



PERARDI

D E V E L O P M E N T

MEDICAL • SPORTS • OFFICE

MEDICAL PLAZA AT ONION CREEK

PRESENTATION FEATURES

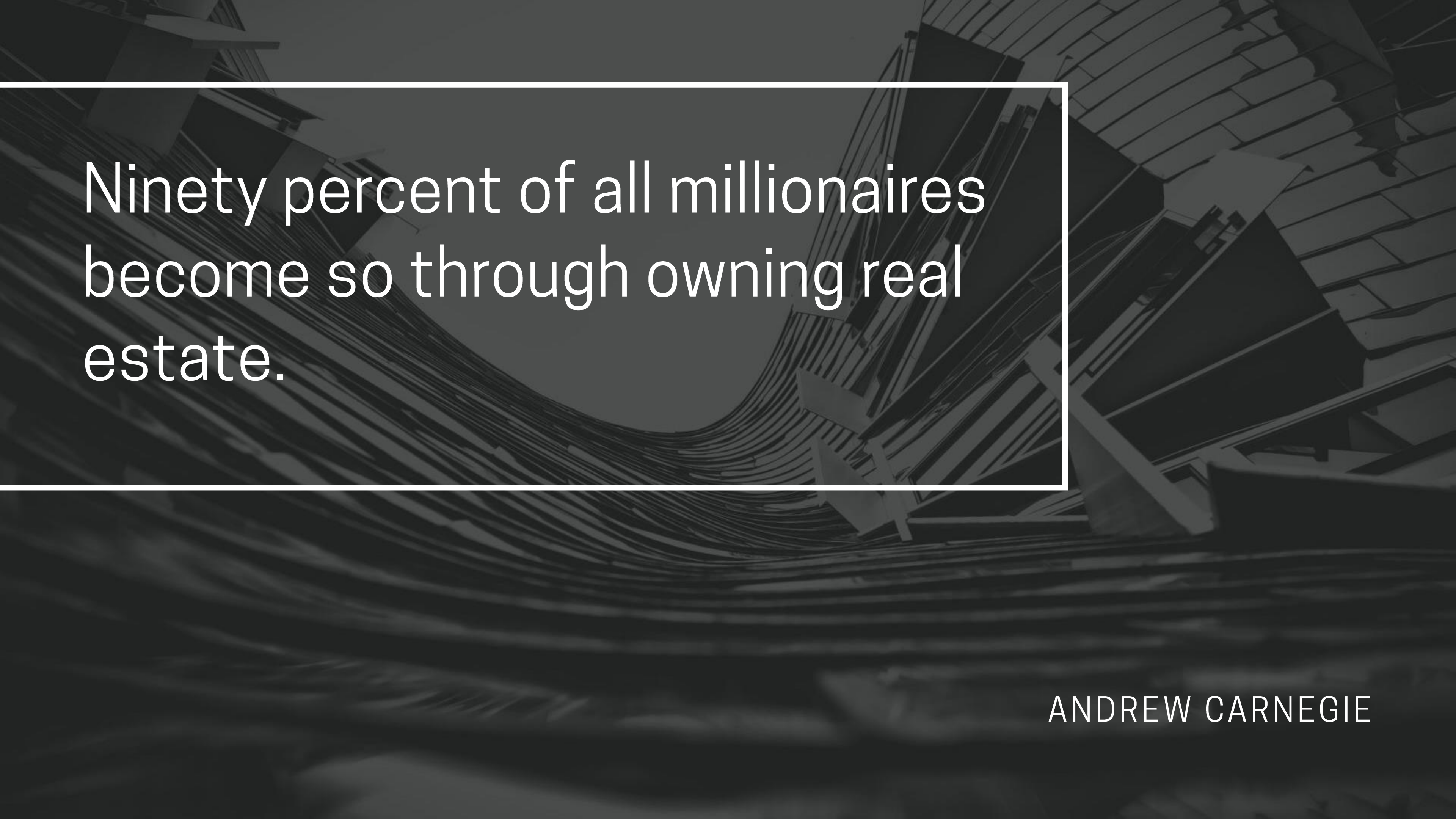
WHAT WE WILL COVER TODAY

About Us
Industry Experience
Why Invest With Us
Services
Our Team
Site Overview
Tenant Offerings
Equity Creation

ABOUT US

PERARDI DEVELOPMENT COMPANY SNAPSHOT

Perardi Development is a national boutique real estate development firm focused primarily on developing, acquiring, and managing medical office properties in emerging markets.

