

NEW YORK BARIATRIC GROUP MEDICAL PORTFOLIO



OFFERING MEMORANDUM





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EXECUTIVE SUMMARY

THE OFFERING

Colliers has been exclusively retained to sell 100% ownership interest in the in the New York Bariatric Group Portfolio of medical properties (“The Portfolio”). Located throughout Long Island, Westchester and Manhattan, this is the first time this spectacular investment opportunity is being offered. The Portfolio consists of three (3) free standing buildings, two (2) condominiums and one (1) co-op, all of which are true triple net leased to the practice with brand new 15-year lease terms across all locations. The Portfolio offers a compelling opportunity to acquire a strategically located portfolio of six medical properties across New York State. The portfolio encompasses a diverse range of facilities situated in well-established markets with strong healthcare demographics.

New York Bariatric Group (“NYBG”) has long been recognized as the premier medical weight loss and aesthetics surgery practice in the Tri-State area. Employing some of the top weight loss surgeons in the country, NYBG has been an innovative influence on both its patients, as well as the world of weight loss medicine. Their renowned surgeons experience and accreditations are unparalleled in the field of bariatric medicine, and the practice’s prime locations are well suited to serve the New York metropolitan area well into the foreseeable future.

INVESTMENT HIGHLIGHTS



COVETED ADDRESSES IN DENSELY POPULATED AREAS

Premier locations in some of Long Island, Westchester and Manhattan’s most desirable neighborhoods. Population density and average household income far exceed national and regional averages in the areas surrounding each of the practice’s six office locations.



PROXIMITY TO LOCAL HEALTH CENTERS

Each of the office locations are located within close proximity to their respective area’s premier medical centers, including NY Presbyterian Hudson Valley Hospital, NY Presbyterian Weill Cornell Medical Center, NY Mount Sinai Hospital, Northwell Health Medical Center, St. Francis Hospital, Northwell Huntington Hospital, Good Samaritan Hospital and St. Catherine of Siena Hospital.



NEW 15-YEAR TRUE NNN LEASES

As of May 2024 NYBG has renewed each of these 6 locations for a brand new 15 year hard-term. The leases are all true triple-net leases – The tenant pays all expenses associated with the real estate, including taxes, common area maintenance, insurance, utilities, landscaping, parking lot maintenance, snow removal, roof and structural maintenance, etc... All expenses.



PRIVATE EQUITY BACKING

New York Bariatric Group’s MSO operating entity is backed by Sentinel Capital Partners, a Manhattan-based private equity group with approximately \$10B Assets under management.



EXPERT LEADERSHIP

New York Bariatric Group is operated and managed by its founding principal, Dr. Shawn Garber, MD, FACS, FASMB. “Dr. G” as he is affectionately known by his colleagues, is an internationally renowned medical weight loss and bariatric medicine professional. His pioneering techniques in single-incision lap-band and sleeve gastrectomy are a national standard and he has consistently been called upon to teach other surgeons around the country his virtually scarless technique.



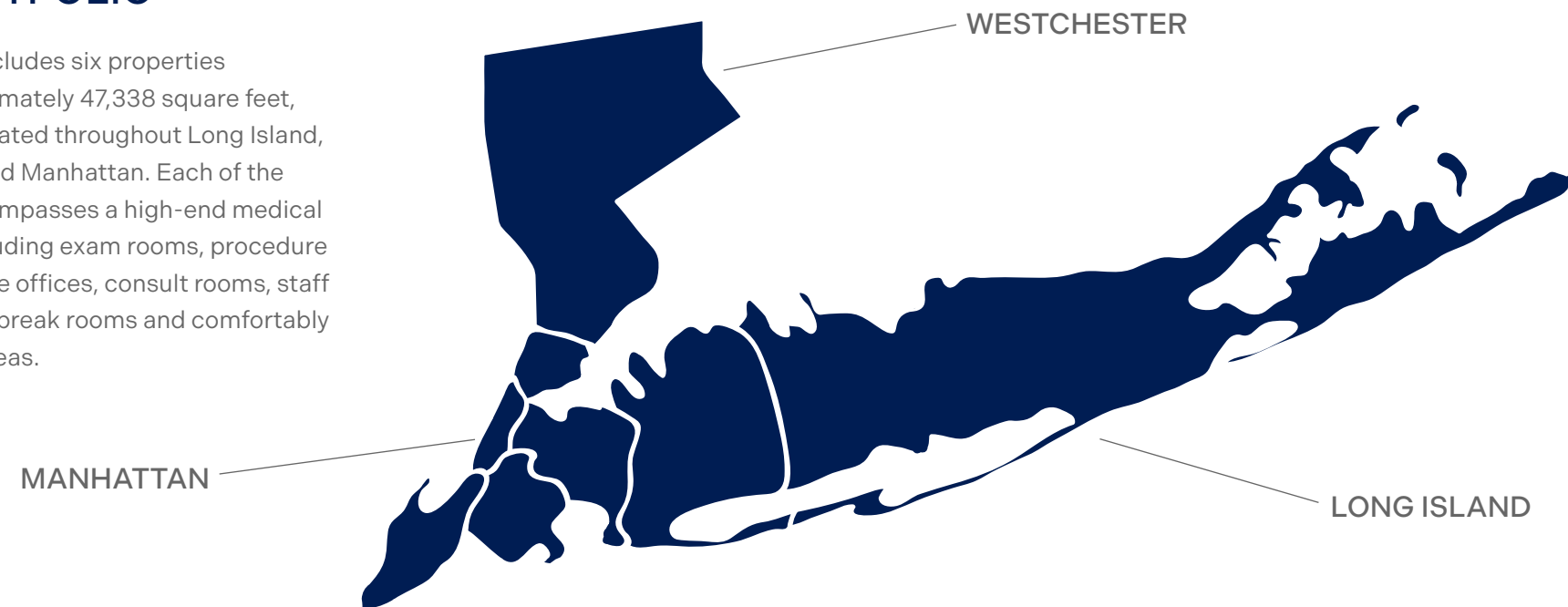
HIGH-END PRESENCE AND CONSTRUCTION

Each of the NYBG properties are constructed to the highest medical and aesthetic standards. The practice has spared no expense when it comes to marrying both the look and exceptional functionality of each of these locations. They are all professionally maintained and kept in immaculate condition.



THE PORTFOLIO

The Portfolio includes six properties totaling approximately 47,338 square feet, strategically located throughout Long Island, Westchester, and Manhattan. Each of the properties encompasses a high-end medical installation including exam rooms, procedure rooms, executive offices, consult rooms, staff administration, break rooms and comfortably sized waiting areas.



