



FULLY LEASED MEDICAL OFFICE PORTFOLIO

MOBILE/DAPHNE, ALABAMA

FOR SALE • \$8,193,057

7.0% CAP RATE • 19,381 SF



VERITAS

MEDICAL REAL ESTATE ADVISORS

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An aerial photograph of a city, likely New York City, featuring a prominent skyscraper (the Chrysler Building) in the center. The image is overlaid with a dark blue semi-transparent rectangle containing white text. The background shows a river, industrial areas, and other city buildings.

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PORTFOLIO OVERVIEW

PROPERTY HIGHLIGHTS



70 Midtown Park East Mobile, AL 36606

- 9,472 sf building located on 0.72 acres
- Dermatology practice, ASC, and Med Spa
- Initial occupancy began in 2011
- Lease Commencement Date: 09-01-25
- Expiration Date: 08-31-35
- Current Rental Rates:
 - Clinic: \$29.71 NNN
 - ASC: \$35.98 NNN3% escalator beginning 09-01-27
- NOI: \$298,419



3155 Midtown Park South Mobile, AL 36606

- 1,728 sf building located on 0.83 acres
- Administrative building and employee parking for dermatology practice and ASC
- Lease Commencement Date: 09-01-25
- Expiration Date: 08-31-35
- Current Rental Rate: \$18.54 NNN
3% escalator beginning 09-01-27
- NOI: \$32,037



8832 US HWY 90 Daphne, AL 36526

- 8,181 sf building located on 1.14 acres
- Dermatology practice and Med Spa
- Lease Commencement Date: 09-01-25
- Expiration Date: 08-31-35
- Current Rental Rate: \$29.71 NNN
3% escalator beginning 09-01-27
- NOI: \$243,058

INVESTMENT SUMMARY

Sale Price:	\$8,193,057
Cap Rate:	7.00%
Total NOI:	\$573,514
- Mobile clinic NOI:	\$298,419
- Mobile Admin Office	\$32,037
- NOI: Daphne Clinic NOI:	\$243,058

INVESTMENT HIGHLIGHTS



Strategic Location

This portfolio includes three properties in key Gulf Coast locations: two in Mobile, AL, and one in Daphne, AL.



Strong Lease Terms

AQUA Dermatology has signed a new 10-year lease that began September 1, 2025, with rent escalations of 3% annually from 2027 through 2034.



ASC and Med Spa

The Mobile and Daphne clinics feature full service Med Spas. The Mobile Clinic also features a state-of-the-art ambulatory surgery center.



Expansion Potential

Extra acreage on the Administrative lot offers potential for expansion or additional development.



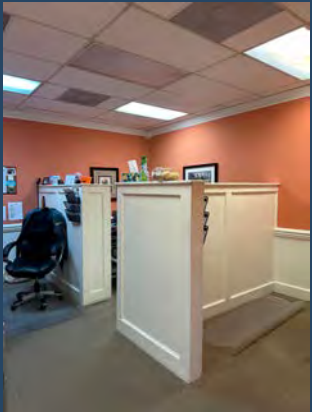
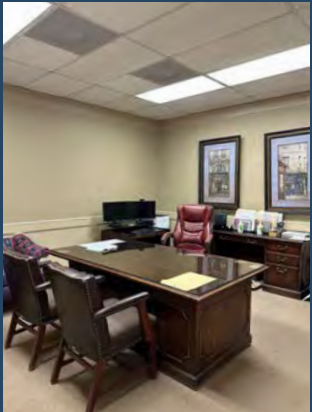


BUILDING & PROPERTY PHOTOS

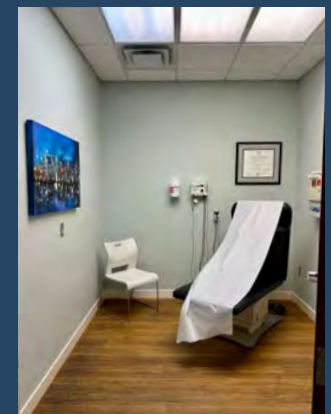
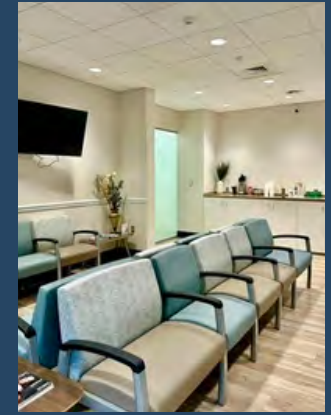
BUILDING PHOTOS - MOBILE CLINIC



BUILDING PHOTOS - MOBILE ADMINISTRATIVE OFFICE



BUILDING PHOTOS - DAPHNE CLINIC





TENANT PROFILE

TENANT PROFILE



AQUA Dermatology is the largest and most comprehensive full-service skin care provider in the Southeast providing medical, surgical, and cosmetic dermatology, vein care, plastic surgery, and radiation therapy with more than 115 locations and 270 providers.

AQUA Dermatology acts as a large dermatology practice that partners with and acquires existing practices. The company provides centralized support services, including revenue cycle management and accounting to its partner practices.

AQUA Dermatology's expansion from over 80 locations in 2022 to 115 locations in 2026, plus its continued acquisition activity, suggests a company with strong financial sponsor support and a continuing platform-building strategy. For healthcare real estate investment, AQUA should be considered a desirable tenant/operator, particularly for medical office assets where dermatology use is compatible with outpatient clinical space, high patient traffic, and recurring care. The company's concentration of medical, surgical, and cosmetic dermatology should continue to support durable demand, especially in southeastern markets.

COMPANY: **Aqua Dermatology Management, LLC**


LOCATIONS: **115+**

WEBSITE: **aquadermatology.com**

LEASE EXPIRES: **August 31, 2035**

10-YR CASH FLOW

Year	Sunrise Dermatology – Daphne	Sunrise Dermatology – Mobile	Sunrise Dermatology – Mobile Administration Office
2025	\$ 243,058.00	\$ 298,419.00	\$ 32,037.00
2026	\$ 243,058.00	\$ 298,419.00	\$ 32,037.00
2027	\$ 245,488.00	\$ 301,400.00	\$ 32,360.00
2028	\$ 252,848.00	\$ 310,444.00	\$ 33,328.00
2029	\$ 260,436.00	\$ 319,760.00	\$ 34,324.00
2030	\$ 268,252.00	\$ 329,348.00	\$ 35,356.00
2031	\$ 276,300.00	\$ 339,228.00	\$ 36,420.00
2032	\$ 284,588.00	\$ 349,408.00	\$ 37,512.00
2033	\$ 293,124.00	\$ 359,892.00	\$ 38,636.00
2034	\$ 301,920.00	\$ 370,688.00	\$ 39,792.00