The background is a dark, monochromatic abstract composition. It features a series of curved, parallel lines that sweep across the frame, creating a sense of depth and movement. Overlaid on these lines are various geometric shapes, including rectangles and triangles, some of which appear to be floating or layered. The overall effect is a complex, architectural-looking pattern that serves as a backdrop for the text.

Ninety percent of all millionaires
become so through owning real
estate.

ANDREW CARNEGIE



INDUSTRY EXPERIENCE

OUR TRACK RECORD OF SUCCESS

Headquartered in Austin, Texas with over ten years
experience around Central Texas.

Founded by professional management team with
extensive experience in healthcare, medical
development and physician partnerships.



WHY INVEST WITH US

INNOVATIVE OWNERSHIP STRUCTURES

- Tailored to physician needs while creating investments that are redeveloping communities.

HISTORY OF SUCCESS

- Accomplished record in acquisition, financing and management of medical properties.

GENERATE INCOME

- Principal focus on multi-specialty income producing medical office buildings acquired through new construction or acquisition.

OUR SERVICES



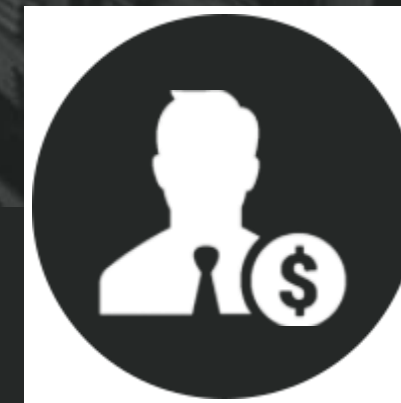
DEVELOPMENT

Multi-tenant, Class A medical and professional offices. New construction including shells, existing properties. 3,000 - 50,000 sqft medical offices, outpatient treatment & diagnostic centers, standalone urgent cares and ambulatory surgery centers.



PROPERTY MANAGEMENT

Experienced team managing day to day operations. From ongoing construction of new spaces to general maintenance and repairs in existing physician offices. Our team oversees all our assets developed over the past decade in Central Texas.



INVESTMENT SERVICES

Proven & successful investment platform resulting in the highly successful acquisitions and operation of medical office partnerships across a wide geographic range. Currently 100+ physician partners in the Central Texas market own or previously held shares in various real estate entities.