SIX MEDICAL PROPERTY PORTFOLIO



125 MINEOLA AVENUE
ROSLYN HEIGHTS, NY
FREESTANDING
+/- 27,324 SQUARE FEET



560 SUNRISE HIGHWAY
WEST ISLIP, NY
FREESTANDING
+/- 2,584 SQUARE FEET



1345 MOTOR PARKWAY
ISLANDIA, NY
CONDOMINIUM (FULL FLOOR)
+/- 7,305 SQUARE FEET



120 EAST MAIN STREET
HUNTINGTON, NY
CONDOMINIUM
+/- 1,385 SQUARE FEET



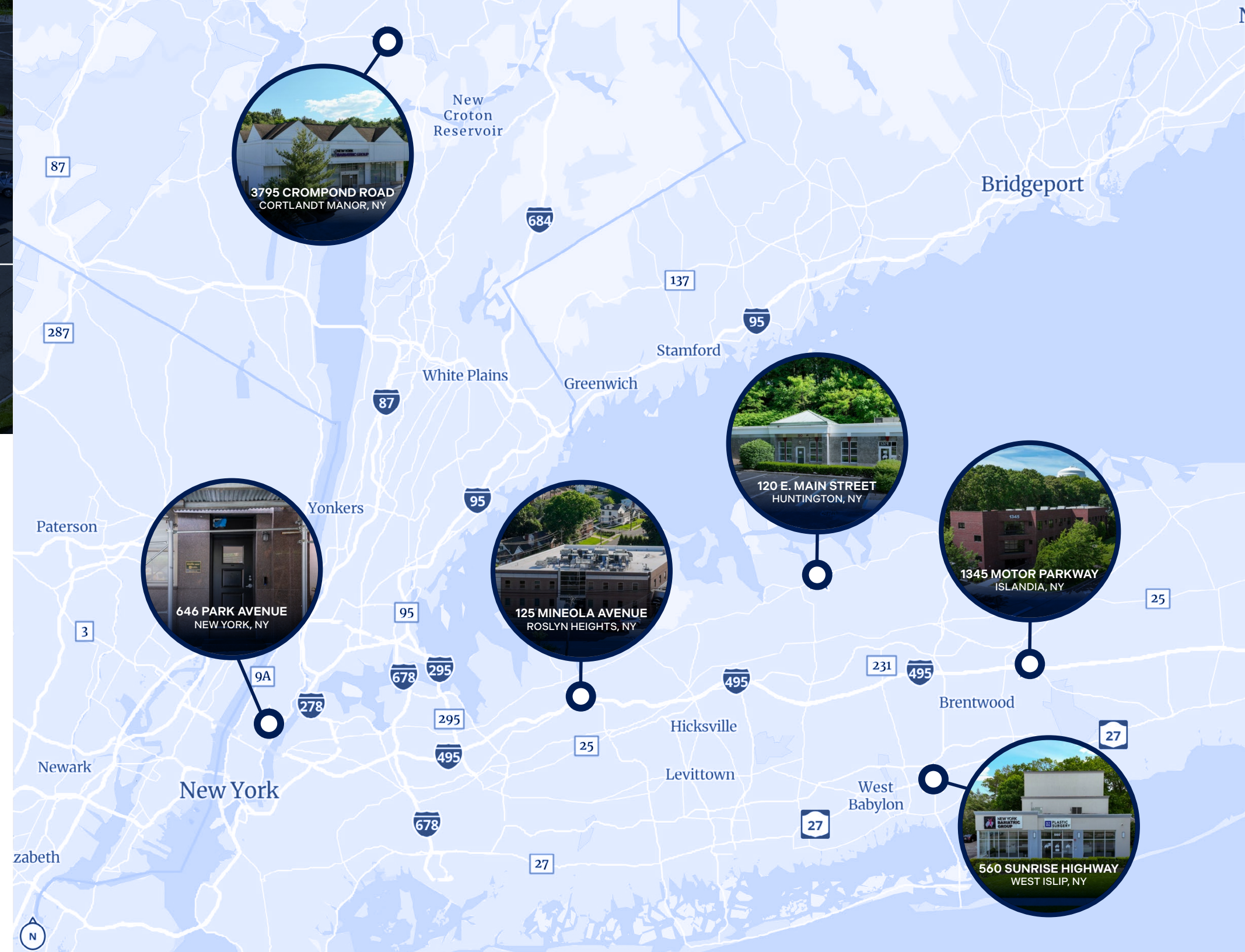
3795 CROMPOND ROAD
CORTLANDT MANOR, NY
FREESTANDING
+/- 7,140 SQUARE FEET



646 PARK AVENUE
NEW YORK, NY
CO-OP
+/- 1,600 SQUARE FEET



SIX OFFICES ACROSS THE NY METRO AREA



125 MINEOLA AVENUE, ROSLYN HEIGHTS, NY

Roslyn Heights, located in the western end of Long Island, is a hamlet and census-designated place in the Town of North Hempstead in Nassau County. Roslyn Heights offers a thriving community for healthcare professionals seeking a well-established location in an affluent Long Island community. This desirable and stable suburb, with a population of over 6,700 residents, boasts a strong sense of community and highly rated public schools, attracting families who prioritize quality healthcare access. Recent data suggests the population is steadily growing, indicating a rising and ongoing demand for local services. In 2023 alone, individuals within a 3-mile radius spent more than \$463.5 million on healthcare expenditures.

The Western Nassau submarket has over 8 million square feet of office inventory across 99 properties. The submarket currently has an 11.2% availability rate.

One of the key drivers behind Roslyn Heights growing demand and desirability is its ease-of-access to transportation hubs. The property is strategically located and provides immediate access to I-495 and the Northern State Parkway which provides access to the major thoroughfares connecting the entirety of Long Island and providing exceptional access to Manhattan as well as the greater Tri-State area.



- Freestanding building
- Building Size: 27,324 SF
- Space occupied: 26,231 SF
- Taxes: \$161,254

LOCATION DETAILS



0.5 Miles
to I-495



2.2 Miles
to St. Francis
Hospital



3.6 Miles
to NYU Langone
Hospital



4.1 Miles
to North Shore
University Hospital



14.9 Miles
to JFK Airport



15.3 Miles
to LaGuardia
Airport



23.2 Miles
to Manhattan

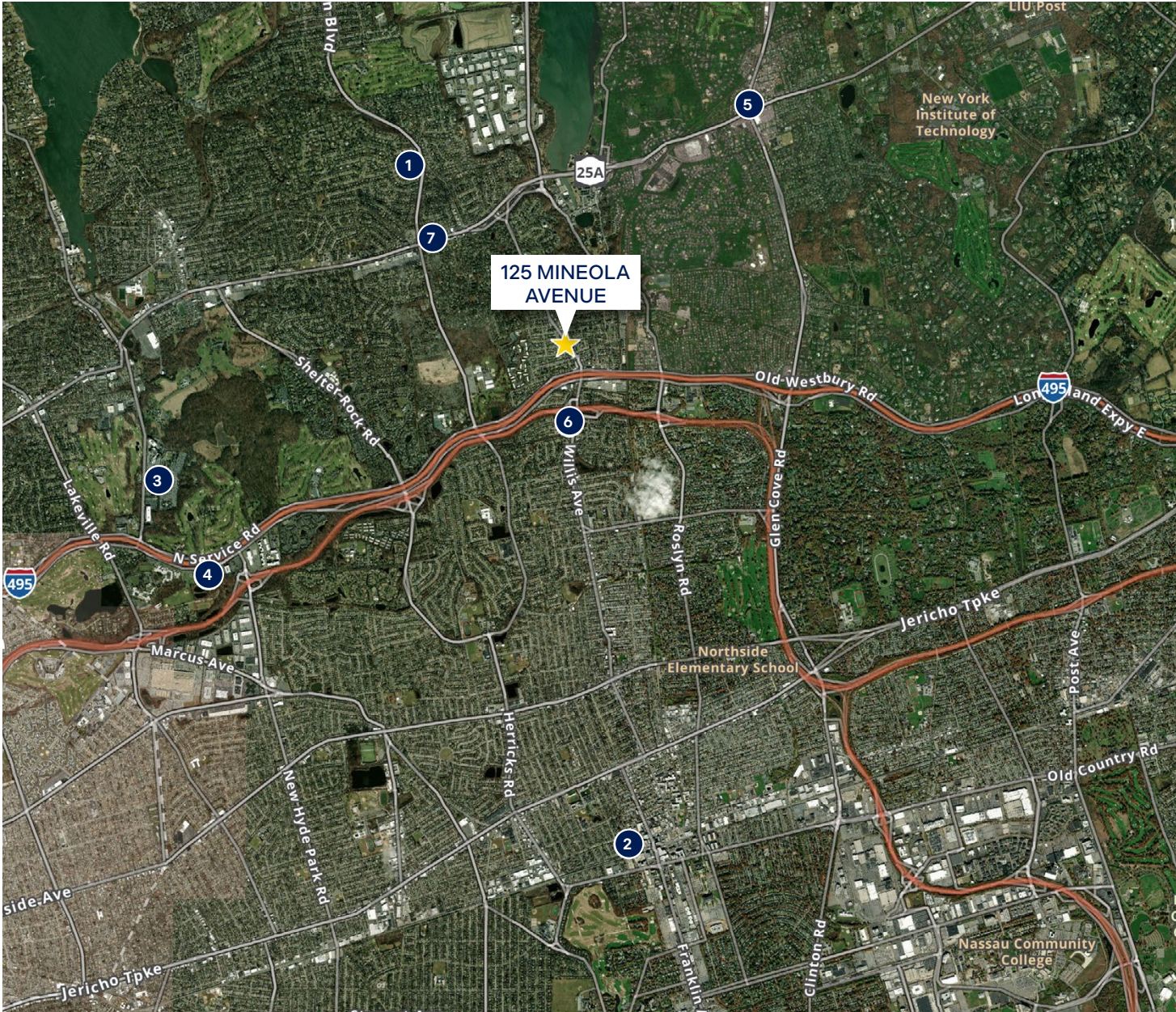
Sources:
U.S. Census Bureau
Colliers Q1 2024 Long Island
Office Market Report



