4510 O'HARA AVENUE, BRENTWOOD





HIGH-QUALITY TWO-TENANT NET LEASED MEDICAL INVESTMENT



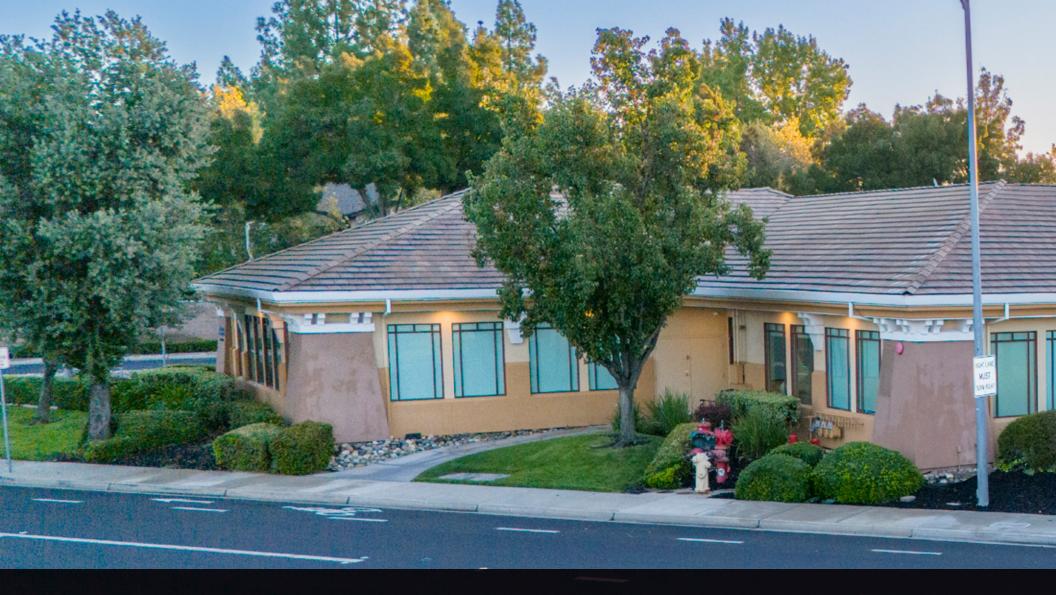
This Memorandum does not constitute a representation that the business or affairs of the Property or Seller since the date of preparation August, 2024 of this Memorandum have remained the same. Analysis and verification of the information contained in this Memorandum are solely the responsibility of the prospective purchaser.

Additional information and an opportunity to inspect the Property will be made available upon written request of interested and qualified prospective purchasers. Seller and Agent each expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers regarding the Property, and/or terminate discussions with any party at any time with or without notice. Seller reserves the right to change the timing and procedures for the Offering process at any time in Seller's sole discretion. Seller shall have no legal commitment or obligations to any party reviewing this Memorandum, or making an offer to purchase the Property, unless and until such offer is approved by Seller, and a written agreement for the purchase of the Property has been fully executed and delivered by Seller and the Purchaser thereunder.

This Memorandum and the contents, except such information which is a matter of public record or is provided in sources available to the public, are of a confidential nature. By accepting this Memorandum, you agree that you will hold and treat it in the strictest confidence, that you will not forward, photocopy or duplicate it, that you will not disclose this Memorandum or any of the contents to any other entity (except to outside advisors retained by you, if necessary, for your determination of whether or not to make a proposal and from whom you have obtained an agreement of confidentiality) without the prior written authorization of Seller or Agent, and that you will not use this Memorandum or any of the contents in any fashion or manner detrimental to the interest of Seller or Agent.









EXECUTIVE SUMMARY

Newmark, as exclusive advisor, is pleased to offer the opportunity to acquire a high-quality, two-tenant net leased medical investment located at 4510 Ohara Avenue (the "Property") in Brentwood, California. The Property is 100% leased to two established tenants: Fresenius Medical Care (lease expiring 1/30/2030) and Alameda Pediatric Dentistry "APD" (lease expiring 1/31/2035). Situated within the thriving TownCentre Brentwood, a three-building medical complex, this Property presents an excellent passive investment opportunity.

