

TERNION

PALM BEACH COUNTY

HIGHLY ATTRACTIVE LOCATION WEST OF
TURNPIKE LEADING TO WELLINGTON, FLORIDA.

*Stabilized medical office income today with land
for a second phase. Existing infrastructure creates
a higher yield on cost.*

VALUE ADD

- Develop Phase 2
- 10,500 SF
- Economies of Scale

EXISTING CASH FLOW

- Medical Office
- 100% Leased
- 10-Year Terms
- NNN
- New Construction

8475 LAKE WORTH ROAD - Wellington / Lake Worth

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EXECUTIVE SUMMARY

Acquire Today's Income While Controlling Tomorrow's Growth.



Ternion Medical Office is a multiple parcel assemblage consisting of a high-quality medical office asset constructed in 2025 and an adjoining development site. There is substantial in-place, stabilized NNN income and attractive development conditions including a tenant-in-tow and other meaningful tenant demand that is unmet in the immediate market.

This high income, high growth submarket of Palm Beach County is located at the first signalized intersection west of the Florida Turnpike interchange and in the path of growth towards Wellington. Localized activity is marked by household brand names such as Cleveland Clinic, Tesla, Aldi, Chipotle, Publix, MD Now, Starbucks, Pulte, Lennar and more.

Ternion is one of those rare opportunities where an obvious development potential can be supported and leveraged by existing cash flow and leasing success.

Ternion is a long term store of value that is perfect for today's environment of problematic inflationary conditions.

VALUE ADD ASSEMBLAGE - \$9,000,000

LOCATION: PALM BEACH COUNTY

Positioned In A Strong South Florida Growth Corridor.



GROWTH DRIVERS:

Palm Beach County continues to attract affluent households, businesses, healthcare providers, and institutional capital. The property's location along the Lake Worth Road corridor places it within one of the county's most strategic east-west transportation routes.



