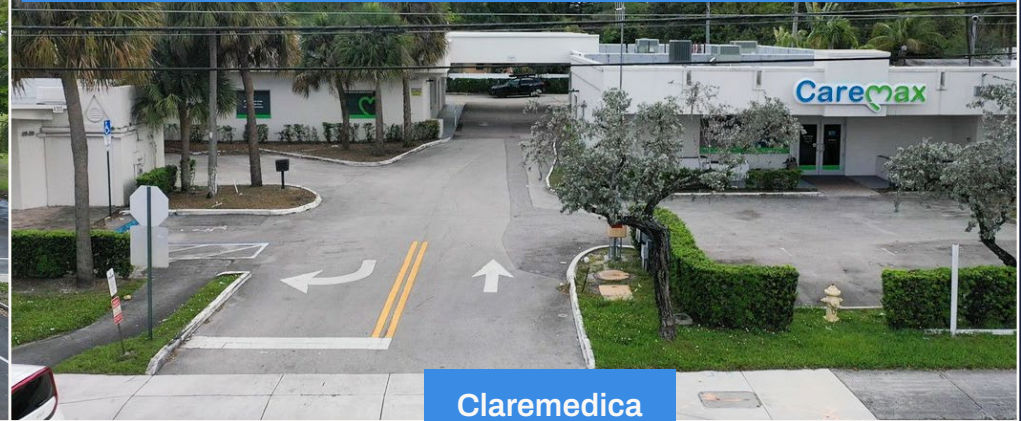




Claremedica
Tamarac, FL

Medical Office Portfolio Sale

100% Leased - 1 Tenant - Absolute NNN



Claremedica
Plantation, FL



Claremedica Portfolio

Tamarac, Florida | Plantation, South Florida

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INVESTMENT SUMMARY



Investment Offering Summary

The Offering for Sale

The Claremedica MOB Portfolio

Overview

Transwestern's Southeast Investment Sales Team exclusively presents for sale the Claremedica Medical Portfolio, two single-tenant medical outpatient buildings targeting Medicare Advantage patients in the densely populated and affluent cities of Plantation and Tamarac, at the center of the venerable Fort Lauderdale MSA.

Investors can expect bond-like income durability through 2036-2037 in a fully-passive income stream. Claremedica Health Partners enjoys the credit enhancement of dual private equity-backing from Revelstoke Capital Partners \$4.3B AUM + BPOC \$1.8B healthcare-focused fund. The Medicare Advantage primary care PE platforms strategically acquired the locations in February 2025 via the \$100M CareMax asset acquisition, demonstrating conviction and commitment to these specific locations as core to its South Florida expansion. Over a year later, both locations are thriving with a robust patient roster.

The Investment Opportunity

- **Single-Tenant Medical Portfolio:** 100% leased to "Best in Class" Claremedica Health Partners.
- **Absolute NNN Lease Structure:** Passive and durable cash flow.
- **Long-Term Income Profile:**
 - Tamarac:** Lease through 2/28/2036 plus an option to extend at same terms of original lease.
 - Plantation:** Lease through 1/31/2037 plus an option to extend at same terms of original lease.
- **Zero-CapEx, Recent Capital Investment:** Fully renovated in 2023; modern & contemporary.

Sale Structure

- The assets are marketed to be purchased as a portfolio.



