



 FranklinStreet

OFFERING MEMORANDUM

HILLSBORO MEDICAL OFFICE

3467 W HILLSBORO BLVD, DEERFIELD BEACH, FL 33442

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CONFIDENTIALITY AGREEMENT

This is a confidential Offering Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest into the acquisition of the Subject Property.

This Offering Memorandum contains selected information pertaining to the Property and does not purport to be a representation of state of affairs of the Owner or the Property, to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition, and other factors beyond the control of the Owner or Franklin Street Real Estate Services, LLC. Therefore, all projections, assumptions, and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to all interested and qualified prospective purchasers. Neither the Owner or Franklin Street Real Estate Services, LLC, nor any of their respective directors, officers, affiliates or representatives are making any representation or warranty, expressed or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Offering Memorandum or use of its contents; and you are to rely solely on your own investigations and inspections of the Property in evaluating a possible purchase of the real property.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Offering Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered, and approved by the Owner and any obligations therein have been satisfied or waived.

By receipt of the Offering Memorandum, you agree that this Offering Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Offering Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or the Franklin Street Real Estate Services, LLC.

Furthermore, you agree not to use this Offering Memorandum or any of its contents in a manner detrimental to the interest of the Owner or Franklin Street Real Estate Services, LLC. In this Offering Memorandum, certain documents, including leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are so advised and expected to review all such summaries and other documents of whatever nature independently and not to rely on the contents of this Offering Memorandum in any manner.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR FRANKLIN STREET REAL ESTATE SERVICES, LLC AGENT FOR MORE DETAILS.

Disclaimer: The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Franklin Street has not verified, and will not verify, any of the information contained herein. All potential buyers must take appropriate measures to verify all of the information set through the due diligence period.

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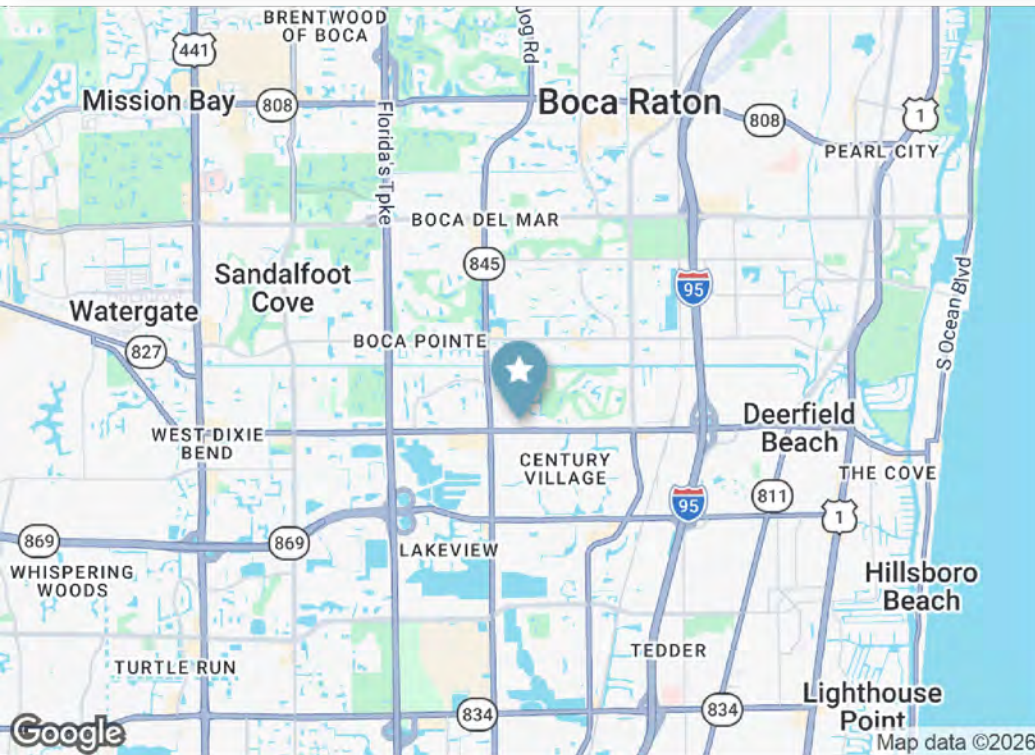
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HILLSBORO MEDICAL OFFICE

3467 W Hillsboro Blvd, Deerfield Beach, FL 33442

1979 Year Built

HILLSBORO MEDICAL OFFICE

3467 W HILLSBORO BLVD, DEERFIELD BEACH, FL 33442

SALE PRICE: \$3,250,000

| | |
|-------------------------|-----------------|
| GLA | 6,205 SF |
| Available / Vacant Area | 3,605 SF / ~58% |
| Price PSF | \$524 |
| Lot Size | 0.22 Acres |
| Year Built | 1979 |

SALE DESCRIPTION

Franklin Street is pleased to present the Hillsboro Medical Office, a ±6,205 square foot medical office building located at 3467 W Hillsboro Boulevard, Deerfield Beach, Florida. The property benefits from strong visibility and access along a major east west corridor with approximately 43,000 vehicles per day and is positioned within a well established medical and residential trade area.

