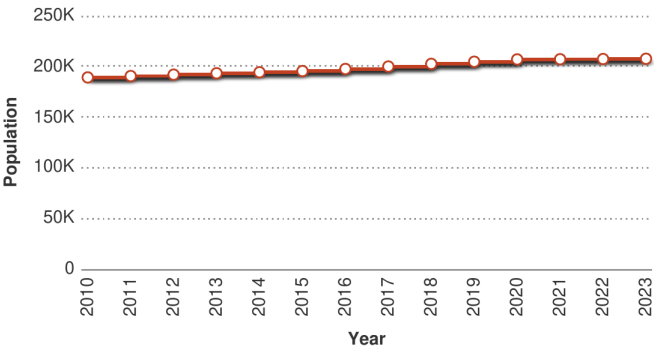
POPULATION BY AGE



POPULATION BY GENERATION



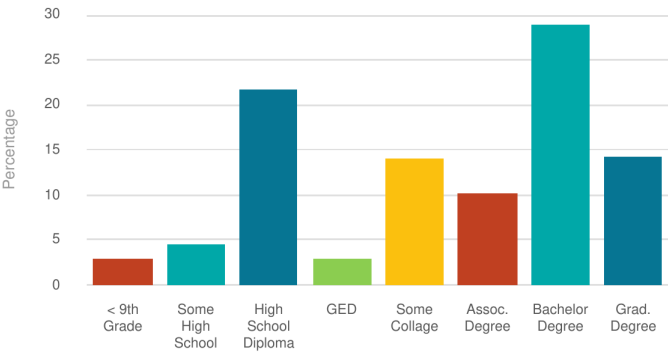
HISTORICAL & FORECAST POPULATION



DAYTIME POPULATION



POPULATION BY EDUCATION



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Community Profile



11,568

Population
Total

0.56%

Population
Growth

2.4

Average
HH Size

38.9

Median
Age

82

Diversity
Index

\$82,543

Median HH
Income

\$415,523

Median Home
Value

21.19%

Under 18

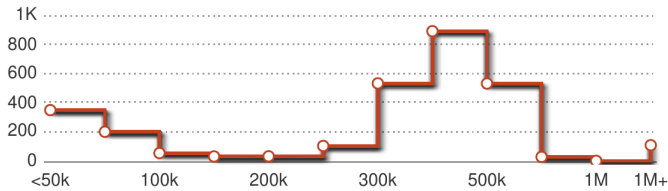
64.44%

Ages 18
to 65

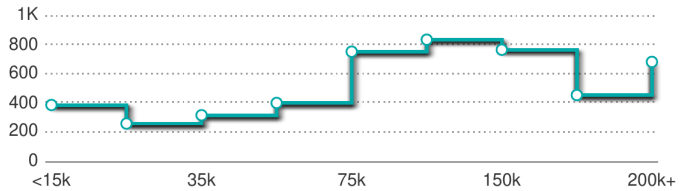
14.38%

Aged 66+

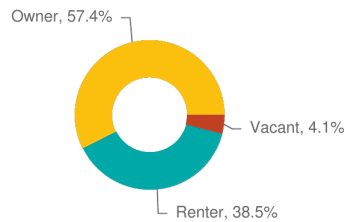
HOME VALUE



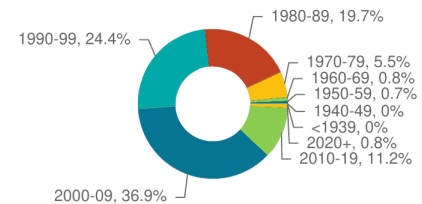
HOUSEHOLD INCOME



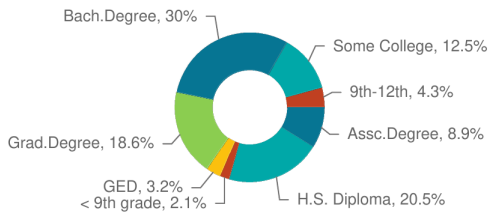
HOME OWNERSHIP



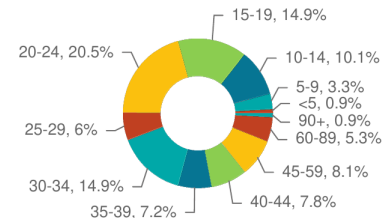
HOUSING: YEAR BUILT



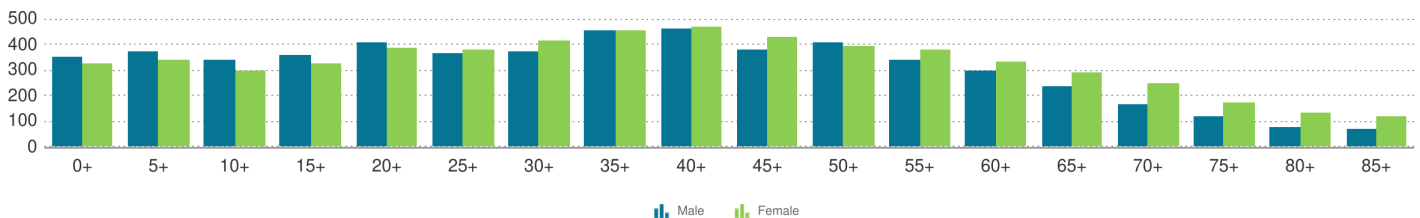
EDUCATIONAL ATTAINMENT



COMMUTE TIME: MINUTES



AGE PROFILE: 5 YEAR INCREMENTS



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Community Profile



98,517

Population
Total

0.15%

Population
Growth

2.59

Average
HH Size

40.8

Median
Age

84.1

Diversity
Index

\$80,284

Median HH
Income

\$383,046

Median Home
Value

20.23%

Under 18

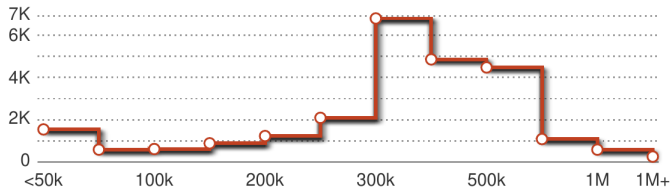
64.03%

Ages 18
to 65

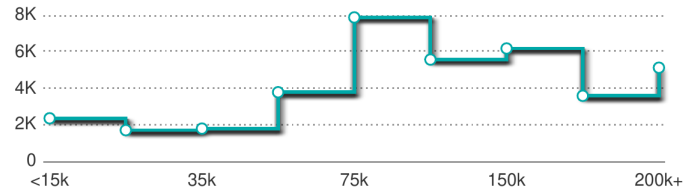
15.74%

Aged 66+

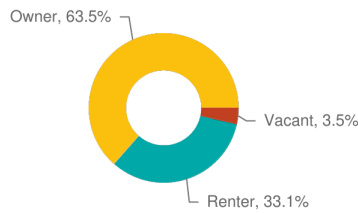
HOME VALUE



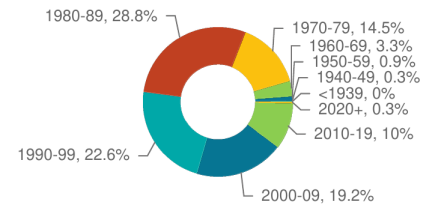
HOUSEHOLD INCOME



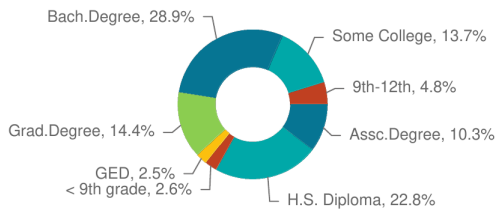
HOME OWNERSHIP



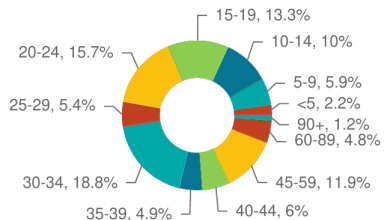
HOUSING: YEAR BUILT



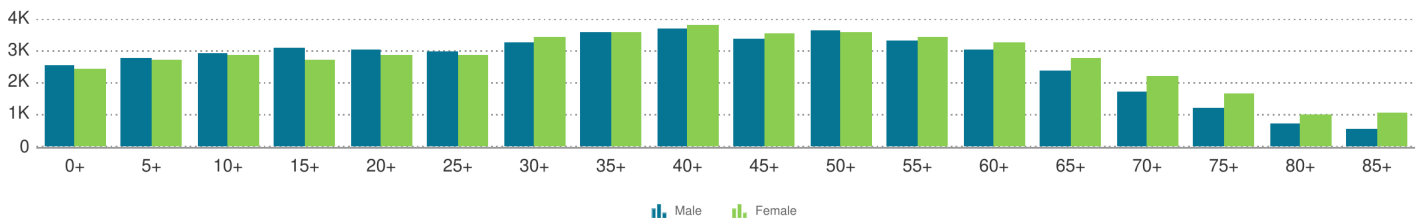
EDUCATIONAL ATTAINMENT



COMMUTE TIME: MINUTES



AGE PROFILE: 5 YEAR INCREMENTS



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Community Profile



208,140

Population
Total

0.15%

Population
Growth

2.54

Average
HH Size

40.9

Median
Age

83.4

Diversity
Index

\$80,350

Median HH
Income

\$399,730

Median Home
Value

19.45%

Under 18

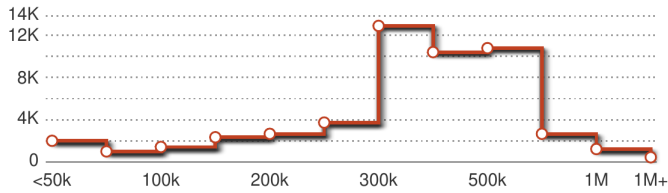
64.21%

Ages 18
to 65

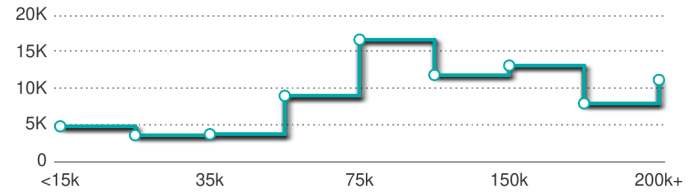
16.34%

Aged 66+

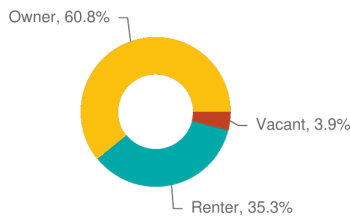
HOME VALUE



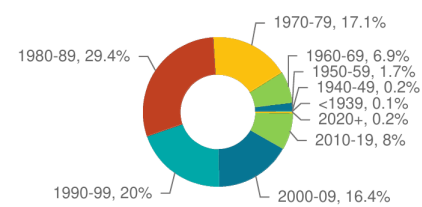
HOUSEHOLD INCOME



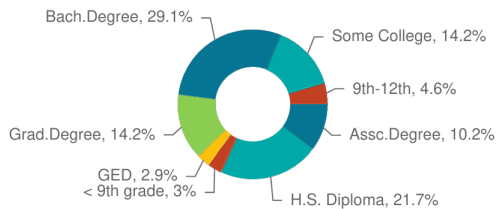
HOME OWNERSHIP



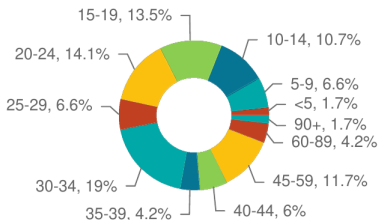
HOUSING: YEAR BUILT



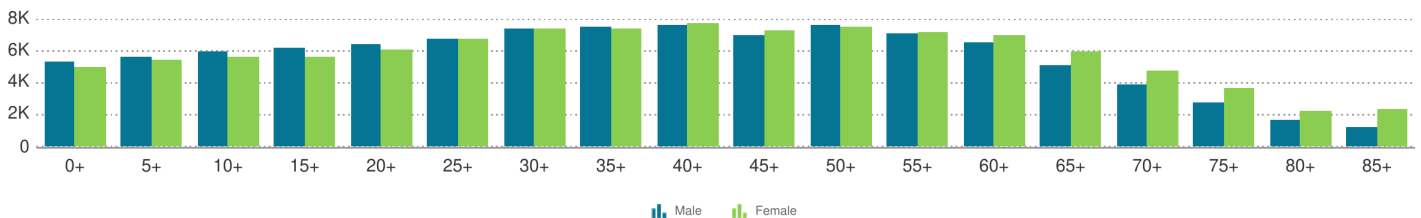
EDUCATIONAL ATTAINMENT



COMMUTE TIME: MINUTES



AGE PROFILE: 5 YEAR INCREMENTS



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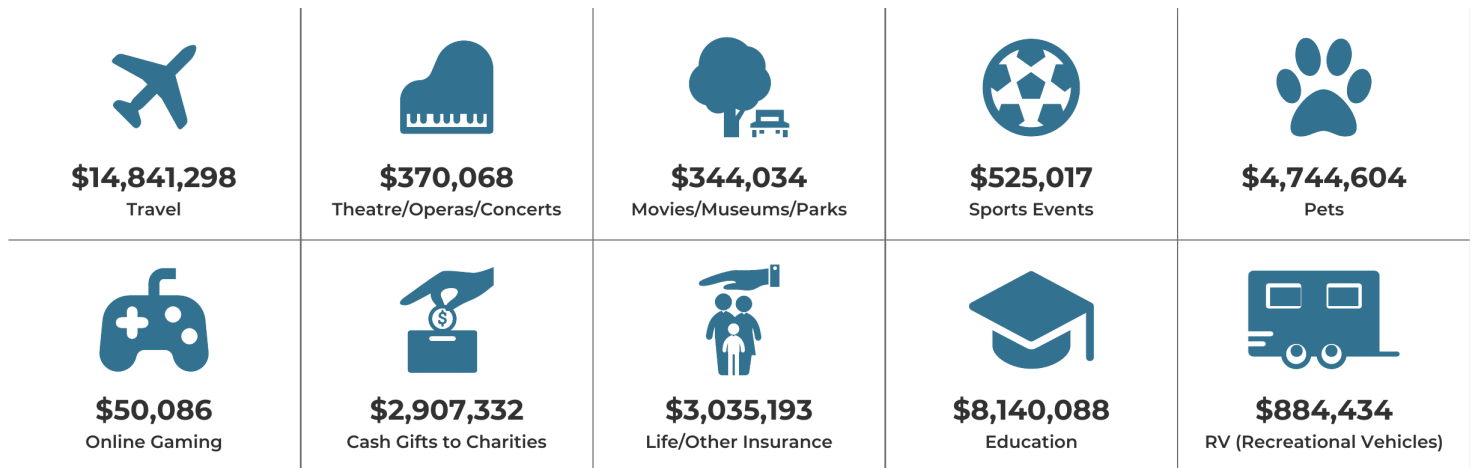