LOCATION OVERVIEW

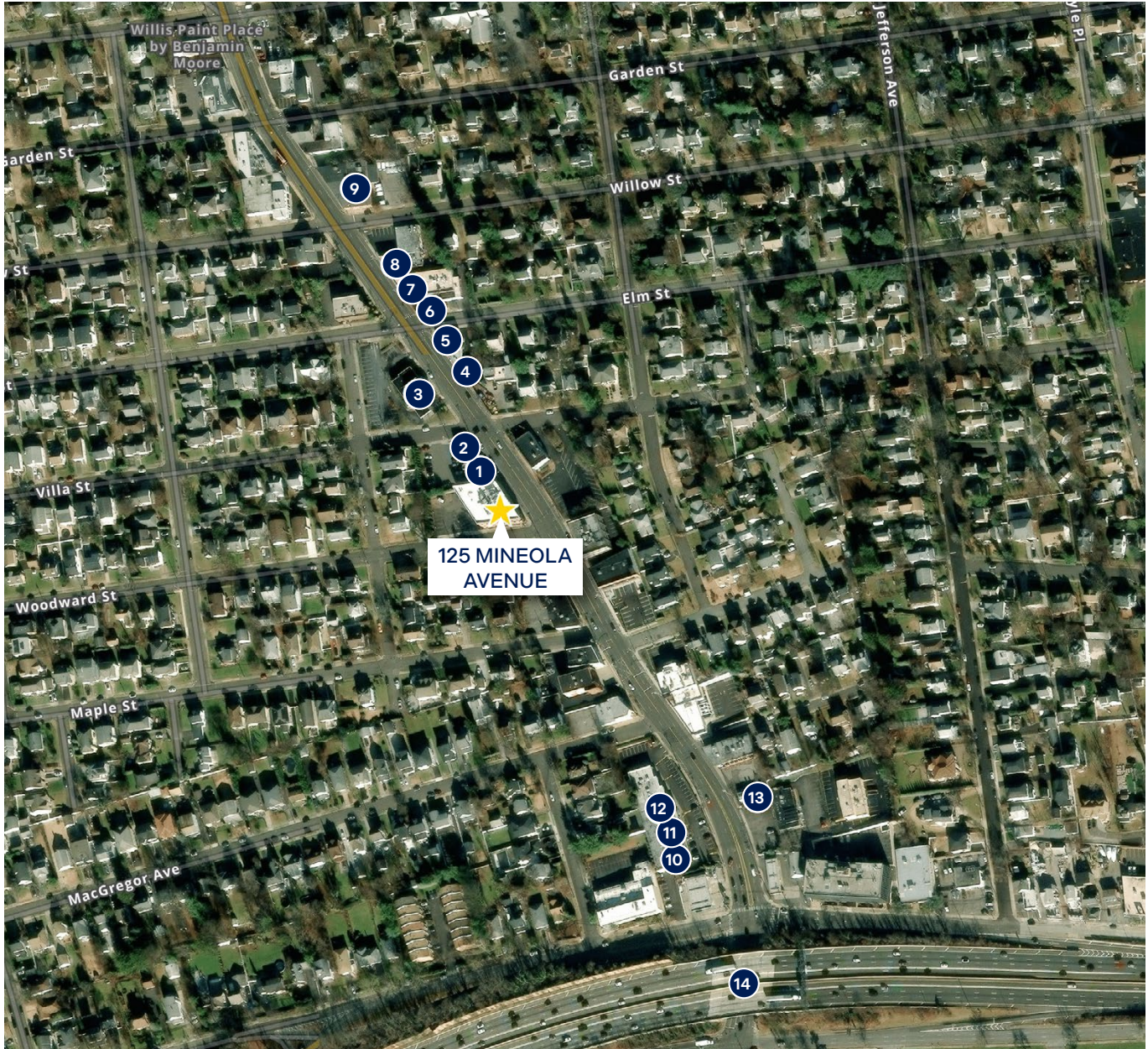
NEARBY HIGHWAYS & HOSPITALS

- 1 St. Francis Hospital & Heart Center
- 2 NYU Langone Hospital Long Island
- 3 North Shore University Hospital
- 4 NYU Langone Hospital Long Island Cardiac Care
- 5 Northwell Health-GoHealth Urgent Care
- 6 CityMD Roslyn Heights Urgent Care
- 7 Northwell Health-GoHealth Urgent Care



AREA AMENITIES

- 1 Domino's Pizza
- 2 Barbara's Bagels
- 3 TD Bank
- 4 New No. 1 Chinese Kitchen
- 5 Kuku Korean Cuisine
- 6 Chicken Kebab
- 7 Matteo's of Roslyn
- 8 Roslyn Heights Deli
- 9 United States Postal Service
- 10 Dunkin'
- 11 Green Cactus
- 12 Skinny Pizza
- 13 Ravaugh Persian Grill
- 14 Long Island Expressway



560 SUNRISE HIGHWAY, WEST ISLIP, NY

West Islip is a hamlet and CDP founded in 1683 located in the Town of Islip, in Suffolk County. Situated on the South Shore of Long Island, the population of the CDP is approximately 27,000 residents.

The Western Suffolk submarket has more than 18.5 million square feet of office inventory across 277 properties. The submarket currently has an availability rate of 14.2%.

The property is located directly off of Route 27 (Sunrise Highway) and in close proximity to the Sagtikos Parkway (allowing access to I-495), which provides exceptional connectivity to the surrounding area and the entirety of Long Island. This property also benefits from its location providing excellent visibility to more than 80,000 cars passing by every day. Overall, West Islip provides medical professionals with a central location near top-rated medical institutions and excellent transportation options for employees and patients.



- Freestanding building
- Building Size: 2,584 SF
- Space occupied: 2,584 SF
- Taxes: \$46,021.92

