Executive Investment Summary

5321 Grand Blvd., New Port Richey, Florida

Modern Medical / Corporate Office Building

Investment Highlights

- Purchase Price: $1,200,000
- Building Size: 4,674 RSF
- Land Size: 0.62 Acres
- 32 Surface Parking Spaces
- Delivered Vacant
- Suitable for medical, outpatient, dental, imaging, technology or corporate office, stable investment, 1031 Exchange.

Optimistic Underwriting

Metric	Estimate
Market Rent	$30.00/SF
Potential Gross Income	$140,220
Operating Expenses	$38,550
Net Operating Income	$100,670
Projected Cap Rate	8.47%

Investment Outlook

This presentation assumes a specialized medical tenant. The property's preserved medical infrastructure, extensive upgrades, ample parking, and strategic location support a projected NOI of approximately $100,670 and an estimated cap rate of 8.4% at the $1.2 million asking price. Actual results will depend on lease terms, tenant credit, and market conditions.