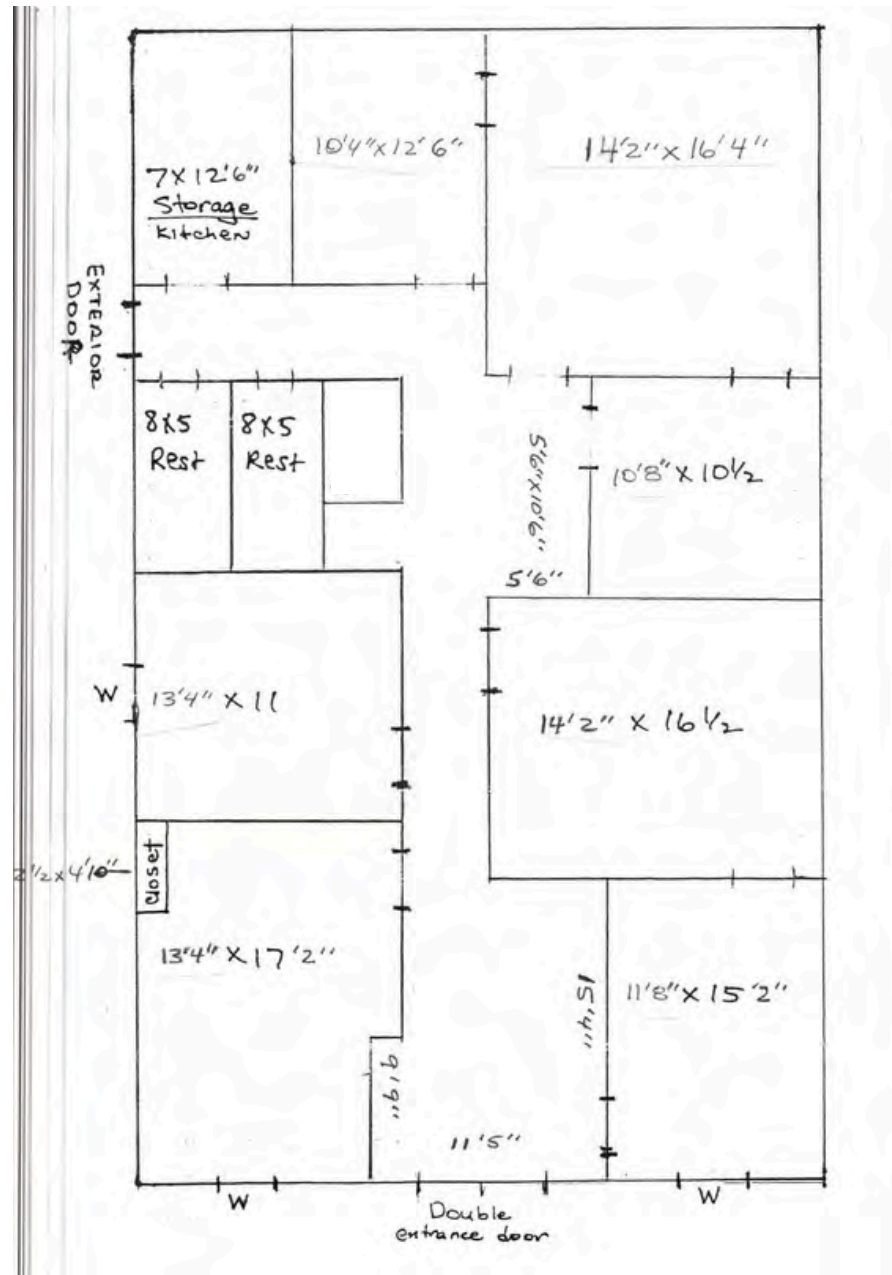


FLOOR PLANS & SITE PLANS

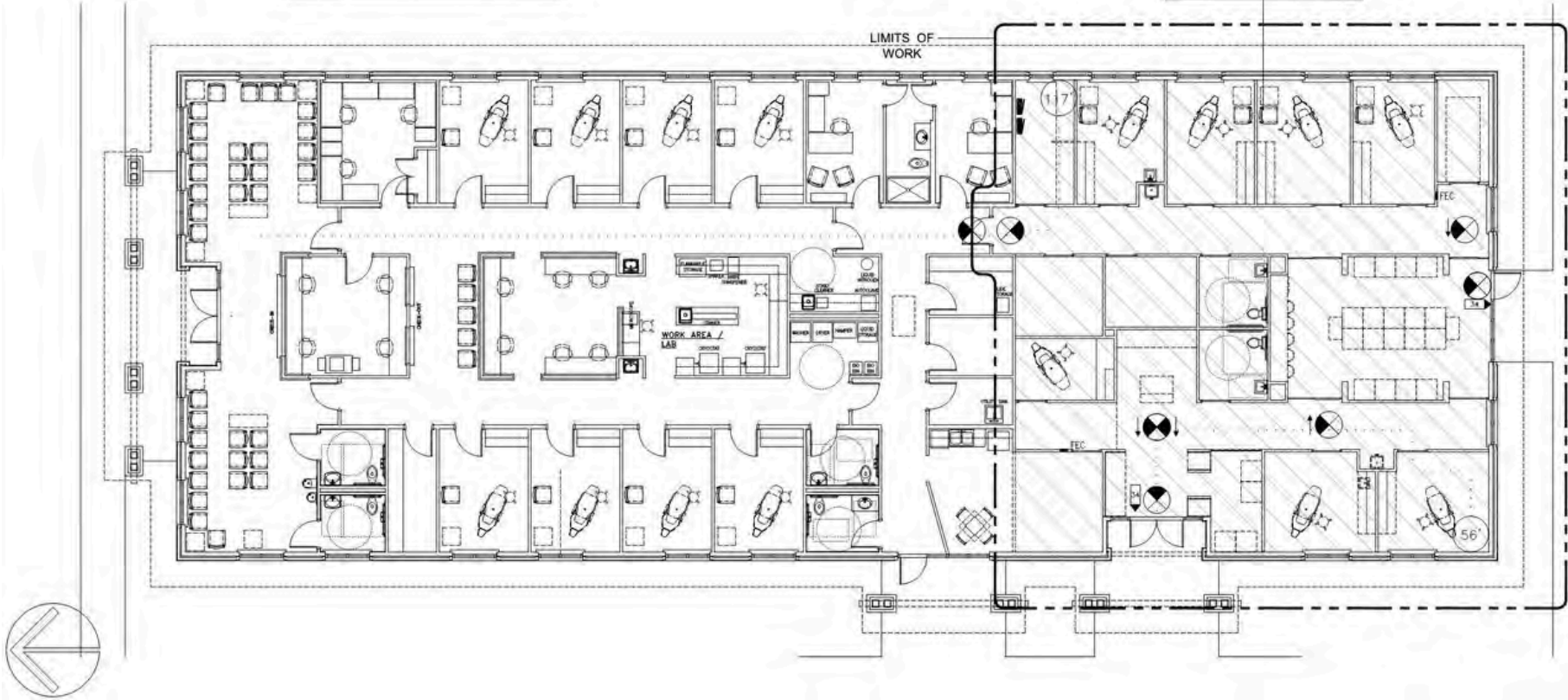
FLOOR PLAN - MOBILE CLINIC



FLOOR PLAN - MOBILE ADMINISTRATIVE OFFICE

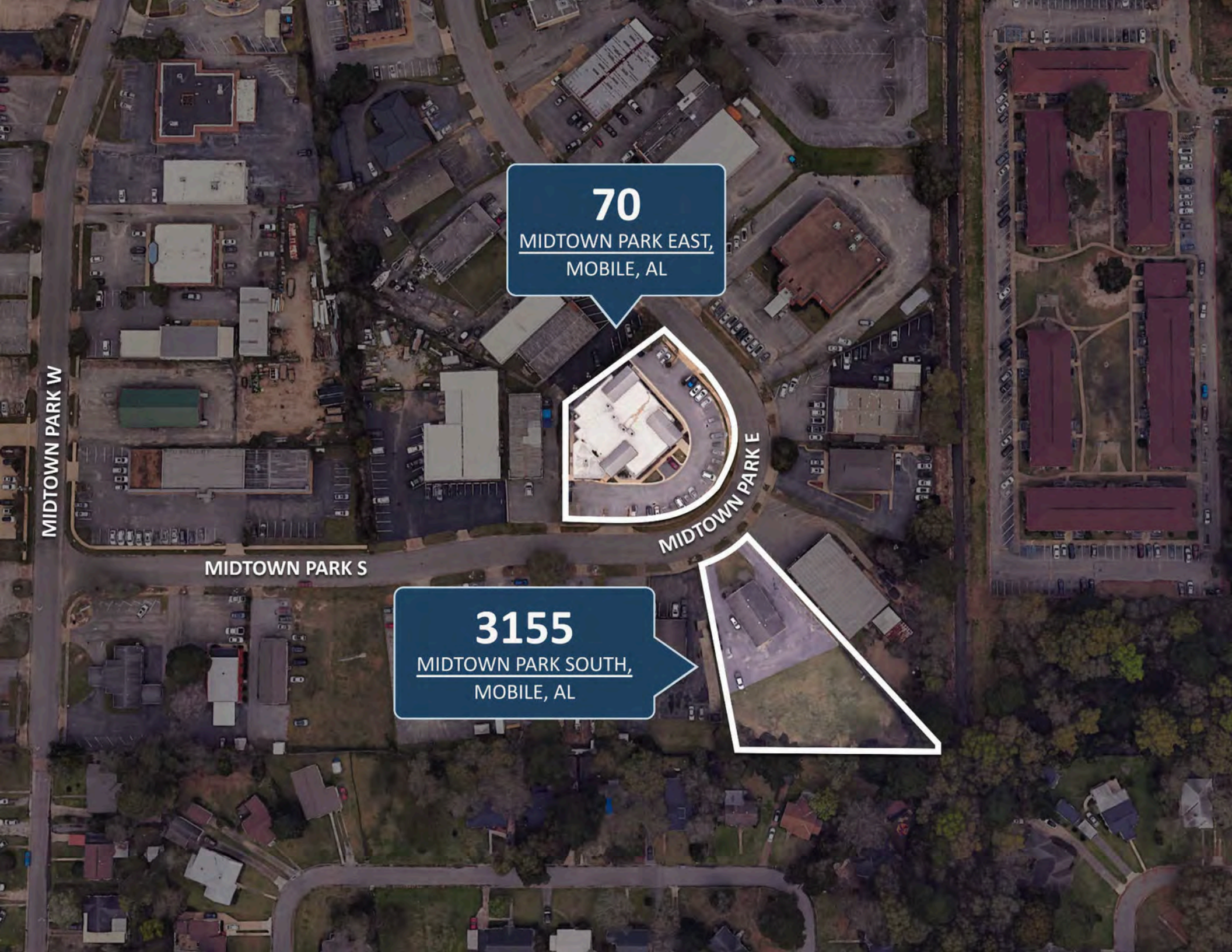


FLOOR PLAN - DAPHNE CLINIC





AERIALS & MAPS



70

MIDTOWN PARK EAST,
MOBILE, AL

MIDTOWN PARK W

MIDTOWN PARK S

MIDTOWN PARK E

3155

MIDTOWN PARK SOUTH,
MOBILE, AL

8832

U.S. 90
DAPHNE, AL

HIGHWAY 90

90

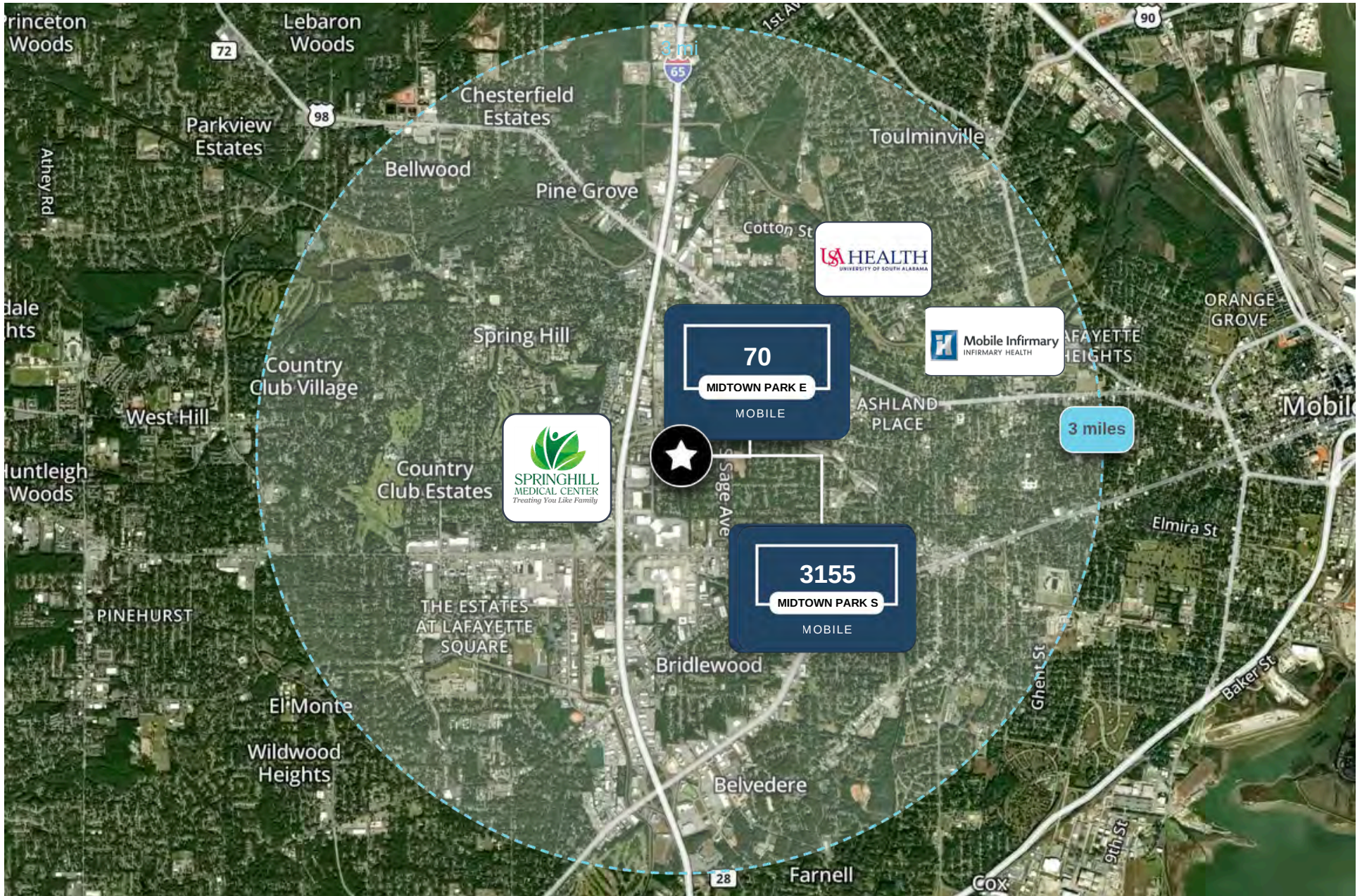


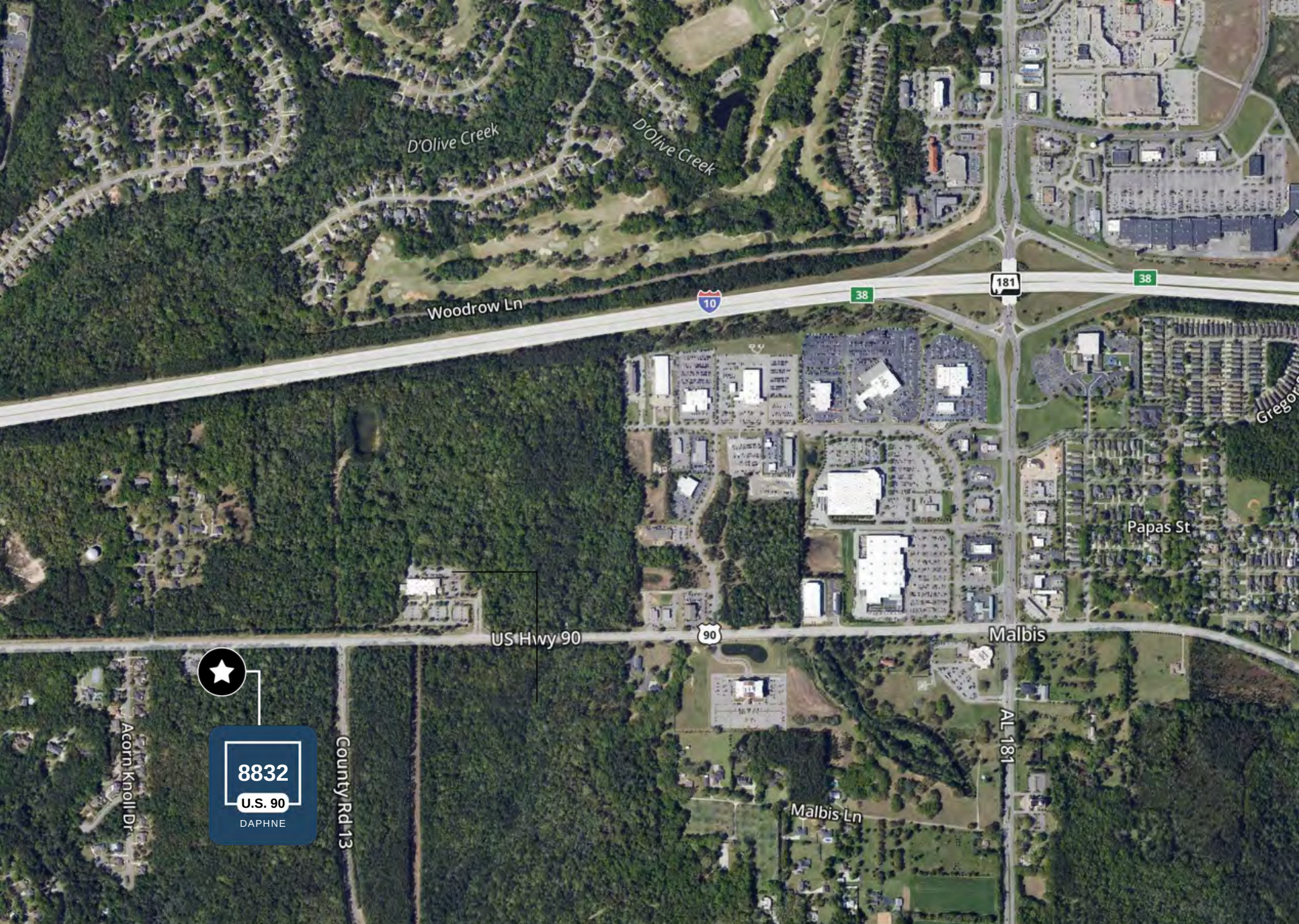


70
MIDTOWN PARK E
MOBILE

3155
MIDTOWN PARK S
MOBILE

AERIAL - MOBILE LOCATIONS & NEARBY HOSPITALS





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8832
U.S. 90
DAPHNE

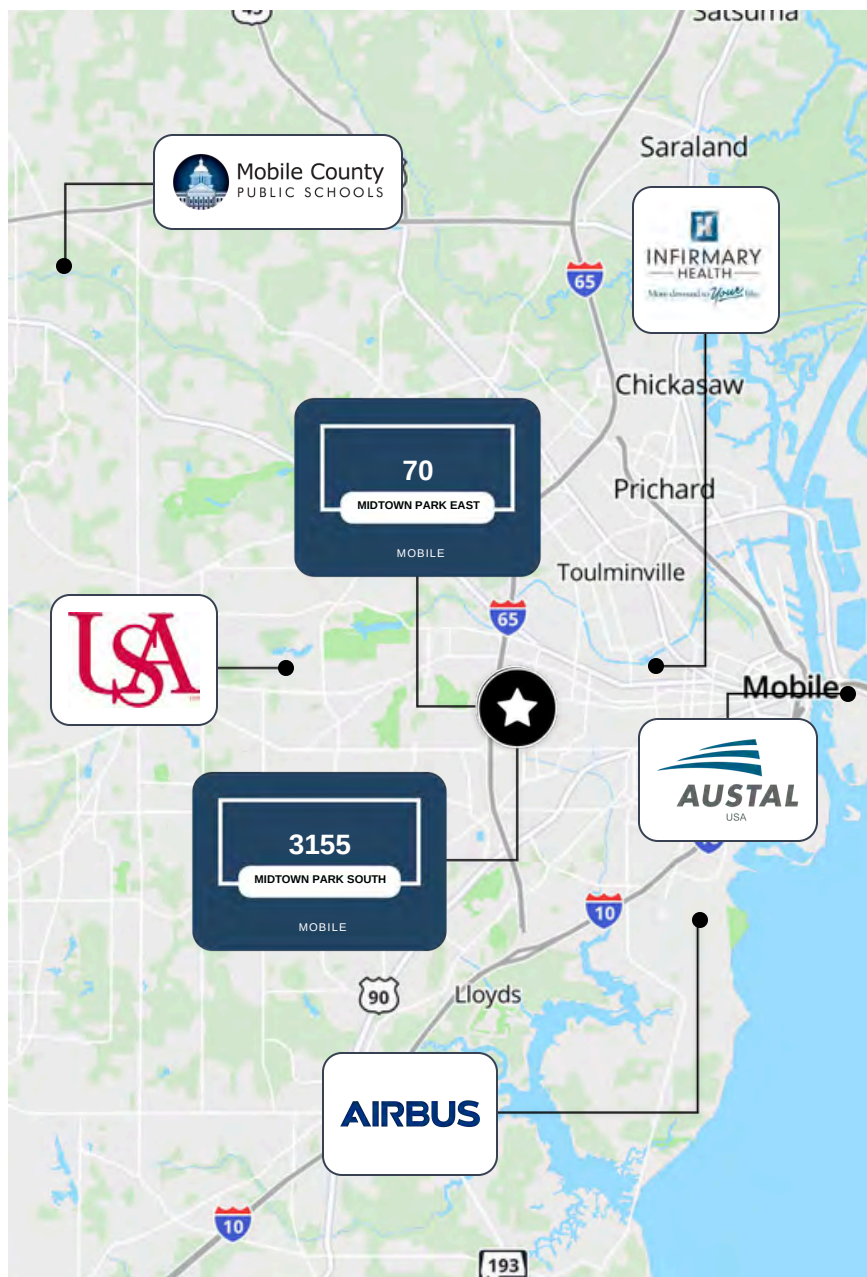
AMENITIES MAP - MOBILE