The offering includes ±2,600 square feet of in place medical occupancy, with the existing tenant having successfully operated from the location for over 20 years, providing immediate income and stability. The remaining ±3,605 square feet will be delivered vacant, creating an attractive opportunity for an owner user to occupy the space or for an investor to lease the suite at market medical rents.

Surrounding medical demand, favorable demographics, and limited small medical office inventory in the area support long term leasing fundamentals. The building's functional layout and flexible suite configuration allow for a range of medical or professional office uses. Well located in a desirable Broward County submarket, Hillsboro Medical Office offers a balanced combination of current income, near term upside, and long term durability for both investors and owner users.

INVESTMENT HIGHLIGHTS



Prime Hillsboro Boulevard Location

- Frontage along W Hillsboro Boulevard with approximately 43,000 vehicles per day
- High visibility along a major east west corridor
- Dense surrounding residential and medical uses



Medical Office Asset

- Purpose built medical office building
- Functional layout with flexible suite sizes
- Limited small medical office supply in the area



In Place Income

- ±2,600 square feet of in place medical occupancy
- Tenant has operated at the location for over 20 years
- Provides immediate cash flow



Owner User and Leasing Upside

- ±3,605 square feet delivered vacant
- Suitable for owner user or investor
- Ability to lease at market medical rents



Strong Broward County Submarket

- Desirable Deerfield Beach location
- Favorable demographics and healthcare demand
- Long term market stability

PROPERTY PHOTOS



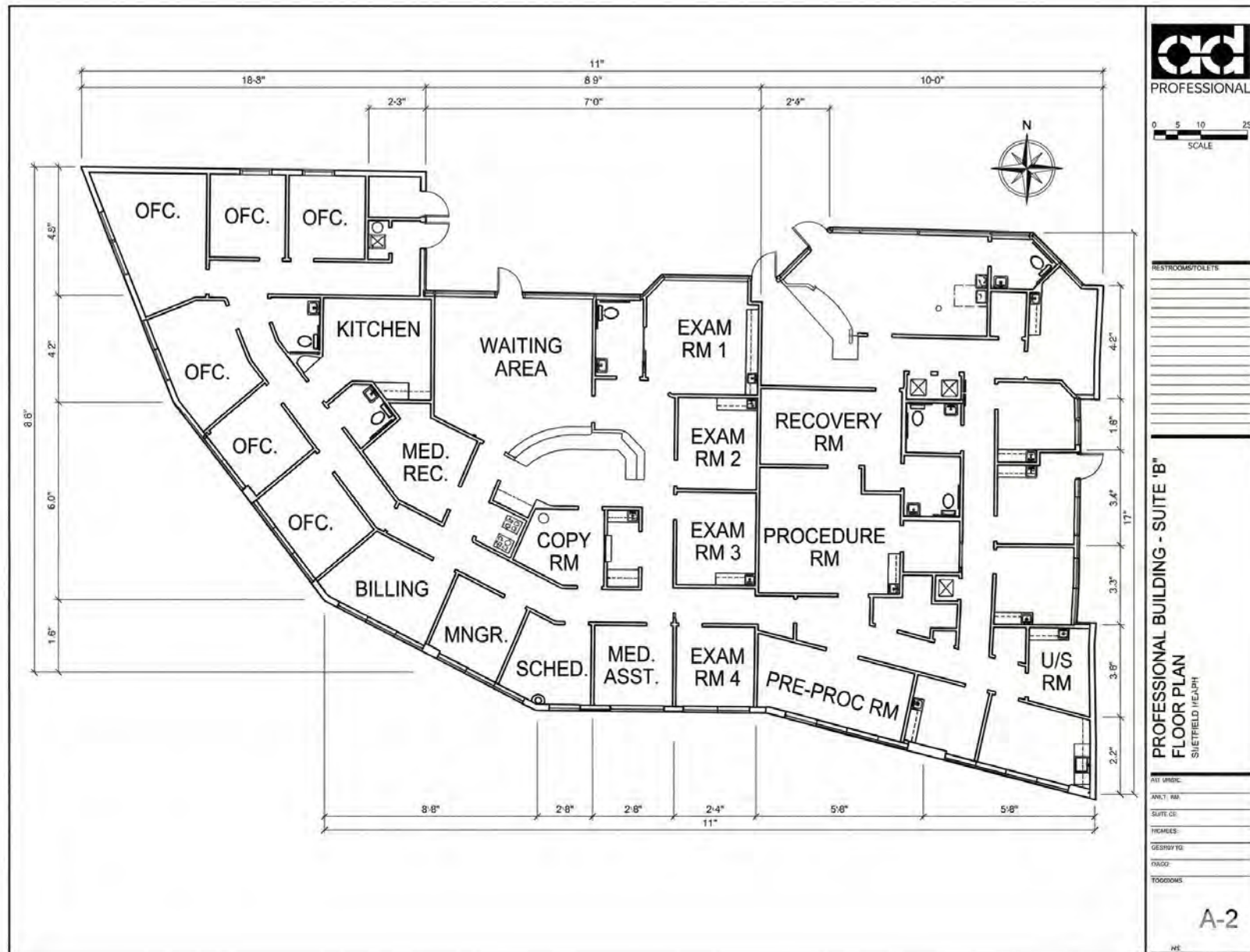
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INTERIOR PHOTOS



