



Palm Medical Centers

STABILIZED INVESTMENT | NNN | ANCHOR TENANT WITH 30+ FLORIDA LOCATIONS

950 1ST STREET S, WINTER HAVEN, FL 33880

Offering Memorandum



Disclaimer

This Offering Memorandum (the "Memorandum") is a private solicitation of interest intended solely for the person to whom it is delivered. It contains highly sensitive information regarding the property owner and the underlying tenancy. By accepting this document, you acknowledge its confidential nature and agree that its contents are for your private use only.

While the data provided is derived from sources deemed reliable, United Realty Group has not conducted an independent audit or verification of the information. We make no express or implied warranties regarding:

- The accuracy of square footage or building dimensions.
- Actual vs. projected operating expenses and net income.
- The future financial solvency or business intentions of the tenant.
- Compliance with environmental, zoning, or building code regulations.

Investors are cautioned not to rely solely on the summaries or visual representations provided herein. The real estate market is subject to volatility and unpredictable shifts. It is the sole responsibility of the prospective purchaser to engage professional advisors—including legal counsel, tax accountants, and structural engineers—to conduct a comprehensive due diligence investigation. United Realty Group and the Owner assume no liability for errors, omissions, or changes in market conditions.

Confidentiality Protocol By retaining this Memorandum, you agree to:

1. Maintain the strictest confidentiality regarding the property's financial and tenant data.
2. Refrain from duplicating or distributing any portion of this document without the prior written authorization of United Realty Group.
3. Avoid contacting the tenant, their employees, or the property manager directly without express permission from the listing broker.

The inclusion of any tenant logos, trademarks, or brand names is for identification and informational purposes only. Such use does not imply an endorsement by the tenant of United Realty Group, nor does it suggest a partnership between the brokerage and the tenant. The Owner reserves the absolute right to reject any offer or discontinue discussions with any party at any time, for any reason, without notice. No legal obligation shall exist until a formal Purchase and Sale Agreement is fully executed by all parties. If you choose not to move forward with a purchase, you must immediately destroy or return all copies of this Memorandum.

The labels used to describe the lease structure (e.g., "NNN," "Absolute Net," or "Passive") are marketing descriptors and not defined legal terms. Lease obligations vary significantly from contract to contract. Buyers must perform a line-by-line review of the actual lease documents to verify the specific division of responsibilities between the Landlord and Tenant.

Palm Medical Centers

SENIOR-FOCUSED PRIMARY CARE CENTER

950 1st St S, Winter Haven, FL 33880

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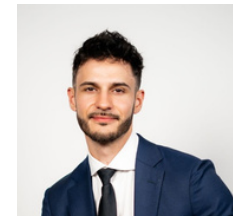
EXCLUSIVELY LISTED BY

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Investment Overview

United Realty Group is pleased to exclusively present the opportunity to acquire a 100% occupied, mission-critical medical office building located at 950 1st St S, Winter Haven, Florida. This ±20,328 SF asset is anchored by Palm Medical Centers, a premier, senior-focused primary care provider with an expansive and growing footprint of over 30+ locations across the state of Florida.

The property serves as a vital healthcare hub within the Winter Haven community, strategically positioned less than 1.5 miles from the Winter Haven Hospital (BayCare Health System). The anchor tenant recently demonstrated their long-term commitment to this location by executing a significant lease extension through September 2034, providing an investor with a fully stabilized asset.

Winter Haven is located in Polk County, one of the fastest-growing regions in the United States. The local market features a high concentration of Medicare-eligible seniors, perfectly aligning with Palm Medical's specialized value-based care model and ensuring the long-term relevance of the facility.

Investment Highlights



Strong Weighted Average Lease Term (WALT)



Long-Term Income Stability



Favorable Medical-Net Lease Structure



Recent \$5.8M Appraised Valuation



Proven Healthcare Corridor



Contractual Rent Growth



Strategic Florida Demographics

Tenat Overview

PALM MEDICAL CENTERS

Anchor Tenant | 93.28% of GLA

Palm Medical Centers is a premier provider of value-based primary care services, specifically designed for the senior population. Since its inception in 2013, the organization has grown into a dominant regional force in the Florida healthcare landscape, now operating over 30+ high-performance locations throughout the state.

Their clinical model focuses on "Value-Based Care," an integrated approach that prioritizes patient outcomes and preventative medicine over traditional fee-for-service models. This strategy has allowed them to capture significant market share within the Medicare Advantage sector.

Backed by private equity investment, Palm Medical has scaled rapidly while maintaining high standards of clinical excellence. Beyond their Florida stronghold, the group has recently expanded into the Texas market (Dallas-Fort Worth), signaling robust corporate health and long-term institutional stability.