ERIC PERARDI

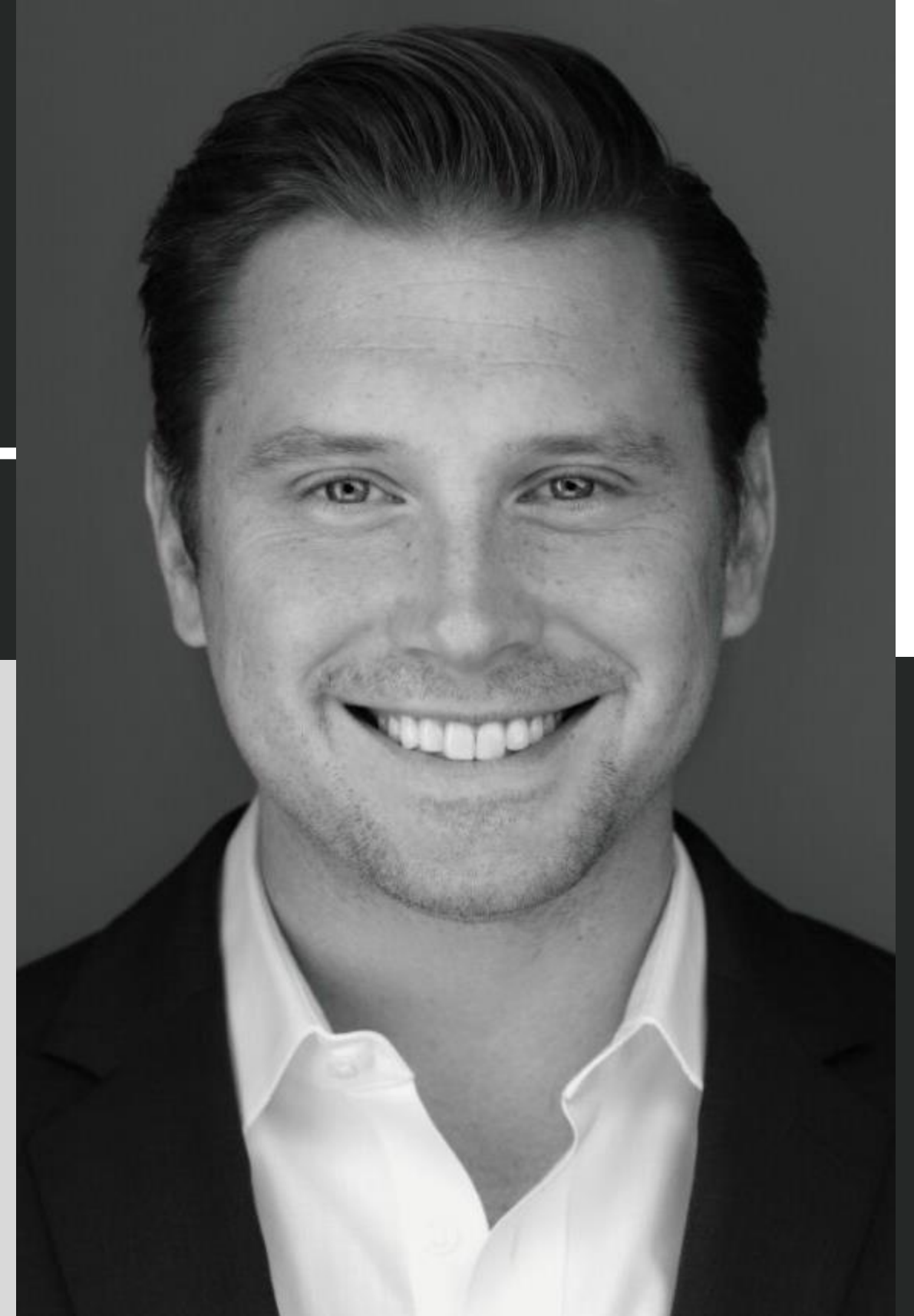
FOUNDER AND PRESIDENT

Eric has extensive experience with development, leasing, marketing, financial modeling, and equity syndication. His contributions include 13 medical office projects totaling over 450,000 sq ft across Central Texas and the raising of over \$35M of equity for \$150M in projects.

PARKER DUNN