LOCATION DETAILS



2.4 Miles
to Good Samaritan
Hospital



3.2 Miles
to South Shore
University Hospital



12.7 Miles
to MacArthur
Airport



15.1 Miles
to Huntington
Hospital



20.7 Miles
to Stony Brook
University Hospital



30.4 Miles
to JFK Airport



41 Miles
to LaGuardia
Airport



46.9 Miles
to Manhattan

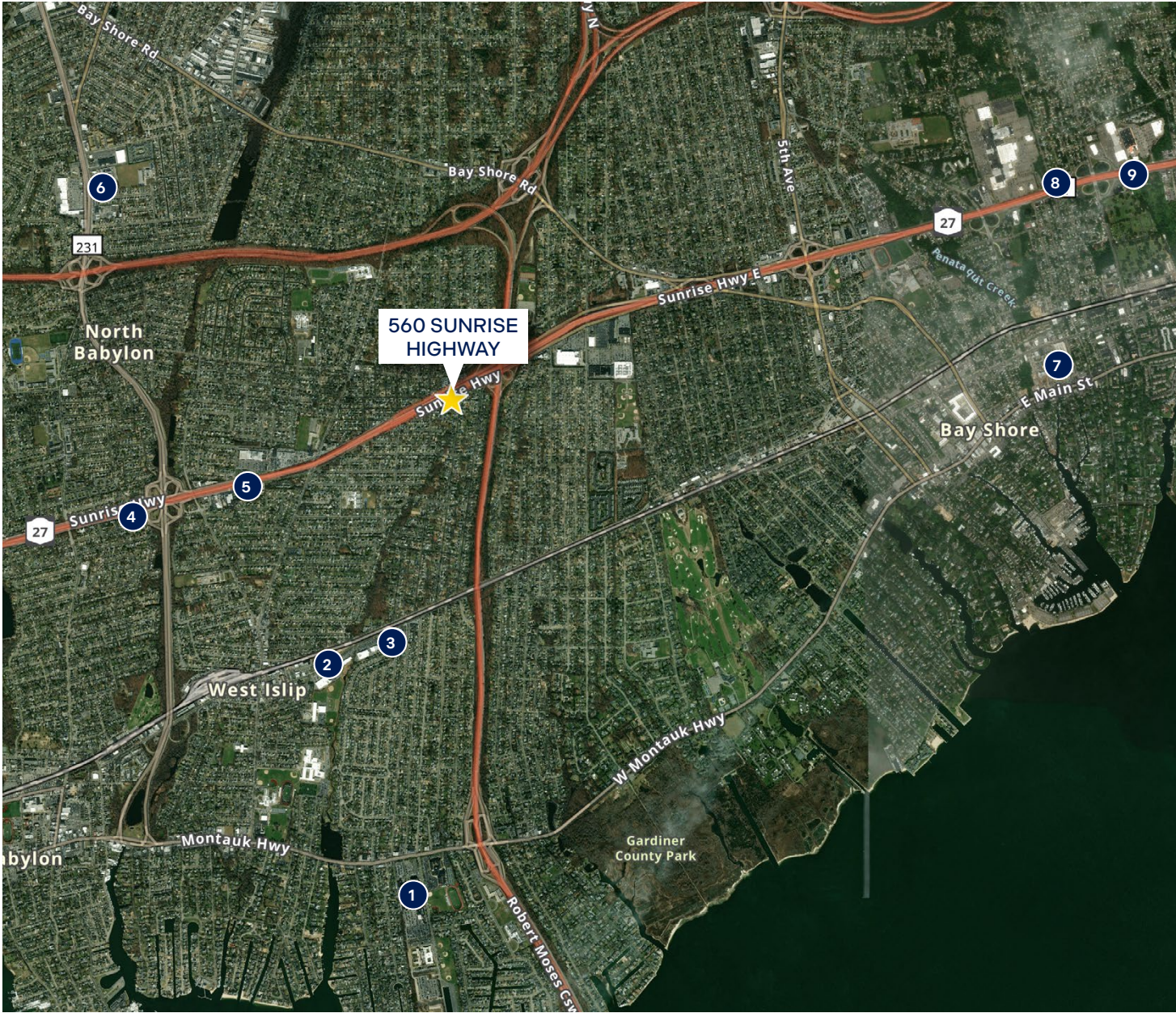
Sources:
U.S. Census Bureau
Colliers Q1 2024 Long Island
Office Market Report



LOCATION OVERVIEW

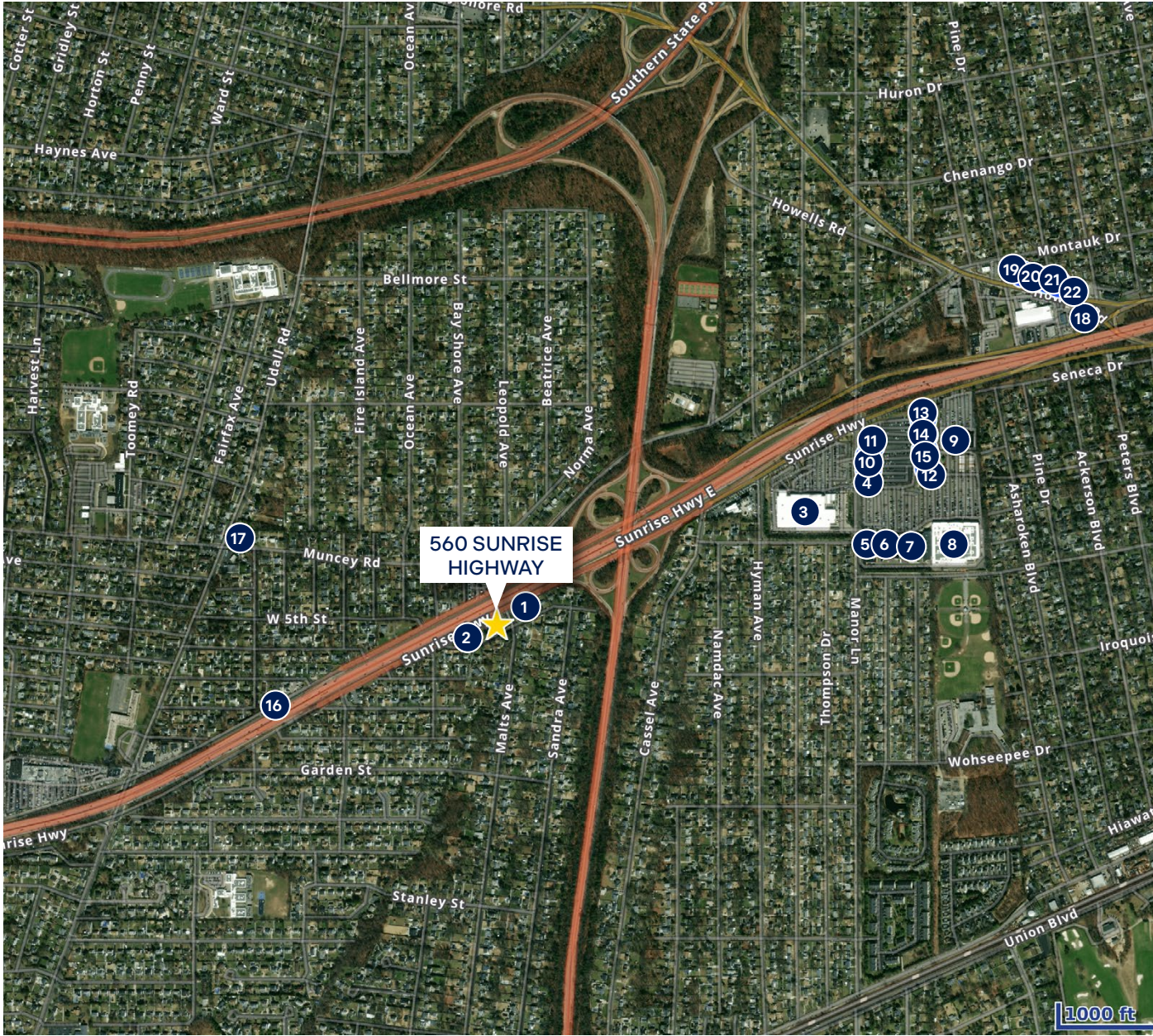
NEARBY HIGHWAYS & HOSPITALS

- 1 Good Samaritan Hospital
- 2 Northwell Health-GoHealth Urgent Care
- 3 St. Francis Hospital - South Bay Cardiovascular
- 4 NYU Langone Health
- 5 Optum Urgent Care - West Islip
- 6 Long Island Comprehensive Medical Care, PLLC
- 7 South Shore University Hospital, Bay Shore
- 8 CityMD Bay Shore Urgent Care
- 9 CityMD South Bay Shore Urgent Care



AREA AMENITIES

- 1 Exxon
- 2 Sunoco
- 3 Lowe's
- 4 Barnes & Noble
- 5 HomeGoods
- 6 Michael's
- 7 King Kullen
- 8 Target
- 9 Planet Fitness
- 10 Bank of America
- 11 Chase Bank
- 12 Foot Locker
- 13 Old Navy
- 14 Verizon
- 15 Nordstrom
- 16 1683 Sports Bar & Grille
- 17 Anthony's Pizza & Pasta
- 18 Peter Pan Diner
- 19 Mulberry Street Bay Shore
- 20 Carvel
- 21 Mustang Sally's
- 22 Food King Chinese Kitchen



1345 MOTOR PARKWAY, ISLANDIA, NY

Islandia is a village in the northern part of the Town of Islip in Suffolk County. Nestled on the South Shore of Long Island, Islandia offers a tranquil living environment for those seeking a suburban escape without sacrificing convenience. Due to its density and aging population, the area is highly sought-after for healthcare and its related services. In 2023, residents within a 3-mile radius spent approximately \$263 million in healthcare related expenditures.

