Absolute NNN Lease – Residential Behavioral Healthcare Facility

Corporate Guaranty from Cash Flowing, Scaled Behavioral Healthcare Provider

Inpatient Behavioral Healthcare Facility
Dallas MSA, Texas

Offering Memorandum

BLUEPRINT

www.BlueprintHCRE.com

Absolute NNN Lease – Residential Behavioral Healthcare Facility

PROCESS OVERVIEW

Blueprint Healthcare Real Estate Advisors, LLC ("Blueprint") has been engaged as the exclusive advisor to the real estate owner (the "Company") for this offering. All questions, inquiries, and offers should be directed to the Blueprint representatives identified herein. Prospective investors shall not contact the Company directly and without Blueprint's written consent. Blueprint and the Company reserve the right to modify the below offer requirements at their discretion.

OFFER REQUIREMENTS

All offers should include the following details:

- Purchaser bio and business background, including:
    - Development, real estate, or healthcare real estate experience;
    - Summary of assets currently under management;
- Sources of debt and equity for acquisition;
- Evidence of deployable equity;
- Description of key assumptions supporting proposed price and financing strategies;
- Amount of proposed earnest money;
- Proposed due diligence and closing timelines;
- Summary of contingencies or conditions to closing; and
- List of any internal approvals required to close acquisition.

CONFIDENTIALITY

All communications and information relative to this offering should run through Blueprint. Direct contact with the Company, community, staff, lessee, or affiliates is strictly prohibited without Blueprint's prior written approval. Unauthorized contact or tours will eliminate offerors from consideration.

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BROKER OF RECORD:

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The Offering

- Absolute NNN Lease of a DFW inpatient behavioral health property, totaling 130 beds
- Full corporate guaranty from parent company boasting over **$32.6 million** and **$6M+ in Total Revenue and EBITDA**, respectively, for FY2025
- The lease is **supported by a full parent guarantor**, Discovery Point, that remains in place throughout the term, providing consistent and reliable credit backing
- The asset operates under an **absolute NNN** lease structure, offering passive ownership with minimal landlord responsibilities. Annual contractual rent escalations further enhance income growth
- 12 years of remaining initial lease on the asset (Gaston)