Healthcare Expansion



Population Growth



Affluent Residential Development



Infrastructure Investment

LAKE WORTH CORRIDOR

Population Demographics



\$139,361

**Median Household
Income**

42

Median Age

**PROFESSIONALS,
HEALTHCARE WORKERS,
& BUSINESS OWNERS
Employment**

\$111,733

**Median Disposable
Income**

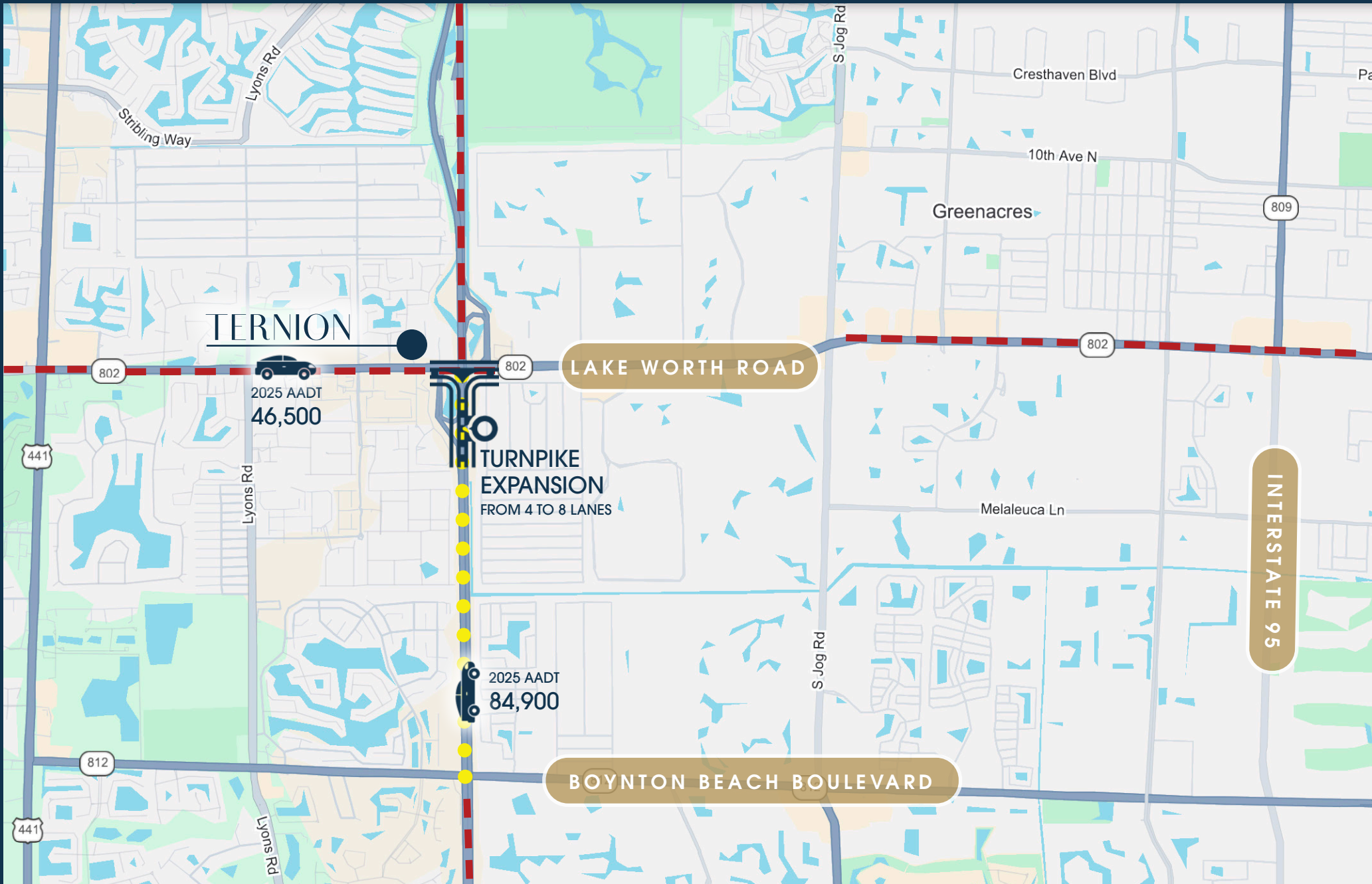
**FAMILIES
Households**

The Lake Worth Road corridor has emerged as one of Palm Beach County's most desirable residential and commercial growth markets, supported by affluent households, expanding residential development, and ongoing infrastructure investment. The immediate trade area surrounding Ternion is characterized by high-income, family-oriented demographics, with a median household income of approximately \$139,361 within a one-mile radius.

The area maintains a median age of approximately 42 years, reflecting a stable population of established professionals, business owners, and families. Strong household incomes, a highly educated workforce, and ongoing residential expansion continue to drive demand for healthcare services, childcare facilities, professional office space, and neighborhood-serving retail throughout the corridor.