Claremedica Plantation Drone Video

CLICK TO VIEW



Claremedica Tamarac Drone Video

CLICK TO VIEW



Property Addresses

4300-4306 W Broward Blvd.
Plantation, FL 33317

7800 N University Dr.
Tamarac, Florida 33321



Ask Price

\$11,600,000 / 7.0% Cap Rate



In-Place NOI

\$817,015

WALT

9.8 Years



Tenancy

100% leased to Claremedica
Plantation: Through 2037
Tamarac: Through 2036



Total Building Size

Plantation: 12,600 SF
Tamarac: 16,000 SF



Occupancy

Plantation: 100%
Tamarac: 100%

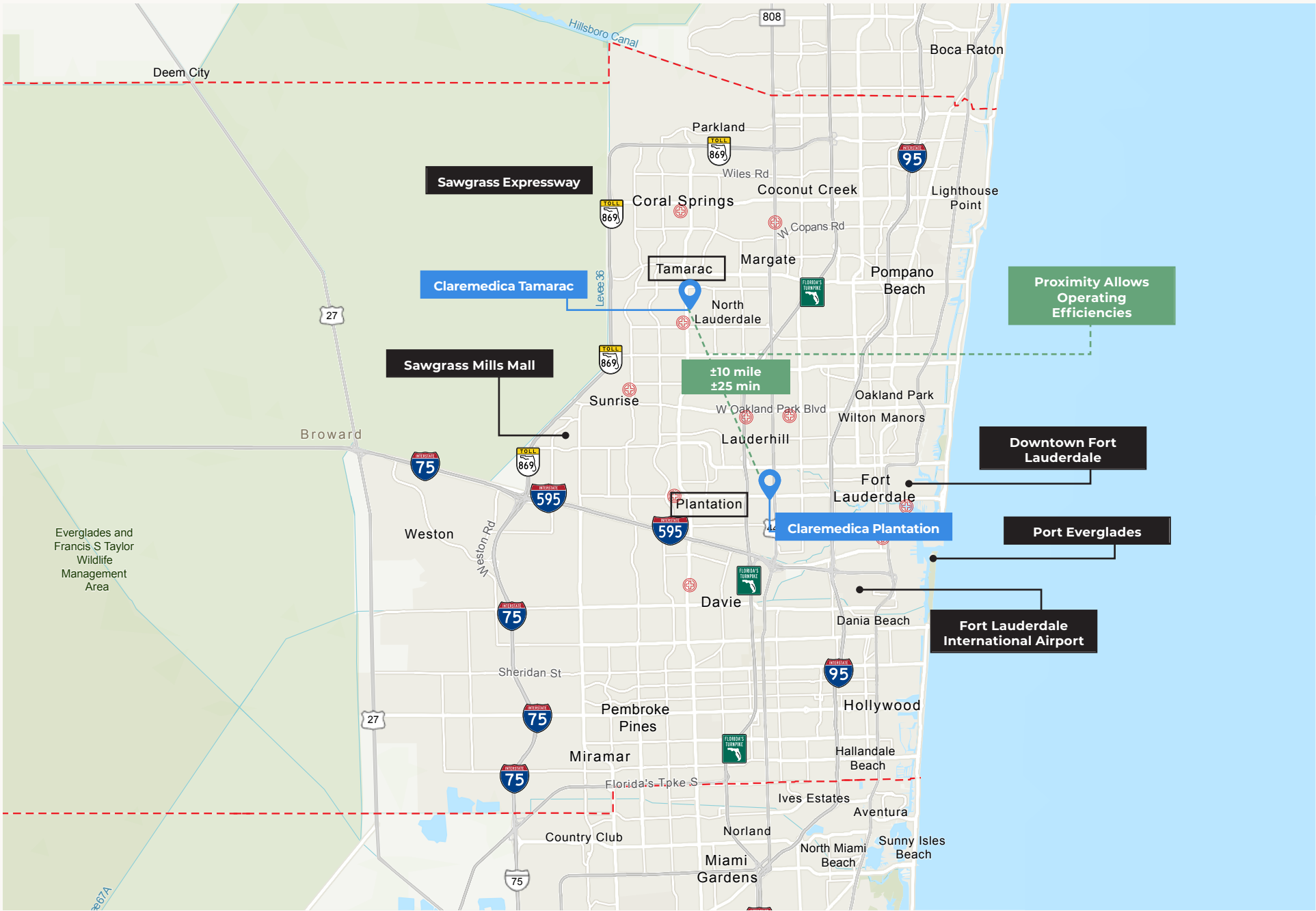


Year Built/Renovated

Plantation: 1976 / 2023
Tamarac: 1987 / 2023

Claremedica Health Partners: Best-in-class medical office tenant

Passive, inflation-protected income with minimal credit risk



Investment Highlights



The Tenant: Claremedica Health Partners

Florida-based leader in senior-focused primary care serving Medicare Advantage patients.
Website: claremedica.com



Absolute NNN Lease Structure | Predictable, Durable Income

- Fully net lease with all operating expenses, taxes, and insurance paid by the tenant.
- Minimal landlord responsibilities and no anticipated capital obligations.
- Long-term lease commitments:
 - Tamarac:** Lease through 2/28/2036 plus an option to extend at same terms of original lease.
 - Plantation:** Lease through 1/31/2037 plus an option to extend at same terms of original lease.