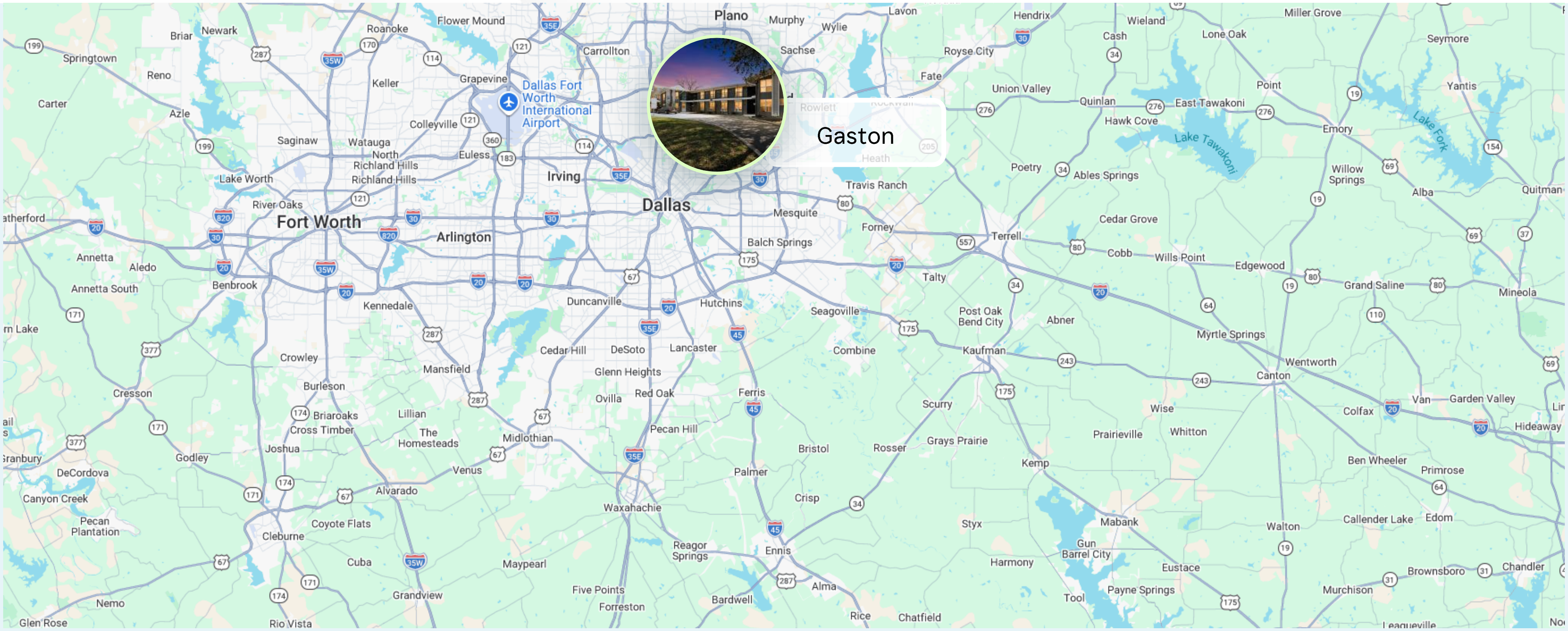
Gaston

GASTON

Located at 4712 Gaston Ave in Dallas, the 30,800 SF asset operates as a **residential sober living home** offering a variety of floor plans to patients receiving care at the nearby Discovery Point Retreat Dallas outpatient office, a profitable platform with approximately 130 beds. Gaston produces $939,360 of annual rent with 12 years of remaining initial term and 3% annual escalators, and has benefited from significant interior capital improvements, including newly installed central air conditioning in all units, over the last decade.

ABSOLUTE NNN LEASES, FULLY GUARANTEED

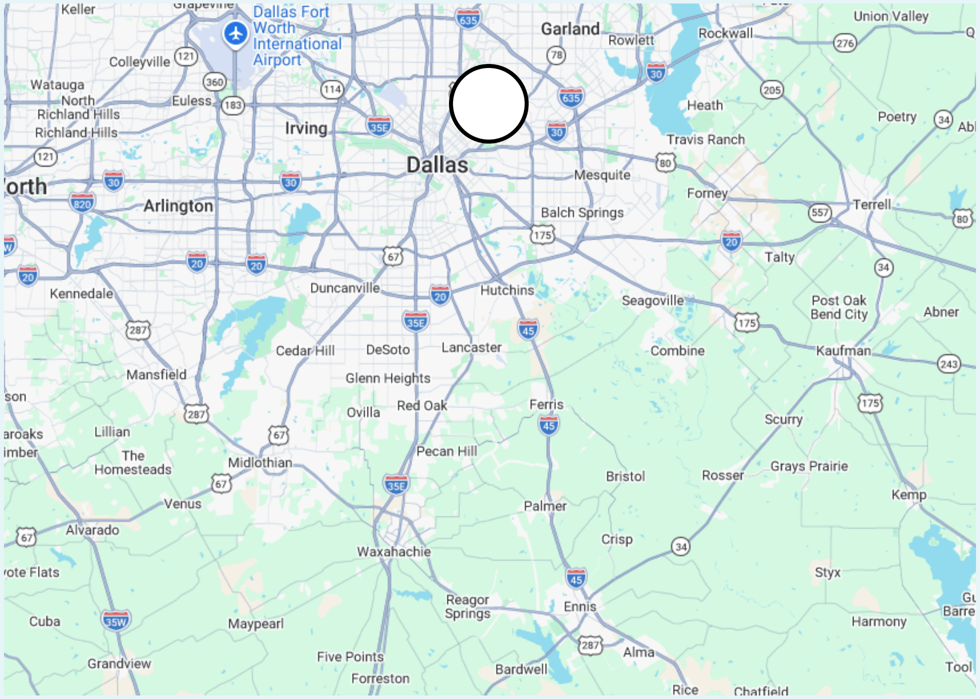
The asset is encumbered by an absolute NNN lease with no cancellation clauses and no expense leakage to the landlord, with two five-year extension options. The lease is fully guaranteed for the full term by the TopCo parent, Discovery Point MSO, a Joint Commission accredited, in-network behavioral healthcare provider with over $6M of EBITDA.