Lifestyle and Tapestry Segmentation Infographic

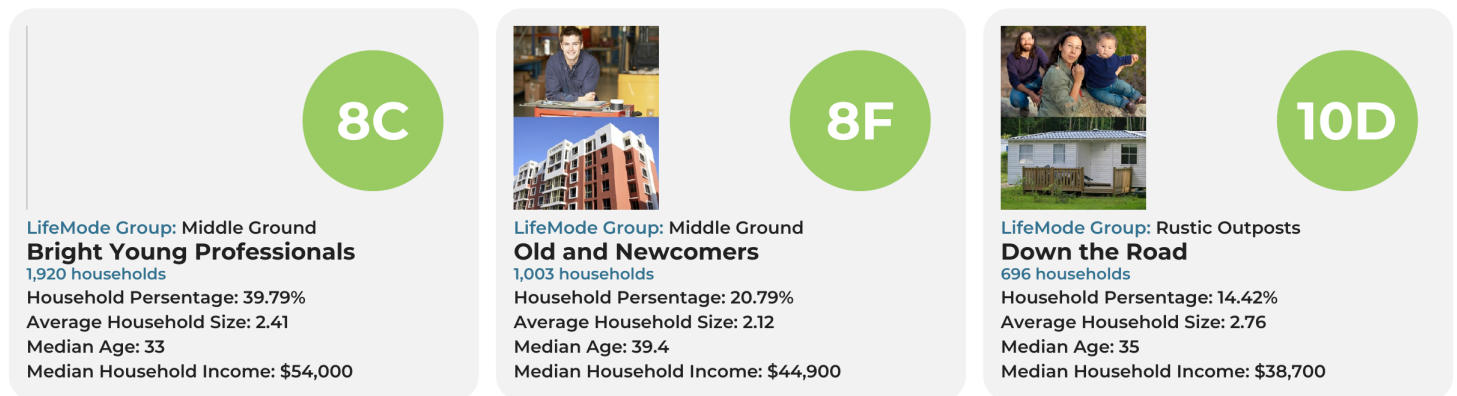
LIFESTYLE SPENDING



ANNUAL LIFESTYLE SPENDING



TAPESTRY SEGMENTS

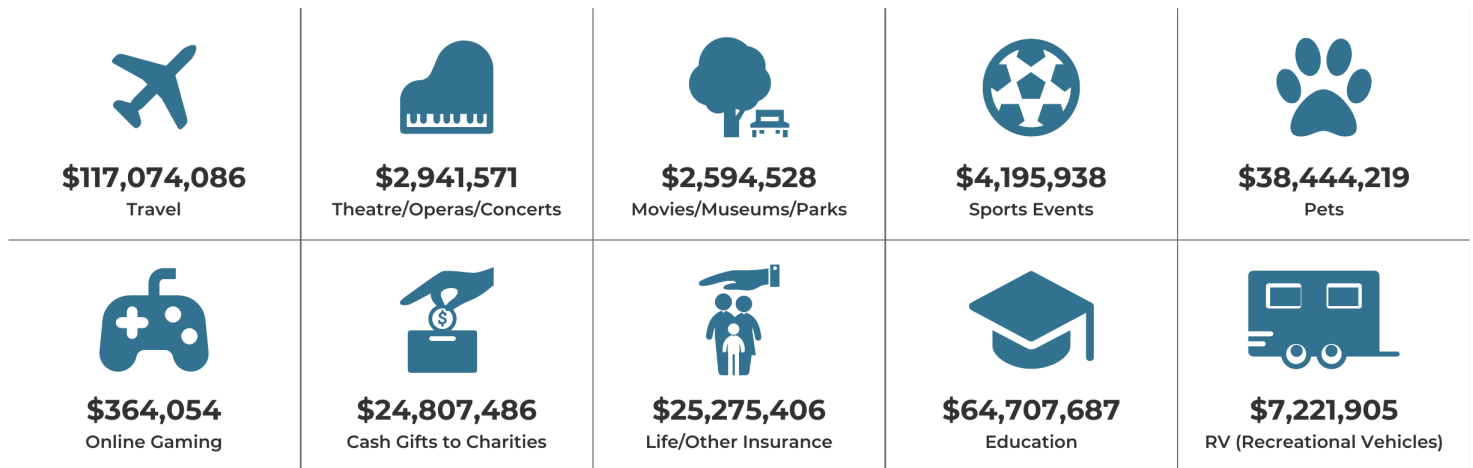


Lifestyle and Tapestry Segmentation Infographic

LIFESTYLE SPENDING



ANNUAL LIFESTYLE SPENDING



TAPESTRY SEGMENTS

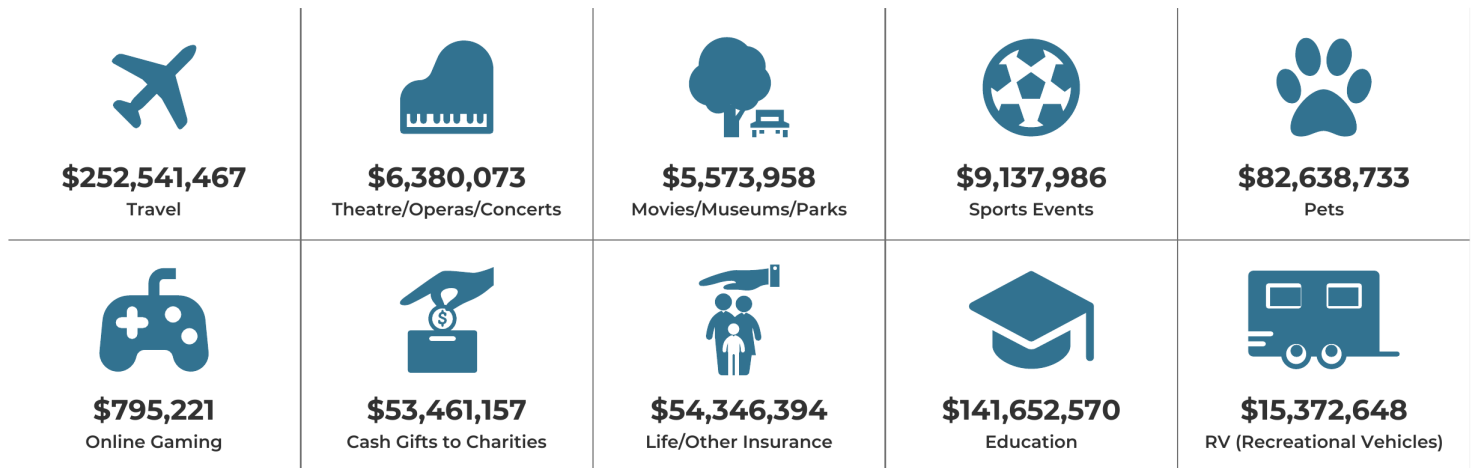


Lifestyle and Tapestry Segmentation Infographic

LIFESTYLE SPENDING



ANNUAL LIFESTYLE SPENDING



TAPESTRY SEGMENTS



Esri Tapestry Segmentation

Tapestry Segmentation represents the latest generation of market segmentation systems that began over 30 years ago. The 68-segment Tapestry Segmentation system classifies U.S. neighborhoods based on their socioeconomic and demographic composition. Each segment is identified by its two-digit Segment Code. Match the two-digit segment labels on the report to the list below. Click each segment below for a detailed description.

- | | |
|---|---|
| Segment 1A (Top Tier) | Segment 8C (Bright Young Professionals) |
| Segment 1B (Professional Pride) | Segment 8D (Downtown Melting Pot) |
| Segment 1C (Boomburbs) | Segment 8E (Front Porches) |
| Segment 1D (Savvy Suburbanites) | Segment 8F (Old and Newcomers) |
| Segment 1E (Exurbanites) | Segment 8G (Hardscrabble Road) |
| Segment 2A (Urban Chic) | Segment 9A (Silver & Gold) |
| Segment 2B (Pleasantville) | Segment 9B (Golden Years) |
| Segment 2C (Pacific Heights) | Segment 9C (The Elders) |
| Segment 2D (Enterprising Professionals) | Segment 9D (Senior Escapes) |
| Segment 3A (Laptops and Lattes) | Segment 9E (Retirement Communities) |
| Segment 3B (Metro Renters) | Segment 9F (Social Security Set) |
| Segment 3C (Trendsetters) | Segment 10A (Southern Satellites) |
| Segment 4A (Soccer Moms) | Segment 10B (Rooted Rural) |
| Segment 4B (Home Improvement) | Segment 10C (Diners & Miners) |
| Segment 4C (Middleburg) | Segment 10D (Down the Road) |
| Segment 5A (Comfortable Empty Nesters) | Segment 10E (Rural Bypasses) |
| Segment 5B (In Style) | Segment 11A (City Strivers) |
| Segment 5C (Parks and Rec) | Segment 11B (Young and Restless) |
| Segment 5D (Rustbelt Traditions) | Segment 11C (Metro Fusion) |
| Segment 5E (Midlife Constants) | Segment 11D (Set to Impress) |
| Segment 6A (Green Acres) | Segment 11E (City Commons) |
| Segment 6B (Salt of the Earth) | Segment 12A (Family Foundations) |
| Segment 6C (The Great Outdoors) | Segment 12B (Traditional Living) |
| Segment 6D (Prairie Living) | Segment 12C (Small Town Simplicity) |
| Segment 6E (Rural Resort Dwellers) | Segment 12D (Modest Income Homes) |
| Segment 6F (Heartland Communities) | Segment 13A (International Marketplace) |
| Segment 7A (Up and Coming Families) | Segment 13B (Las Casas) |
| Segment 7B (Urban Villages) | Segment 13C (NeWest Residents) |
| Segment 7C (American Dreamers) | Segment 13D (Fresh Ambitions) |
| Segment 7D (Barrios Urbanos) | Segment 13E (High Rise Renters) |
| Segment 7E (Valley Growers) | Segment 14A (Military Proximity) |
| Segment 7F (Southwestern Families) | Segment 14B (College Towns) |
| Segment 8A (City Lights) | Segment 14C (Dorms to Diplomas) |
| Segment 8B (Emerald City) | Segment 15 (Unclassified) |



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Chris Angelo, the Director of the Commercial Division at CENTURY 21 Elite Locations, provides consummate value to the clients who hire him to assist in the sale, purchase, or lease of commercial property.

Chris brings unparalleled experience to any transaction and has closed over \$100 million in volume locally and nationally. Not only does Chris offer his clients expertise when it comes to negotiating commercial real estate transactions, but as a Certified Public Accountant and Fraud Examiner, spending 32 years with the IRS, Chris has the exclusive ability to guide his clients in understanding the tax benefits of ownership including: cost segregation, enhanced accelerated depreciation, tax-deferred exchange, tax incentives such as opportunity zones, 1031 exchange, in-depth financial analysis, amongst other methods that will heighten his client's investments, business goals and ultimately increase their net worth.