AMENITIES MAP - DAPHNE



MAJOR EMPLOYERS - MOBILE

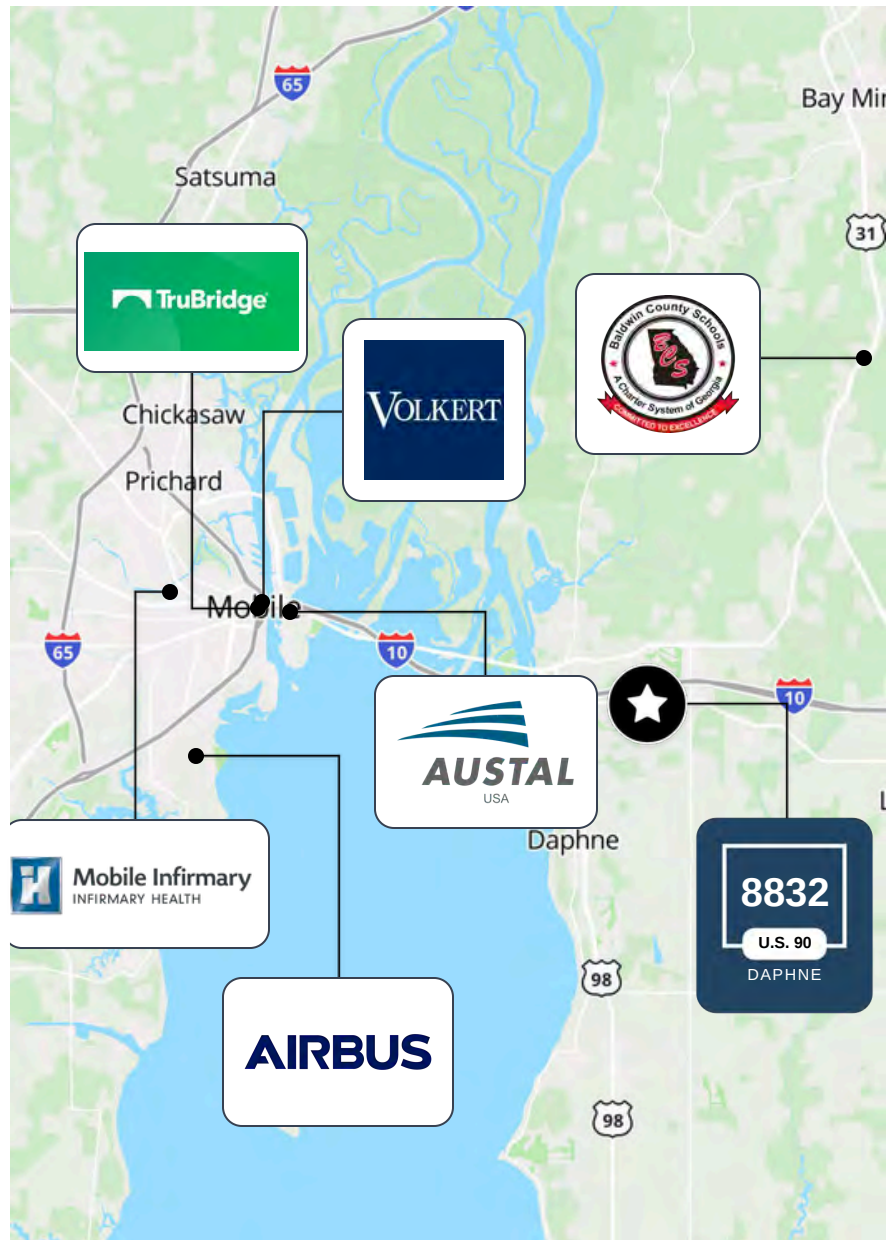


Mobile, Alabama benefits from a strong and diversified employment base driven by leading institutions in education, healthcare, and advanced manufacturing – all key demand generators for the Midtown submarket. The University of South Alabama anchors the local economy as both a premier research university and a regional healthcare provider, employing over 11,500 professionals. Alongside it, the Mobile County Public School System – Alabama’s largest – supports more than 7,200 employees, reflecting the area’s emphasis on education and long-term workforce stability. These two institutions not only provide consistent employment but also attract a steady inflow of students, faculty, and healthcare professionals to the region.