PROPERTY SUMMARY

Property Name:	Gaston
Care Type:	Residential - Sober Living
Address:	4712 Gaston Ave, Dallas, TX 75246
Facility SF:	30,800
Lease Type:	NNN
Remaining Lease Term:	12 Years
Annual Rent[1]:	$939,360
Annual Escalator:	3% Annual
Guarantor:	TopCo Corporate - Discovery Point MSO

(1) Rent payment amount effective 6/1/2026



PROPERTY OVERVIEW

Operating Capacity:	130 Beds
Total Square Feet:	30,800 SF
Remaining Lease Term:	12 years
Renewal Options	(2) 5-year extension option periods
Annual Escalations:	3.0% annual rent increase during initial term
Lease Structure:	NNN
Guaranty:	TopCo Corporate - Discovery Point MSO – Across entire subject asset lease term

LEASE SCHEDULE

Lease Year	Jun 26	Jun 27	Jun 28	Jun 29	Jun 30	Jun 31	Jun 32	Jun 33	Jun 34	Jun 35
Base Rent	**$939,360**	**$967,541**	**$996,567**	**$1,026,464**	**$1,057,258**	**$1,088,976**	**$1,121,645**	**$1,155,294**	**$1,189,953**	**$1,225,652**
Annual Escalator	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
Rent Per Sq Ft	$30.50	$31.41	$32.36	$33.33	$34.33	$35.36	$36.42	$37.51	$38.63	$39.79

Annual Escalator reflects the Gaston lease terms

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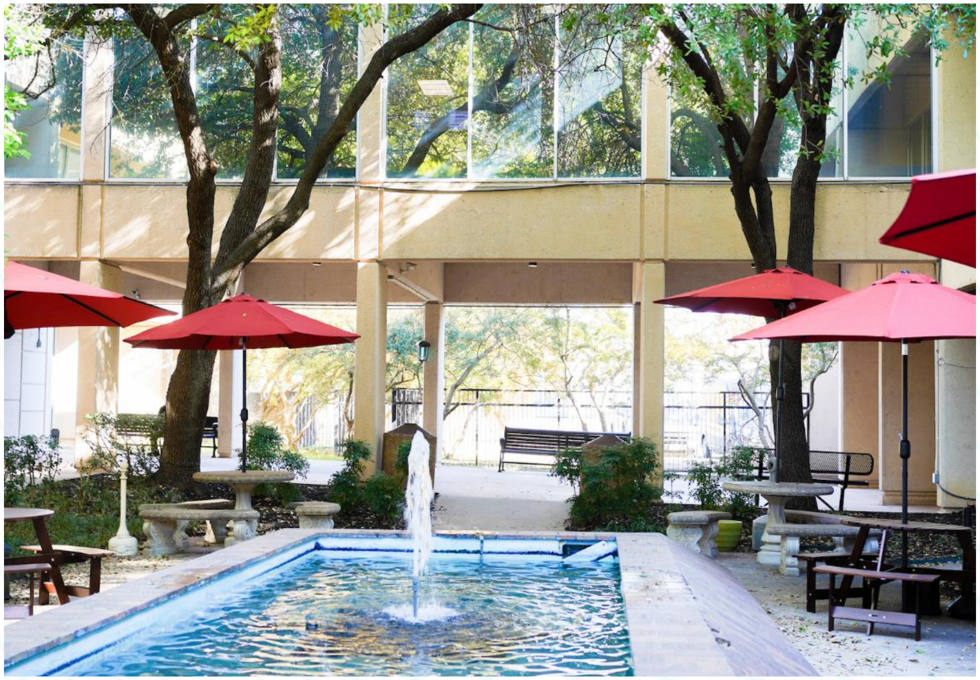