The Western Suffolk submarket has more than 18.5 million square feet of office inventory across 277 properties. The submarket currently has an availability rate of 14.2%.

Major roadways like the Long Island Expressway and Sagamore Parkway are easily accessible, providing convenient connections to surrounding areas and employments centers. The property is located less than half a mile from I-495 which allows for easy access to all points on Long Island and beyond. Additionally, due to its proximity to I-495, the property's location also offers great exposure and convenience to passerby's. More than 13,800 individuals drive by the property on average each day and more than 170,000 pass by on I-495.



LOCATION DETAILS



0.1 Miles
to I-495



6.1 Miles
to MacArthur
Airport



10.1 Miles
to Stony Brook
University Hospital



14.6 Miles
to Huntington
Hospital



39.2 Miles
to JFK Airport



39.9 Miles
to LaGuardia
Airport



44.4 Miles
to Manhattan

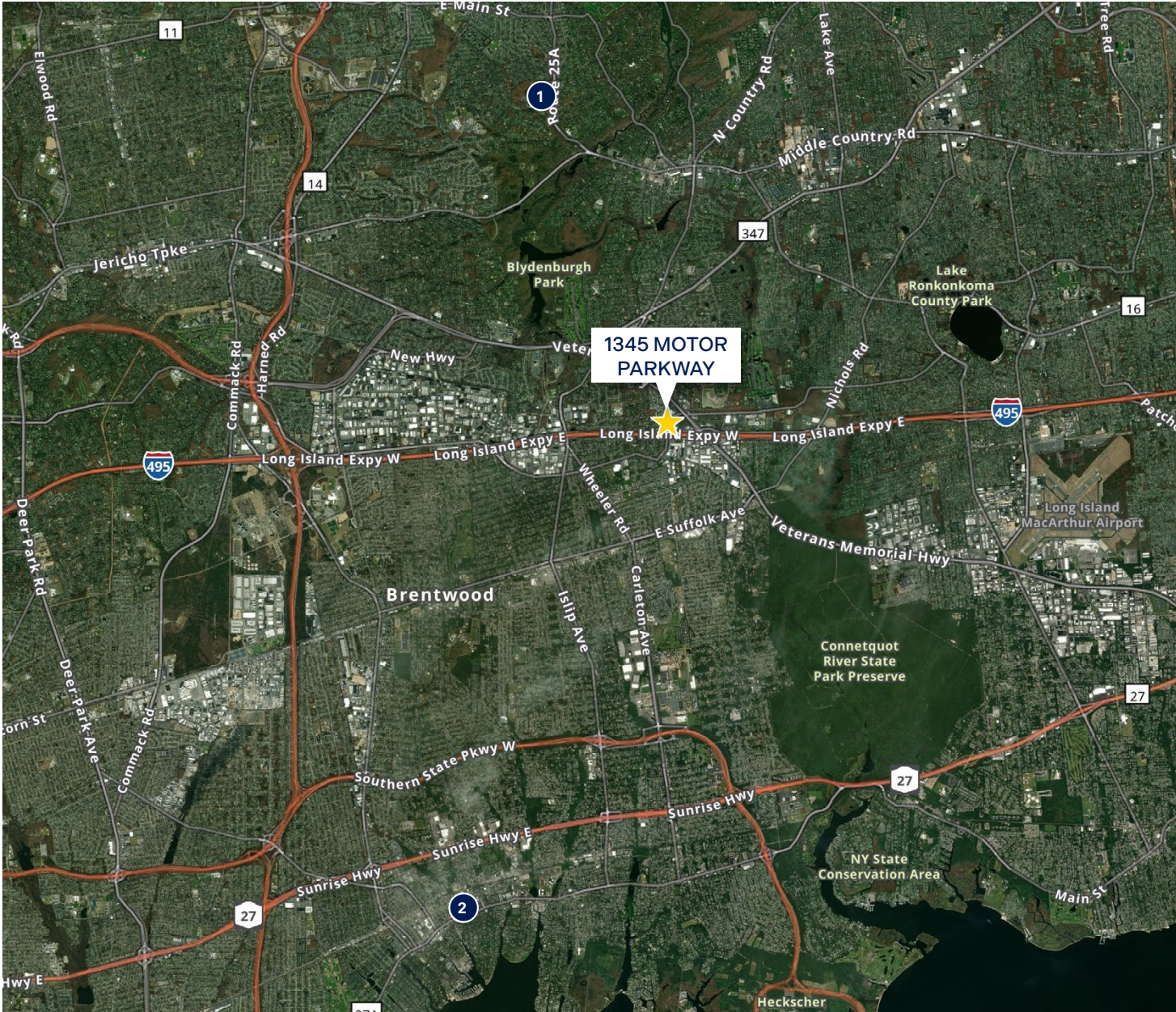
Sources:
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Colliers Q1 2024 Long Island
Office Market Report