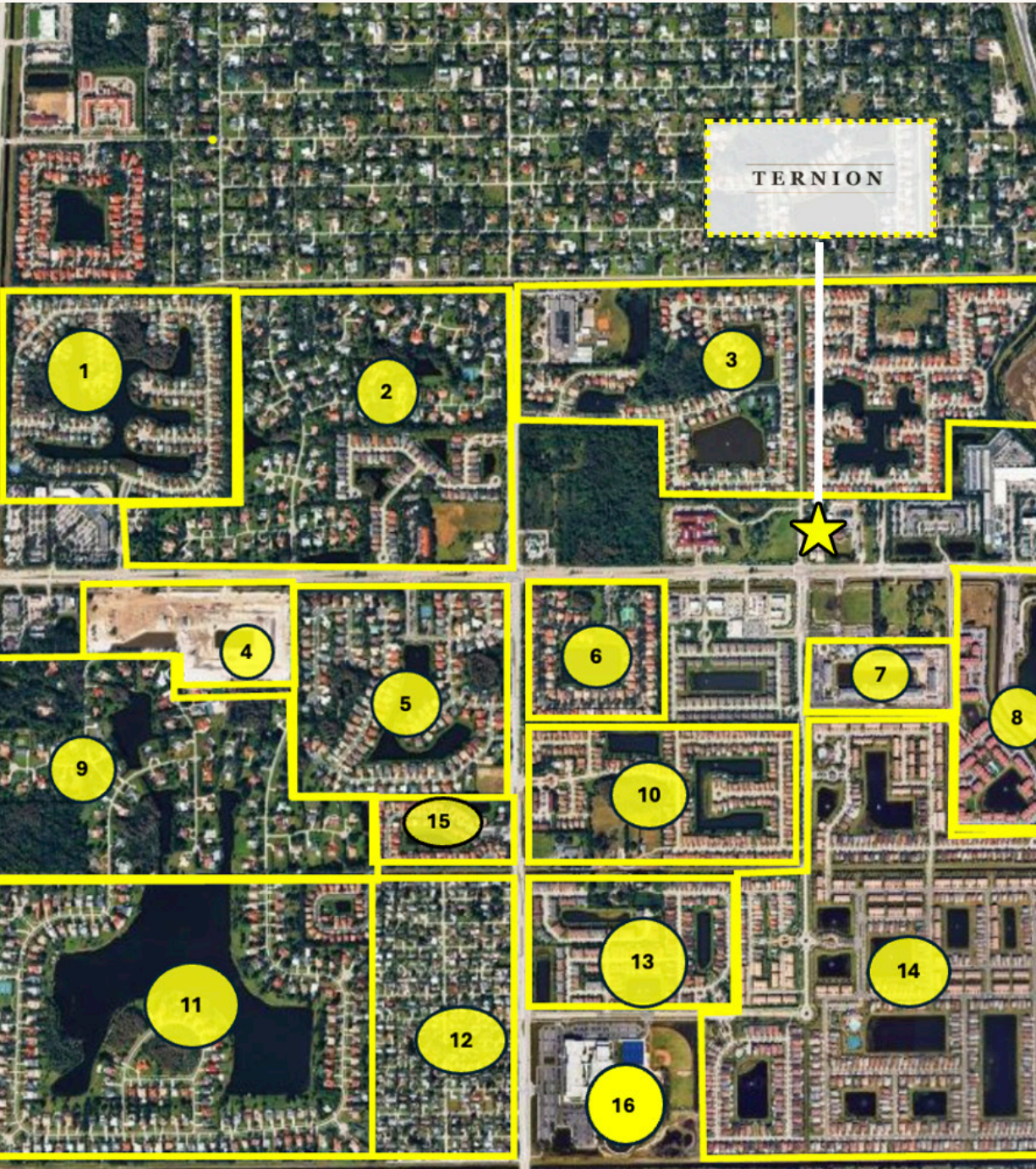
LAKE WORTH CORRIDOR

Infrastructure + Traffic Growth



LAKE WORTH CORRIDOR

Housing



AREA RESIDENTIAL COMMUNITIES

1. Wood Estates - 120 Homes
2. Cypress Estate - 200 Homes
3. Cypress/Wood Estates - 150 Homes
4. Hendrix Reserve - 117 Homes
5. Regency Lake Subdivision - 180 Homes
6. Cypress Lake Estates - 160 Homes
7. Elan Polo Gardens - 248 Luxury Apartments
8. Wellington Vista - 370 Luxury Apartments
9. Hunt Estates - 60 Homes
10. Gulfstream Preserve - 211 Luxury Homes
11. Legend Lake Subdivision - 178 Homes
12. Tropical Country - 75 Homes
13. Andalucia - 262 Luxury Homes
14. The Fields - 903 Luxury Homes
15. Citrus Isle - 45 Homes
16. Dr. Joaquin Garcia High School - New School

LAKE WORTH CORRIDOR

Retail Trade



MAJOR RETAILERS CURRENTLY UNDER CONSTRUCTION NEAR TERNION

SHOPS AT WYCLIFFE

- Walmart
- Walgreens

WOOD WALKS PLAZA

- Publix
- Bonefish Grill
- MD Now Urgent Care

SHOPPES OF LEGACY GARDENS

- Chipotle
- Aldi
- Bora Bora Smoothie Cafe
- El Car Wash

SHOPPES OF POLO GARDENS

- Starbucks
- Papa Johns

OTHER

- Medical Specialists of The Palm Beaches
- Cleveland Clinic
- 7 Eleven
- Palm Beach SkateZone
- Dunkin Donuts

PROPERTY DESCRIPTION

Phase 1: 8499 Lake Worth Road.