Price: \$6,194,000 New Price: \$5,235,000

— Cap Rate: 5.50% Cap Rate: 6.50%

Size: 10,003 SF (Per Rent Roll)

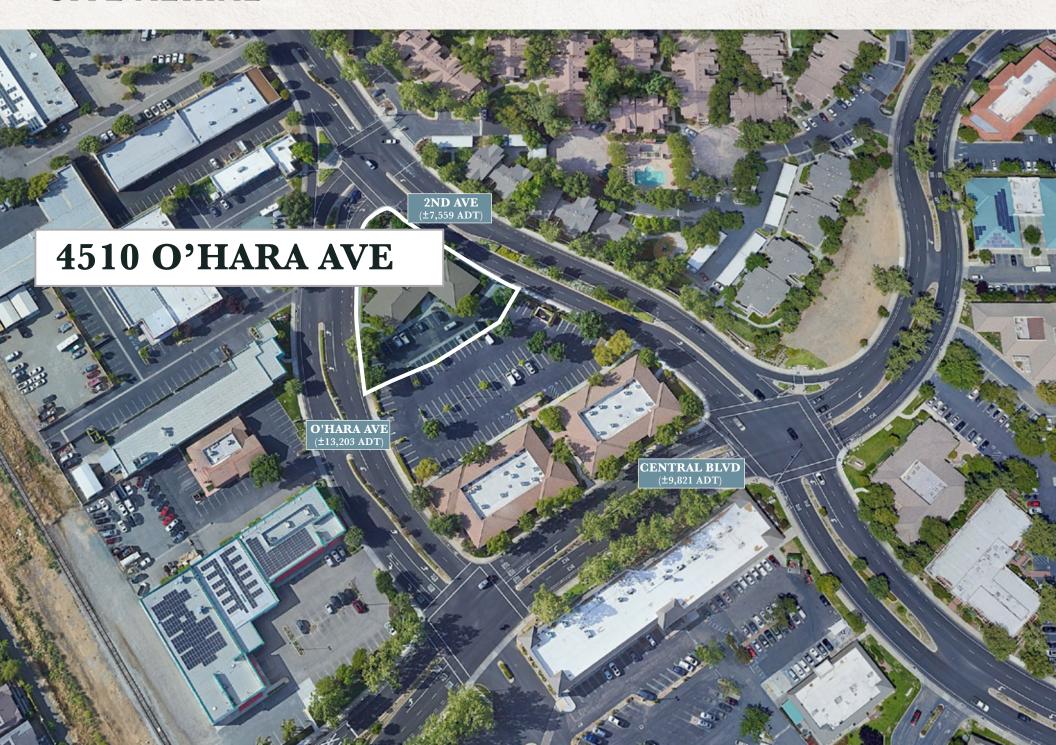
Site: ±0.69 acres

Built: 2002

Occupancy: 100%



SITE AERIAL







OFFERING HIGHLIGHTS

- Passive two-tenant net leased investment with minimal landlord responsibilities
- Strong credit tenants, including a corporate guaranty from Fresenius Medical Care Holdings Inc. and multiple personal guarantees on APD's lease
- · 3% annual increases in APD's lease
- Offered by original developer, meticulously maintained with beautiful landscaping
- Convenient access to Highway 4, John Muir Medical Center, and nearby retail amenities
- Healthcare properties tend to perform well in challenging economic times, as tenants provide essential medical services
- Brentwood is thriving, with an affluent, growing population and substantial new residential and commercial development