About the Guarantor

Discovery Point is a well-respected, Joint Commission Accredited and licensed behavioral healthcare provider offering continuum of care services throughout the state of Texas. With detoxification, residential treatment, partial hospitalization, intensive outpatient, virtual care and outpatient support services, Discovery Point is an In-network insurance provider that can cater to both acute and chronic behavioral health needs throughout substance abuse treatment and mental health care. With a growing platform of services and currently over $6M of EBITDA, Discovery Point is poised for continued growth within Texas. The subject asset for sale is fully guaranteed by the TopCo level parent company throughout the term of the lease.

About the subject property for sale

Blueprint is pleased to present for sale the absolute NNN leased real estate for Discovery Point's residential behavioral healthcare asset located in Dallas, Texas. This overnight behavioral healthcare facility is encumbered by an absolute NNN lease with a remaining initial lease term of 12 years. The lease has annual increases, two five-year extensions and no cancellation clauses or expense leakage to the landlord. The asset has undergone significant interior capital improvements in the last 10 years and offers a variety of floor plans to patients undergoing outpatient treatment at the nearby Discovery Point Retreat Dallas Office. The Discovery Point Retreat Dallas asset is a largely profitable intensive outpatient business with around 130 outpatient slots and provides best in class treatment to commercially insured patients seeking treatment for substance abuse disorder and other mental healthcare diagnosis.

The overnight behavioral healthcare facility for sale offers favorable in-place lease terms for the next ten plus years with double digit cash on cash returns with modest leverage and no property management oversight.

8,568,992

2026 Total Dallas-Fort Worth Population

7.3%

5-Year Dallas-Fort Worth Population Growth-Rate

$97,024

Dallas-Fort Worth Median Household Income

~12-13%

Texans aged 12+ had an SUD in 2024

~1.4%

Texans received substance use disorder treatment in 2024

NIC MAP Vision

SAMHSA.gov

UT Health San Antonio

Absolute NNN Lease – Residential Behavioral Healthcare Facility

GASTON

PROPERTY OVERVIEW

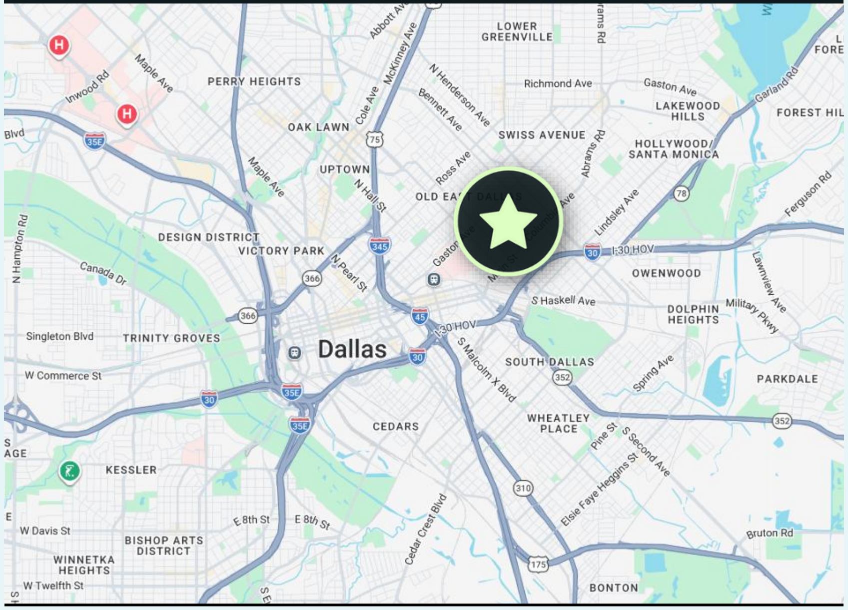
Property Name:	Gaston
Address:	4712 Gaston Ave | Dallas, TX 75246
County:	Dallas County
Year Facility Started Operating:	2025
Care Type:	Residential – Sober Living
Total Units/Beds:	38 Units | 130 Beds
Total Lot Size:	1.14 Acres
Total Building Size:	30,800 Sq. Ft.
Number of Stories:	Two (2)
Annual Escalations:	3% annual rent increases
Recovery Structure:	Absolute NNN
Guarantor:	TopCo Corporate - Discovery Point MSO
APN:	00-00012-456-400-0000