DEVELOPMENT COORDINATOR

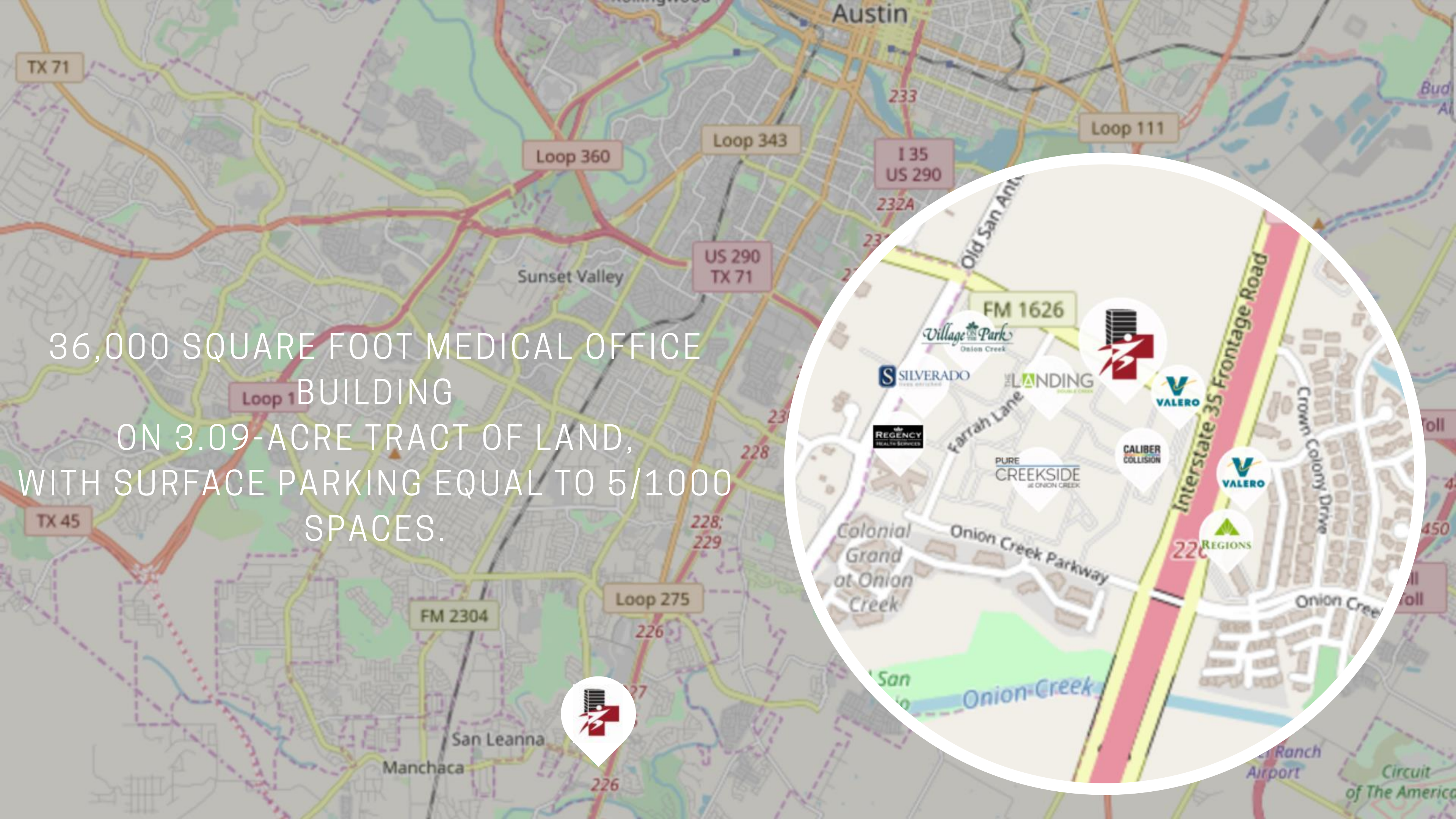
- Parker has extensive experience in commercial property management, development, accounting, investments, leasing, construction/project management, and marketing. He has developed 6 medical office projects totaling over 150,000 sq ft across central Austin and manages over 100,000 square feet of medical office space.