M&M MANAGEMENT SERVICES

Suite Tenant | 6.72% of GLA

M&M Management Services occupies the remaining ±1,365 SF of the facility under a Modified Gross lease structure. As a professional management and administrative services firm, M&M provides essential back-office support and operational consulting.

Their presence in the building provides a complementary professional use to the medical clinic, maintaining the building's 100% occupancy status. With a lease term extending through late 2026, they provide additional diversified income to the asset's total cash flow.



Property & Lease Overview

PROPERTY OVERVIEW

Property Name	Palm Medical Centers
Address	950 1st St S, Winter Haven, FL 33880
Rentable SF	±20,327
Property Type	Office
Property Subtype	Medical Office
Occupancy	100%
Tenancy	Multiple
Parking	44 Spaces
Year Built / Renovated	1987 / 2012
Lot Size	±1.16
Zoning	C-3; Commercial Highway
Ownership Type	Fee Simple



LEASE ABSTRACTS

Tenant Name	Palm Medical Centers
Building Share	93.28%
Lease Type	NNN
Lease Commencement	6/1/18
Lease Expiration	9/30/34
Rent Escalations	1% Annually
Renewal Options	Three (3), 5-Year Options
Annual Rent	\$417,164
Annual Rent PSF	\$22
Landlord Obligations	Roof & Structure
Tenant Obligations	Prorata Share of Taxes, Insurance, & CAM
Right of First Refusal	None

Tenant Name	M&M Management Services
Building Share	6.72%
Lease Type	MG
Lease Commencement	1/1/20
Lease Expiration	12/31/26
Rent Escalations	N/A
Renewal Options	None
Annual Rent	\$24,360.04
Annual Rent PSF	\$17.84
Landlord Obligations	Taxes, Insurance, Roof, & Structure
Tenant Obligations	Utilities, Suite Maintenance, & HVAC Maintenance
Right of First Refusal	None

Rent Roll

Tenant Name	Square Feet	% of GLA	Lease Term		Rental Rates			Lease Type	Renewal Options	Annual Increases
			Lease Start	Lease End	Monthly Rent	Annual Rent	Rent PSF			
Palm Medical Centers	18,962	93.28%	06/01/2018	09/30/2034	\$34,673.00	\$417,164.00	\$22.00	NNN	3 x 5-Years	1%
M&M Management Services	1,365	6.72%	01/01/2020	12/31/2025	\$2,030.00	\$24,360.04	\$17.84	MG	None	N/A
Totals:	20,327	100.00%			\$36,703.00	\$441,524.04	\$19.92			



Financials Proforma Cash Flow

Year	Year 1 Jan-26	Year 2 Jan-27	Year 3 Jan-28	Year 4 Jan-29	Year 5 Jan-30	Year 6 Jan-31	Year 7 Jan-32	Year 8 Jan-33	Year 9 Jan-34	Year 10 Jan-35
Income										
Base Rent	\$441,524	\$446,426	\$451,393	\$456,423	\$461,520	\$466,684	\$471,915	\$477,216	\$482,587	\$488,030
Real Estate Tax Reimbursement	\$27,434	\$28,120	\$28,823	\$29,543	\$30,282	\$31,039	\$31,815	\$32,610	\$33,425	\$34,261
Property Insurance	\$28,118	\$28,820	\$29,541	\$30,280	\$31,036	\$31,812	\$32,608	\$33,423	\$34,258	\$35,115
CAM Reimbursement	\$17,952	\$18,230	\$18,511	\$18,799	\$19,092	\$19,392	\$19,696	\$20,007	\$20,323	\$20,647
Total Income	\$515,028	\$521,596	\$528,267	\$535,045	\$541,930	\$548,926	\$556,034	\$563,256	\$570,595	\$578,053
Expenses ¹										
Landscaping	\$6,000	\$6,150	\$6,303	\$6,461	\$6,622	\$6,788	\$6,958	\$7,132	\$7,310	\$7,493
Repairs & Maintenance	\$5,000	\$5,125	\$5,253	\$5,384	\$5,519	\$5,657	\$5,798	\$5,943	\$6,092	\$6,244
Property Insurance	\$30,143	\$30,897	\$31,669	\$32,461	\$33,272	\$34,104	\$34,957	\$35,831	\$36,727	\$37,645
Property Taxes	\$29,410	\$30,145	\$30,899	\$31,671	\$32,463	\$33,275	\$34,107	\$34,959	\$35,833	\$36,729
Property Management Fee ²	\$13,246	\$13,393	\$13,542	\$13,693	\$13,846	\$14,001	\$14,157	\$14,316	\$14,478	\$14,641
Total Expenses	\$83,799	\$85,710	\$87,666	\$89,670	\$91,722	\$93,825	\$95,977	\$98,182	\$100,439	\$102,752
Net Operating Income (NOI)	\$431,229	\$435,886	\$440,601	\$445,375	\$450,208	\$455,102	\$460,057	\$465,074	\$470,155	\$475,301