The region’s economic depth is further strengthened by major private-sector employers that support Mobile’s industrial and healthcare landscape. Infirmiry Health employs approximately 6,700 people across multiple hospitals and outpatient centers, solidifying the city’s reputation as a regional medical hub. Meanwhile, Austal USA and Airbus’s U.S. Manufacturing Facility contribute a combined 6,000+ manufacturing jobs, underscoring Mobile’s strategic position as a leader in shipbuilding and aerospace production. Together, these employers form a balanced and resilient economic ecosystem that fuels steady population growth and supports long-term housing and commercial demand.

Employer	Industry	Employees	Distance
University of South Alabama	Education	11,500	3.9 mi
Mobile County Public School System	Education	7,200	10.4 mi
Infirmiry Health	Healthcare	6,700	2.4 mi
Austal USA	Shipbuilding / Manufacturing	4,000	5.5 mi
Airbus US Manufacturing Facility	Aerospace Manufacturing	2,200	4.7 mi

MAJOR EMPLOYERS - DAPHNE



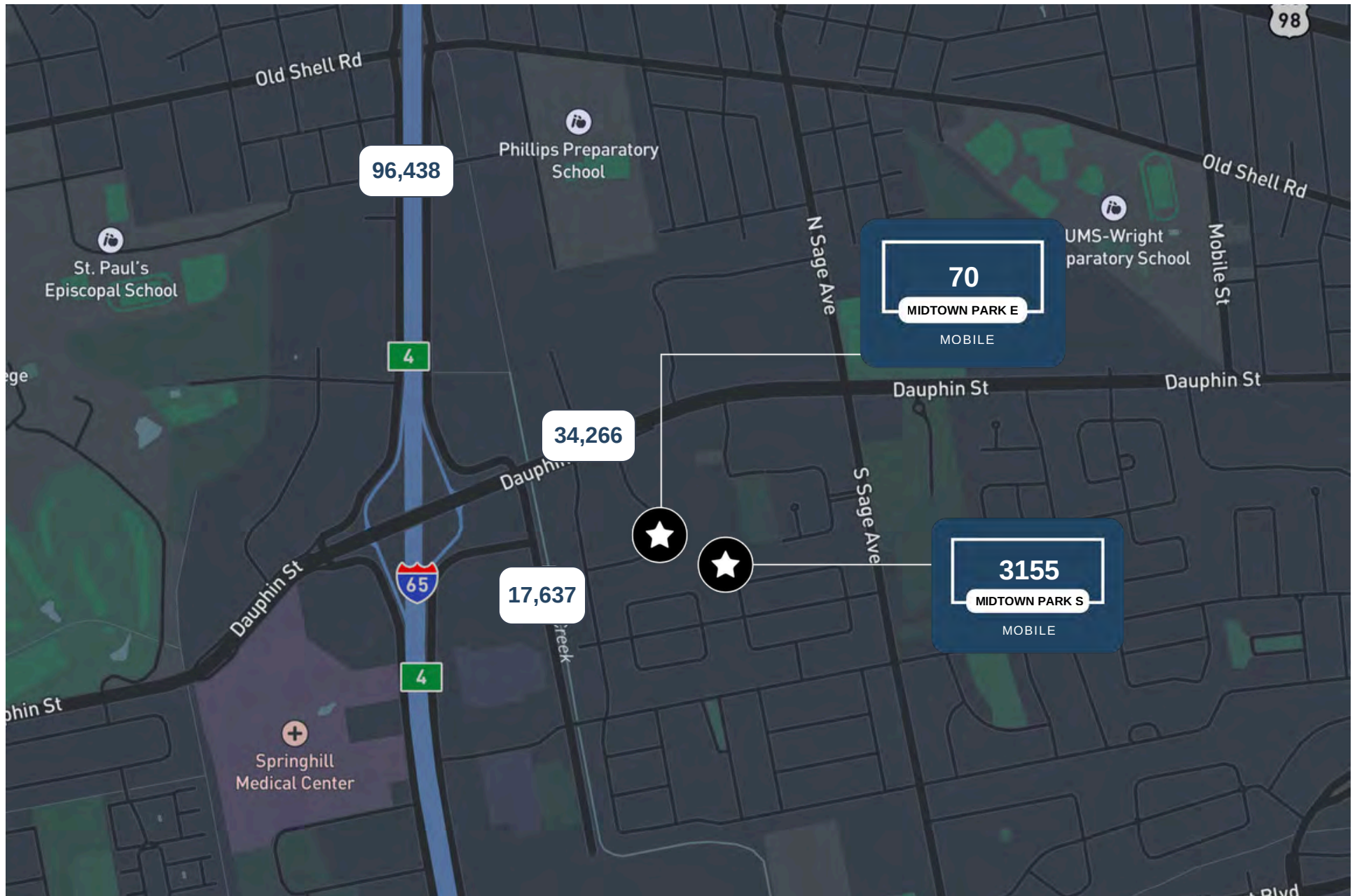
Daphne is a high-growth healthcare market along Alabama’s Gulf Coast, strategically located on the eastern shore of Mobile Bay with direct access to Interstate 10 and the US-90 corridor. Over the past 3–5 years, Daphne has consistently ranked among the fastest-growing cities in the state, driving increased demand for outpatient medical services, physician practices, and ancillary healthcare uses.