An architectural rendering of a modern medical plaza. The building is a multi-story structure with a mix of materials, including stone on the lower levels and large glass panels on the upper floors. It features a prominent entrance with a covered walkway and a series of windows. The foreground shows a paved plaza area with some landscaping and a small structure. The overall style is contemporary and professional.


SITE OVERVIEW

MEDICAL PLAZA AT ONION CREEK



36,000 SQUARE FOOT MEDICAL OFFICE
BUILDING
ON 3.09-ACRE TRACT OF LAND,
WITH SURFACE PARKING EQUAL TO 5/1000
SPACES.



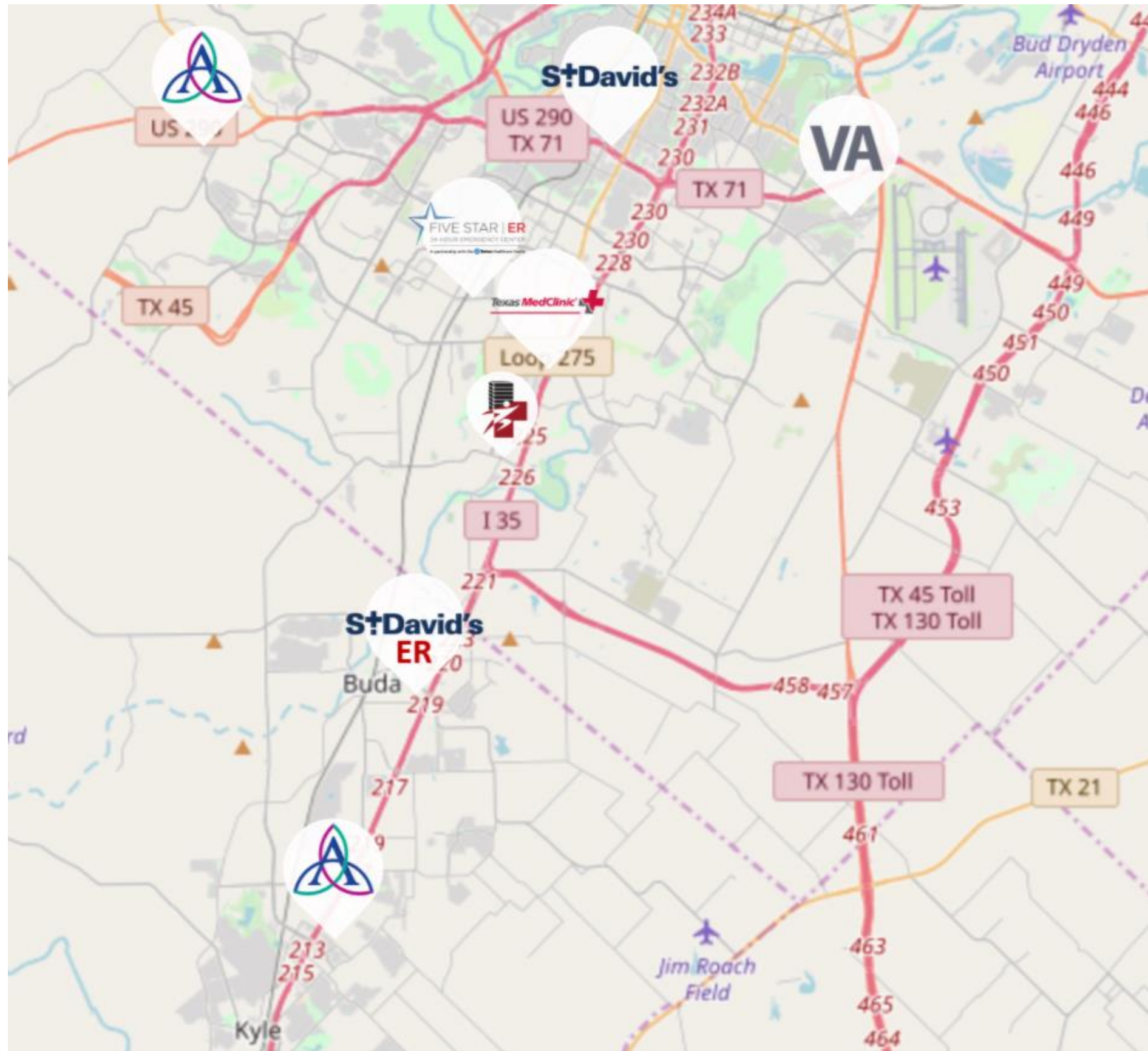


The property is a 3.09-acre tract of land located across I-35 from the Onion Creek neighborhood, to be developed into a 36,000 square foot multi-tenant specialty medical office building. The location is in one of the fastest growing communities in South Austin, with very strong demographics and a need for premier medical space. This development will provide the link between Buda, Kyle & San Marcos via the new 45 toll road and FM 1626. Site location offers easy ingress and digress off I-35, the busiest highway in Texas.