- Provides stable, bond-like income characteristics.

Built-In Rent Growth | Inflation Protection

- 3% annual rent escalations throughout the lease term.



Strong Lease Duration | 9.8 Year WALT

- **Tamarac:** 9.4 Years
- **Plantation:** 10.3 Years



Recent Renovations | Minimal Near-Term Capital Needs

- Comprehensive renovations completed in 2023.
- **Tamarac:** New Roof **Plantation:** Resurfaced Roof.
- Full HVAC replacements.
- Contemporary fully renovated and modern interior medical layouts and finishes.



Supply-Constrained Broward MOB Market

- No new medical office construction currently underway.
- Limited future supply supports long-term occupancy and rent stability.

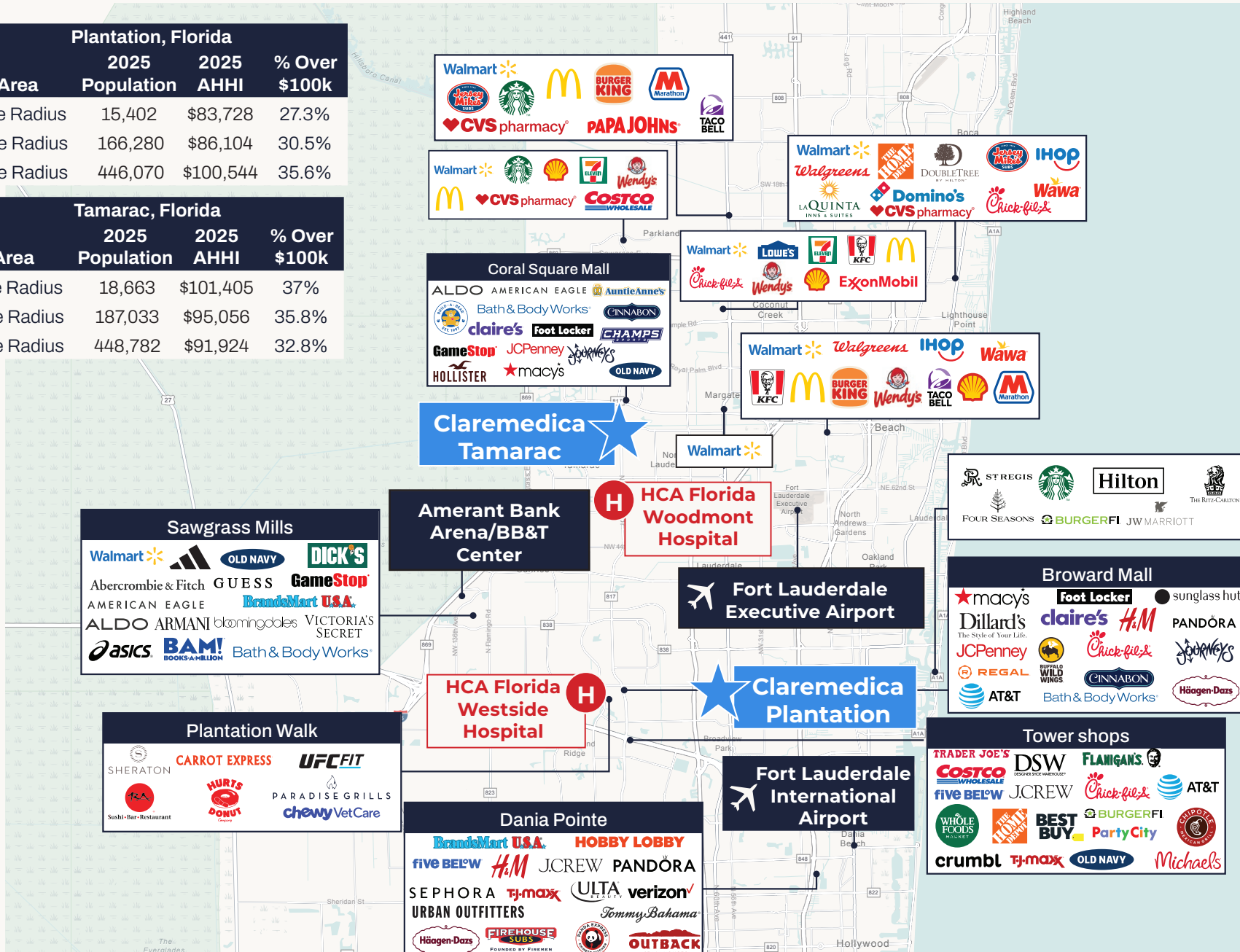


Densely Populated & Affluent Residential Trade Area



Plantation, Florida			
Area	2025 Population	2025 AHHI	% Over \$100k
1-mile Radius	15,402	\$83,728	27.3%
3-mile Radius	166,280	\$86,104	30.5%
5-mile Radius	446,070	\$100,544	35.6%