The area’s medical demand is supported by a strong and expanding employment base anchored by regional healthcare providers such as Mobile Infirmiry, along with major employers in aerospace, shipbuilding, education, and professional services. This diversified workforce contributes to stable insurance coverage, growing patient volumes, and sustained utilization of healthcare services.

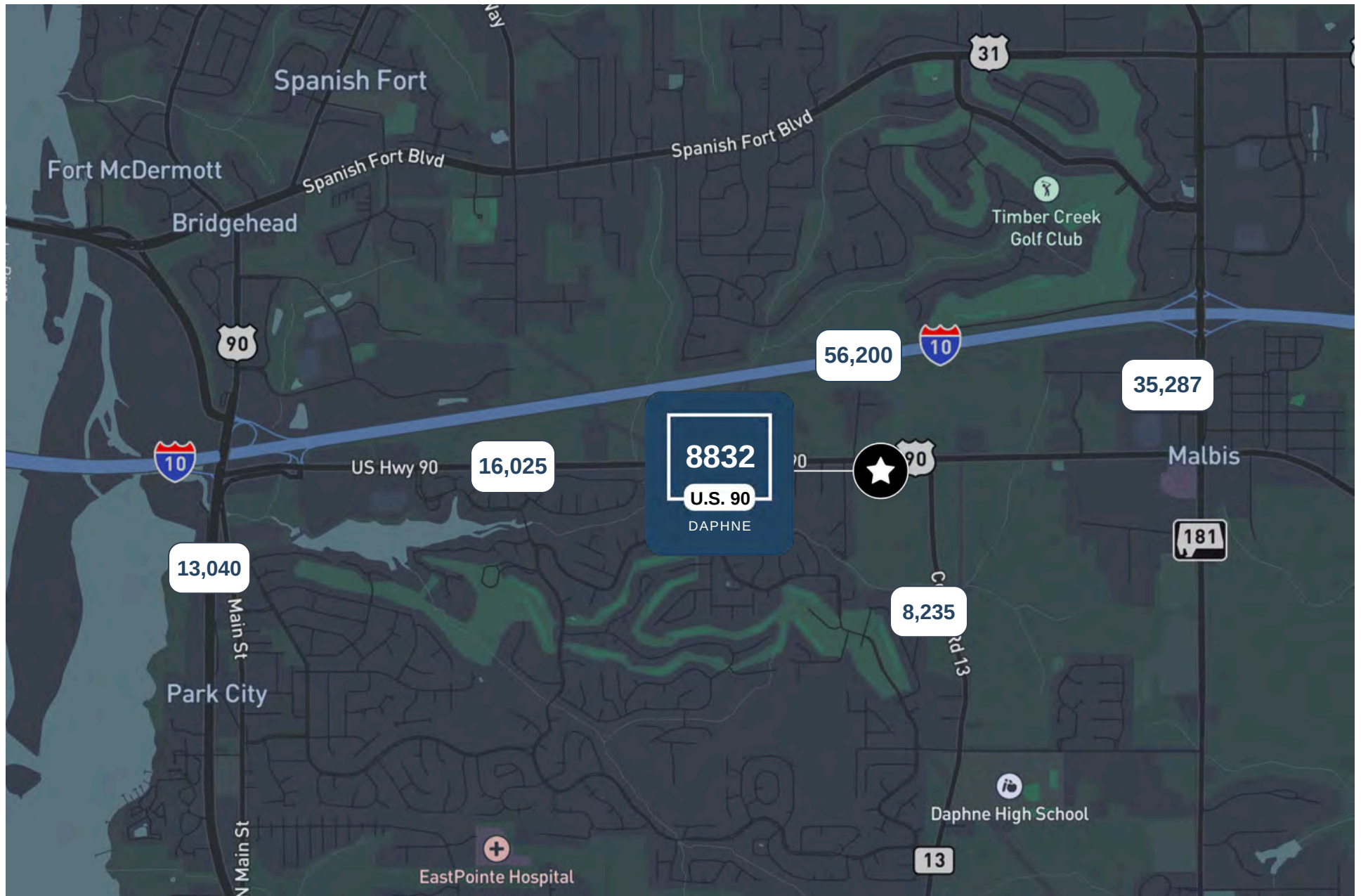
Daphne’s proximity to Mobile’s hospital systems, combined with its residential growth and ease of access, positions the market as a natural location for outpatient care, specialty clinics, and medical office facilities serving both Baldwin and Mobile counties. These fundamentals create a durable demand profile for healthcare real estate supported by population growth, accessibility, and long-term demographic trends.

Employer	Industry	Employees	Distance
Infirmiry Health (Mobile Infirmiry Medical Center)	Healthcare	6,700	14.3 mi
Austal USA	Manufacturing (Shipbuilding)	3,500	10.4 mi
Baldwin County Board of Education	Education	3,000	13.6 mi
TruBridge, Inc. (formerly CPSI)	Healthcare Technology	2,500	12.2 mi
Airbus	Manufacturing (Aerospace)	2,000	15.5 mi
Volkert, Inc.	Engineering / Consulting	1,500	12.2 mi

