



Commercial Investment Offering Memorandum

PT Link Portfolio; Physical Therapy

6 OHIO & MICHIGAN
LOCATIONS



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PORTFOLIO SUMMARY

PT LINK PORTFOLIO

OFFERING SUMMARY

| | |
|---------------------------|-------------|
| SALE PRICE: | \$4,900,000 |
| TOTAL BUILDING SF: | 21,618 SF |
| # OF BUILDINGS: | 6 |
| PGI (2026 INCOME): | \$480,931 |
| CAP RATE: | 9.82 |

PROPERTY SUMMARY

Presenting a six-property commercial portfolio strategically located across Ohio and Michigan, in prime locations, Toledo, Fostoria, Carey, and New Carlisle, Ohio, as well as Tecumseh and Monroe, Michigan markets. The portfolio is 100% occupied consisting of five single tenant buildings and one multi-tenant building totaling 21,628 total SF, all with NNN lease structures. The primary tenant PT Link is the anchor tenant across all properties, providing predictable cash flow with biennial rent bumps. Positioned across a mix of primary and secondary Northwest Ohio and Southeast Michigan markets, the portfolio offers investors the opportunity to acquire immediate scale with in-place income, and tenant continuity.



PORTFOLIO HIGHLIGHTS

ABOUT PT LINK

PT Link Physical Therapy is a locally owned and operated physical therapy group based in the Toledo metro area. Founded in 2011 by physical therapist Tom Hallett, it has grown into one of the leading providers across Northwest Ohio and Southeast Michigan, grossing approximately 12 million dollars in annual revenue. The company now operates roughly 40 locations throughout the region and has been BBB accredited since 2019. Several of its clinics, including the flagship Maumee site, feature specialized aquatic therapy facilities. PmlinktherapyBetter Business Bureau

The group positions itself as a more individualized alternative to high-volume practices. PT Link emphasizes community involvement and a "Multi-System Approach" that treats the multiple interrelated systems of the body rather than a single point of pain.

Clinically, PT Link treats a wide range of conditions, including back and neck pain, sciatica, joint pain, sports and work injuries, motor vehicle injuries, post-surgical rehab, neurological disorders, and balance and vestibular issues. Treatment methods include dry needling, the McKenzie Method, Mulligan Concept, cupping, kinesio taping, cold laser therapy, spinal decompression, aquatic therapy, and occupational health services. The company also offers chiropractic care, BIG therapy for Parkinson's, a TPI golfer program, and stretch therapy.

INVESTMENT HIGHLIGHTS

- Newly renovated buildings
- Regional medical tenant, with 40 Locations, grossing 12 million in annual revenue
- Absolute NNN Leases, averaging 13 years of remaining term
- Rent Bumps Every 2 Years



902 INDUSTRIAL DR, TECUMSEH, MI

BUILDING INFORMATION

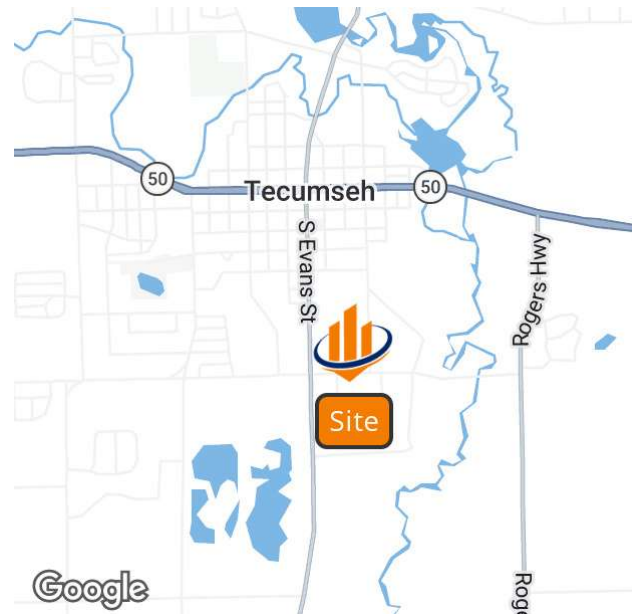
| | |
|-----------------------|------------------|
| BUILDING SIZE: | 11,700 SF |
| YEAR BUILT: | 2005 |
| APN: | XTO-555-0322-00 |
| FOUNDATION: | Slab |
| FRAMING | Block/Brick |
| ZONING: | I-1 Industrial |