Chris served in the United States Marine Corps., and holds his Master's Degree in Federal Tax Law from the University of South Florida and his Bachelor's degree in Accounting from the University of Southern Utah.

In 2019, Chris was named the #2 CENTURY 21 Commercial Agent in the World, is a Centurion award recipient, and also received multiple top awards from the Florida Gulfcoast Commercial Association of Realtors® including #1 Most Transactions in 2019, #1 Deal of the Year – Office, #2 National – Top Producer Office Production, #2 National – Top producer Land Production.

WESTCHASE SURGERY CENTER
10901 Sheldon Rd, Tampa, FL, 33626
Fiscal Year Beginning October 2025



INITIAL INVESTMENT

Purchase Price	\$4,800,000
+ Acquisition Costs	\$0
- Mortgage(s)	\$0
+ Loan Fees Points	\$0
Initial Investment	\$4,800,000

CASH FLOW

For the Year Ending	Year 1 Sep-2026	Year 2 Sep-2027	Year 3 Sep-2028	Year 4 Sep-2029	Year 5 Sep-2030	Year 6 Sep-2031	Year 7 Sep-2032	Year 8 Sep-2033	Year 9 Sep-2034	Year 10 Sep-2035
POTENTIAL RENTAL INCOME (PRI)										
Base Rental Income	\$341,881	\$396,295	\$407,949	\$420,187	\$432,793	\$445,776	\$459,167	\$472,967	\$487,156	\$508,334
-Turnover Vacancy	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
- Rent Concessions	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Base Rental Income	\$341,881	\$396,295	\$407,949	\$420,187	\$432,793	\$445,776	\$459,167	\$472,967	\$487,156	\$508,334
- General Vacancy / Credit Loss	\$10,256	\$11,889	\$12,238	\$12,606	\$12,984	\$13,373	\$13,775	\$14,189	\$14,615	\$15,250
EFFECTIVE RENTAL INCOME	\$331,625	\$384,406	\$395,711	\$407,581	\$419,809	\$432,403	\$445,392	\$458,778	\$472,541	\$493,084
+ Tenant Expense Reimbursements	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
+ Other Income	\$75,137	\$77,391	\$79,713	\$82,104	\$84,567	\$87,104	\$89,718	\$92,409	\$95,181	\$98,037
GROSS OPERATING INCOME (GOI)	\$406,762	\$461,797	\$475,424	\$489,685	\$504,376	\$519,507	\$535,110	\$551,187	\$567,722	\$591,121
- Operating Expenses	\$91,186	\$93,922	\$96,739	\$99,642	\$102,631	\$105,710	\$108,881	\$112,147	\$115,512	\$118,977
NET OPERATING INCOME (NOI)	\$315,576	\$367,875	\$378,685	\$390,043	\$401,745	\$413,797	\$426,229	\$439,040	\$452,210	\$472,144
Net Operating Income (NOI)	\$315,576	\$367,875	\$378,685	\$390,043	\$401,745	\$413,797	\$426,229	\$439,040	\$452,210	\$472,144
- Capital Expenses / Replacement Reserves	\$2,906	\$2,906	\$2,906	\$2,906	\$2,906	\$2,906	\$2,906	\$2,906	\$2,906	\$2,906
- Annual Debt Service 1st Lien	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
- Tenant Improvements (TI)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
- Leasing Commissions (LC)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
CASH FLOW BEFORE TAXES	\$312,670	\$364,969	\$375,779	\$387,137	\$398,839	\$410,891	\$423,323	\$436,134	\$449,304	\$309,238
Sales Proceeds	1	2	3	4	5	6	7	8	9	10
Sale Price Per Square Foot	\$452.04	\$465.38	\$479.31	\$493.68	\$508.47	\$523.78	\$539.53	\$555.70	\$580.22	\$597.59
Sales Price	\$5,255,000	\$5,410,000	\$5,572,000	\$5,739,000	\$5,911,000	\$6,089,000	\$6,272,000	\$6,460,000	\$6,745,000	\$6,947,000
- Sales Expenses	\$262,750	\$270,500	\$278,600	\$286,950	\$295,550	\$304,450	\$313,600	\$323,000	\$337,250	\$347,350
- Mortgage Balance 1st Lien	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Sales Proceeds Before Tax	\$4,992,250	\$5,139,500	\$5,293,400	\$5,452,050	\$5,615,450	\$5,784,550	\$5,958,400	\$6,137,000	\$6,407,750	\$6,599,650