LEASE SCHEDULE

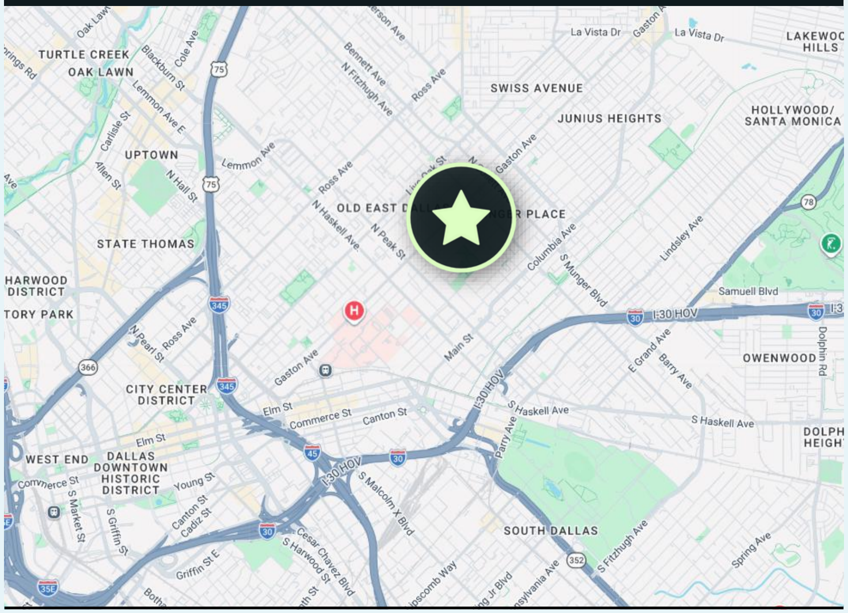
Lease Year	Jun 26	Jun 27	Jun 28	Jun 29	Jun 30	Jun 31	Jun 32	Jun 33	Jun 34	Jun 35	Jun 36	Jun 37
Base Rent:	**$939,360**	**$967,541**	**$996,567**	**$1,026,464**	**$1,057,258**	**$1,088,976**	**$1,121,645**	**$1,155,294**	**$1,189,953**	**$1,225,652**	**$1,262,421**	**$1,300,294**
Annual Escalator	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
Rent Per Sq Ft	$30.50	$31.41	$32.36	$33.33	$34.33	$35.36	$36.42	$37.51	$38.63	$39.79	$40.99	$42.22