PROPERTY LEASE INFORMATION

| | |
|--------------------------|--------------------------|
| LEASE TERM | 192 MONTHS |
| TENANT | PT Links |
| COMMENCEMENT DATE | 04/01/2025 |
| EXPIRATION DATE | 03/31/2041 |
| LEASE TERMS | NNN |
| ESCALATIONS | 2.5% Rent Bumps Biennial |

PROPERTY HIGHLIGHTS

- Full Size Swimming Pool for Physical Therapy
- Individual Exam Rooms
- Large Training Area
- Men's and Women's Locker Rooms
- Ample Parking Spaces



902 INDUSTRIAL DR; ADDITIONAL PHOTOS



14576 S DIXIE HWY, MONROE, MI

BUILDING INFORMATION:

| | |
|------------------------------|------------------------|
| BUILDING SIZE: | 3,236 SF |
| YEAR BUILT/RENOVATED: | 2005/2025 |
| APN: | 1201012400 |
| FRAMING: | Brick |
| FOUNDATION: | Slab |
| ZONING: | C-2 General Commercial |

PROPERTY LEASE INFORMATION

| | |
|--------------------------|----------------------|
| LEASE TERM | 84 MONTHS |
| TENANT | Toledo Pain Services |
| COMMENCEMENT DATE | 12/01/2025 |
| EXPIRATION DATE | 11/30/32 |
| LEASE TERMS | NNN |
| ESCALATIONS | 2% Rent Bumps Annual |

PROPERTY HIGHLIGHTS

- Class A Building
- Renovation: Down to the Studs Remodel With New Wiring and Plumbing.
- Multiple Exam Rooms
- Procedure Room
- High Ceilings



14576 S DIXIE HWY; ADDITIONAL PHOTOS



315-319 S DETROIT, TOLEDO, OH

BUILDING INFORMATION

| | |
|------------------------------|-----------------|
| BUILDING SIZE: | 3,400 SF |
| YEAR BUILT/RENOVATED: | 1961/2026 |
| APN: | 0308727 |
| FRAMING: | Wood/Brick |
| FOUNDATION: | Slab |
| ZONING: | CR |
| TENANCY | Multiple |

UNIT A LEASE INFORMATION

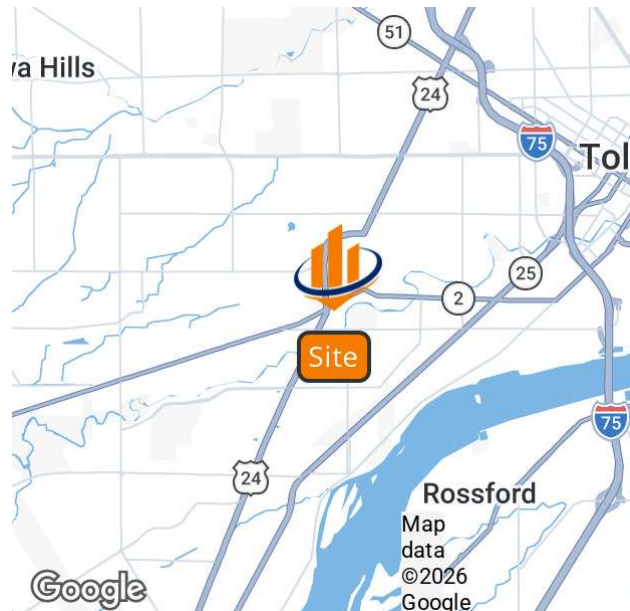
| | |
|--------------------------|-----------------------------|
| LEASE TERM | 192 MONTHS |
| TENANT | PT Links |
| COMMENCEMENT DATE | 10/01/2024 |
| EXPIRATION DATE | 09/30/2040 |
| LEASE TERMS | NNN |
| ESCALATIONS | 2.5% Rent Bumps Biennial |