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Acquisition CAP Rate	6.57%
Cost of Sale upon Disposition	5.00%
Purchase Price per Square Foot	\$412.90

Combined LTV at Acquisition	0.00%
Combined DSCR at Acquisition	0.00

Summary of Investment Measures

For the Year Ending	Year 1 Sep-2026	Year 2 Sep-2027	Year 3 Sep-2028	Year 4 Sep-2029	Year 5 Sep-2030	Year 6 Sep-2031	Year 7 Sep-2032	Year 8 Sep-2033	Year 9 Sep-2034	Year 10 Sep-2035
Loan-to-Value (LTV) - 1st Lien	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Combined Lien Loan-to-Value (LTV)	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
DSCR - 1st Lien	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Combined DSCR	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Return on Equity	6.26%	7.10%	7.10%	7.10%	7.10%	7.10%	7.10%	7.11%	7.01%	4.69%
Before Tax Cash on Cash	6.51%	7.60%	7.83%	8.07%	8.31%	8.56%	8.82%	9.09%	9.36%	6.44%
Year Property Sold	1	2	3	4	5	6	7	8	9	10
Before Tax Unleveraged Property Yield (IRR)	10.52%	10.39%	10.37%	10.35%	10.35%	10.34%	10.34%	10.34%	10.45%	10.26%
Effective Annual Cost of Borrowed Funds	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Before Tax Impact of Leverage	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Equity Multiple	1.11	1.21	1.32	1.44	1.55	1.67	1.80	1.93	2.08	2.18
Before Tax EQUITY Yield (IRR)	10.52%	10.39%	10.37%	10.35%	10.35%	10.34%	10.34%	10.34%	10.45%	10.26%

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Suite/Unit	Tenant	Rentable Area(Sq. Ft.)	Lease Start Date	Lease End Date	Initial Lease Term (Months)	Current Monthly Rate Per Sq. Ft.	Current Annual Rate Per Sq. Ft.	Current Year Annual Base Rent
ASC	Westchase Surgery Center	9,579.00	Nov-24	Oct-34	120	\$ 1.90	\$22.75	\$295,951
10903	Florida Pain Relief Group	2,046.00	May-22	Apr-27	60	\$ 1.85	\$22.17	\$45,930
	Total Amount	11,625.00						\$341,881

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Tenant Occupancy

- Westchase Surgery Center (82.4%)
- Florida Pain Relief Group (17.6%)

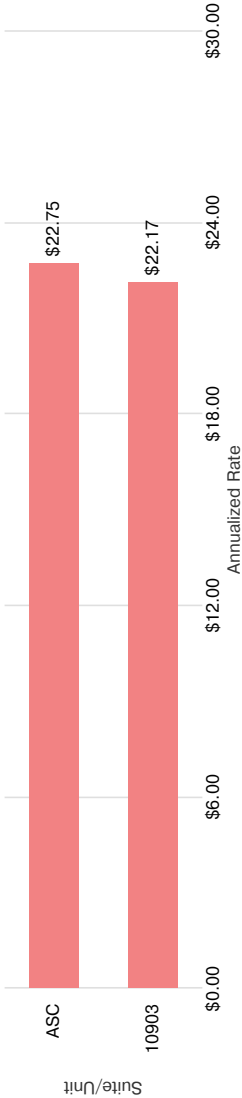




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Rate Per Square Feet



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WESTCHASE SURGERY CENTER
10901 Sheldon Rd, Tampa, FL, 33626
Fiscal Year Beginning October 2025

**INCOME**

For the Year Ending	Year 1 Sep-2026	Year 2 Sep-2027	Year 3 Sep-2028	Year 4 Sep-2029	Year 5 Sep-2030	Year 6 Sep-2031	Year 7 Sep-2032	Year 8 Sep-2033	Year 9 Sep-2034	Year 10 Sep-2035
POTENTIAL RENTAL INCOME (PRI)										
Base Rental Income	\$341,881	\$396,295	\$407,949	\$420,187	\$432,793	\$445,776	\$459,167	\$472,967	\$487,156	\$508,334
- Turnover Vacancy	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
- Rent Concessions	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Base Rental Income	\$341,881	\$396,295	\$407,949	\$420,187	\$432,793	\$445,776	\$459,167	\$472,967	\$487,156	\$508,334
- General Vacancy / Credit Loss	\$10,256	\$11,889	\$12,238	\$12,606	\$12,984	\$13,373	\$13,775	\$14,189	\$14,615	\$15,250
EFFECTIVE RENTAL INCOME (ERI)	\$331,625	\$384,406	\$395,711	\$407,581	\$419,809	\$432,403	\$445,392	\$458,778	\$472,541	\$493,084
+ Tenant Expense Reimbursements	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
+ Other Income	\$75,137	\$77,391	\$79,713	\$82,104	\$84,567	\$87,104	\$89,718	\$92,409	\$95,181	\$98,037
TOTAL OTHER INCOME	\$75,137	\$77,391	\$79,713	\$82,104	\$84,567	\$87,104	\$89,718	\$92,409	\$95,181	\$98,037
GROSS OPERATING INCOME (GOI)	\$406,762	\$461,797	\$475,424	\$489,685	\$504,376	\$519,507	\$535,110	\$551,187	\$567,722	\$591,121

EXPENSE DETAIL

Real Estate Taxes	\$45,593	\$46,960	\$48,369	\$49,820	\$51,315	\$52,854	\$54,440	\$56,073	\$57,755	\$59,488
Annual Report	\$139	\$143	\$147	\$152	\$156	\$161	\$166	\$171	\$176	\$181
Property Insurance	\$10,202	\$10,508	\$10,823	\$11,148	\$11,482	\$11,827	\$12,182	\$12,547	\$12,923	\$13,311
Property Management	\$19,847	\$20,443	\$21,056	\$21,688	\$22,338	\$23,008	\$23,699	\$24,410	\$25,142	\$25,896
Repairs And Maintenance	\$4,181	\$4,306	\$4,435	\$4,568	\$4,705	\$4,846	\$4,992	\$5,141	\$5,296	\$5,455
Accounting And Legal	\$5,605	\$5,773	\$5,946	\$6,125	\$6,308	\$6,498	\$6,693	\$6,893	\$7,100	\$7,313
Landscape Maintenance	\$5,620	\$5,789	\$5,962	\$6,141	\$6,325	\$6,515	\$6,711	\$6,912	\$7,119	\$7,333
TOTAL OPERATING EXPENSES	\$91,186	\$93,922	\$96,739	\$99,642	\$102,631	\$105,710	\$108,881	\$112,147	\$115,512	\$118,977
NET OPERATING INCOME (NOI)	\$315,576	\$367,875	\$378,685	\$390,043	\$401,745	\$413,797	\$426,229	\$439,040	\$452,210	\$472,144

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WESTCHASE SURGERY CENTER
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Fiscal Year Beginning October 2025



ASSUMPTION / INPUTS

Purchase Price	\$4,800,000
Year 1 Potential Income	\$341,881
Vacancy & Credit Loss	3.00%
Year 1 Expenses	\$91,186
Acquisition CAP Rate	6.57%
Sale Price - CAP Rate	7.00%

Acquisition Costs (% of Purchase Price)	\$0
Annual Income Increase	0.00%
Other Income Increase	3.00%
Annual Expense Increase	N/A
Loan Fees Points	0.00%
Cost of Sale upon Disposition	5.00%

10-YEAR EQUITY YIELD & EFFECTIVE LOAN RATE

Unleveraged Investment			Financing Cash Flow			Equity Investment		
Cash Flow & 10-year Yield			& Effective Rate			Cash Flow & 10-year Yield		
N	\$		N	\$		N	\$	
0	(\$4,800,000)	+	0	\$0	=	0	(\$4,800,000)	
1	\$312,670		1	\$0		1	\$312,670	
2	\$364,969		2	\$0		2	\$364,969	
3	\$375,779		3	\$0		3	\$375,779	
4	\$387,137		4	\$0		4	\$387,137	
5	\$398,839		5	\$0		5	\$398,839	
6	\$410,891		6	\$0		6	\$410,891	
7	\$423,323		7	\$0		7	\$423,323	
8	\$436,134		8	\$0		8	\$436,134	
9	\$449,304		9	\$0		9	\$449,304	
10	\$6,908,888		10	\$0		10	\$6,908,888	