Tamarac, Florida			
Area	2025 Population	2025 AHHI	% Over \$100k
1-mile Radius	18,663	\$101,405	37%
3-mile Radius	187,033	\$95,056	35.8%
5-mile Radius	448,782	\$91,924	32.8%



Location That Drives Medical Demand



Broward County is one of Florida's three largest Medicare Advantage markets, alongside Miami-Dade and Palm Beach Counties.

Claremedica's acquisition of CareMax clinics specifically targeted high-performing, well-located centers within dense senior populations, characteristics strongly aligned with Plantation and Tamarac.

Hospital Campus Proximity - Natural Referral Pipeline

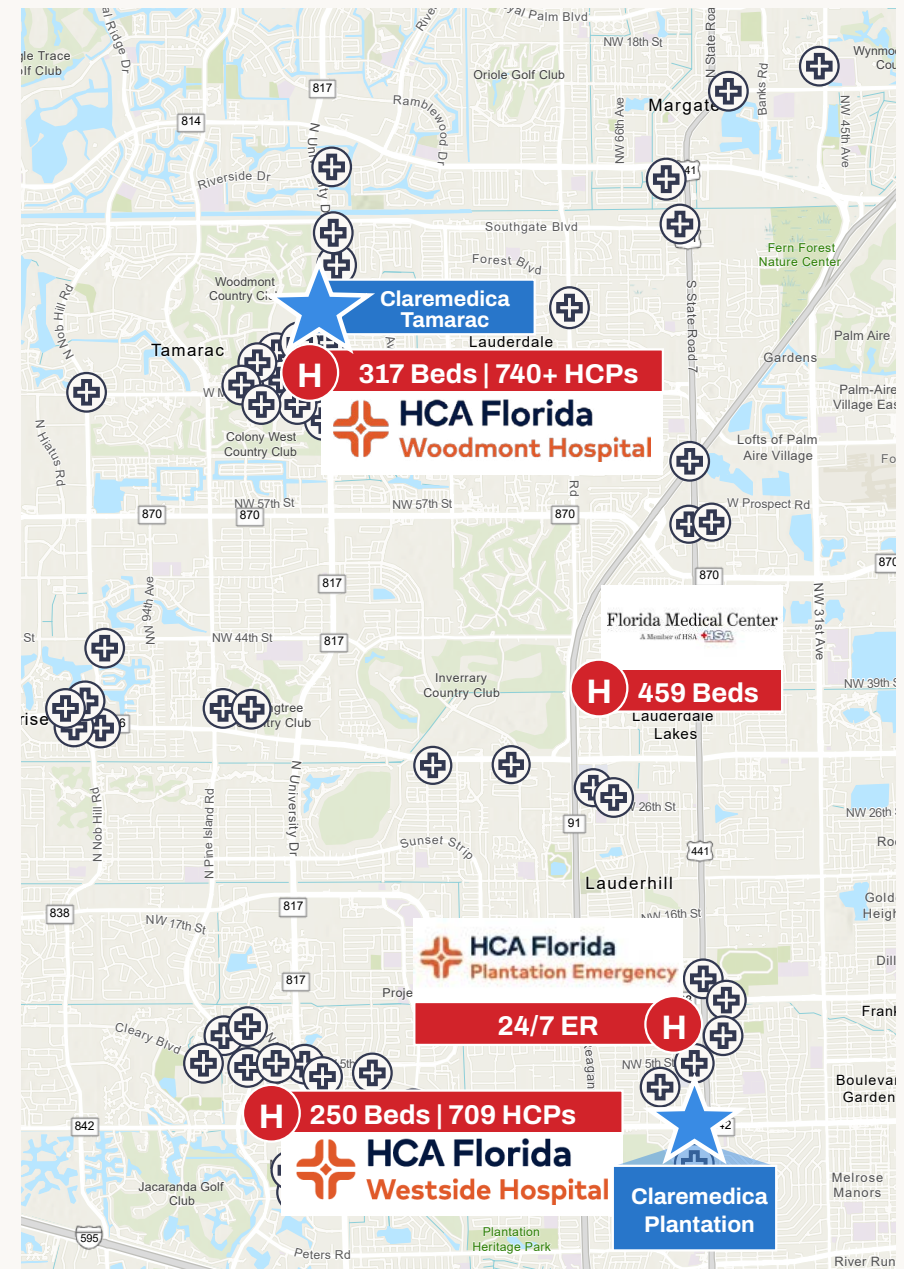
- **Plantation:** 0.8 mi from HCA Plantation Emergency Room. 3.4 mi from HCA Florida Westside Hospital (250 beds)
- **Tamarac:** 0.6 mi from HCA Florida Woodmont Hospital (317 beds)
- Proximity to major hospital campuses supports natural post-hospitalization referral pipelines and ongoing patient engagement, driving patient acquisition.