UNIT B LEASE INFORMATION

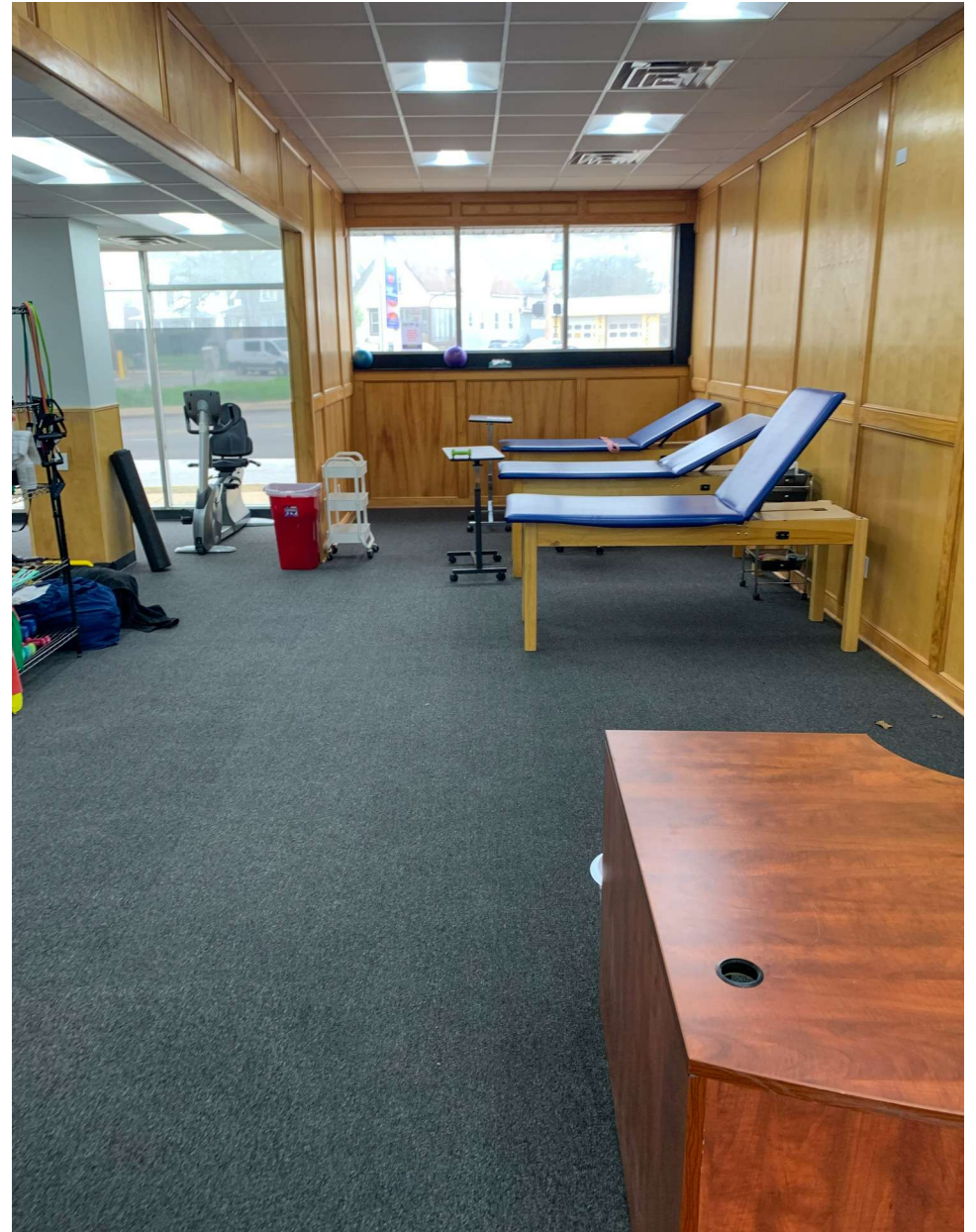
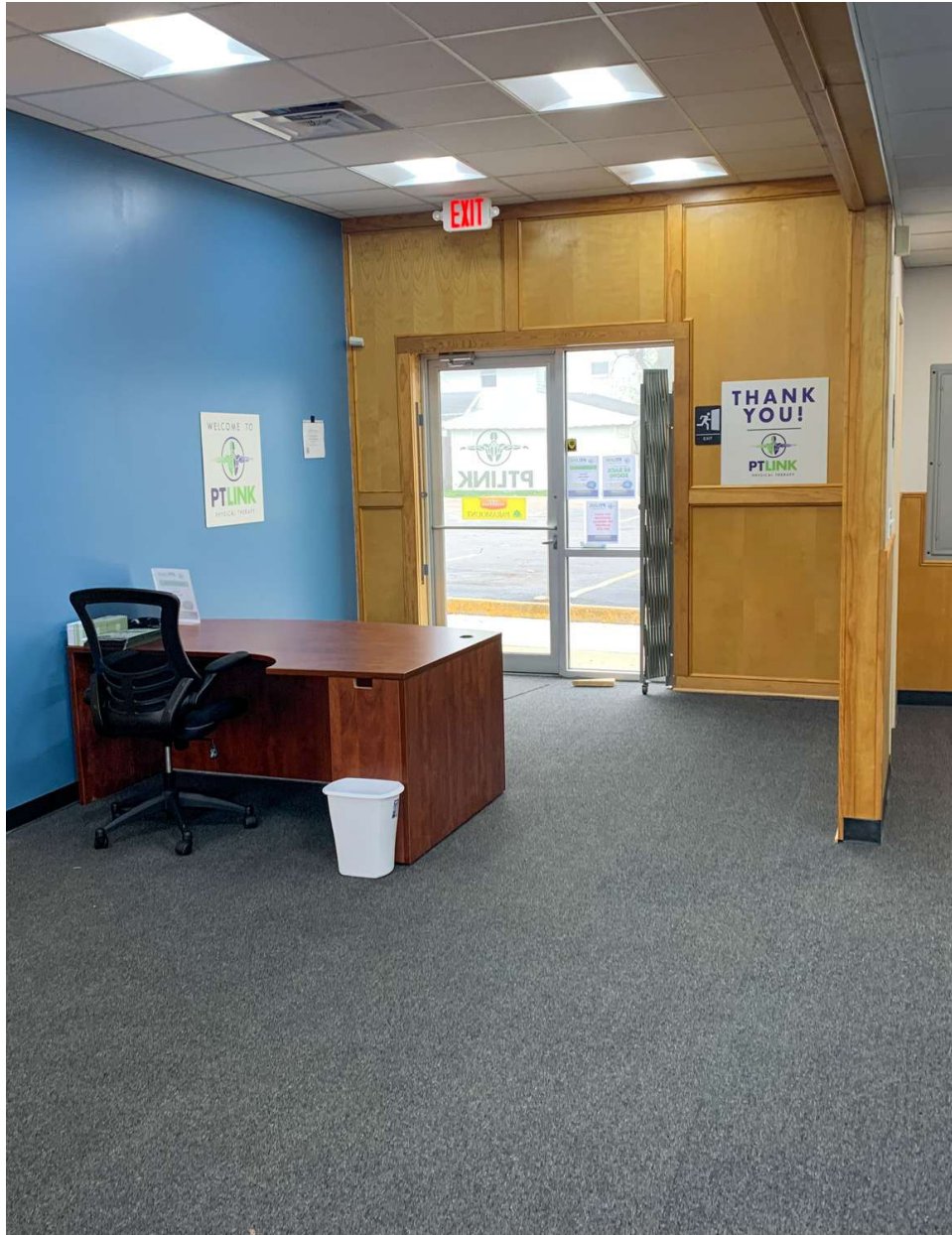
| | |
|--------------------------|------------------|
| LEASE DURATION | 60 MONTHS |
| TENANT | Vitos Pizza |
| COMMENCEMENT DATE | 04/01/22 |
| EXPIRATION DATE | 03/31/2027 |
| LEASE TERMS | NNN |
| ESCALATIONS | None |