YEAR BUILT
2025

SITE SIZE
1.6 acres

BUILDINGS
3

TOTAL AREA
10,898 SF

TOTAL UNITS
6

MUPD zoning offers flexibility and multiple exit strategies for ownership.

8499 Lake Worth Road is a newly constructed, fully leased medical office campus completed in 2025 and located on 1.6 acres in unincorporated Palm Beach County.

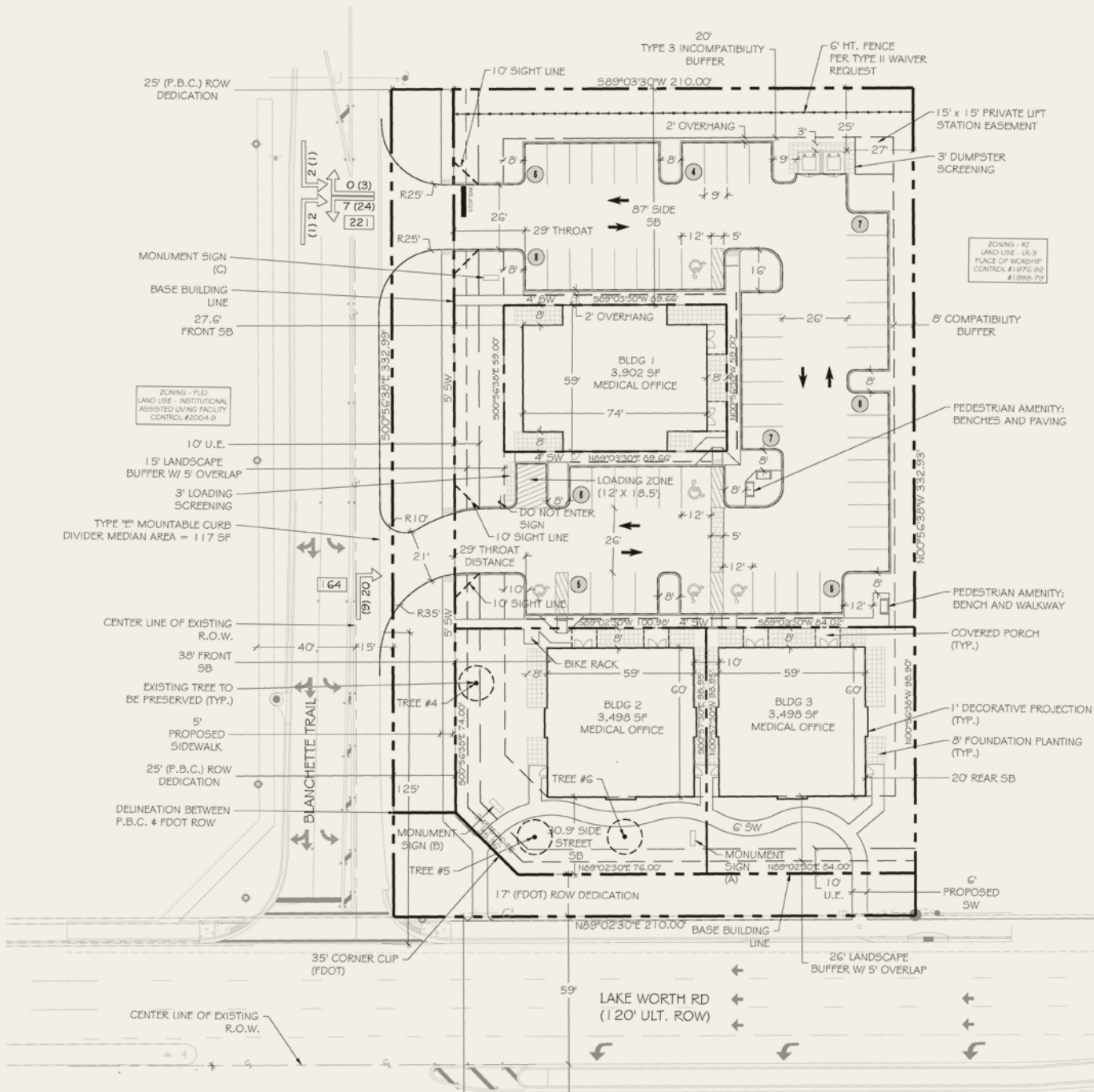
The property consists of three freestanding buildings totaling 10,898 square feet, leased to six tenants and designed to provide stable cash flow with diversified occupancy. Strategically positioned at the northeast corner of Lake Worth Road and Blanchette Trail—the first signalized