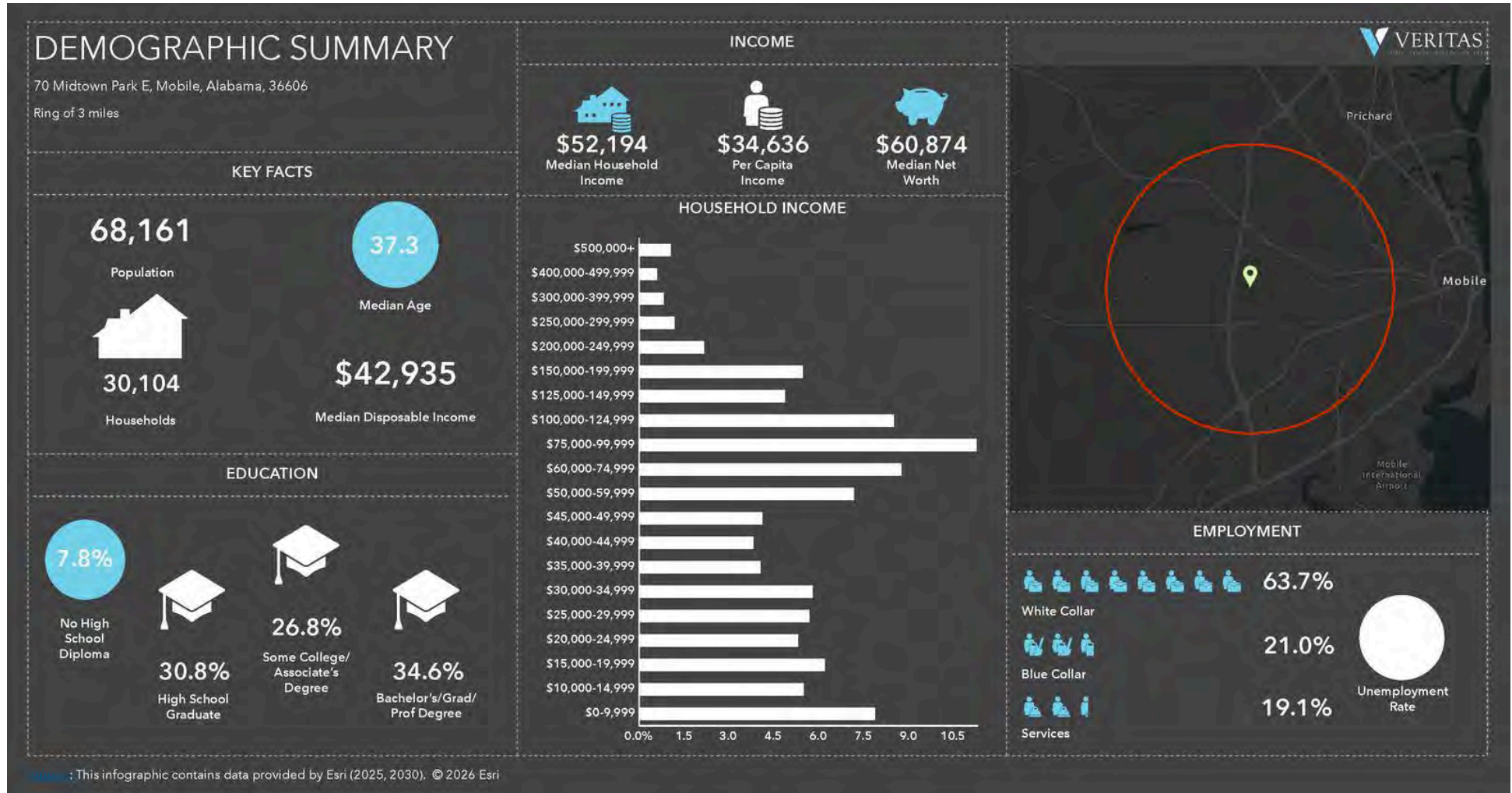
TRAFFIC COUNTS - MOBILE



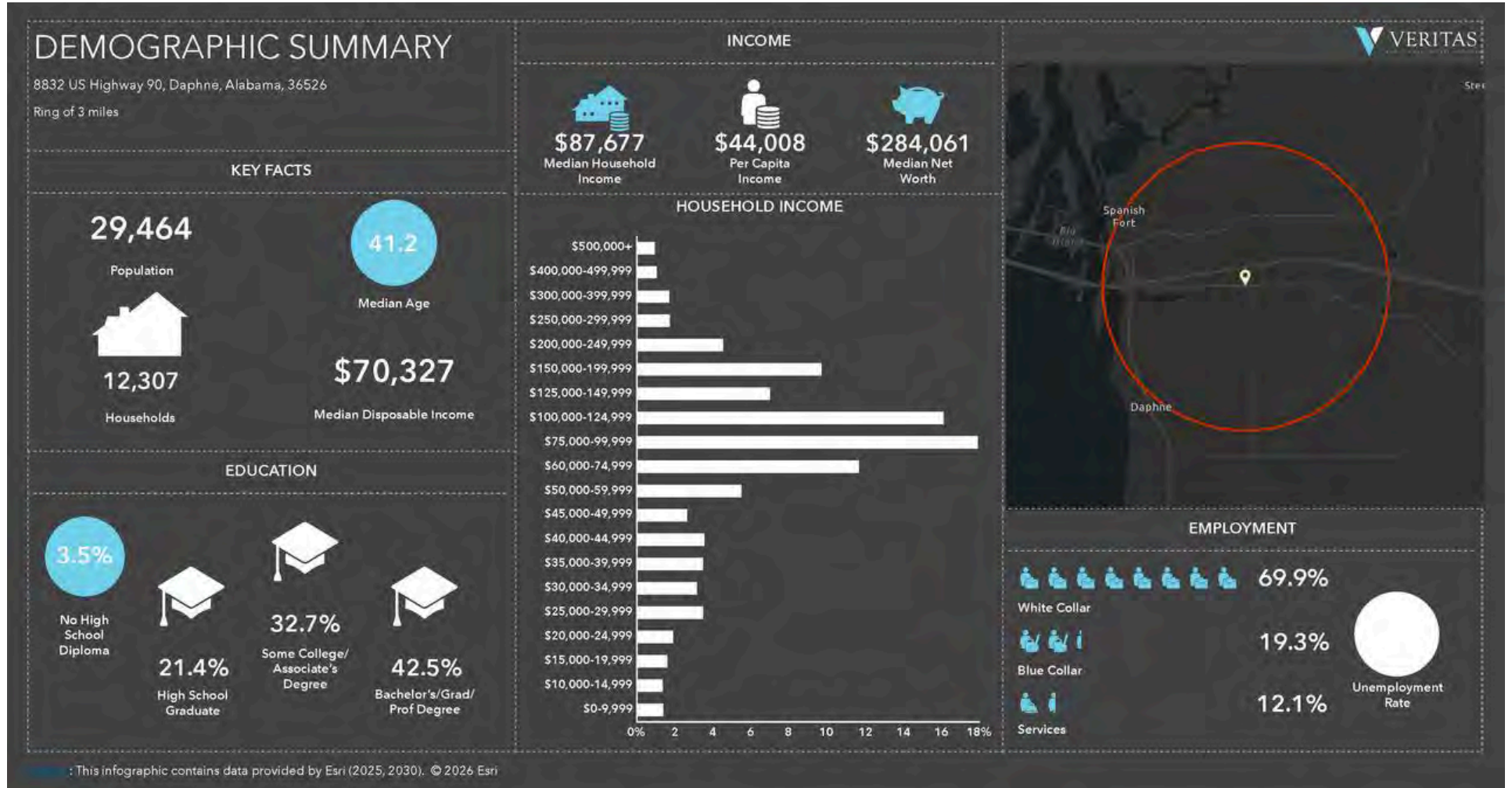
TRAFFIC COUNTS - DAPHNE



DEMOGRAPHIC SUMMARY - MOBILE



DEMOGRAPHICS - DAPHNE

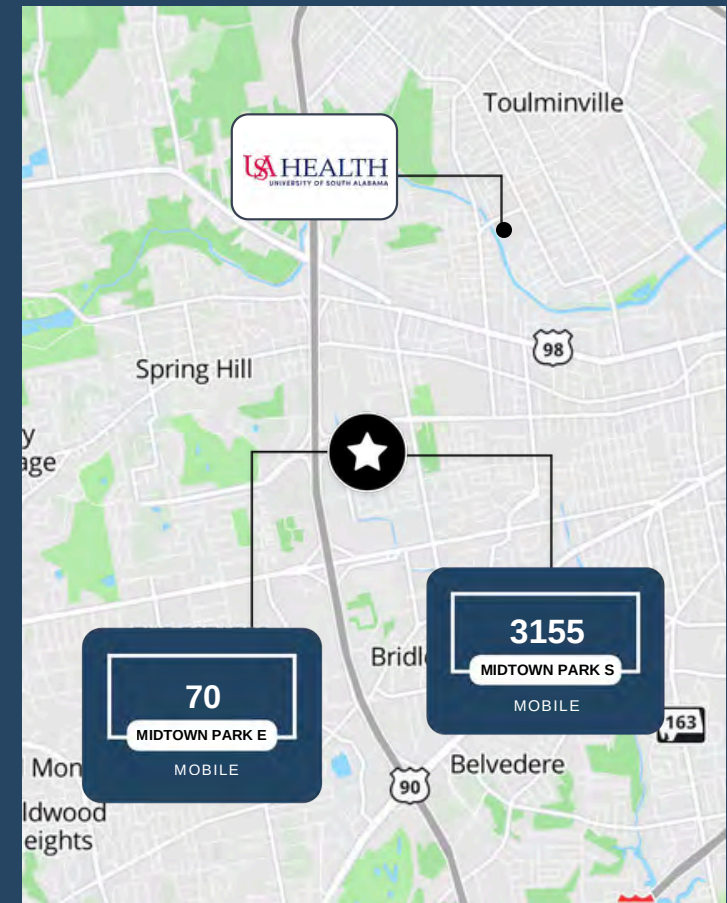




AREA HIGHLIGHTS

USA HEALTH

USA Health is the only academic health system along Alabama’s Gulf Coast and a recognized leader in advanced medical care, research, and education. The system encompasses University Hospital, Children’s & Women’s Hospital, the Mitchell Cancer Institute, and a network of specialty clinics that provide comprehensive services in trauma, oncology, cardiology, neurology, women’s health, and pediatrics. USA Health holds numerous accreditations and designations, including recognition as the region’s only Level I Trauma Center and Level III Neonatal Intensive Care Unit (NICU), underscoring its central role in delivering specialized and critical care throughout the Gulf Coast.