FLOOR PLAN



PARCEL VIEW



**SUBJECT
PROPERTY**

Deer Creek Country Club Blvd

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HILLSBORO MEDICAL OFFICE

3467 W Hillsboro Blvd, Deerfield Beach, FL 33442

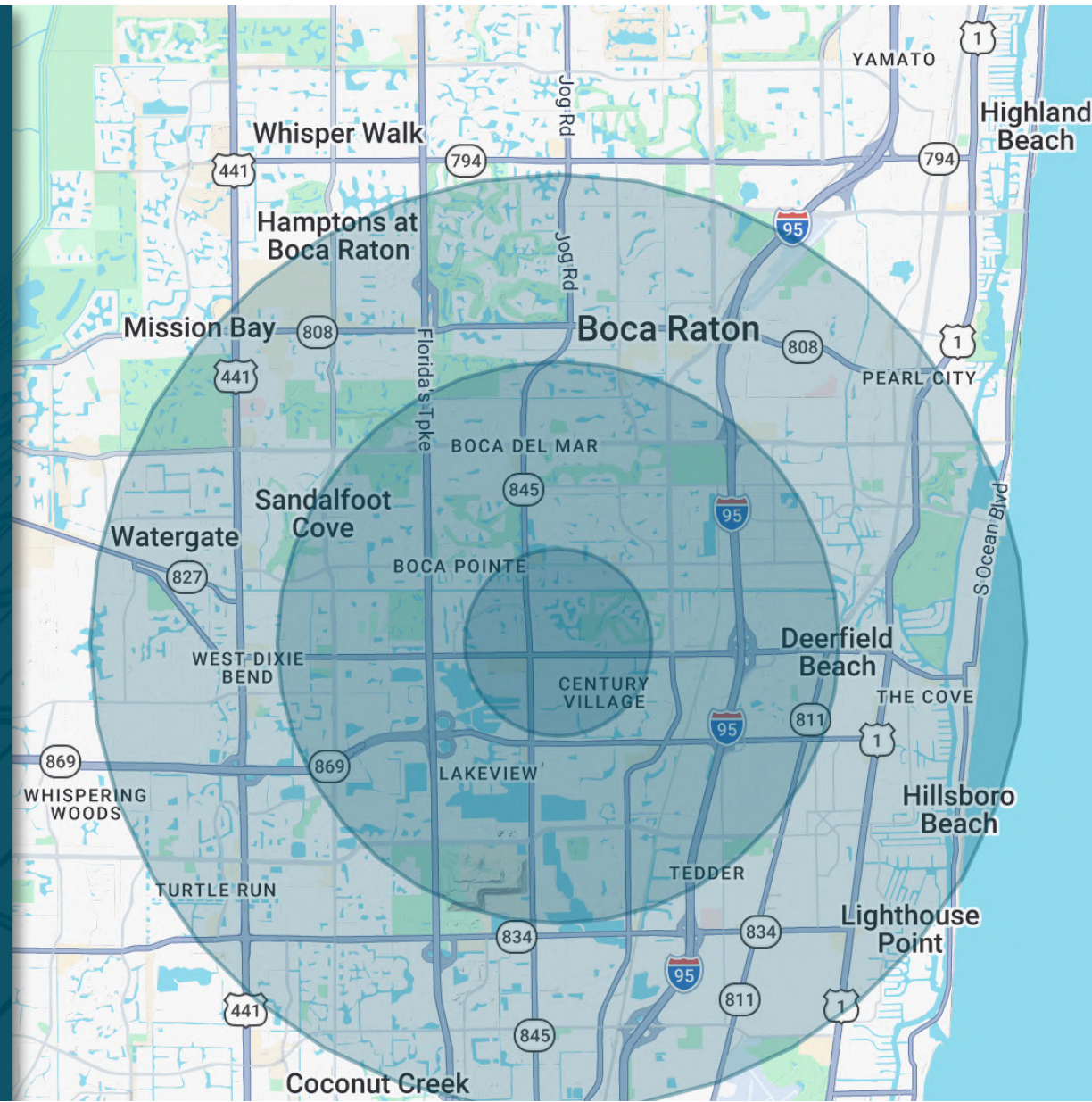
1979 Year Built

AREA OVERVIEW

DEMOGRAPHICS

| | 1 MILE | 3 MILES | 5 MILES |
|--------------------------------|-----------|-----------|-----------|
| POPULATION | | | |
| Total population | 16,726 | 138,392 | 335,494 |
| Median age | 56 | 45 | 44 |
| Median age (Male) | 54 | 44 | 43 |
| Median age (Female) | 58 | 46 | 45 |
| HOUSEHOLDS & INCOME | | | |
| Total households | 8,270 | 58,359 | 136,711 |
| # of persons per HH | 2 | 2.4 | 2.5 |
| Average HH income | \$92,686 | \$96,588 | \$110,719 |
| Average house value | \$337,677 | \$413,352 | \$489,451 |

* Demographic data derived from 2020 ACS - US Census



SOUTHWEST AERIAL



SOUTH AERIAL



SOUTH EAST AERIAL



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FINANCIAL ANALYSIS

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HILLSBORO MEDICAL OFFICE

3467 W Hillsboro Blvd, Deerfield Beach, FL 33442

1979 Year Built

COST OF OWNERSHIP ANALYSIS

Property Overview

| | |
|----------------|-------------|
| Building Size | 6,205 SF |
| Purchase Price | \$3,250,000 |
| Suite A | 2,600 SF |
| Suite B | 3,605 SF |

Net Cost of Ownership

| | |
|-------------------------------------|--------------------|