PROPERTY OVERVIEW

Address: 4510 O'Hara Avenue, Brentwood, CA

APN: 013-010-089-4

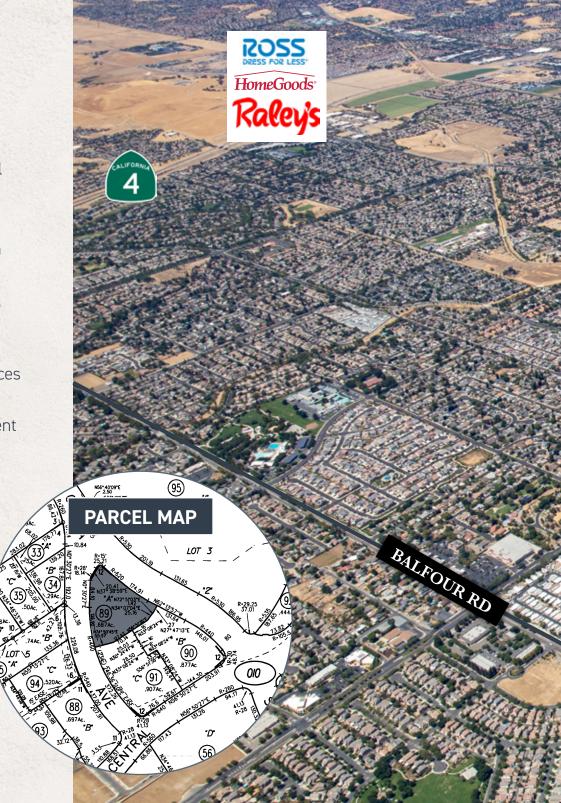
• GLA: 10,003 SF

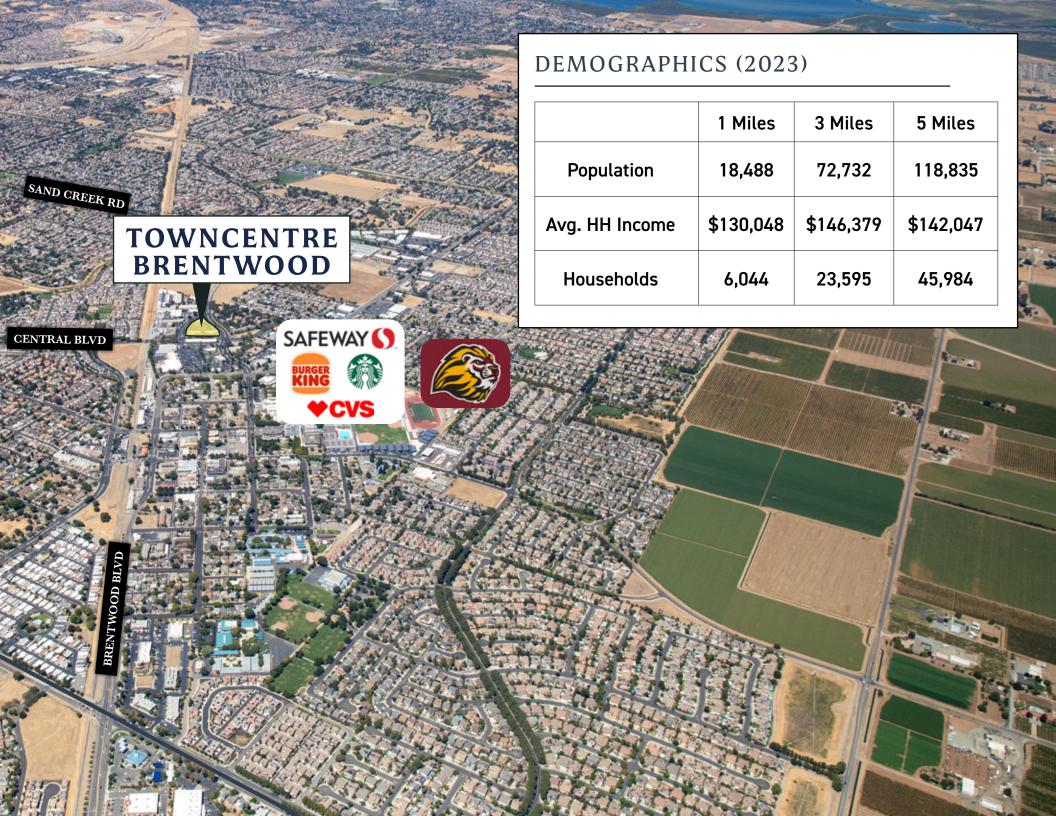
Acres: ±0.69

Built: 2002

Parking: Ample/Reciprocal

Zoning: PD-10









CASH FLOW

	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast
	Year 1 Jan-2026	Year 2 Jan-2027	Year 3 Jan-2028	Year 4 Jan-2029	Year 5 Jan-2030	Year 6 Jan-2031	Year 7 Jan-2032	Year 8 Jan-2033	Year 9 Jan-2034	Year 10 Jan-2035
For the Years Ending										
Scheduled Base Rent	340,455	342,266	344,130	346,051	348,052	358,494	369,248	380,326	391,736	403,488
Expense Reimbursement Revenue	116,391	118,973	121,623	124,340	127,150	130,290	133,534	136,862	140,276	143,403
Effective Gross Revenue	456,846	461,239	465,754	470,392	475,202	488,784	502,782	517,187	532,011	546,891
Real Estate Taxes	58,394	59,565	60,759	61,977	63,220	64,487	65,780	67,098	68,444	69,817
Management Fees (3.50% EGR)	15,990	16,143	16,301	16,464	16,632	17,107	17,597	18,102	18,620	19,141
Electricity	3,479	3,583	3,691	3,801	3,915	4,033	4,154	4,278	4,407	4,539