Portfolio Proximity: Shared Management Platform Operational Efficiency

- Geographic Clustering and scale.

Demographic Trends Supporting Medicare Advantage Demand

- Surrounding neighborhoods feature dense residential populations with above-average household incomes and aging demographics.
- Broward County's senior population is projected to experience meaningful growth over the next decade, including almost 3% growth in the 65+ population by 2030.
- Claremedica's target patient base, Medicare-eligible seniors aged 65+, is well aligned with the trade area's expanding demographic demand.
- See next page detailing the highly attractive over 65 demographics.



Ideal Age Demographics

Both the Tamarac and Plantation submarkets are proven senior medical markets, demonstrated by sustained growth in the 65+ population.

Demographic projections ensure long term demand base for Claremedica's Medicare Advantage customer patient base.

Tamarac Demographics - 65 Years and Older			
	Population	Population %	AHHI
3 Mile Radius 2025 Age 65+	40,634	21.6%	\$69,138
3 Mile Radius 2030 Age 65+	45,046	24.2%	\$80,972
% Growth	10.9%	2.6% Increase	17.1%
5 Mile Radius 2025 Age 65+	92,802	20.7%	\$70,101
5 Mile Radius 2030 Age 65+	103,805	23.2%	\$81,845
% Growth	11.9%	2.5% Increase	16.8%
10 Mile Radius 2025 Age 65+	236,417	19.8%	\$83,332
10 Mile Radius 2030 Age 65+	269,599	22.1%	\$98,491
% Growth	14.0%	2.3% Increase	18.2%
Broward County 2025 Age 65+	389,090	19.7%	\$85,895
Broward County 2030 Age 65+	444,850	22.2%	\$101,800
% Growth	14.3%	2.5% Increase	18.5%

Plantation Demographics - 65 Years and Older			
	Population	Population %	AHHI
3 Mile Radius 2025 Age 65+	27,614	16.3%	\$67,034
3 Mile Radius 2030 Age 65+	31,255	18.6%	\$77,885
% Growth	13.2%	2.3% Increase	16.2%
5 Mile Radius 2025 Age 65+	79,690	17.9%	\$76,815
5 Mile Radius 2030 Age 65+	91,280	20.0%	\$90,464
% Growth	14.5%	2.1% Increase	17.8%
10 Mile Radius 2025 Age 65+	271,604	20.2%	\$84,301
10 Mile Radius 2030 Age 65+	310,075	22.6%	\$99,329
% Growth	14.2%	2.4% Increase	17.8%
Broward County 2025 Age 65+	389,090	19.7%	\$85,895
Broward County 2030 Age 65+	444,850	22.2%	\$101,800
% Growth	14.3%	2.5% Increase	18.5%