Property IRR/Yield = 10.26%

Effective Loan Rate = N/A

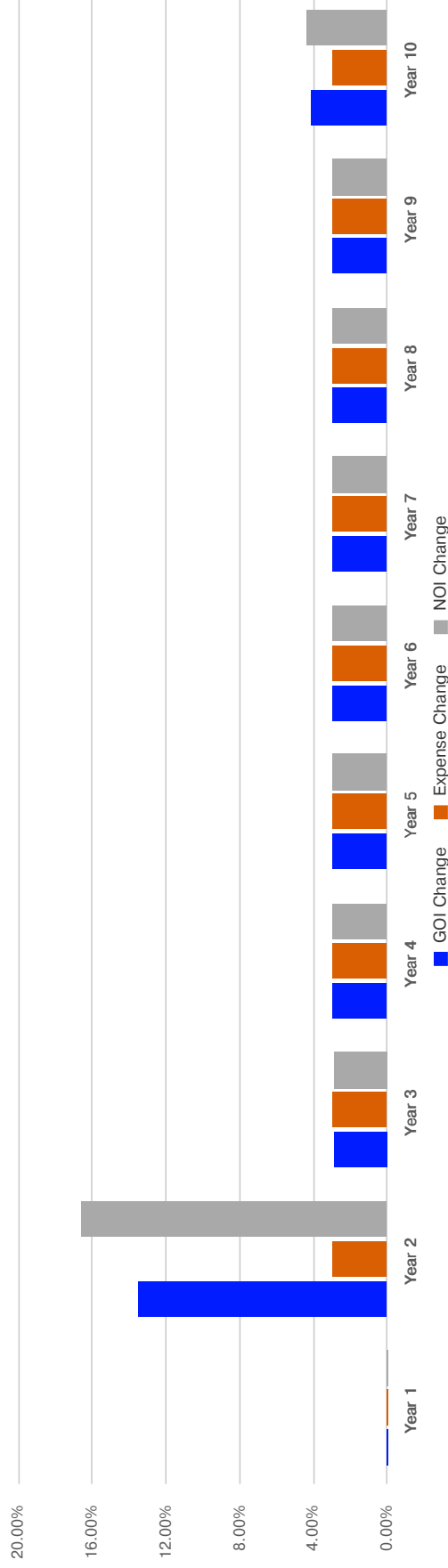
Equity IRR / Yield = 10.26%

Neutral Leverage - The Equity Yield Remained the SAME with Leverage

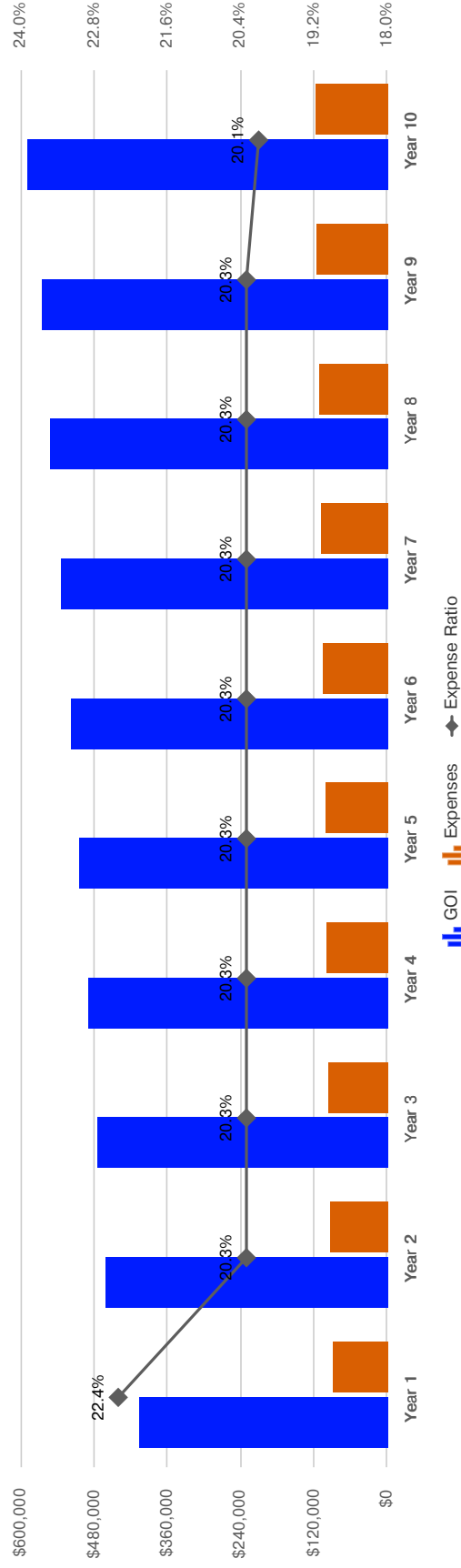


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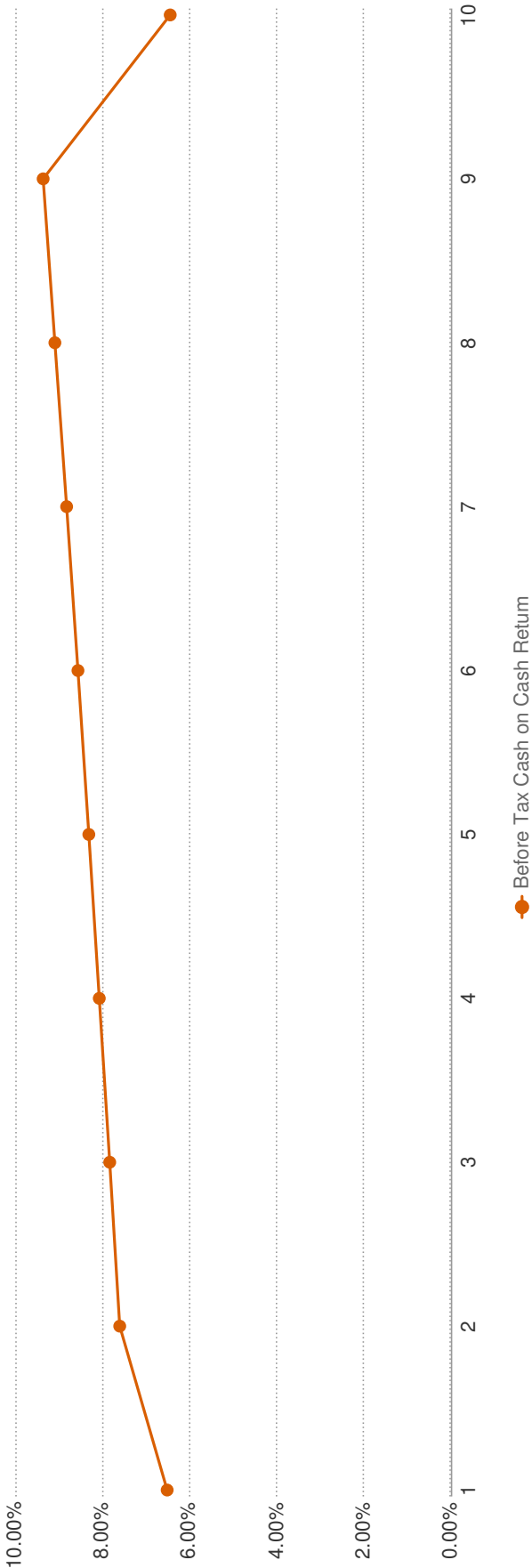
Annual GOI, Expense and NOI Percent Change



Expense Ratio % of GOI



Annual Cash-on-Cash Dividend Return



Year	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Before Tax Cash on Cash Return	6.51%	7.60%	7.83%	8.07%	8.31%	8.56%	8.82%	9.09%	9.36%	6.44%

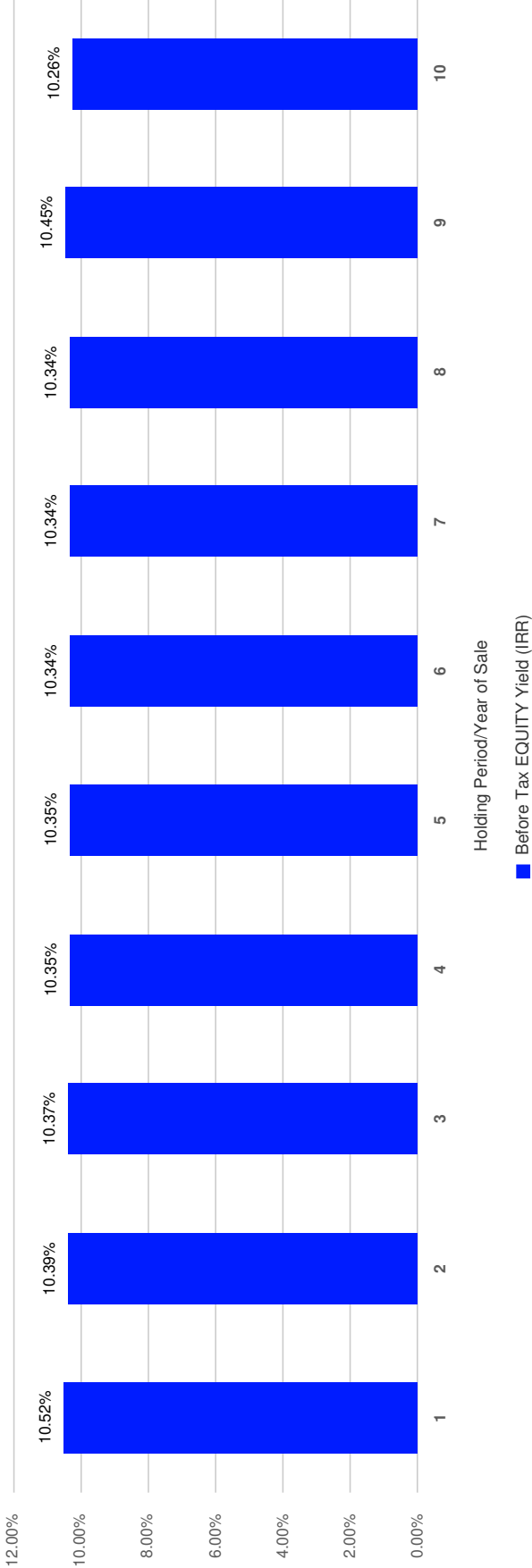


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Before Tax Optimal Holding Period	1 Year
Before Tax Optimal Hold Annual Yield	10.52%

Optimal Holding Period by Annual Equity Yield (IRR)



Year of Sale	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Before Tax EQUITY Yield (IRR)	10.52%	10.39%	10.37%	10.35%	10.35%	10.34%	10.34%	10.34%	10.45%	10.26%