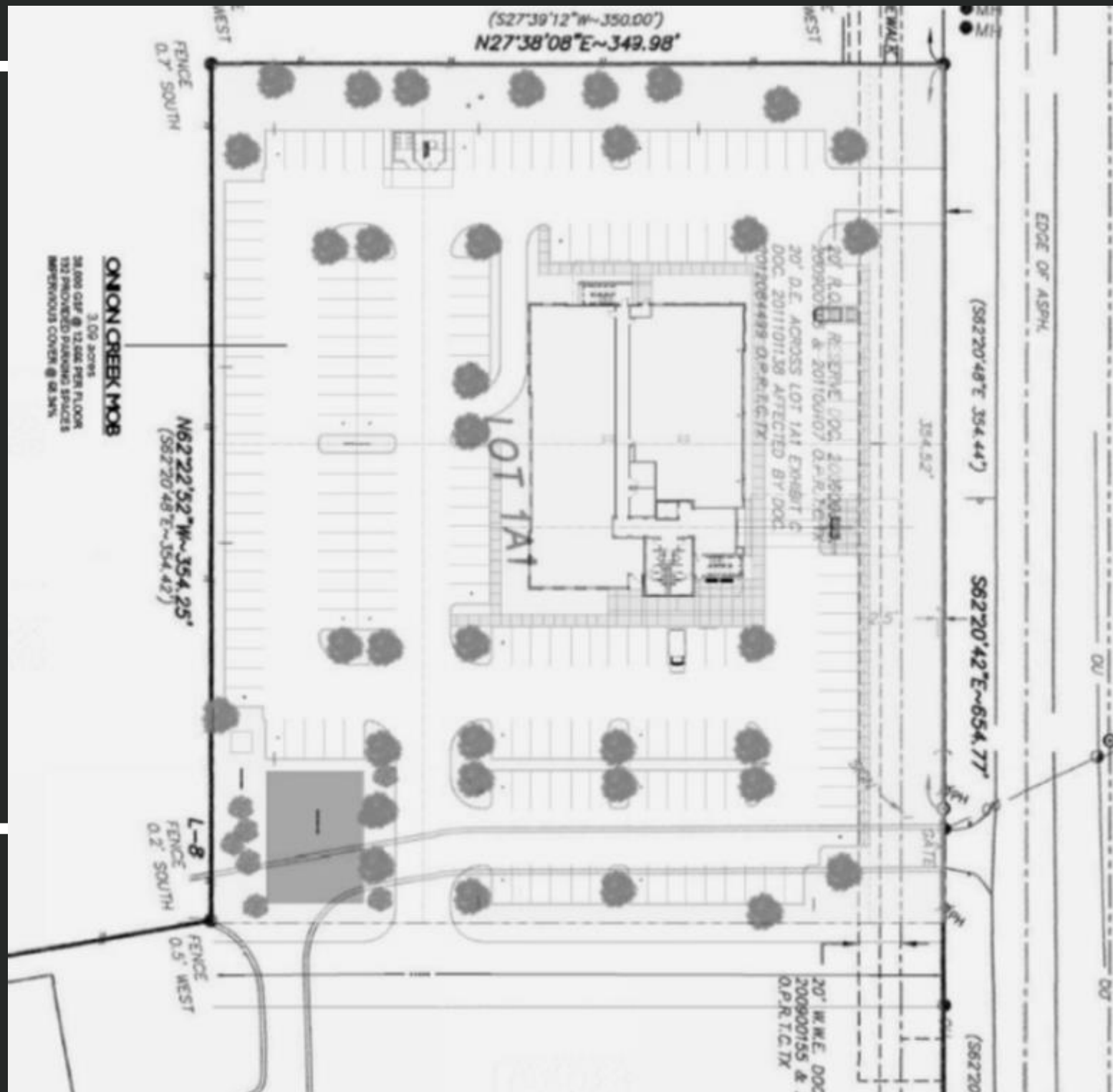
**SITE
LOCATION**

PROXIMITY TO HOSPITALS