Notes to Pro Forma Cash Flow

1. Assumed 2.5% YOY increase on all expenses excluding Management Fee
2. Management Fee is assumed to be 3.0% of Total Tenant Income

Winter Haven, FL Demographics



Population

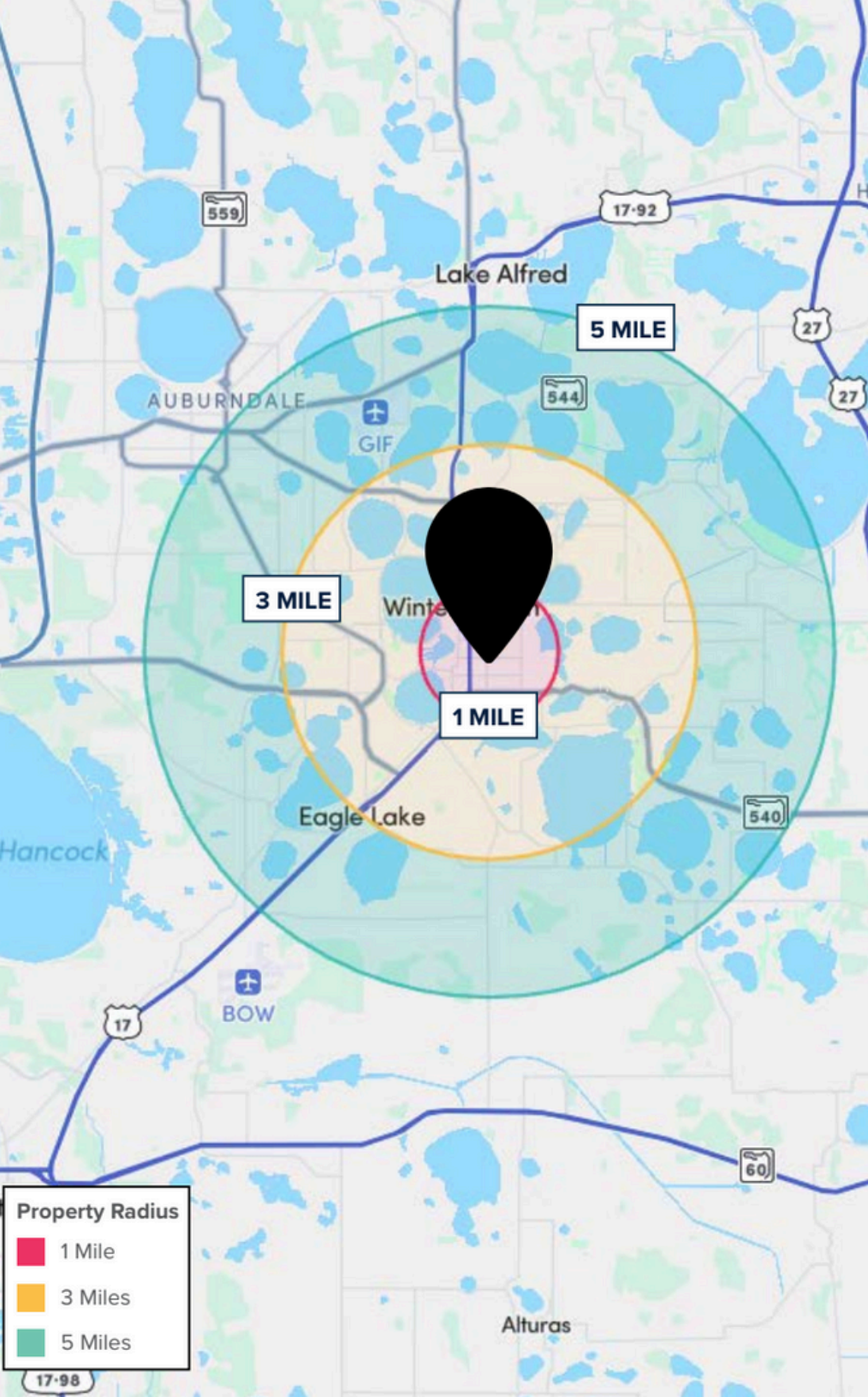
In the identified Winter Haven trade area, the current 2026 population has reached 59,975, reflecting a robust year-over-year growth trend. Since 2020, Winter Haven has outperformed national averages, growing by approximately 4.1% annually. This surge is part of a broader regional boom; Polk County's population grew by nearly 17% between 2020 and 2025. The five-year projection for the area remains highly positive, with sustained inward migration from the Tampa and Orlando metros. Currently, the population is evenly distributed, with 52% female and 48% male residents.