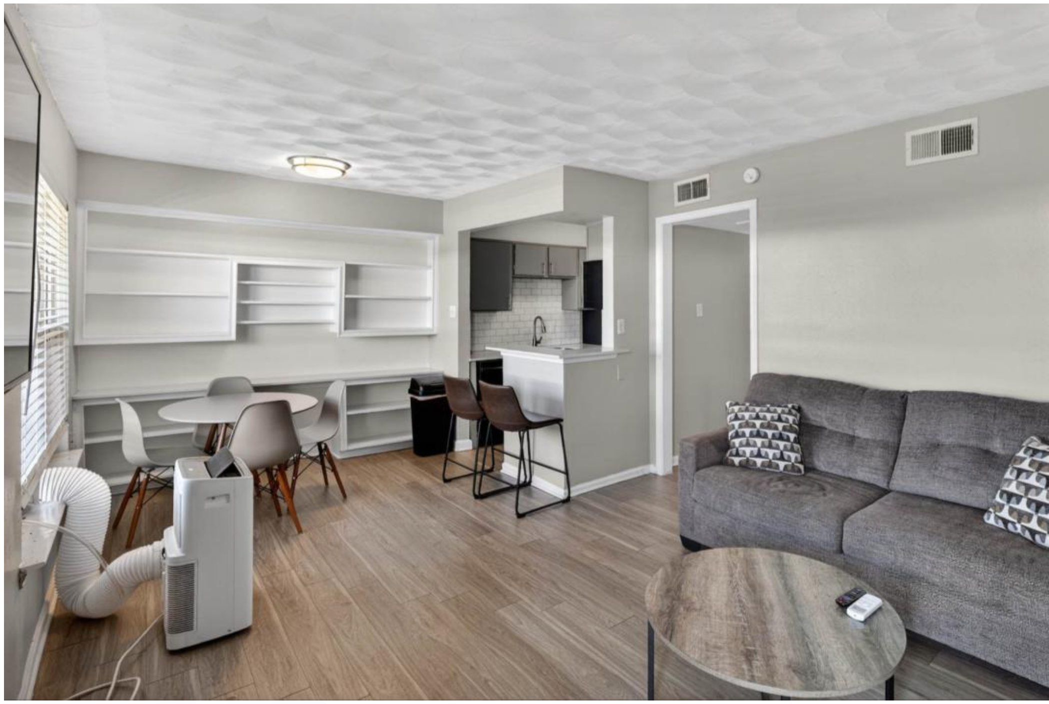
Two 5-Year extension options with base rent equal to the previous year's base rent plus 3%. Tenant must provide 90-day notice on extension.