LOCATION OVERVIEW

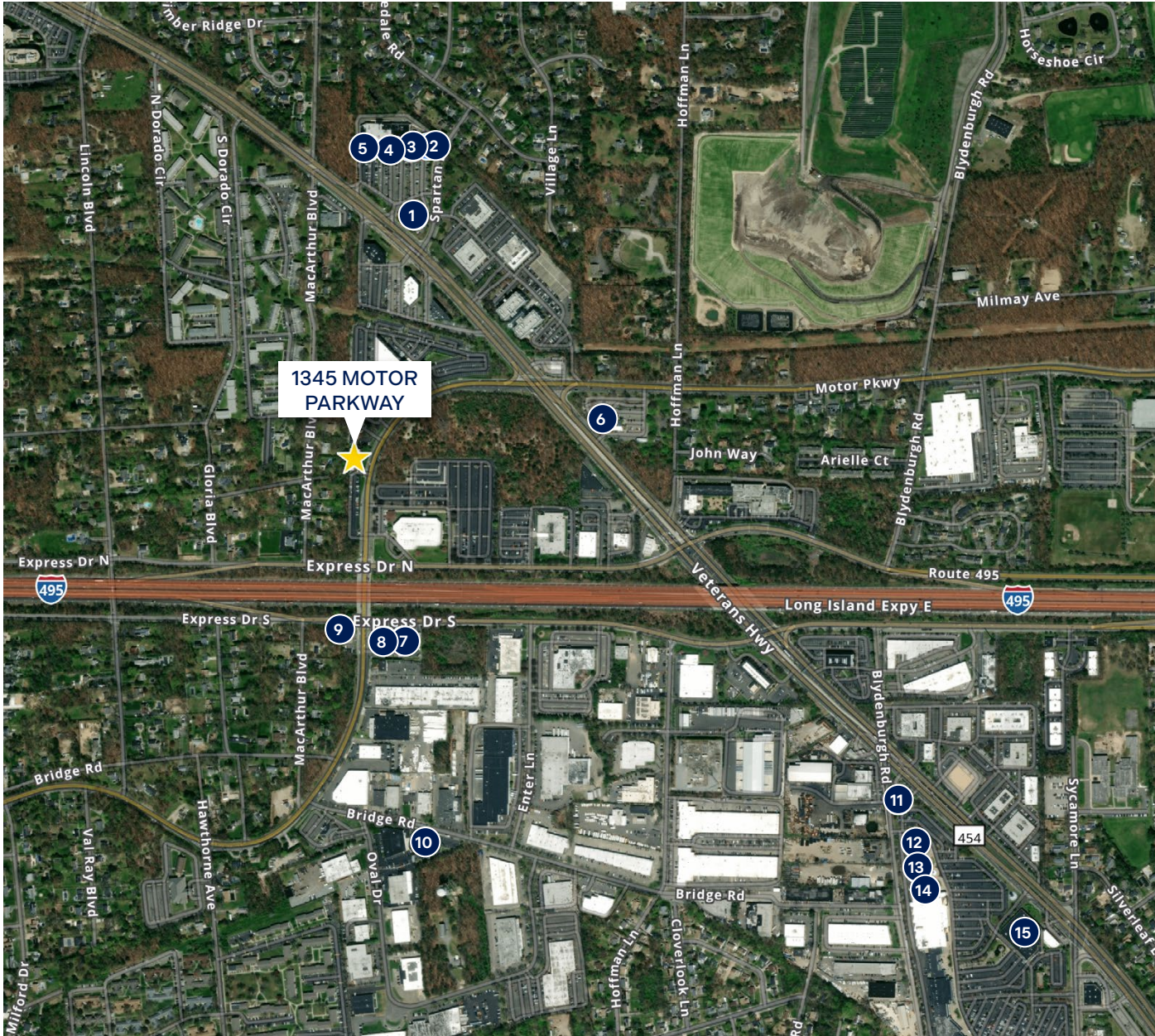
NEARBY HIGHWAYS & HOSPITALS

- 1 St. Catherine of Siena Hospital, Smithtown
- 2 South Shore University Hospital, Bay Shore



AREA AMENITIES

- 1 Dunkin'
- 2 Grafton Street Pub
- 3 Mama Angelina's
- 4 North Shore Farms
- 5 Crunch Fitness - Happaugue
- 6 Chase Bank
- 7 Burger King
- 8 Sunoco
- 9 Shell
- 10 The Garage
- 11 7-Eleven
- 12 Islandia Buffet
- 13 Mugi Sushi Hibachi & Bar
- 14 New York Bagel
- 15 Dave & Busters - Islandia



120 EAST MAIN STREET, HUNTINGTON, NY

Founded in 1653, Huntington, NY is a vibrant and historic town situated on Long Island’s North shore in northwestern Suffolk County. This desirable and growing suburban haven boasts a population exceeding 200,000 residents, making it the 11th most populous city/town in the state. The Town is within commuting distance of NYC, which provides a source of employment for many Huntington residents. Highlighting the prominence of the healthcare industry in the area, the two largest employers within Huntington are the Huntington Hospital and the Northport Veterans Affairs Medical Center.

The Western Suffolk submarket has more than 18.5 million square feet of office inventory across 277 properties. The submarket currently has an availability rate of 14.2%.

The property is located directly on New York Route 25A which averages more than 18,000 cars/day and provides ease-of-access to the entirety of Huntington. The property also provides direct access to the Long Island Expressway which allows for convenient connections to all points on Long Island and simplifies commutes for patients and staff.

Due to its proximity to major thoroughfares/hospitals and large number of residents seeking healthcare, the town of Huntington is a prime location for healthcare businesses seeking a thriving and prosperous environment.



- Condominium
- Building Size: 1385 SF
- Space occupied: 1385 SF
- Taxes: \$9,795.81

LOCATION DETAILS



0.8 Miles
to Northwell Health-
GoHealth Urgent Care



1.1 Miles
to Huntington
Hospital



1.8 Miles
to Optum
Urgent Care



6.2 Miles
to Northport VA
Medical Center



8.7 Miles
to I-495



32.5 Miles
to LaGuardia
Airport

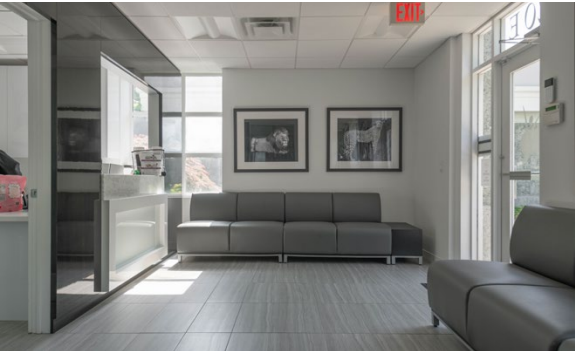


33.8 Miles
to JFK Airport



36.9 Miles
to Manhattan

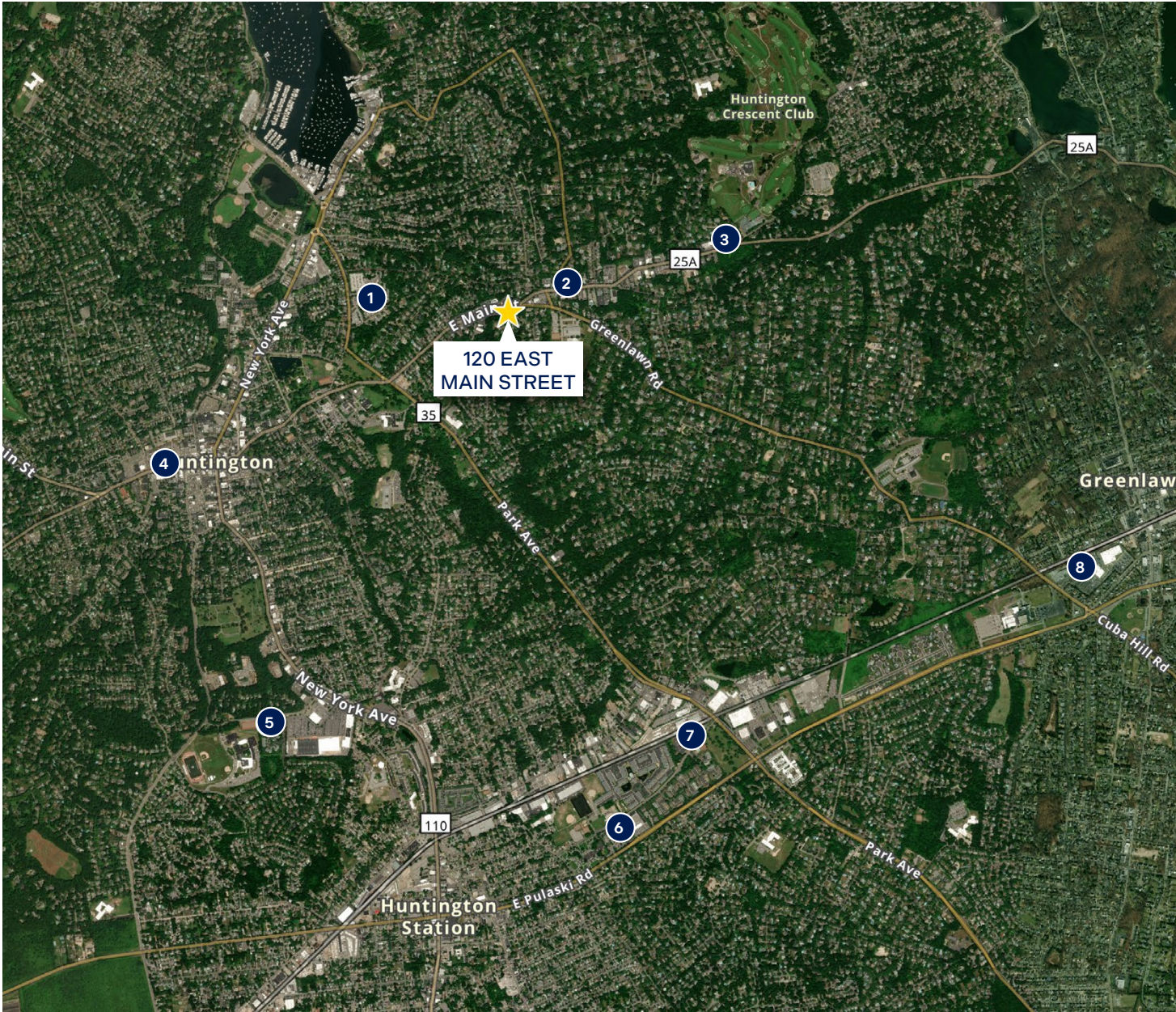
Sources:
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Colliers Q1 2024 Long Island
Office Market Report