The Claremedica Tenant Story

Claremedica Health Partners

A Strong, PE Backed Long Term Tenant Investment Opportunity

- **Claremedica Health Partners:** An established and growing Miami Lakes, Florida based senior-primary care platform of Medicare Advantage across Florida. Growth is through disciplined, strategic acquisitions and organic expansion, as a stable, well capitalized operator aligned with Florida's rapidly aging demographics.
- **Vibrant Patient Base:** Both the Plantation and Tamarac locations in the portfolio have robust and thriving practices, that serve not only medical services but also serve as a recreational community gathering activity center for seniors choosing Claremedica as their Medicare Advantage provider.
- **Enhanced Credit Support:** In February 2025, Claremedica completed the strategic \$100 million acquisition of select CareMax clinic assets (the majority of its high-performing operating clinics) including these two Plantation and Tamarac properties (**valued at \$35 Million**) through a court-approved Chapter 11 reorganization, expanding Claremedica's Florida footprint to 25+ medical centers. **This was a selective acquisition of "core center in dense senior markets."**
- **All Lease Terms Preserved:** Claremedica assumed all obligations in full: Legal tenant entities remain in place unchanged under the executed leases.
- **Focused Market Selection:** Claremedica targets dense, affluent senior markets with strong Medicare Advantage participation. The Plantation and Tamarac properties were selected in part due to established patient panels, proximity to HCA hospitals (approximately 0.6–0.8 miles), and alignment / efficiencies with Claremedica's existing South Florida operations.
- **Dual Private Equity Sponsorship Strength:** Transaction backed by Claremedica's dual private equity sponsors, Revelstoke Capital Partners (\$4.3B AUM) and BPOC (\$1.8B healthcare-focused fund), demonstrating strong capital support and long-term commitment.
- **Claremedica and its Private Equity Backers were Strategic Acquirers:** This was a deliberate growth investment targeting high performing clinics in core Florida.
- **Seamless Transition:** The transition from CareMax to Claremedica occurred without interruption to patient care, staffing, or clinical operations. Both locations are bustling with activity and a strong patient base.
- **Platform Scale & Operating Advantage:** Within 90 days of closing, Claremedica integrated both locations into its unified Florida platform, enhancing operating efficiency and consistency.