Water	1,855	1,910	1,968	2,027	2,087	2,150	2,215	2,281	2,349	2,420
Water (Irrigation)	2,797	2,881	2,967	3,056	3,148	3,242	3,340	3,440	3,543	3,649
Janitorial Services	1,404	1,446	1,489	1,534	1,580	1,627	1,676	1,726	1,778	1,831
Waste Removal	9,814	10,109	10,412	10,725	11,046	11,378	11,719	12,071	12,433	12,806
Cleaning - Sidewalk	1,534	1,580	1,627	1,676	1,726	1,778	1,831	1,886	1,943	2,001
Repairs and Maintenance - Misc.	15,839	16,316	16,804	17,309	17,828	18,363	18,912	19,479	20,064	20,667
Fire / Life / Safety	1,564	1,611	1,659	1,709	1,760	1,813	1,867	1,923	1,981	2,041
Fire / Life / Safety (Other)	672	692	713	734	756	779	802	826	851	876
Insurance	2,536	2,613	2,690	2,772	2,854	2,941	3,028	3,120	3,213	3,309
Telephone and Network	511	527	542	559	575	593	610	629	648	667
Electricity (Non-Recoverable)	311	320	330	340	350	360	371	382	394	405
Total Operating Expenses	116,699	119,293	121,953	124,680	127,478	130,650	133,904	137,243	140,668	144,170
Net Operating Income	340,147	341,946	343,801	345,712	347,724	358,134	368,878	379,944	391,343	402,721
		THE RESIDENCE OF THE PARTY OF T	and the second second second second							