LOCATION OVERVIEW

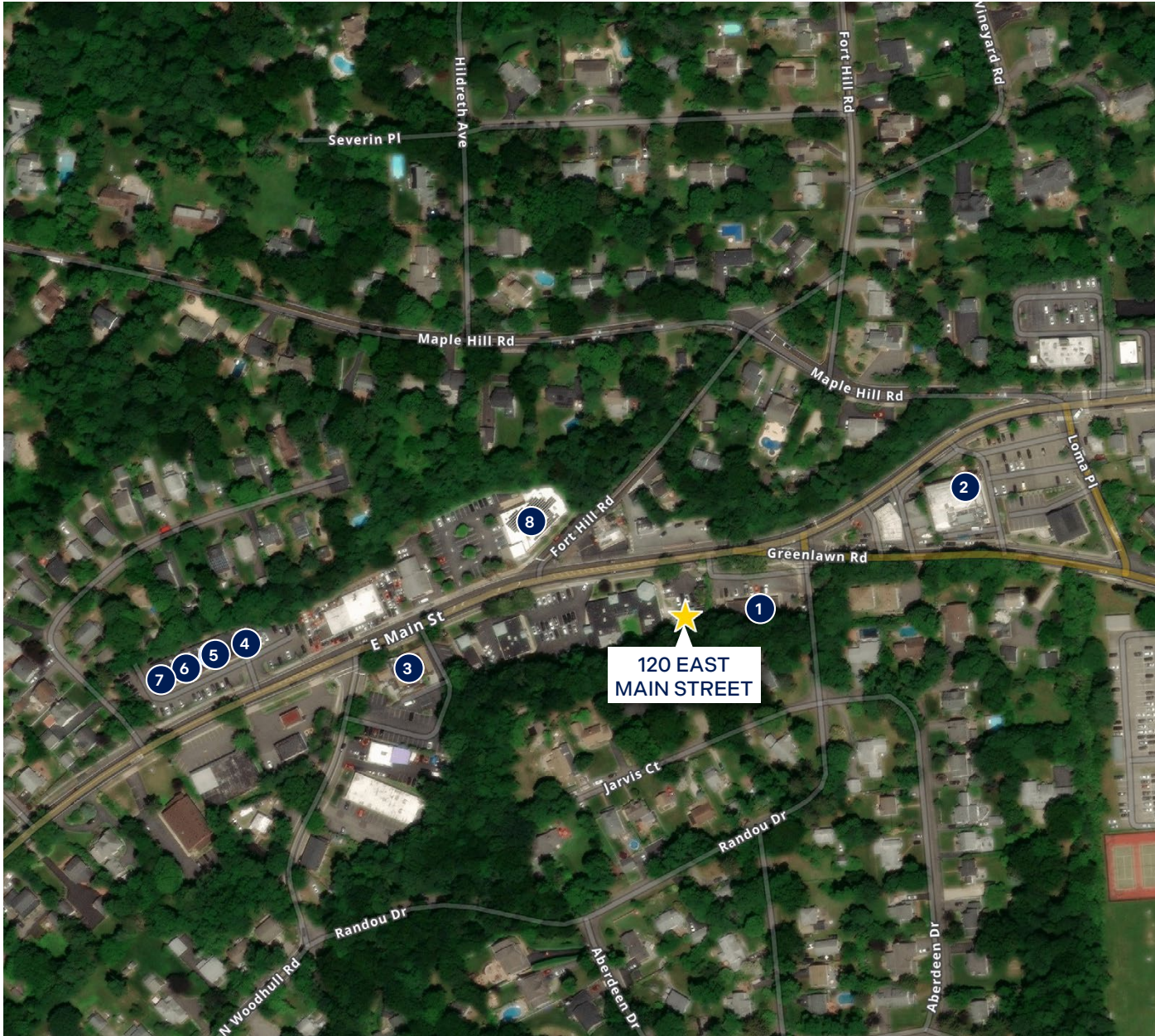
NEARBY HIGHWAYS & HOSPITALS

- 1 Huntington Hospital
- 2 Northwell Health
- 3 Northwell Health-GoHealth Urgent Care
- 4 Optum Urgent Care - Huntington Village
- 5 Sun River Health Huntington
- 6 NYU Langone Huntington Medical Group
- 7 NYU Langone Huntington Medical Group
- 8 Mount Sinai Doctors Long Island



AREA AMENITIES

- 1 7-Eleven
- 2 Cefalu Restaurant & Pizzeria
- 3 Ting
- 4 Bagels on Main
- 5 Cup O Joe
- 6 La Nonna's
- 7 China King
- 8 Bottles and Cases



3795 CROMPOND ROAD, CORTLANDT MANOR, NY

Nestled in Westchester County, Cortlandt Manor is a hamlet in the Town of Cortlandt. The Town of Cortlandt has a population of more than 42,000 residents. Cortlandt Manor offers a charming small-town atmosphere with undeniable advantages for medical professional seeking a scenic escape with a strong professional network.

The Northern Westchester submarket has more than 7 million square feet of office inventory and currently has an availability rate of 35.2%.

The property is located on Route 202, which provides connection between the Croton Expressway and the Taconic State Parkway, allowing direct access to Manhattan and the New York metropolitan area. Since Route 202 is a major thru-fare, Crompond Road sees more than 23,000 cars driving by a day on average.



- Freestanding building
- Building Size: 7,140 SF
- Space occupied: 7,140 SF
- Taxes: \$35,728.14

LOCATION DETAILS



1.5 Miles
to Taconic
State Parkway



2.5 Miles
to Hudson Valley
Hospital Center



17.8 Miles
to Westchester
Medical Center



29.3 Miles
to NY Presbyterian
Lawrence Hospital



27.3 Miles
to Montefiore
Nyack Hospital



44.1 Miles
to LaGuardia
Airport

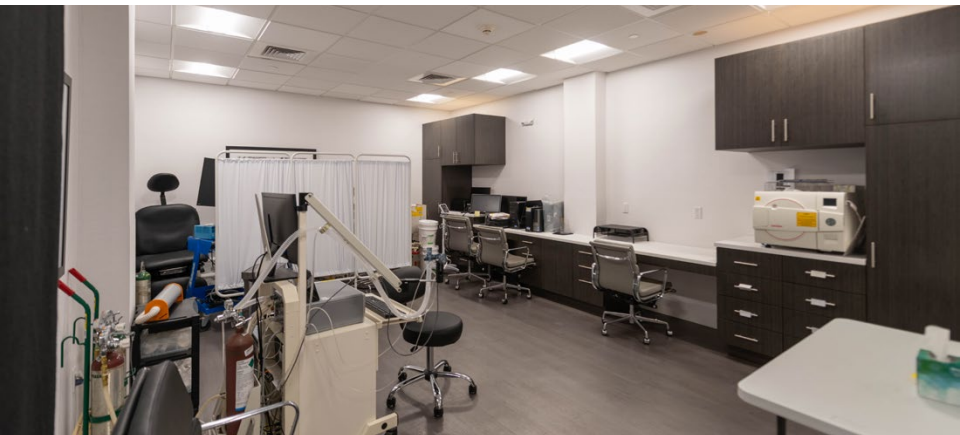


51.3 Miles
to JFK Airport



41 Miles
to Manhattan

Sources:
U.S. Census Bureau
Colliers Q1 2024 Westchester
Office Market Report



LOCATION OVERVIEW

NEARBY HIGHWAYS & HOSPITALS

- 1 New York Presbyterian Hudson Valley Hospital
- 2 Westchester Health Associates
- 3 Northwell Health-GoHealth Urgent Care
- 4 AFC Urgent Care Yorktown Heights
- 5 Cortlandt Medical Center
- 6 Pulse-MD Urgent Care



