



OFFERING MEMORANDUM

Hand Works Sale-leaseback Portfolio

Englewood • Sarasota • Venice

3 properties

\$1.8M	7.39%	\$133K
PRICE	BLENDED CAP RATE	NOI

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PRICE

\$1,800,000

BLENDED CAP RATE

7.39%

NOI

\$133,000

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Executive Summary

 PROPERTIES 3	 ASKING PRICE \$1,800,000	 NOI \$133,000
 OCCUPANCY 100%		

The HandWorks Sale-Leaseback Portfolio presents the opportunity to acquire three medical properties leased to an established healthcare practice under a brand-new sale-leaseback structure. At closing, the tenant will execute new five-year triple net (NNN) leases on all three properties, providing investors with immediate, passive cash flow and zero landlord responsibilities.

The leases include two five-year renewal options and 2% annual rent escalations, creating consistent income growth over time. The portfolio generates approximately **\$133,000 in annual net operating income** and is being offered at **\$1,800,000** representing a **7.39% capitalization rate**.

HandWorks has an established operating history and intends to continue operating from these locations while ultimately pursuing a sale of the practice in the future. Given the costs associated with relocating medical practices and the potential transition to a new operator, the portfolio offers investors the opportunity for tenancy that could extend well beyond the initial five-year lease term. This combination of stable cash flow, contractual rent growth, and long-term occupancy potential makes the portfolio an attractive investment for net lease buyers seeking dependable income and future upside.

Investment Highlights

- Brand-new sale-leaseback structure with new five-year leases executed at closing across all three properties, providing investors with immediate, predictable cash flow from day one.
- Triple Net (NNN) lease structure requiring the tenant to cover property taxes, insurance, and maintenance, resulting in minimal landlord responsibilities.
- Two five-year renewal options provide the tenant with the ability to remain in place for up to 15 years, creating the potential for long-term occupancy.
- Annual 2% contractual rent escalations provide built-in income growth throughout the lease term and help increase the property's value over time.
- The portfolio generates approximately \$133,000 in annual net operating income and is offered at \$1,800,000, representing an attractive 7.39% capitalization rate.
- HandWorks is a well-established healthcare practice with a proven operating history and an existing patient base, reducing operational risk for investors.
- Ownership's long-term plan is to eventually sell the operating practice, making it likely that a future operator would continue utilizing the existing real estate rather than relocating.
- Medical practices typically invest significant capital into build-outs, equipment, and patient infrastructure, creating substantial relocation costs that encourage long-term tenancy.
- Diversification across three separate locations reduces single-asset risk while providing exposure to an established regional healthcare operator.
- The combination of passive ownership, contractual rent growth, strong tenant fundamentals, and long-term occupancy potential creates a compelling net lease investment opportunity.