OPERATING EXPENSES

RENT ROLL

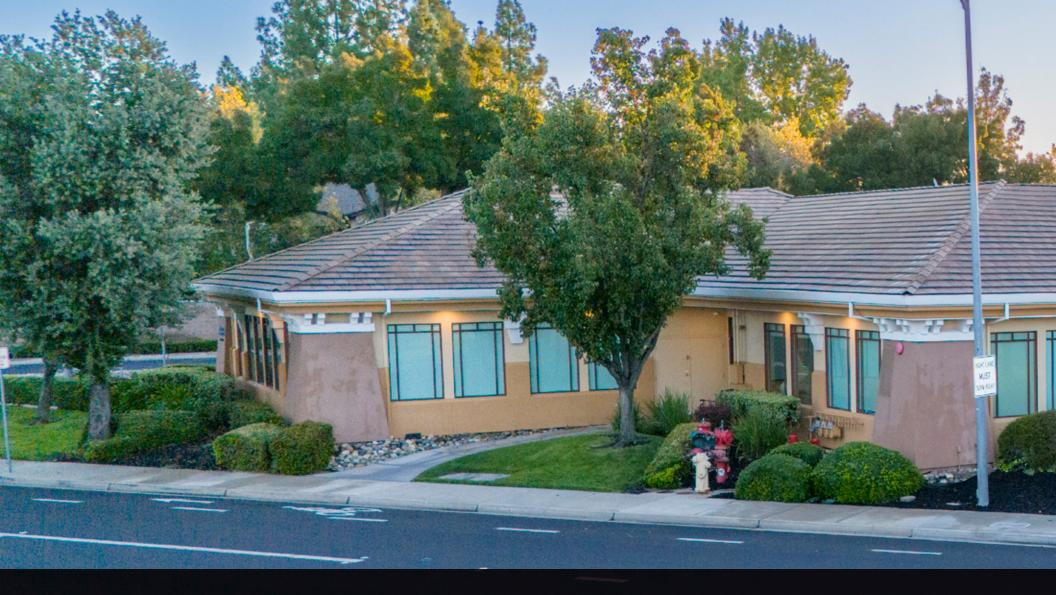
Fresenius has partially abated rent until 11/30/2024. The underwriting assumes the base rent is \$23,342.28 per month for the full analysis. Seller will credit the difference between the abated rent and the \$23,342.28 for the period between closing and 11/30/2025

General Tenant Information			Rent Details			Recovery	Options	Renewal Assumption
Tenant Name Lease Dates Lease Term	Initial Area Building Share %	Space Type	In-Place Rent Amount Per Month Amount Per Year	Rent Changes On Date	Rent Changes To \$/SF-Monthly	Expense Structure	Type & Details	Market Leasing Assumptions & Assumptions on Rollover
Fresenius Medical Care Suite: A, B 2/1/2003 - 1/30/2030 26 Years 11 Months 30 Days	8,026 80.24%	Office	\$23,342 \$280,104	Feb-2025	\$2.91	Net	Two (2) 5-YR Options @ 103% of expiring rent then 3% annual increases	Assume option is exercised at 103% of expiring rent.
Contract Alameda Pediatric Dentistry	1,977	Office	\$4,943	Jul-2024	\$2.50	Net	Two (2) 5-YR Options	Assume option is exercised at
Suite: C	19.76%		\$59,310	Jul-2025	\$2.58		@ the higher of FMV or	103% of expiring rent.
7/1/2024 - 1/31/2035				Jul-2026	\$2.65		103% of expiring rent	
10 Years 7 Months				Jul-2027	\$2.73		then 3% annual increases	
Contract				Jul-2028	\$2.81			
				Jul-2029	\$2.90			
				Jul-2030	\$2.99			
				Jul-2031	\$3.07			
				Jul-2032	\$3.17			
				Jul-2033 Jul-2034	\$3.26 \$3.36			

General Assumptions

OFFERING PRICE	\$5,235,000
ANALYSIS START DATE	2/1/2025
HOLDING PERIOD	10 years
GENERAL INFLATION	3%
REAL ESTATE TAXES	2%
PROPERTY SIZE	10,003 Sq. Ft.







BRENTWOOD CITY OVERVIEW

Brentwood, CA, is a dynamic suburban community located in the eastern part of Contra Costa County within the Greater San Francisco Bay Area. With a population of approximately 65,350 residents, Brentwood has evolved from a small agricultural town into a thriving city that balances suburban charm with modern amenities and economic opportunities. Located about 55 miles east of San Francisco and 30 miles east of Walnut Creek along Highway 4, Brentwood offers a desirable mix of suburban living with access to major economic hubs like San Francisco and Oakland.

The City's offers a wide variety of housing options catering to all ages and demographics. Options range from high quality entry level homes which are relative affordable compared to other Bay Area locations, to large estates and luxury homes in upscale neighborhoods. Seniors are well represented in communities such as the four Summerset over 55+ developments totaling roughly 2,000 homes, and the aging sector of the population's increasing need for health services bodes well for the Brentwood Towncentre's tenants.