AREA AMENITIES

- 1 Little Cabin Sandwich Shop
- 2 202 Diner
- 3 AJ's Bar & Grill
- 4 Savannah & Company
- 5 Sunoco
- 6 Cortlandt Farm
- 7 Shell
- 8 Taco Bell
- 9 Little Sorrento
- 10 Empire Bagels



646 PARK AVENUE, NEW YORK, NY

Manhattan, also known as New York County, is the most densely populated US county with a population of 1.7 million and a land mass of only 23 square miles. Manhattan has been described as the economic and cultural center of the country: home to the United Nations Headquarters while Wall Street in Downtown Manhattan has been called the financial capital of the world with the New York Stock Exchange and NASDAQ. Manhattan draws its 2.2 million employees from the entire New York metropolitan area. The city's accessibility is attributable to three airports, major transportation hubs (Penn Station, Grand Central Terminal, and Port Authority Bus Terminal) and an extensive subway system.

The Manhattan office market has approximately 540 million square feet of office inventory across 1,856 properties. As of Q1 2024 The market currently has an 18.1% availability rate.

Manhattan's economic and demographic drivers according to the New York City Economic Development Corporation are: (1) New York City Gross Metropolitan Product is \$2.0 Trillion, the 9th largest economy in the world; (2) Workforce: 4.0 million, the largest in the nation; (3) Education: 3.2 million New Yorkers with a bachelor's degree (more than Los Angeles, San Francisco, Washington DC, Philadelphia, and Boston combined).



LOCATION DETAILS



0.8 Miles
to FDR Drive



1.3 Miles
to Grand Central Terminal



2.0 Miles
to Port Authority Bus Terminal



2.0 Miles
to Westside Highway



2.3 Miles
to Penn Station



6.0 Miles
to LaGuardia Airport



13.5 Miles
to JFK Airport



17.0 Miles
to Newark Liberty International Airport

Sources:
New York State
New York City Economic Development Corporation
U.S. Census Bureau
Colliers Q1 2024 Manhattan Office Market Report



LOCATION OVERVIEW

NEARBY TRANSPORTATION



AREA AMENITIES

HEALTHCARE

- 1 Hospital for Special Services
- 2 NewYork-Presbyterian / Weill Cornell Medical Center
- 3 MSK Patient Urgent Care Center
- 4 MSK 64th Street Outpatient Ctr
- 5 Evelyn H. Lauder Breast Ctr at MSK

EDUCATION

- 1 The Rockefeller University
- 2 Marymount Manhattan College
- 3 CUNY-Hunter College

FITNESS

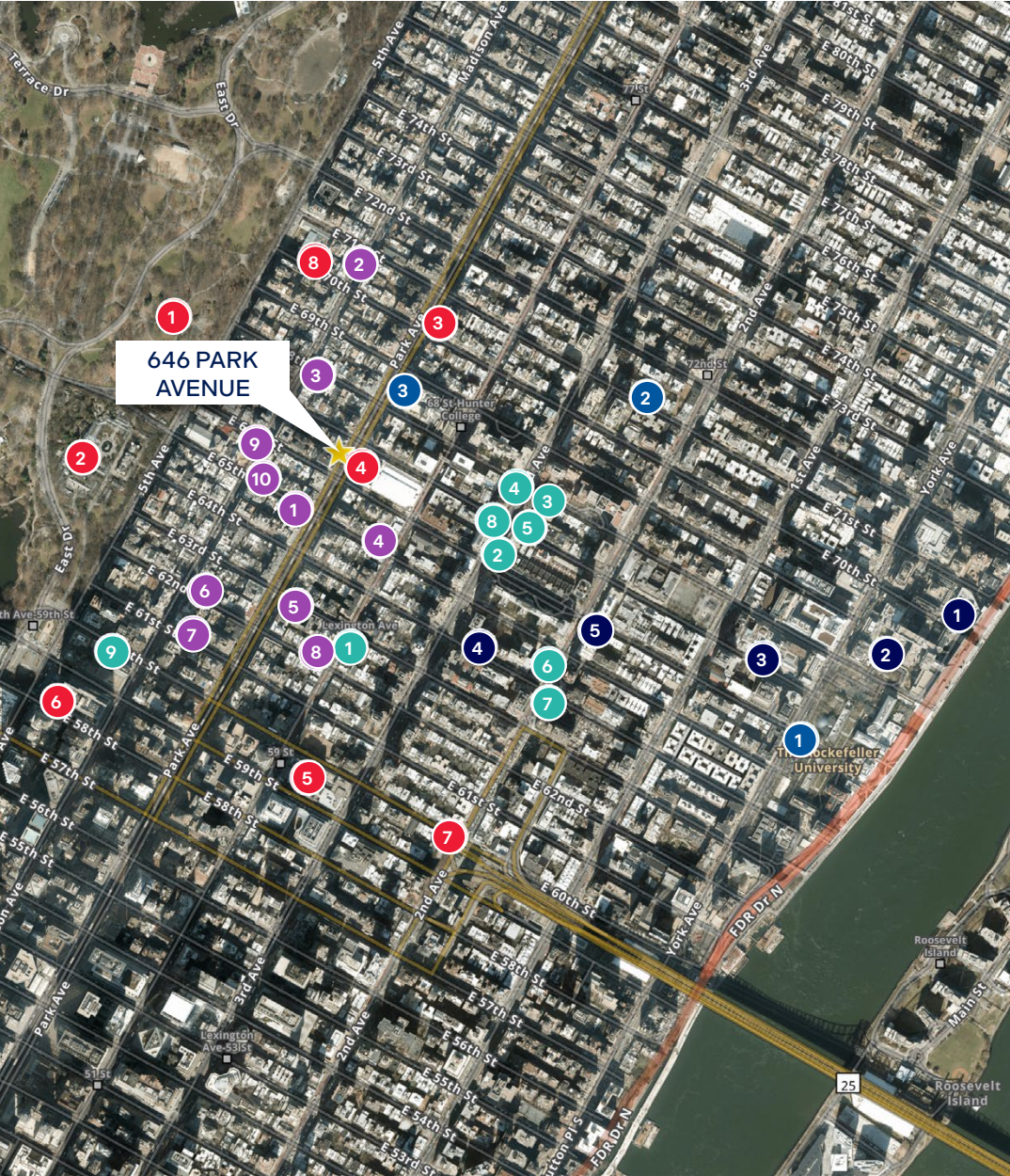
- 1 Equinox and Soulcycle
- 2 Crunch
- 3 SLT and Cyclebar
- 4 Elements Barre Fit
- 5 Pure Barre UES 67th St
- 6 Pure Barre UES 2nd Ave
- 7 Barry's East 64th
- 8 [solidcore]
- 9 Physique 57 - UES

POINTS OF INTEREST

- 1 Central Park
- 2 Central Park Zoo
- 3 Asia Society and Museum
- 4 Park Avenue Armory
- 5 Bloomingdale's
- 6 Apple Fifth Avenue
- 7 Roosevelt Island Tramway
- 8 Frick Collection

DINING

- 1 Daniel
- 2 Ladurée
- 3 Bel Ami Cafe
- 4 The East Pole
- 5 Cafe Boulud
- 6 Fleming by Le Bilboquet
- 7 Serafina
- 8 David Burke Tavern
- 9 Bar Italia
- 10 Match 65



LOCATION OVERVIEW

NEW YORK BARIATRIC GROUP MEDICAL PORTFOLIO

CLICK FOR FURTHER INFORMATION & TO REVIEW FINANCIALS

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