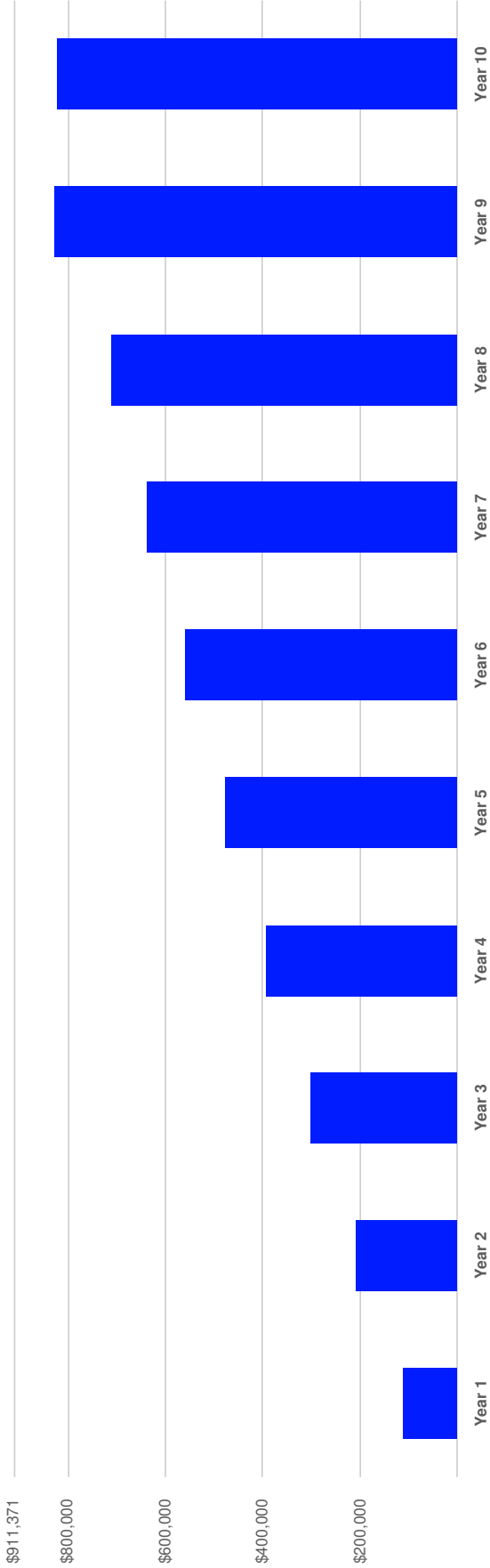
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Before Tax Discount Rate 8.00%

Before Tax Optimal Holding Period 9 Year

Optimal Holding Period by NPV Method



Before Tax NPV

Year of Sale	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Before Tax NPV @ 8.00% Discount Rate	\$111,371	\$208,704	\$302,788	\$392,694	\$478,498	\$560,896	\$639,322	\$713,913	\$828,517	\$823,199

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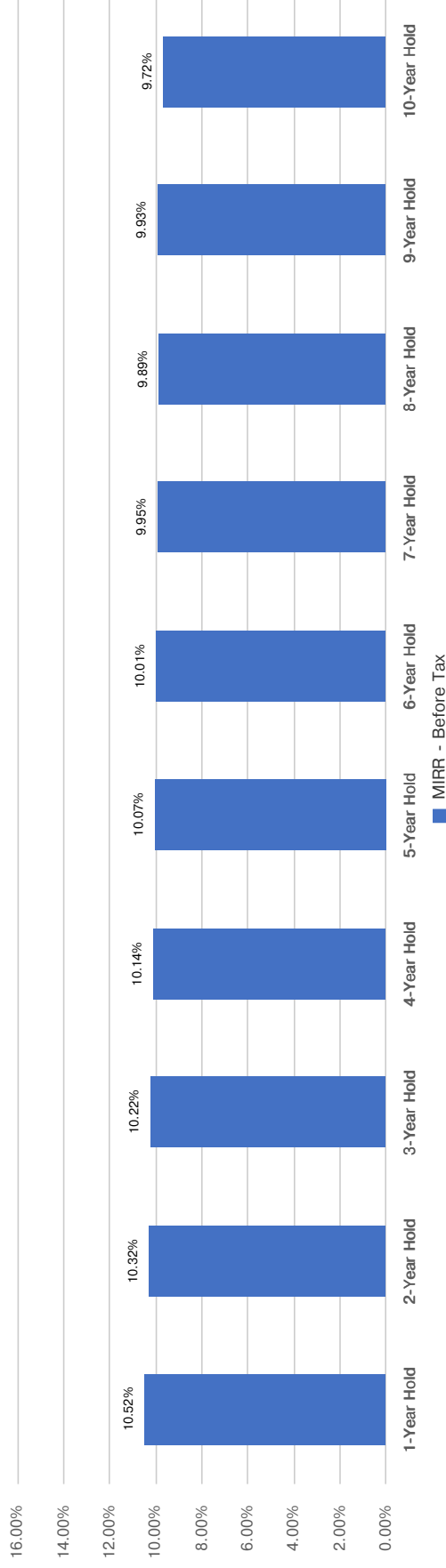
WESTCHASE SURGERY CENTER
10901 Sheldon Rd, Tampa, FL, 33626
Fiscal Year Beginning October 2025



Before Tax Finance Rate	4.00%
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Before Tax Reinvestment Rate	8.00%
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MIRR - Modified Internal Rate of Return



Year	1-Year Hold	2-Year Hold	3-Year Hold	4-Year Hold	5-Year Hold	6-Year Hold	7-Year Hold	8-Year Hold	9-Year Hold	10-Year Hold
0	(\$4,800,000.00)	(\$4,800,000.00)	(\$4,800,000.00)	(\$4,800,000.00)	(\$4,800,000.00)	(\$4,800,000.00)	(\$4,800,000.00)	(\$4,800,000.00)	(\$4,800,000.00)	(\$4,800,000.00)
1	\$5,304,920.00	\$312,670.00	\$312,670.00	\$312,670.00	\$312,670.00	\$312,670.00	\$312,670.00	\$312,670.00	\$312,670.00	\$312,670.00
2		\$5,504,469.00	\$364,969.00	\$364,969.00	\$364,969.00	\$364,969.00	\$364,969.00	\$364,969.00	\$364,969.00	\$364,969.00
3			\$5,669,179.00	\$375,779.00	\$375,779.00	\$375,779.00	\$375,779.00	\$375,779.00	\$375,779.00	\$375,779.00
4				\$5,839,187.00	\$387,137.00	\$387,137.00	\$387,137.00	\$387,137.00	\$387,137.00	\$387,137.00
5					\$6,014,289.00	\$398,839.00	\$398,839.00	\$398,839.00	\$398,839.00	\$398,839.00
6						\$6,195,441.00	\$410,891.00	\$410,891.00	\$410,891.00	\$410,891.00
7							\$6,381,723.00	\$423,323.00	\$423,323.00	\$423,323.00
8								\$6,573,134.00	\$436,134.00	\$436,134.00
9									\$6,857,054.00	\$449,304.00
10										\$6,908,888.00
MIRR- Before Tax	10.52 %	10.32 %	10.22 %	10.14 %	10.07 %	10.01 %	9.95 %	9.89 %	9.93 %	9.72 %

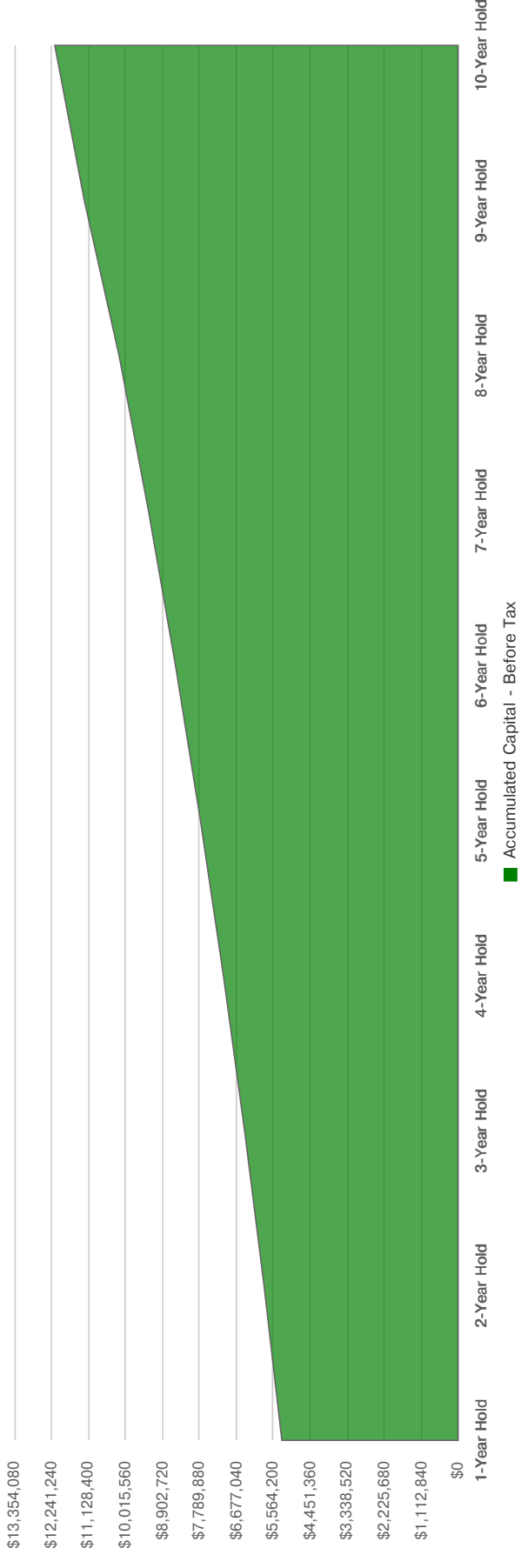


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Accumulated Capital



Year	1-Year Hold	2-Year Hold	3-Year Hold	4-Year Hold	5-Year Hold	6-Year Hold	7-Year Hold	8-Year Hold	9-Year Hold	10-Year Hold
Accumulated Capital- Before Tax	\$5,304,920	\$5,842,153	\$6,428,044	\$7,064,602	\$7,755,846	\$8,507,068	\$9,322,043	\$10,205,868	\$11,251,431	\$12,140,064
Equity Multiple Before Tax	1.11	1.22	1.34	1.47	1.62	1.77	1.94	2.13	2.34	2.53