PROPERTY HIGHLIGHTS

- Recently Renovated PT Links Suite
- Replaced; Lighting, Ceilings, Carpeting, Paint, Restrooms
- 22 Paved Surface Parking Spaces



315-319 S DETROIT; ADDITIONAL PHOTOS



122 WEST CENTER ST, FOSTORIA, OH

BUILDING INFORMATION

| | |
|------------------------------|-------------------------------|
| BUILDING SIZE: | 2,990 SF |
| YEAR BUILT/RENOVATED: | 1941/2024 |
| APN: | P51030945320000 |
| FRAMING: | Wood/Brick |
| FOUNDATION: | Slab |
| ZONING: | B-3 Central Business District |

PROPERTY LEASE INFORMATION

| | |
|--------------------------|--------------------------|
| LEASE DURATION | 180 MONTHS |
| COMMENCEMENT DATE | 04/01/24 |
| EXPIRATION DATE | 03/31/39 |
| LEASE TERMS | NNN |
| ESCALATIONS | 2.5% Rent Bumps Biennial |

PROPERTY HIGHLIGHTS

- Spaces Renovated in 2024
- Renovation Includes; New Ceilings, Carpet, Lighting, Restrooms
- 5 Exam Rooms
- Single Large Therapy Space



122 WEST CENTER ST; ADDITIONAL PHOTOS



134 E FINDLAY ST, CAREY, OH

BUILDING INFORMATION

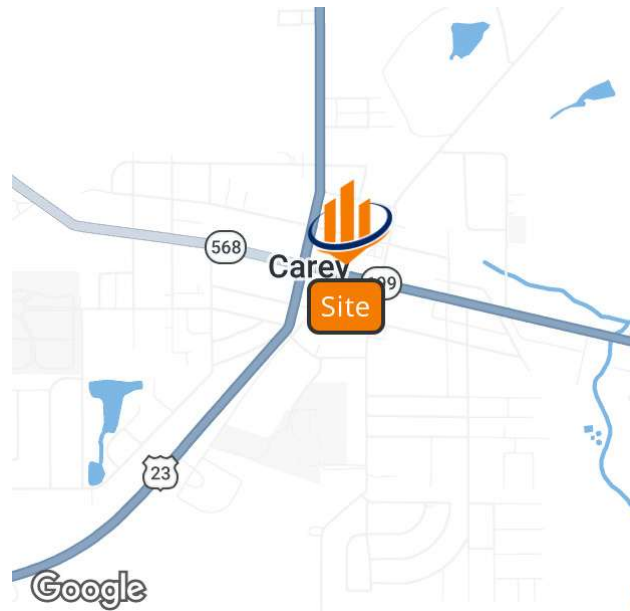
| | |
|------------------------------|----------------------|
| BUILDING SIZE: | 935 SF |
| YEAR BUILT/RENOVATED: | 1910/2024 |
| APN: | 108355000000 |
| FRAMING: | Brick |
| FOUNDATION: | Slab |
| ZONING: | B-2 General Business |

PROPERTY LEASE INFORMATION

| | |
|--------------------------|--------------------------|
| LEASE DURATION | 180 MONTH |
| COMMENCEMENT DATE | 02/01/2024 |
| EXPIRATION DATE | 01/31/2039 |
| LEASE TERMS | NNN |
| ESCALATIONS | 2.5% Rent Bumps Biennial |

PROPERTY HIGHLIGHTS

- Recent Renovation Includes; New Ceilings, Carpet, Lighting, Drywall, Restrooms



134 E FINDLAY ST; ADDITIONAL PHOTOS



110 CHURCH ST, NEW CARLISLE, OH

BUILDING INFORMATION

| | |
|------------------------------|-----------------------|
| BUILDING SIZE: | 2,500 SF |
| YEAR BUILT/RENOVATED: | 1976/unknown |
| APN: | 0300500034207010 |
| FRAMING: | Brick |
| FOUNDATION: | Slab |
| ZONING: | GB - Central Business |

LOCATION

| | |
|--------------------------|--------------------------|
| LEASE DURATION | 192 MONTHS |
| COMMENCEMENT DATE | 11/01/2024 |
| EXPIRATION DATE | 10/31/2040 |
| LEASE TERMS | NNN |
| ESCALATIONS | 2.5% Rent Bumps Biennial |