REGIONAL MAP

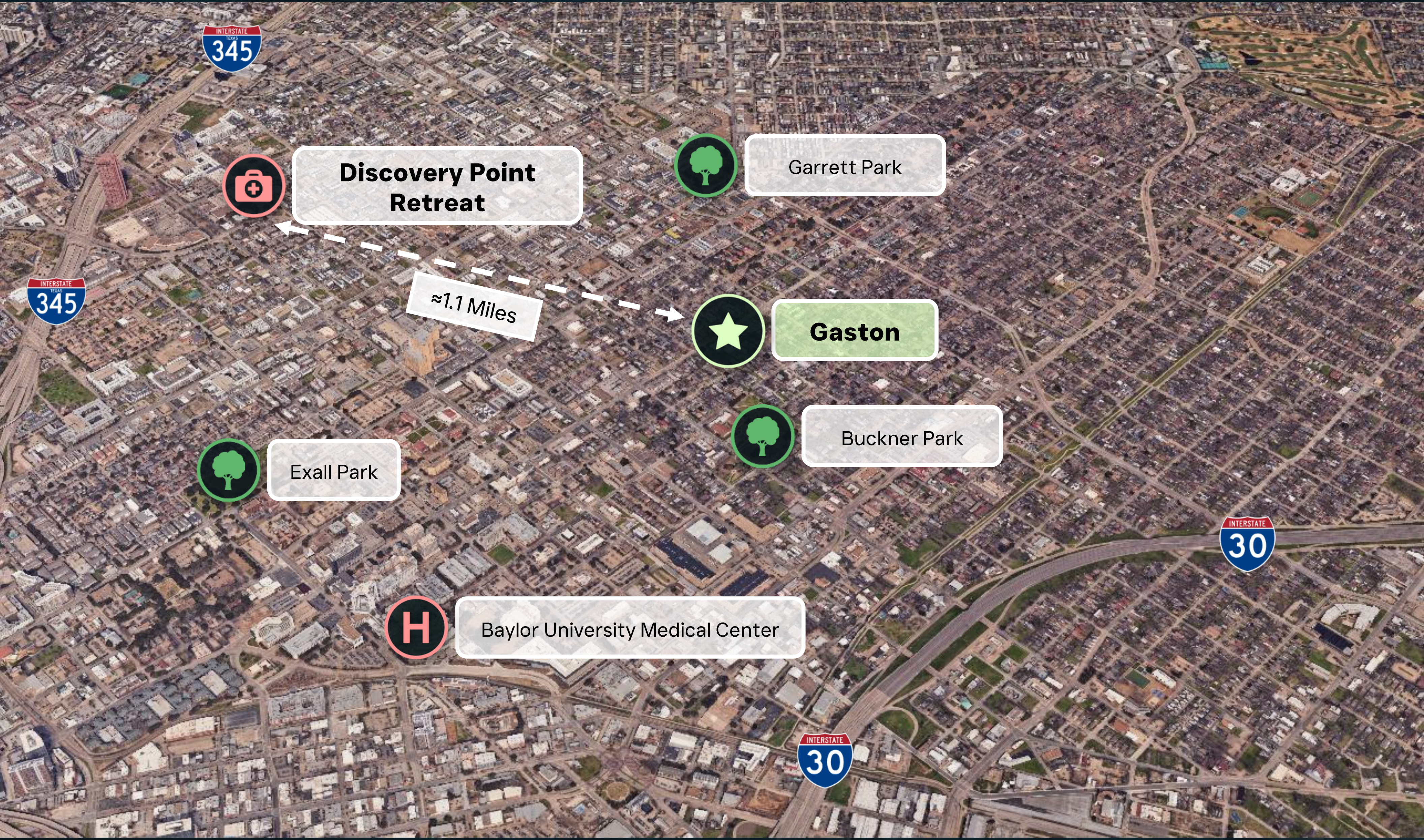


LOCAL MAP





4712 Gaston Avenue | Dallas, TX



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CONFIDENTIALITY:

The materials contained in this offering memorandum (this "OM") are confidential, furnished solely for the purpose of considering the purchase of the subject real estate (the "Real Estate") and are not to be used for any other purpose or to be made available to any other person without the express written consent of either Blueprint Healthcare Real Estate Advisors, LLC ("Blueprint") or the owner of the Real Estate ("Owner"). Your receipt of this OM constitutes your acknowledgement that (i) this OM is a confidential memorandum solely for your limited use and benefit in determining whether you desire to express further interest in acquiring the Real Estate, (ii) you will hold this OM it in the strictest confidence, and (iii) you will not use any part of this OM in any manner detrimental to Blueprint or Owner.

DISCLAIMER:

The content of this OM is based upon information supplied by Owner and upon information obtained by Blueprint from sources deemed to be reliable, but such content has not been verified for accuracy, completeness, or fitness for any particular purpose, nor is this OM all-inclusive or complete with all information a prospective purchaser may desire. This OM includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors that are subject to uncertainty and may not represent the current or future performance of the Real Estate. Accordingly, actual results may vary materially from such projections. All references to acreages, square footages, and other measurements are approximations. Summaries contained in this OM of any legal documents are not intended to be comprehensive statements of the terms of such documents, but rather, are outlines of the principal provisions contained therein. No warranty or representation, expressed or implied, is made by Owner, Blueprint, or any of their related entities as to the accuracy or completeness of the information contained in this OM. Prospective purchasers are advised to (i) make their own independent investigations, projections and conclusions and to verify the accuracy and completeness of all summaries and information contained herein, (ii) consult with independent legal, financial, and other advisors, and (iii) carefully investigate the economics of any transaction involving the Real Estate. Any opinion or estimate of value of any asset in this OM is based upon a preliminary review by Blueprint, and it is not the same as an opinion of value in an appraisal developed by a licensed appraiser. Blueprint expressly disclaims any liability for any reliance on any opinion or estimate of value in this OM by any party. ANY RELIANCE ON THE CONTENT OF THIS OM IS SOLELY AT YOUR OWN RISK

REAL ESTATE NOTICE:

Blueprint is a licensed real estate broker in the State of Texas and all real estate activities relating to this offering are being handled by Blueprint. All questions regarding the real estate transaction should be directed to Giancarlo Riso of Blueprint pursuant to Texas state law.

BROKER OF RECORD:

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