FOUR MAJOR AUSTIN HOSPITAL SYSTEMS

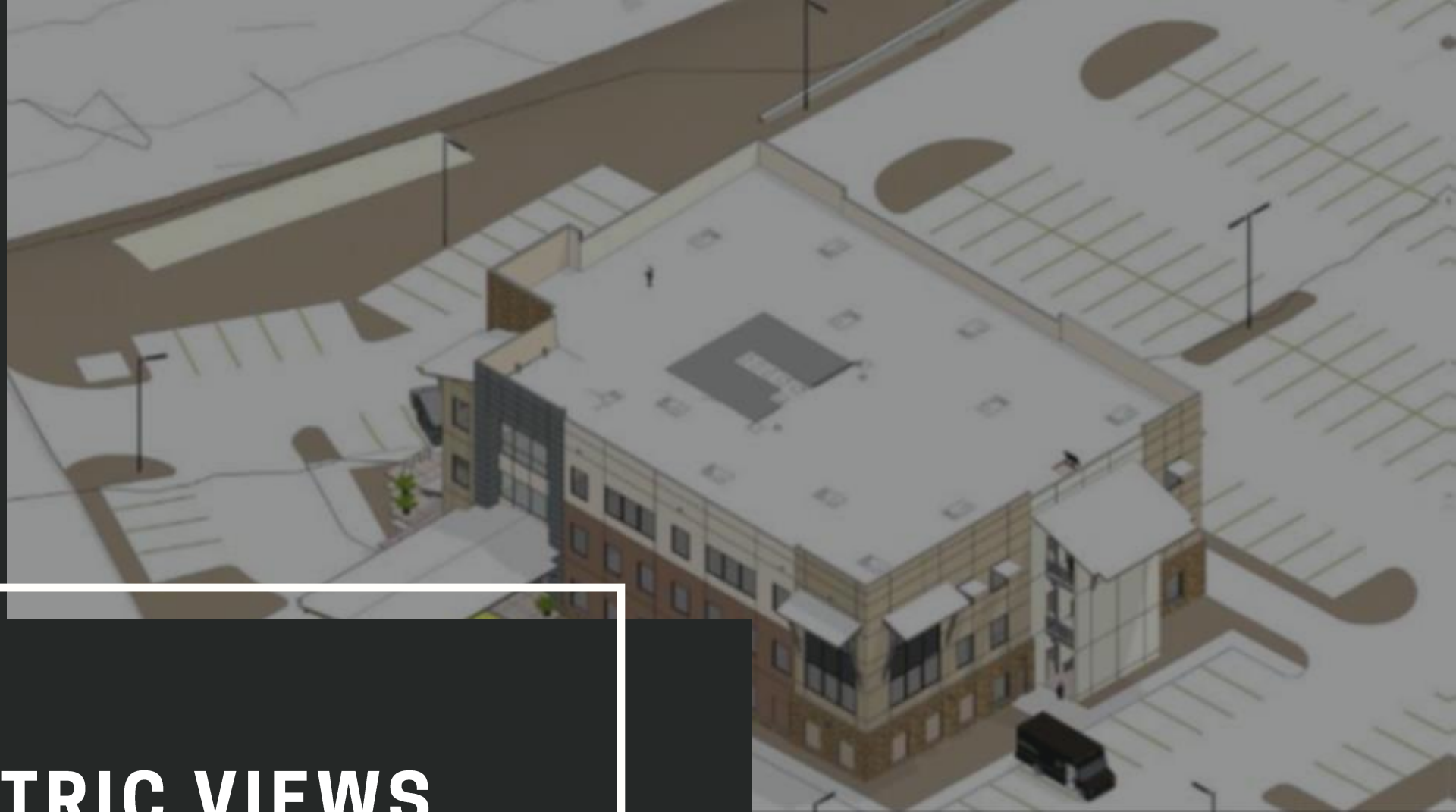
- All within a 10-mile radius