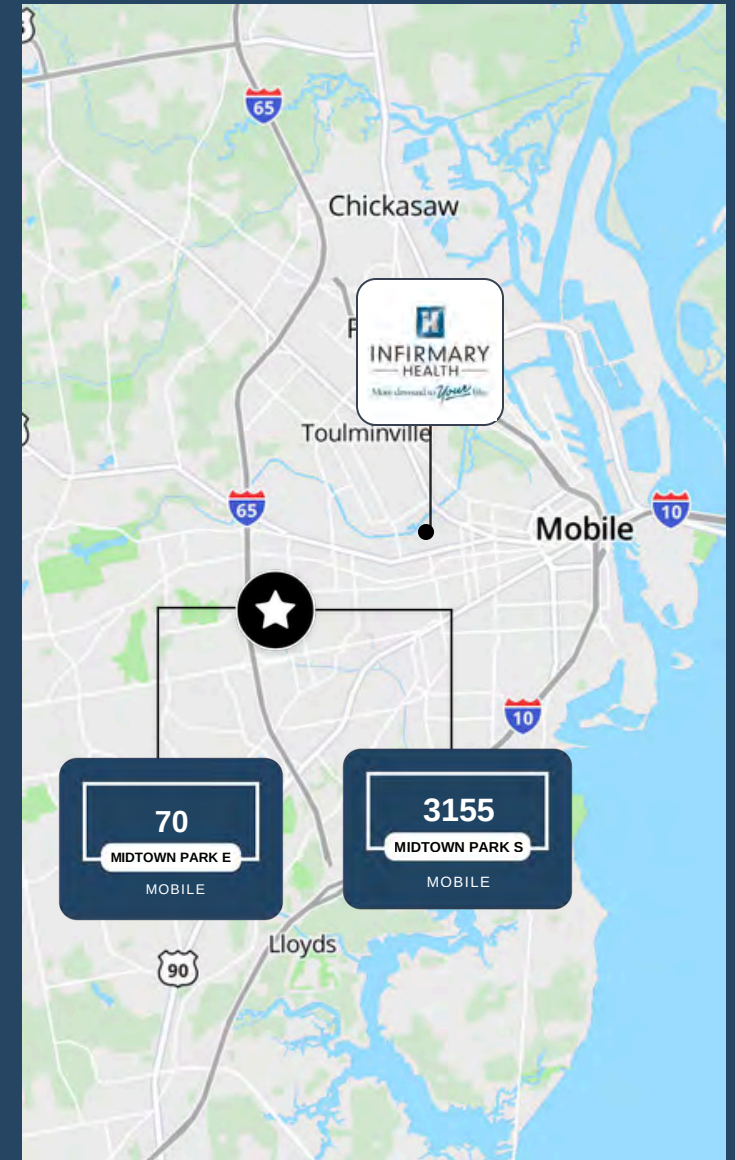


The properties are ideally located just 1.8 miles from USA Health University Hospital, a 406-bed flagship teaching facility affiliated with the University of South Alabama College of Medicine. This proximity to the area’s premier healthcare and research institution enhances the property’s connection to a robust network of medical professionals, referral systems, and patient-driven demand within Mobile’s established medical corridor.

INFIRMARY HEALTH

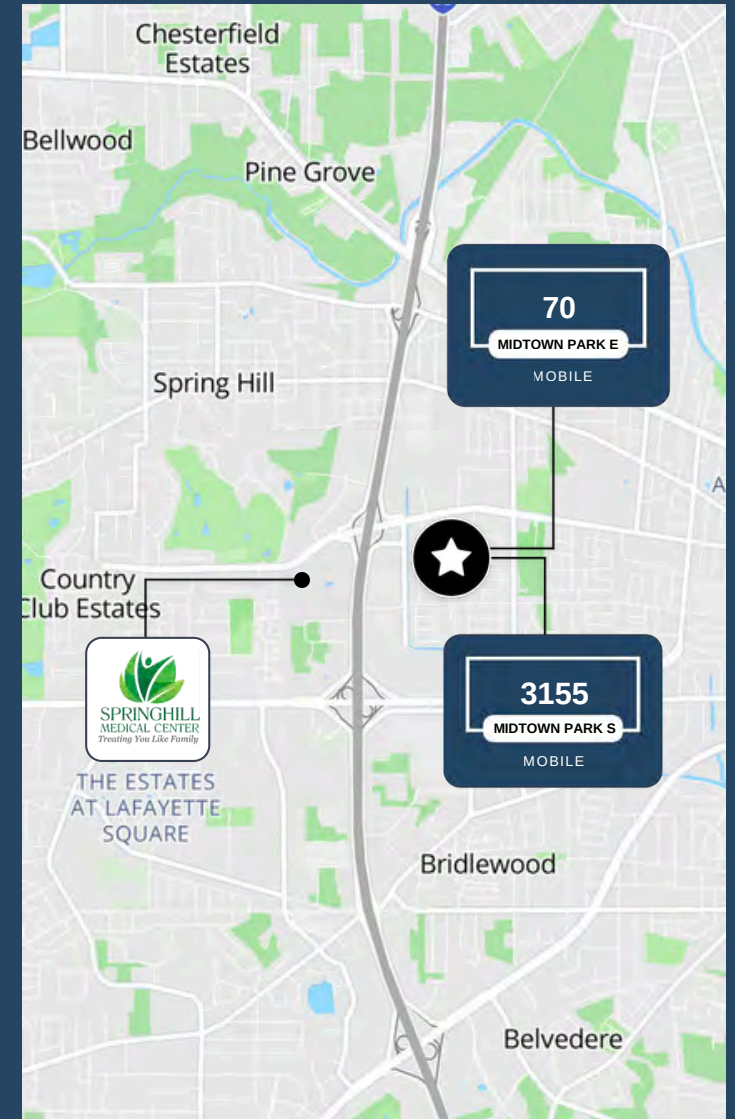
Since 1910, Infirmiry Health has provided the Gulf Coast region state-of-the-art and compassionate care. Today, Infirmiry Health is the largest private, not-for-profit health system in Alabama.

Infirmiry Health is comprised of three acute care hospitals, one long-term acute care hospital, two post-acute care facilities, four ambulatory surgery centers, and over 60 physician practice locations. The health system is set apart by its 6,700+ team members, growing physician network, and 50+ service lines.



SPRINGHILL MEMORIAL HOSPITAL

Located just minutes from Springhill Memorial Hospital, a major regional healthcare provider serving the greater Mobile and Baldwin County markets, this property benefits from close proximity to one of the area's most established medical institutions. The hospital delivers a broad range of clinical services and specialty care, drawing consistent traffic from patients, healthcare professionals, and support staff across the Gulf Coast.



Springhill Medical Center is a 270-bed acute care hospital located in Mobile, Alabama. Accredited by The Joint Commission, SMC has been an established healthcare institution in the Mobile community for more than four decades.

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