BRENTWOOD KEY HIGHLIGHTS

Strong Downtown Activity: Downtown Brentwood has remained vibrant, with a mix of eateries, shops, and new entertainment venues like the Delta Theatre. Increasing interest from new businesses.

Consistent Population Growth: Annual population growth of approximately 2.6% from 2010 to 2022. High household income of \$163,304 and a low poverty rate of 6.89%.

Desirable Location: Access to major Bay Area cities, including San Francisco and Oakland. Connected to Antioch BART via Tri Delta Transit; potential future BART extension.

Limited Competitive Space: Low vacancy rates and limited competitive high quality medical product.

Quality of Life: Nearly 100 parks, extensive trails, excellent schools, and family-friendly events. An attractive environment for families and professionals seeking a suburban lifestyle.

Economic Stability: High homeownership, affluent demographics, and a stable local economy driven by community-focused growth.

Diverse Population Supporting Economic Stability: Brentwood's mix of young families and older residents drives demand for education, healthcare, and senior living services, fostering a resilient economy with growth opportunities across multiple sectors, particularly healthcare.







TENANT OVERVIEWS

Fresenius Medical Care

www.freseniusmedicalcare.com

Company Type: Public (NYSE: FMS) 2022 Net Income: \$673.41 Million

Locations: 4,100+ **2022 Assets:** \$34.75 Billion

2022 Employees: 128,044 **2022 Equity**: \$13.99 Billion

2022 Revenue: \$19.4 Billion **Credit Rating:** S&P: BBB

Fresenius Medical Care is the world's largest provider of products and services for individuals with renal diseases, serving approximately 3 million patients worldwide who require dialysis treatment. The company operates over 4,100 dialysis centers globally, providing life-sustaining care to 345,000 patients. In addition to its treatment centers, Fresenius is the leading manufacturer of dialysis products, including dialysis machines and dialyzers, further solidifying its role in the healthcare industry.

Founded in 1912 and headquartered in Bad Homburg, Germany, Fresenius is publicly traded on both the Frankfurt Stock Exchange and the New York Stock Exchange. The company continues to innovate by expanding into related medical services through its Care Coordination program, providing comprehensive care for patients with chronic kidney disease.

The global dialysis market, driven by rising rates of chronic kidney disease and diabetes, is expected to grow at a compound rate of 7.7% annually through 2030. With an estimated 16.5% of the population in major countries expected to suffer from chronic kidney disease by 2030, Fresenius Medical Care is well-positioned to meet this growing demand for essential renal care services.



TENANT OVERVIEWS



Alameda Pediatric Dentistry

www.alamedapediatricdentist.com

Alameda Pediatric Dentistry (APD) has been providing compassionate and comprehensive dental care for children since opening its first office in 1971. With four locations across the Bay Area—in Alameda, Oakland, Pleasanton, and Brentwood—APD is known for its family-centered approach, offering a welcoming and tailored environment for children of all ages. The practice is distinguished by being the only pediatric dental office in the Bay Area to offer both on-site orthodontics and a fully equipped sedation center.

APD is committed to delivering exceptional care, specializing in pediatric dentistry, orthodontics, and infant oral care. Their team is highly trained in sedation dentistry and treating children with special needs, ensuring every child receives safe, high-quality care. With orthodontics and dental care provided under one roof, APD offers convenience and continuity of care for busy families.

Deeply rooted in the Alameda community, APD has built lasting relationships with its patients and staff—many of whom have been with the practice for decades. The practice is led by partners Dr. Sharine Thenard and Dr. Mylinh Ngo, who continue APD's legacy of excellence in pediatric dental care.

FLOORPLAN





4510 O'HARA AVENUE, BRENTWOOD



NEWMARK

Forrest Gherlone Senior Managing Director

925.974.0237 forrest.gherlone@nmrk.com CA RE Lic. #01376723

Mike Zylstra

Senior Managing Director 925.974.0106 mike.zylstra@nmrk.com CA RE Lic. #01310041

Max Gunari

Associate 925.974.0116 max.gunari@nmrk.com CA RE Lic. #02052225