BUILDING HIGHLIGHTS

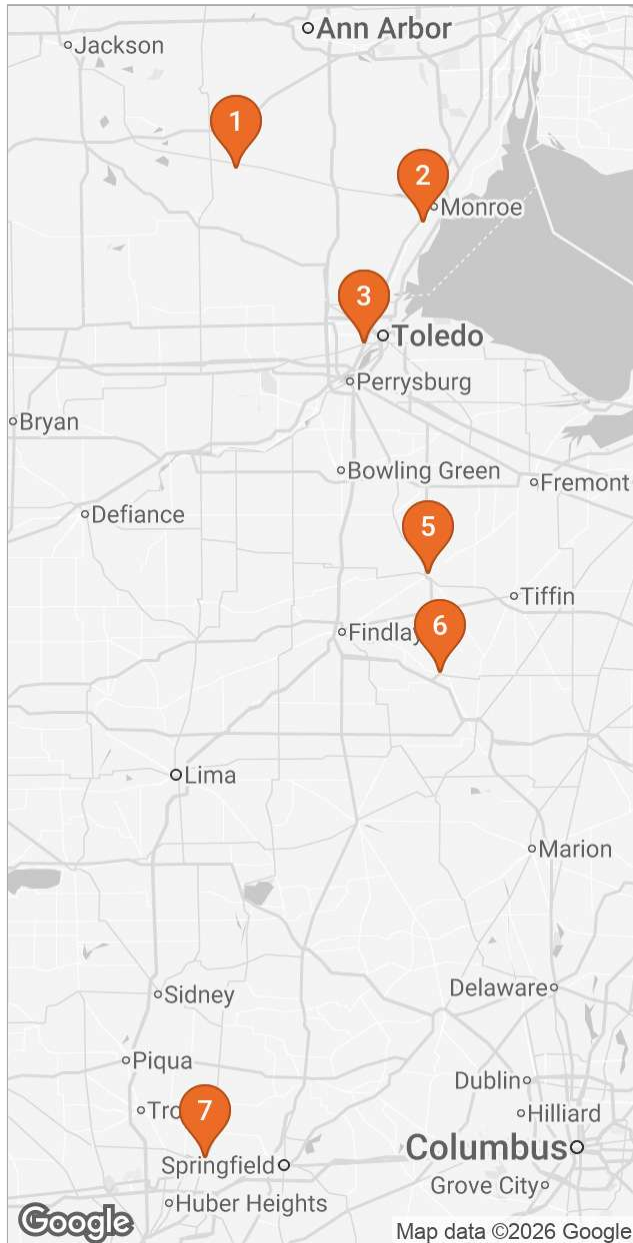
- Recent Renovation Includes; New Ceilings, Carpet, Lighting, Drywall, Restrooms
- Located in Suburban Dayton Market



LOCATION INFORMATION

The portfolio is comprised of six building sites strategically distributed across Ohio and Michigan, including Toledo, Fostoria, Carey, and New Carlisle, Ohio, along with Tecumseh and Monroe, Michigan. This geographic diversification offers exposure to a mix of primary, secondary, and tertiary Midwest markets, balancing growth potential with income stability. The properties are positioned within accessible corridors that support regional commerce and healthcare demand, while benefiting from proximity to established population bases. This multi-market presence enhances tenant reach and provides a durable foundation for long-term occupancy and rent growth.

PORTFOLIO LOCATIONS



| | NAME/ADDRESS | LEASE RATE | LEASE TYPE | BUILDING SIZE | LEASE TERM |
|-----------------|----------------------------------------------------------------------------------|-----------------------|------------|-----------------|-------------------|
| 1 | PT Links Property 1 902 Industrial Street Tecumseh, MI 49286 | \$14.40 /SF/yr | NNN | 11,700 SF | 192 months |
| 2 | PT Links Property 2 14576 S. Dixie Highway Monroe, MI 48161 | \$31.52 /SF/yr | NNN | 3,236 SF | 84 months |
| 3 | PT Links Property 3 (Unit A) 319 S. Detroit Avenue Toledo, OH 43609 | \$21.38 /SF/yr | NNN | 1,600 SF | 192 months |
| 4 | PT Links Property 3 (Unit B) 315 S. Detroit Avenue Toledo, OH 43609 | \$13.23 /SF/yr | NNN | 1,800 SF | 60 months |
| 5 | PT Links Property 4 122 W Center St Fostoria, OH 44830 | \$14.05 /SF/yr | NNN | 2,990 SF | 180 months |
| 6 | PT Links Property 5 134 E. Findlay Street Carey, OH 43537 | \$24.38 /SF/yr | NNN | 935 SF | 180 months |
| 7 | PT Links Property 6 110 S Church St New Carlisle, OH 45344 | \$15.75 /SF/yr | NNN | 2,500 SF | 192 months |
| AVERAGES | | \$19.24 /SF/YR | | 3,537 SF | 154 MONTHS |



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