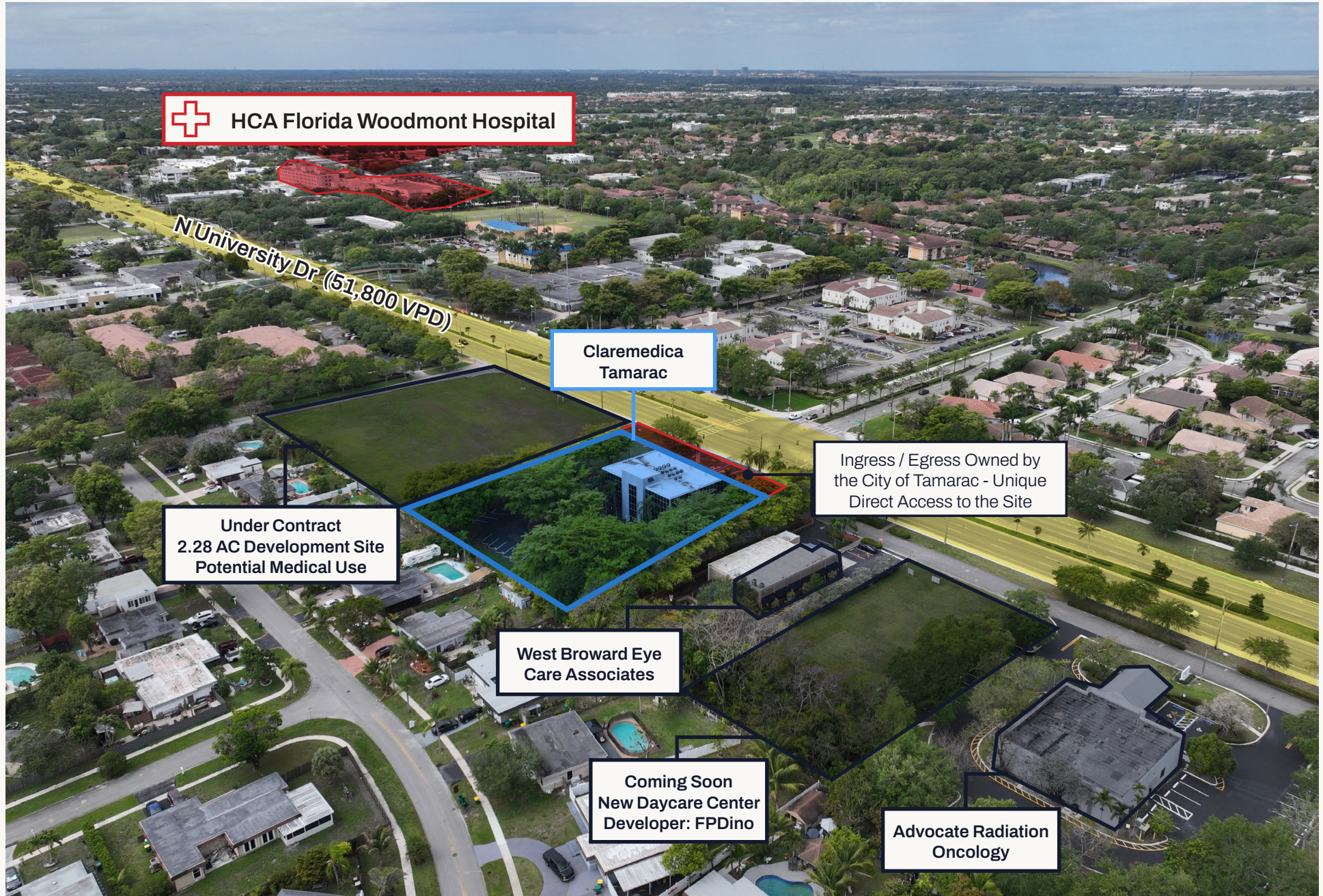
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Plantation Claremedica

SOUTHEAST
INVESTMENT
SALES TEAM



Tamarac Claremedica



Strong Healthcare Hub & University Presence

The Tamarac and Plantation submarkets benefit from a strong concentration of healthcare and higher education institutions that support both economic stability and long-term growth. A robust network of hospitals, medical centers, and specialty care providers serve the surrounding population, establishing the area as a key healthcare hub within Broward County and driving consistent employment and daytime population.

Together, this healthcare and academic presence enhances the overall vitality of the market, making Tamarac and Plantation an attractive environment for businesses and investment.

Tamarac Hospitals			
Name	Beds	Type	Distance from Tamarac
HCA Florida Woodmont Hospital	317	Short-term Acute-care	0.6 mi
HCA Florida Northwest Hospital	289	Acute-care	6.3 mi

Plantation Hospitals			
Name	Beds	Type	Distance from Plantation
HCA Florida Westside Hospital	250	Acute-care	3.4 mi
Broward Health Medical Center	631	Acute-care / Level I Trauma Center	5.3 mi

Colleges / Universities			
Name	Student Body	Distance from Tamarac	Distance from Plantation
Broward College	29,140	7.2 mi	12.6 mi
Florida Atlantic University	24,942	18.9 mi	21.5 mi
Nova Southeastern University	22,830	11.2 mi	7.2 mi
Keiser University Fort Lauderdale	20,102	7.6 mi	7.3 mi

Claremedica Portfolio

TAMARAC, FL | PLANTATION, FL

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Transwestern has been engaged as the exclusive agent for the sale of 7800 N University Drive, Tamarac FL & 4300-4306 W Broward Blvd, Plantation FL (Properties), by the Owner of Record (the Seller). The Properties is being offered for sale in as-is, where-is condition and the Seller and the Agent make no representations or warranties as to the accuracy of the information contained in this Offering Memorandum.

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