Properties	3
Markets	3

Location Highlights

Bee Ridge Road – Sarasota, Florida

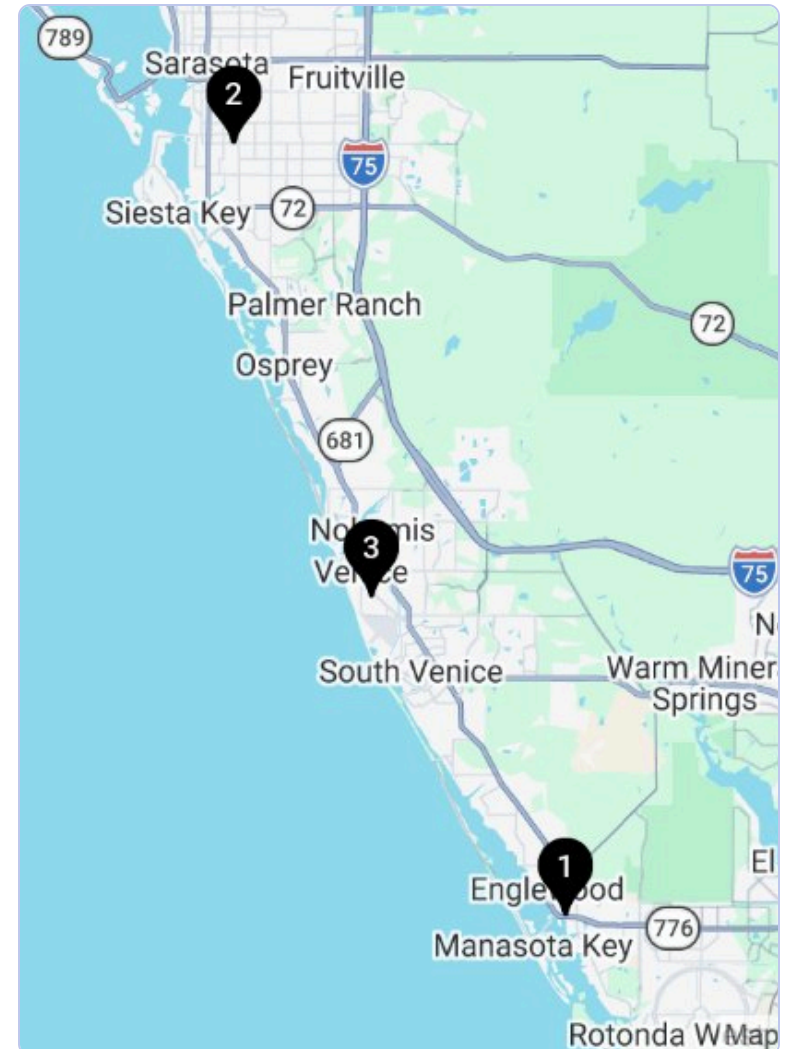
- Bee Ridge Road is one of Sarasota's primary commercial corridors, offering excellent access between Interstate 75, downtown Sarasota, and surrounding residential communities.
- Sarasota continues to experience strong population growth and is home to an affluent, aging demographic that drives consistent demand for outpatient healthcare services.
- The market is anchored by Sarasota Memorial Hospital and a robust healthcare network, making it one of Florida's premier medical real estate markets.

McCall Road (US-776) – Englewood, Florida

- McCall Road is Englewood's main commercial corridor, providing strong visibility, convenient access, and excellent connectivity throughout Sarasota and Charlotte Counties.
- The area is supported by a rapidly growing retiree population, creating long-term demand for medical and healthcare services.
- Established retail, residential growth, and strong traffic counts make the corridor an attractive location for healthcare providers.