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KEY INVESTMENT FACTS

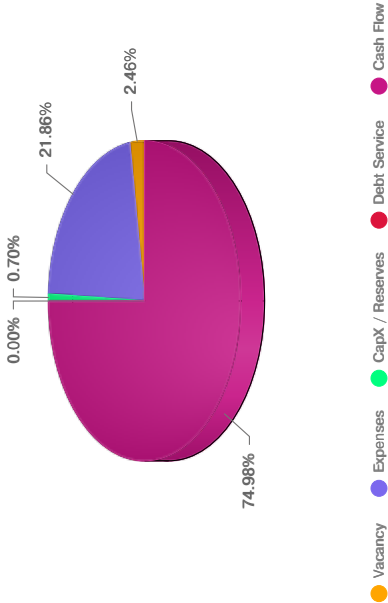
WESTCHASE SURGERY CENTER
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Fiscal Year Beginning October 2025



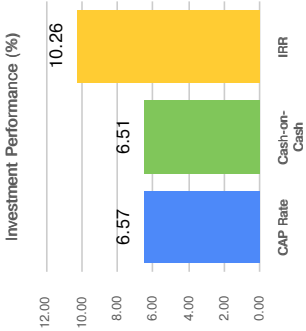
INITIAL INVESTMENT

Purchase Price	\$4,800,000
+ Acquisition Costs	\$0
- Mortgage(s)	\$0
+ Loan Fees Points	\$0
Initial Investment	\$4,800,000

CASH FLOW



INVESTMENT PERFORMANCE



Internal Rate of Return (IRR)	10.26%
Acquisition CAP Rate	6.57%
Year 1 Cash-on-Cash	6.51%
Gross Rent Multiplier	14.04
Price Per Square Foot	\$412.90
Loan to Value	0.00%
Debt Service Coverage Ratio	0.00

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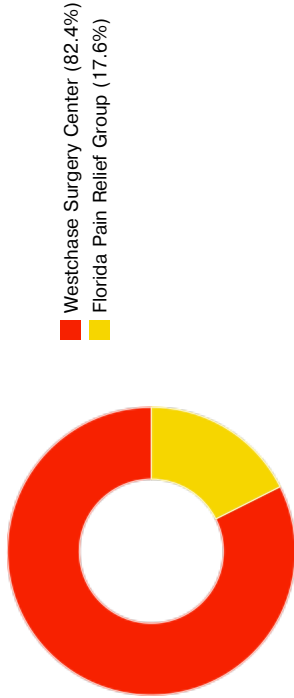
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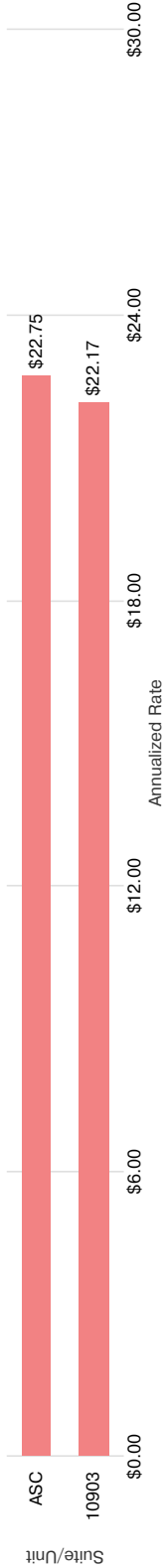
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TENANT OCCUPANCY



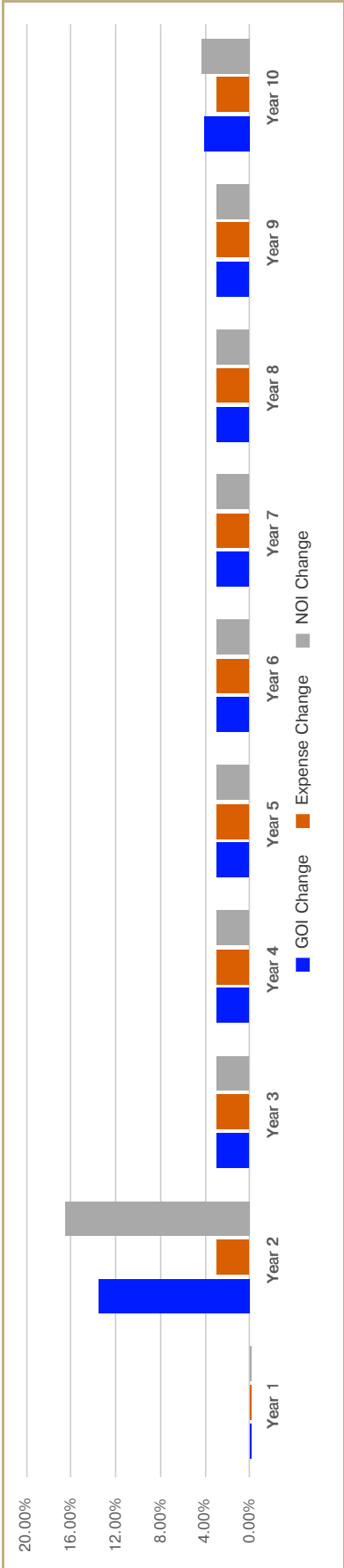
Rate Per Square Feet



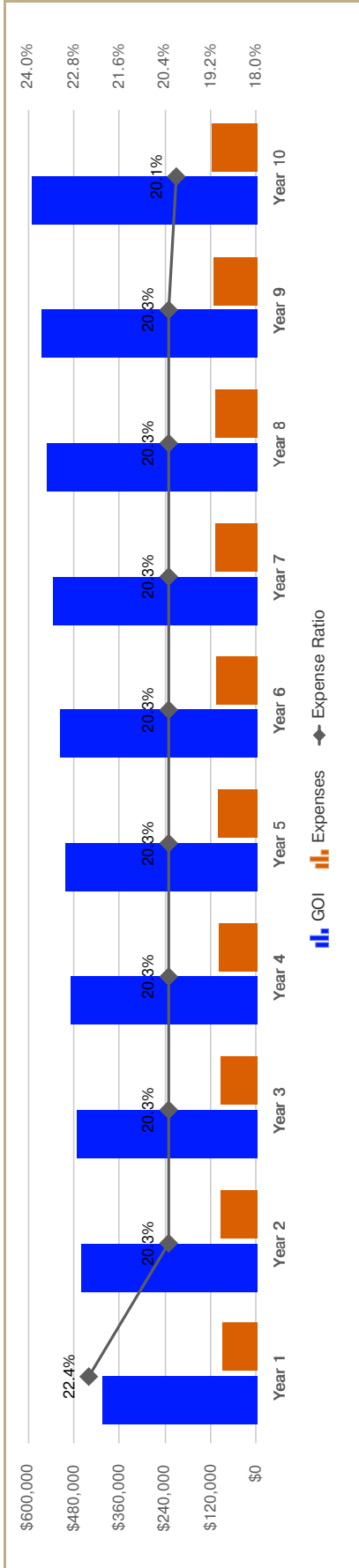
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 ANNUAL GOI, EXPENSE AND NOI PERCENT CHANGE



 EXPENSE RATIO % OF GOI

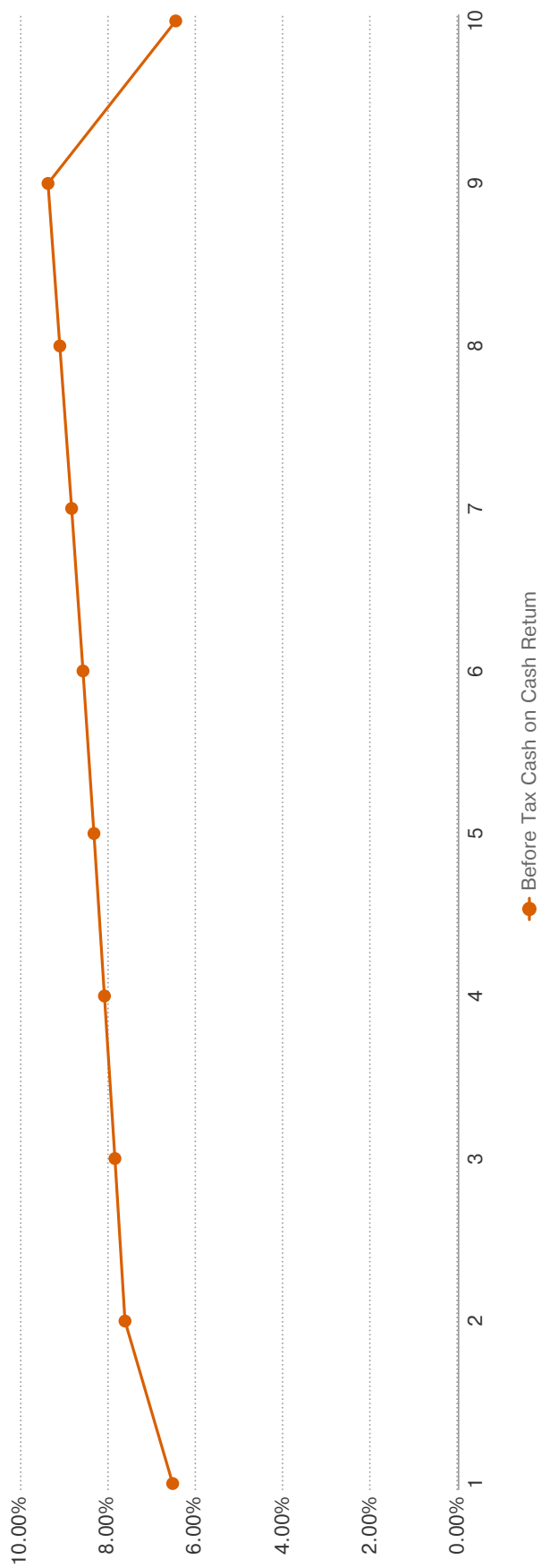




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ANNUAL CASH-ON-CASH DIVIDEND RETURN