| Net Operating Income | \$20,382 |
| Debt Service | \$(188,996) |
| Net Annual Cost of Ownership | \$(168,613) |

Debt Assumption

| | | | | |
|----------------------------|--------------------|--------------------|-----|-----|
| Loan Amount | \$2,600,000 | FSCA Capital Quote | LTV | 80% |
| Interest Rate | 5.36% | | | |
| Amortization | 25 Years | | | |
| Annual Debt Service | \$(188,996) | | | |

Annual Revenue

| | | | |
|-----------------------------|------------------|-----------------|----------------|
| Base Rent (Suite A) | \$84,299 | \$7,025 | \$32.42 |
| Tax Recovery | \$22,215 | \$1,851 | \$8.54 |
| Insurance Recovery | \$5,200 | \$433 | \$2.00 |
| CAM Recovery | \$14,133 | \$1,178 | \$5.44 |
| Utilities | \$4,550 | \$379 | \$1.75 |
| Total Tenant Revenue | \$130,397 | \$10,866 | \$50.15 |

Annual Operating Expense

| | | | |
|---------------------------------|------------------|----------------|----------------|
| RE Taxes | \$53,018 | \$4,418 | \$8.54 |
| Insurance | \$12,410 | \$1,034 | \$2.00 |
| CAM | \$33,728 | \$2,811 | \$5.44 |
| Utilities | \$10,859 | \$905 | \$1.75 |
| Total Operating Expenses | \$110,015 | \$8,263 | \$15.98 |

| | | | |
|-----------------------------|-----------------|----------------|---------------|
| Net Operating Income | \$20,382 | \$1,699 | \$3.28 |
|-----------------------------|-----------------|----------------|---------------|