Polk County Impact Winter Haven is a central pillar of Polk County, which now serves a total population of over 850,000 residents. The county has consistently ranked as one of the fastest-growing regions in the United States, driven by its strategic location along the I-4 corridor.



Households

The household count in the Winter Haven area has expanded to approximately 22,944 in the current year, marking a 3.4% annual increase. As residential development continues to scale, the five-year projection for households remains on an upward trajectory. The average household size is currently 2.35 persons. The market is characterized by a stable mix of established families and a significant, growing segment of retirees—a key demographic driver for the mission-critical medical services provided at the Property.



Households by Income

The current average household income in Winter Haven is \$76,164, representing a 3% increase over the previous year. This growth is projected to continue, with average household income expected to reach approximately \$84,000 within the next five years. While slightly below the national average, the local cost of living allows for high discretionary spending. Furthermore, the "silver economy" is a major factor here, as households led by residents aged 45–64 report higher median earnings of \$72,342, ensuring a stable patient base with strong insurance coverage.



Housing

The Winter Haven housing market remains competitive, with a median home value of approximately \$311,000, a 6.9% increase year-over-year as of early 2026.

Residential stability is a hallmark of the area:

- Owner-Occupied: ±54%
- Renter-Occupied: ±31%
- Vacant/Seasonal: ±15%

The steady appreciation of home values—projected to grow by roughly 2.2% annually through 2027—reflects the area's transition from a quiet lakeside community into a primary residential hub for the Central Florida workforce. With inventory levels rebalancing to a healthy 4.9-month supply, the local real estate market provides a solid foundation for commercial service demand.

Sources: U.S. Census Bureau QuickFacts, Redfin Housing Market Trends (Jan 2026), Data USA, and the Central Florida Development Council.



JOHN I. PARK, DMD, PA
GENERAL & COSMETIC DENTISTRY

Walmart
Supercenter

WINTER HAVEN HIGH SCHOOL
2,553 STUDENTS

CORNEJO
ORTHODONTICS

WINTER HAVEN WOMEN'S HOSPITAL
61 BEDS

Winter Haven
Oral Surgery
Since 1977

NEMOURS
CHILDREN'S HEALTH.

MA
Medical Group

Dr. Klein

FAMOUS TATE
APPLIANCE & BEDDING CENTERS

Sanitas
Medical Center

POLK PERIODONTICS
DENTAL IMPLANT CENTER

CIRCLE K

Palm
MEDICAL CENTERS

SUBJECT PROPERTY

7
ELEVEN

GNC
LIVE WELL

Staples

H&R
BLOCK

SUBWAY

1ST ST S ± 27,000 VPD

Aerial Overview

950 1st St S, Winter Haven, FL 33880



MURPHY USA

HESS ORTHODONTICS

PEDIATRIC ASSOCIATES

Winter Haven Hospital
BayCare Health System
+ 468 BEDS

ALDI

ZAXBY'S

LOWE'S

belk

FedEx

W

Staples

SUBWAY
GNC
LIVE WELL

LONGHORN STEAKHOUSE

CENTRAL HAVEN APARTMENTS
89 UNITS

7
ELEVEN

Palm MEDICAL CENTERS

SUBJECT PROPERTY

SouthState

1ST ST S ± 27,000 VPD

CIRCLE K

db CITIZENS BANK & TRUST

IMA Medical Group

Aerial Overview

950 1st St S, Winter Haven, FL 33880

Pricing Details

\$431,229

Year 1 NOI

7%

Cap Rate

\$6,150,000

Purchase Price

All offers should be submitted in the form of a non-binding Letter of Intent (LOI) via email to: brian@floridoenterprises.com

Offering Instructions

950 1st St S, Winter Haven, FL 33880

To ensure a timely review, please include the following essential terms:

1. Total proposed acquisition price
2. Clear identification of the source for both debt and equity.
3. Proposed deposit amount and the timing for its transition to non-refundable status.
4. Specific periods for Due Diligence and the final Closing date.
5. A detailed list of any conditions precedent to closing (e.g., financing, board approval, or environmental reports).
6. A clear breakdown of responsibility for transfer taxes, title insurance, escrow fees, and recording costs.

Thank You

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