Annual Cash-on-Cash Dividend Return



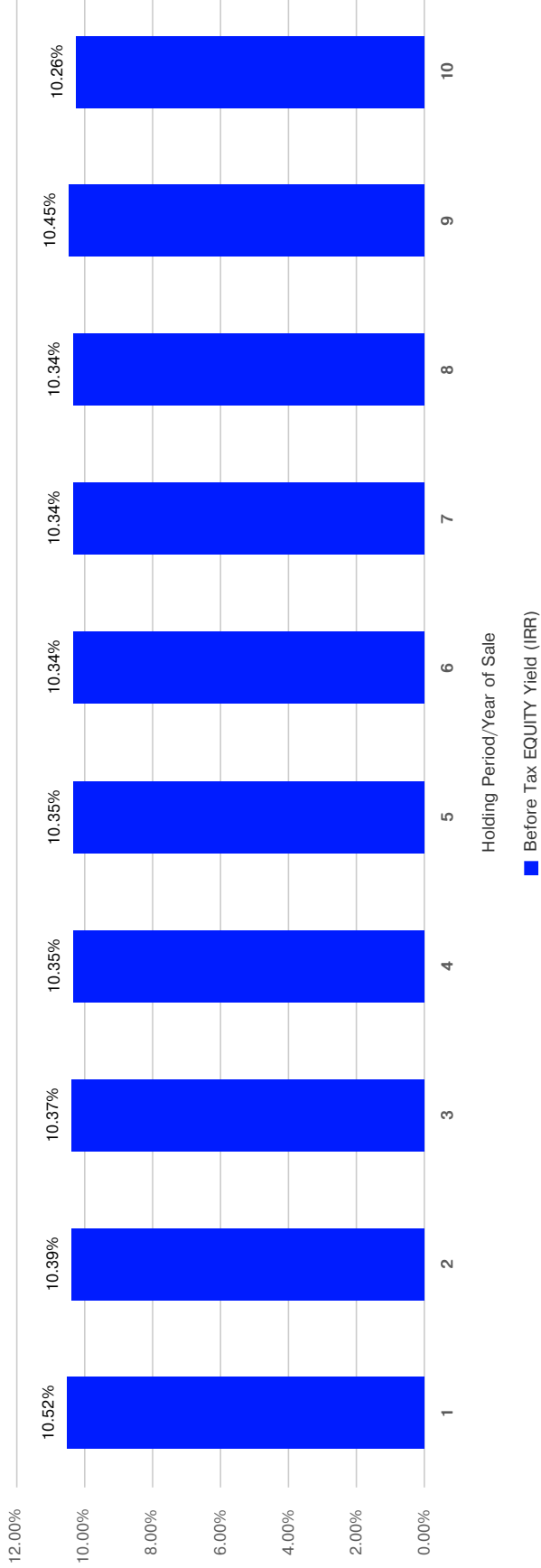
Year	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Before Tax Cash on Cash Return	6.51%	7.60%	7.83%	8.07%	8.31%	8.56%	8.82%	9.09%	9.36%	6.44%



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 OPTIMAL HOLDING PERIOD BY ANNUAL EQUITY YIELD (IRR)

Before Tax Optimal Holding Period	1 Year
Before Tax Optimal Hold Annual Yield	10.52%



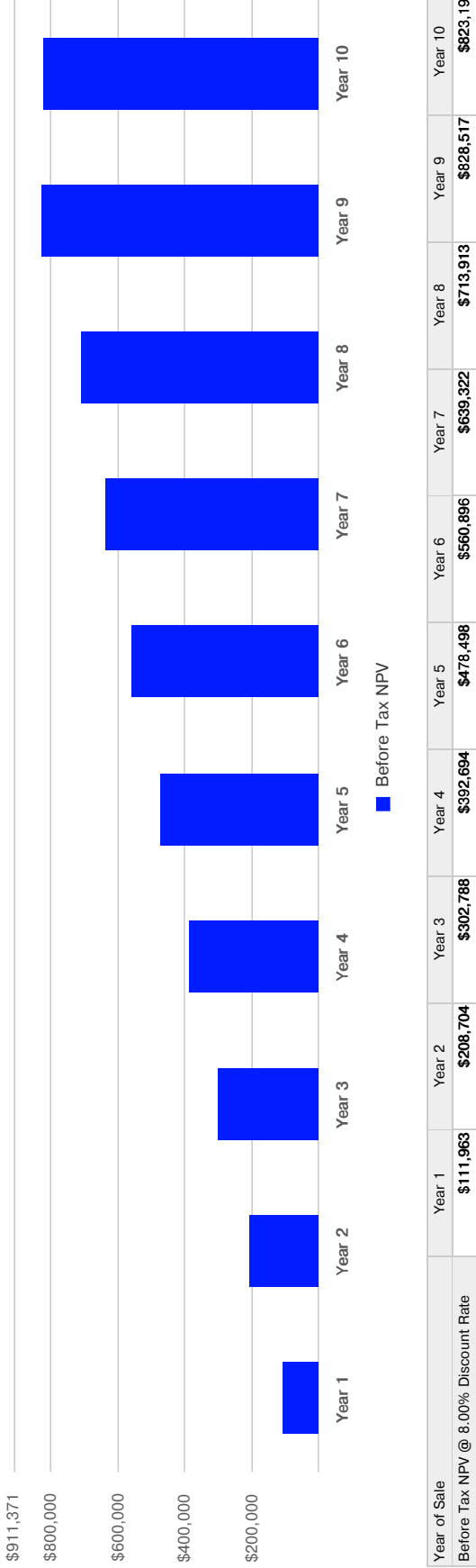


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 OPTIMAL HOLDING PERIOD BY NPV METHOD

Before Tax Discount Rate	8.00%
Before Tax Optimal Holding Period	9 Year

Optimal Holding Period by NPV Method



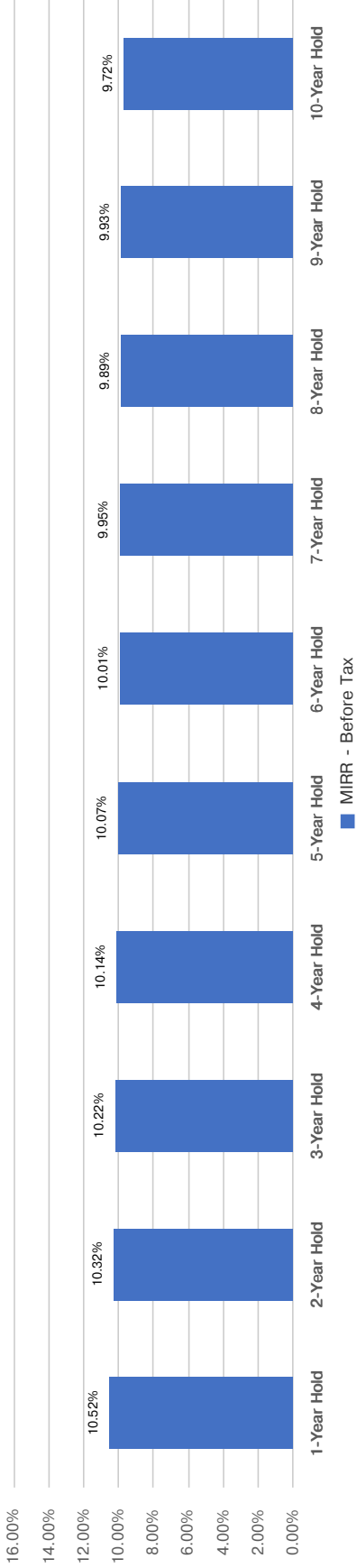
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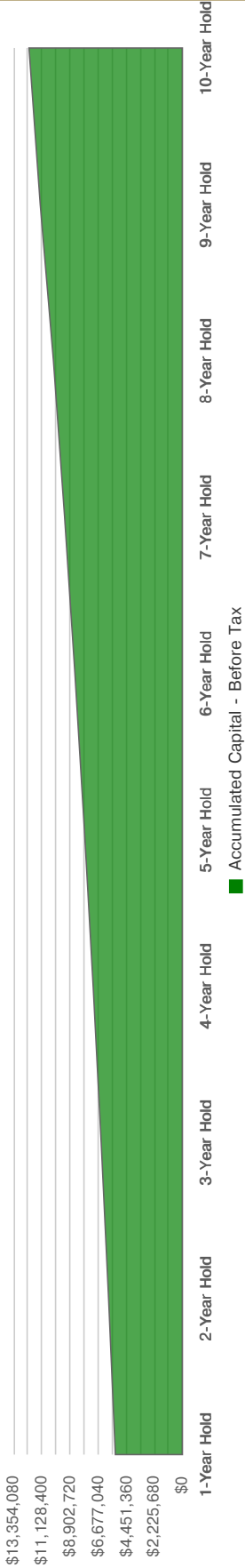
MIRR MODIFIED INTERNAL RATE OF RETURN

Before Tax Financing Rate	4.00%
Before Tax Reinvestment Rate	8.00%

MIRR - Modified Internal Rate of Return



Accumulated Capital





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