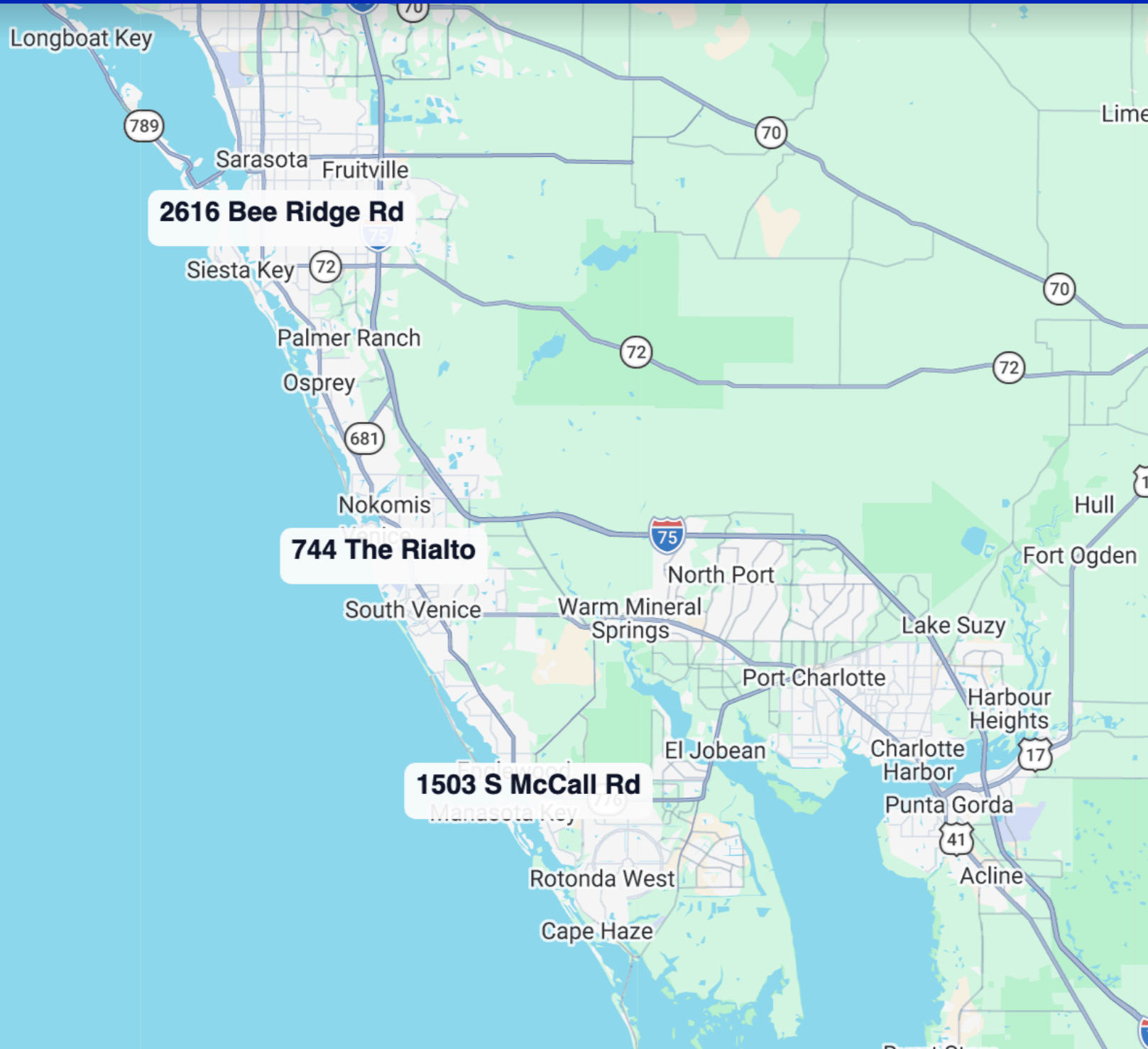
Venice, Florida

- Venice is one of Southwest Florida's fastest-growing coastal communities, supported by strong population growth and affluent demographics.
- The city is anchored by Sarasota Memorial Hospital Venice and a growing concentration of medical providers serving the region.
- Continued residential development and increasing healthcare demand position Venice as a highly desirable long-term market for medical real estate investment.



LOCATION

Properties	3
State	FL
Cities	Englewood, Sarasota, Venice



Portfolio Properties

PROPERTIES

3

1503 South McCall Road
Englewood, FL 34223

Building Area	2,400 SF	Land Use	COMMERCIAL	Lot Area	9,010 SF (0.21 ACRES)
Price Per Building	\$565,000	Subject Site NOI	\$41,783/year	Year Built	1974

2616 Bee Ridge Road
Sarasota, FL 34239

Building Area	1,783 SF	Land Use	COMMERCIAL	Lot Area	8,807 SF (0.2 ACRES)
Price Per Building	\$670,000	Subject Site NOI	\$49,384/year	Year Built	1962 / Effective 1980

744 The Rialto
Venice, FL 34285

Building Area	1,954 SF	Land Use	COMMERCIAL	Lot Area	12,600 SF (0.29 ACRES)
Price Per Building	\$565,000	Subject Site NOI	\$41,783/year	Year Built	1957 / Effective 1990















744
Land Works
PHYSICAL THERAPY
484-5500

744

Valuation Summary

INVESTMENT OVERVIEW

\$1,800,000

ASKING PRICE

7.39%

BLENDED CAP RATE

\$133,000

NET OPERATING INCOME

100.0%

OCCUPANCY

KEY METRICS

Est. GRM	8.80x
Number of Tenants	1

Market Overview



STATE
Florida

Market Overview: SWFL

Southwest Florida has become one of the fastest-growing regions in the United States, driven by sustained population growth, strong in-migration, and an expanding economy. Communities throughout the region continue to attract retirees, working professionals, and families seeking Florida's favorable tax environment, high quality of life, and year-round climate. As the population grows, demand for healthcare services and outpatient medical facilities continues to accelerate.

The region is supported by nationally recognized healthcare systems, expanding hospital campuses, and a growing network of specialty medical providers. Healthcare remains one of Southwest Florida's largest and fastest-growing employment sectors, with continued investment in new medical facilities and outpatient services to accommodate the area's rapidly increasing population.

Strong demographic trends, including an aging population and above-average household incomes, continue to make Southwest Florida one of the nation's most attractive markets for medical real estate investment. Limited supply of quality medical office space, combined with long-term population growth and increasing healthcare utilization, provides a strong foundation for sustained tenant demand and long-term investment performance.

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3 cities



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