intersection west of the Florida Turnpike interchange—the campus benefits from exceptional visibility, accessibility, and exposure.

Zoned Multiple Use Planned Development (MUPD), the property offers a unique investment advantage: the ability to subdivide and sell individual buildings as fee-simple assets, creating future flexibility and multiple exit strategies for ownership.

MUPD SITE PLAN

Phase 1: 8499 Lake Worth Road.
[Click Here](#) for Complete Site Plan



210 FEET OF LAKE WORTH ROAD FRONTAGE

3 MONUMENT SIGNS

5:1,000 PARKING RATIO

LIGHTED PARKING AREAS

PRIVATE LIFT STATION

EFFICIENT TRAFFIC FLOW

The infrastructure already in place creates substantial advantages for future expansion.

PROPERTY DESCRIPTION

Phase 2: Development at 3916,
3894 & 3884 Blanchette Trail.



DEVELOPMENT PATHS

Childcare Build-to-Suit

*Tenant demand
already identified.*

Physician Build-to-Suit

*Expand the healthcare
ecosystem.*

Speculative Retail

*Capture corridor
retail demand.*

SITE SIZE

1.3 acres

3916, 3894 & 3884 Blanchette Trail comprise approximately 1.33 acres across three parcels currently improved with single-family residences. The site's highest and best use is medical office or commercial development.