5 YEAR ANALYSIS

| | Year 1 | | Year 2 | | Year 3 | | Year 4 | | Year 5 | |
|-------------------------------|-------------|-----------|-------------|-----------|-------------|-----------|-------------|-----------|-------------|-----------|
| For the Years Ending | Jun-2027 | \$/SF | Jun-2028 | \$/SF | Jun-2029 | \$/SF | Jun-2030 | \$/SF | Jun-2031 | \$/SF |
| Rental Revenue | | | | | | | | | | |
| Potential Base Rent | \$84,299 | \$13.59 | \$86,828 | \$13.99 | \$89,433 | \$14.41 | \$92,116 | \$14.85 | \$94,879 | \$15.29 |
| Absorption & Turnover Vacancy | \$0 | \$0.00 | \$0 | \$0.00 | \$0 | \$0.00 | \$0 | \$0.00 | \$0 | \$0.00 |
| Total Rental Revenue | \$84,299 | \$13.59 | \$86,828 | \$13.99 | \$89,433 | \$14.41 | \$92,116 | \$14.85 | \$94,879 | \$15.29 |
| Other Tenant Revenue | | | | | | | | | | |
| Total Expense Recoveries | \$46,098 | \$7.43 | \$47,481 | \$7.65 | \$48,905 | \$7.88 | \$50,373 | \$8.12 | \$51,884 | \$8.36 |
| Effective Gross Revenue | \$130,397 | \$21.01 | \$134,309 | \$21.65 | \$138,338 | \$22.29 | \$142,488 | \$22.96 | \$146,763 | \$23.65 |
| Operating Expenses | | | | | | | | | | |
| RE Taxes | \$53,018 | \$8.54 | \$54,609 | \$8.80 | \$56,247 | \$9.06 | \$57,934 | \$9.34 | \$59,672 | \$9.62 |
| Insurance | \$12,410 | \$2.00 | \$12,782 | \$2.06 | \$13,166 | \$2.12 | \$13,561 | \$2.19 | \$13,968 | \$2.25 |
| CAM | \$33,728 | \$5.44 | \$34,740 | \$5.60 | \$35,782 | \$5.77 | \$36,855 | \$5.94 | \$37,961 | \$6.12 |
| Utilities | \$10,859 | \$1.75 | \$11,185 | \$1.80 | \$11,520 | \$1.86 | \$11,866 | \$1.91 | \$12,222 | \$1.97 |
| Total Operating Expenses | \$110,015 | \$17.73 | \$113,315 | \$18.26 | \$116,715 | \$18.81 | \$120,216 | \$19.37 | \$123,823 | \$19.96 |
| Net Operating Income | \$20,382 | \$3.28 | \$20,994 | \$3.38 | \$21,624 | \$3.48 | \$22,272 | \$3.59 | \$22,940 | \$3.70 |
| Debt Service | | | | | | | | | | |
| Total Interest | \$138,122 | \$22.26 | \$135,328 | \$21.81 | \$132,379 | \$21.33 | \$129,269 | \$20.83 | \$125,987 | \$20.30 |
| Total Principal | \$50,874 | \$8.20 | \$53,667 | \$8.65 | \$56,617 | \$9.12 | \$59,726 | \$9.63 | \$63,009 | \$10.15 |
| Total Debt Service | \$188,996 | \$30.46 | \$188,995 | \$30.46 | \$188,996 | \$30.46 | \$188,995 | \$30.46 | \$188,996 | \$30.46 |
| Cash Flow After Debt Service | \$(168,614) | \$(27.17) | \$(168,001) | \$(27.08) | \$(167,372) | \$(26.97) | \$(166,723) | \$(26.87) | \$(166,056) | \$(26.76) |

RENT ROLL

| SUITE | TENANT | SF | GLA % | LEASE BEGIN | LEASE EXPIRATION | RENT PSF | ANNUAL BASE RENT | RECOVERY TYPE |
|-----------------------------|----------------|--------------|---------------|-------------|------------------|----------------|------------------|---------------|
| A | Sale Leaseback | 2,600 | 41.90% | COE | 5 Years | \$32.42 | \$84,292 | NNN |
| B | Vacant | 3,605 | 58.10% | N/A | N/A | \$35.00 | \$126,175 | NNN |
| VACANT TOTALS/AVGS | | 3,605 | 58.10% | | | \$35.00 | \$126,175 | |
| OCCUPIED TOTALS/AVGS | | 2,600 | 41.90% | | | \$32.42 | \$84,292 | |
| TOTALS/AVGS | | 6,205 | 100% | | | \$33.92 | \$210,467 | |

FSCA QUOTE MATRIX

| | |
|--------------------------------|--|
| 3467 W Hillsboro Blvd | Quote 1 |
| Execution Type: | Owner Occupied Financing |
| Loan Amount: | Up to 90% LTV |
| Rate: | 5.36% - 5.86% |
| Term (years): | 5 to 15 years |
| Amortization (years): | 25 years |
| DSCR | 1.25x |
| Interest Only Periods: | Up to 12 months |
| Recourse: | Full recourse |
| Prepayment Penalty: | 3-2-1 Stepdown |
| Lender Origination Fee: | 0.50% - 1.00% |
| Comments: | Rate subject to buyer's experience, cash flow, and years in business |

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1990 Year Built

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