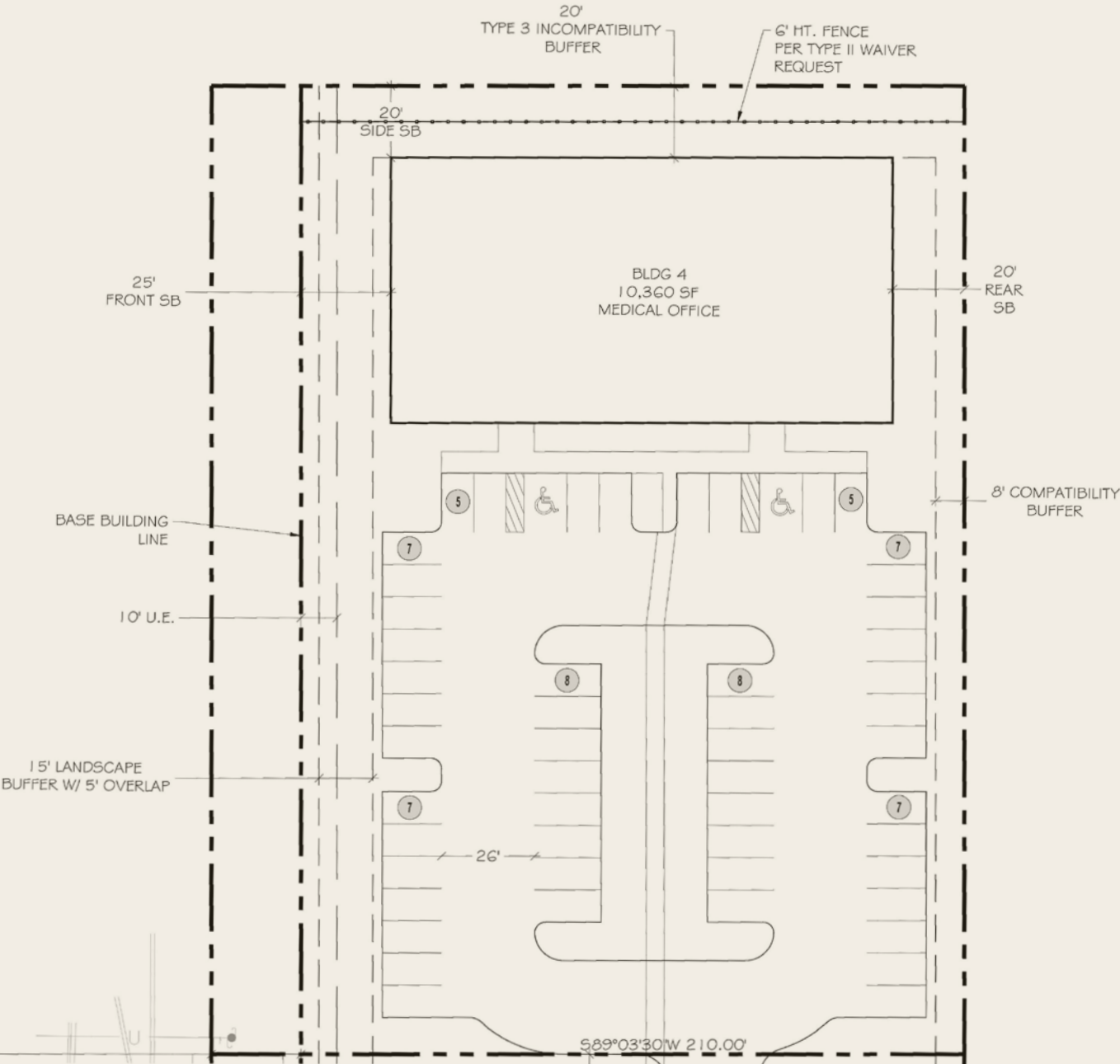
All three owners are willing to enter into a contingent purchase agreement, allowing a buyer to obtain desired zoning and development approvals prior to closing. The property may be annexed

into the existing Ternion MUPD, creating the potential for expanded commercial uses and enhanced value.

The site also benefits from access to existing Ternion infrastructure, reducing future development costs. Retail properties across Lake Worth Road are achieving rents in excess of \$50 per square foot NNN, underscoring the strength of the surrounding market.

EXPANSION SITE PLAN

Phase 2: Development at 3916,
3894 & 3884 Blanchette Trail.
[Click Here](#) for Complete Site Plan



DEVELOPMENT PATHS

3 SFR Folios Combined To
Create A New MUPD

or

Annex Into Existing
Ternion MUPD

COMBINED SITE SIZE

2.9 acres
Hard Corner

Existing infrastructure
significantly reduces
development costs and
timelines.

Economies of scale allow for
same density and parking
ratio on the smaller site size of
phase II.

PROPERTY PHOTOS

[Click Here](#) For Drone Videos Of The Property.



1:
Choice Vision

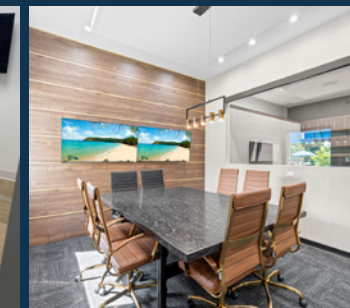
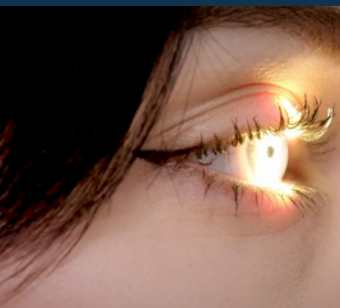
2:
Worth Kitchen & Bath

3:
Young Orthodontics

4:
Tomalty Dental

5:
Sawgrass CPA / TCI

6:
Align Life / Chiropractor



FINANCIAL REVIEW

Ternion 10-Year Hold

NET LEASABLE SQUARE FEET

Ternion	10,898 SF
Phase 2	10,500 SF

CONSTRUCTION COSTS

Tenant in Tow	\$6,233,294
Spec Retail (incl. land)	\$5,429,300

RENTS (\$/SF)

	Current	Year 10
Scheduled	\$33/SF	\$43/SF
Market	\$55/SF	--
Projected (3%/YR)	--	\$74/SF
Tenant in Tow	\$50/SF	--

YIELD ON COST

Ternion	5.31%	Going In Cap Rate
Phase 2	11.62%	Yeild On Cost
Combined (Year 4)	8.64%	Total Stabilized Yeild

SALE ASSUMPTIONS

MARKED TO MARKET NET CASH FLOWS

Ternion	\$805,530.04
Phase 2	\$776,111.71
	\$1,581,641.75

6% EXIT CAP RATE \$26,360,695.83

PURCHASE PRICE ALLOCATION

Ternion	\$7,000,000
Phase 2 Land	\$2,000,000
Development	\$3,429,300

Total Investment \$12,429,300

CASH FLOWS

TOTAL DOLLARS IN \$12,429,300

TOTAL DOLLARS OUT

Sum Of Annual Incomes

Ternion <i>in place leases</i>	\$3,871,300.90
Phase 2 <i>pro forma</i>	\$4,835,396.76

Annual Income \$8,706,697.66

Exit Value

Gross Sales	\$26,360,695.83
Less 5% Sales Costs	\$1,318,034.79

Net Sale Proceeds \$25,042,661.04

Annual Income + Net Sale Proceeds \$33,749,38.70

INVESTMENT RETURNS

Unlevered IRR	17.63%
Earnings Multiple	2.01


OPPORTUNITY SUMMARY

The Ternion MUPD presents a rare opportunity to acquire stabilized income and future development within Palm Beach County's thriving commercial real estate market.



NEW CONSTRUCTION

Built In 2025



MEDICAL OFFICES

Growing Medical HUB



NNN INCOME

10 Year Terms With Structured
Rent Increases



SIGNALIZED HARD CORNER LOCATION

46,500 Average Daily Traffic With
Expansion in High Growth Corridor



AFFLUENT AREA

\$139,361 Median Household
Income In 1 Mile Radius



FUTURE DEVELOPMENT

Multiple Development Paths
With Existing Infrastructure

VALUE PROPOSITION

*Built for Wealth Preservation.
Positioned for Value Growth.*

FUTURE RENT
GROWTH

SCARCITY OF
NEW SUPPLY

HIGH-DEMAND
MEDICAL OFFICES

PRIME LOCATION &
AFFLUENT DEMOGRAPHICS

10-YEAR NNN LEASES
+ RENT ESCALATIONS

HIGH-QUALITY,
NEW 2025 CONSTRUCTION

Ternion Medical Office is a superior store of value in today's commercial real estate marketplace. Many high net-worth investors and family offices today are seeking a hedge against inflation and Ternion provides this function better than most other commercial real estate properties available in the market today.

It is superior due to the NNN rent structure with scheduled base rent increases over time. It is superior because the lease terms are 10 years. It is superior due to its location, including the 46,500 vehicles per day that pass by this signalized intersection with median household incomes in the 1-mile radius of \$139,361 (ESRI data). It is superior due to the tenant profile of medical professionals.

Ternion Medical Office provides for wealth preservation in the form of brand new 2025 construction with timeless design and exceptional construction materials. These buildings were not built "on the cheap." Medical office, in general, is in high demand – especially in Palm Beach County Florida – and the barriers to entry for new product are significant and time consuming to overcome. This has created a particular element of scarcity that further enhances the intrinsic value of Ternion Medical Office.

Ternion has below market rents in relation to the most recent, local, lease comparables. When the existing leases turn, the value of this property will increase substantially as the lease rates mark to market.

Cleveland Clinic, Starbucks, Aldi, Chipotle, Pulte, Tesla And Other Household Names Are Investing In This Corridor And You Should Too.



PLEASE CONTACT MARK FOR MORE DETAILED
PROPERTY AND FINANCIAL INFORMATION.



SOLUTIONS RE

Strategic. Collaborative. Results.



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