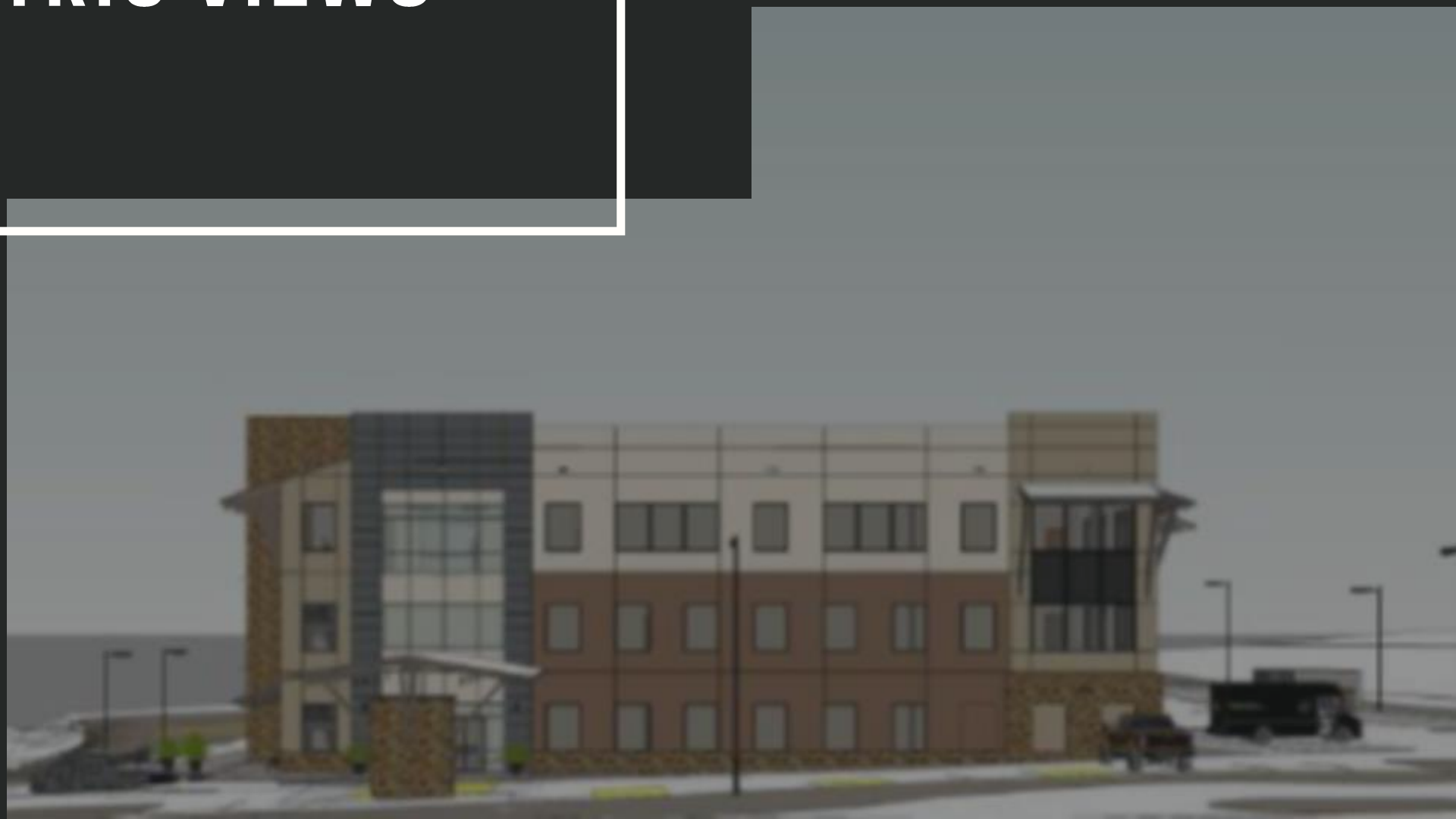
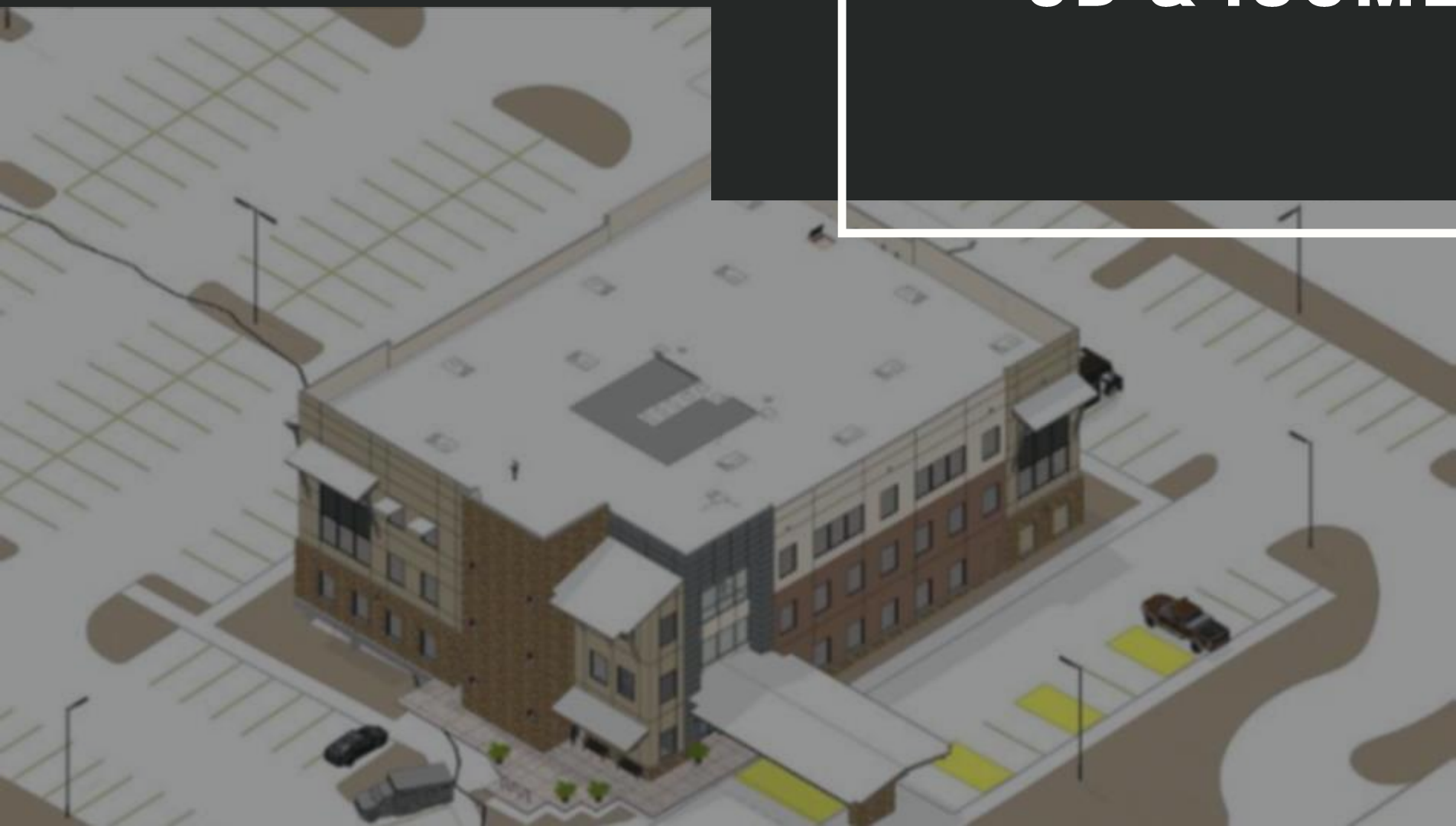
SITE PLAN



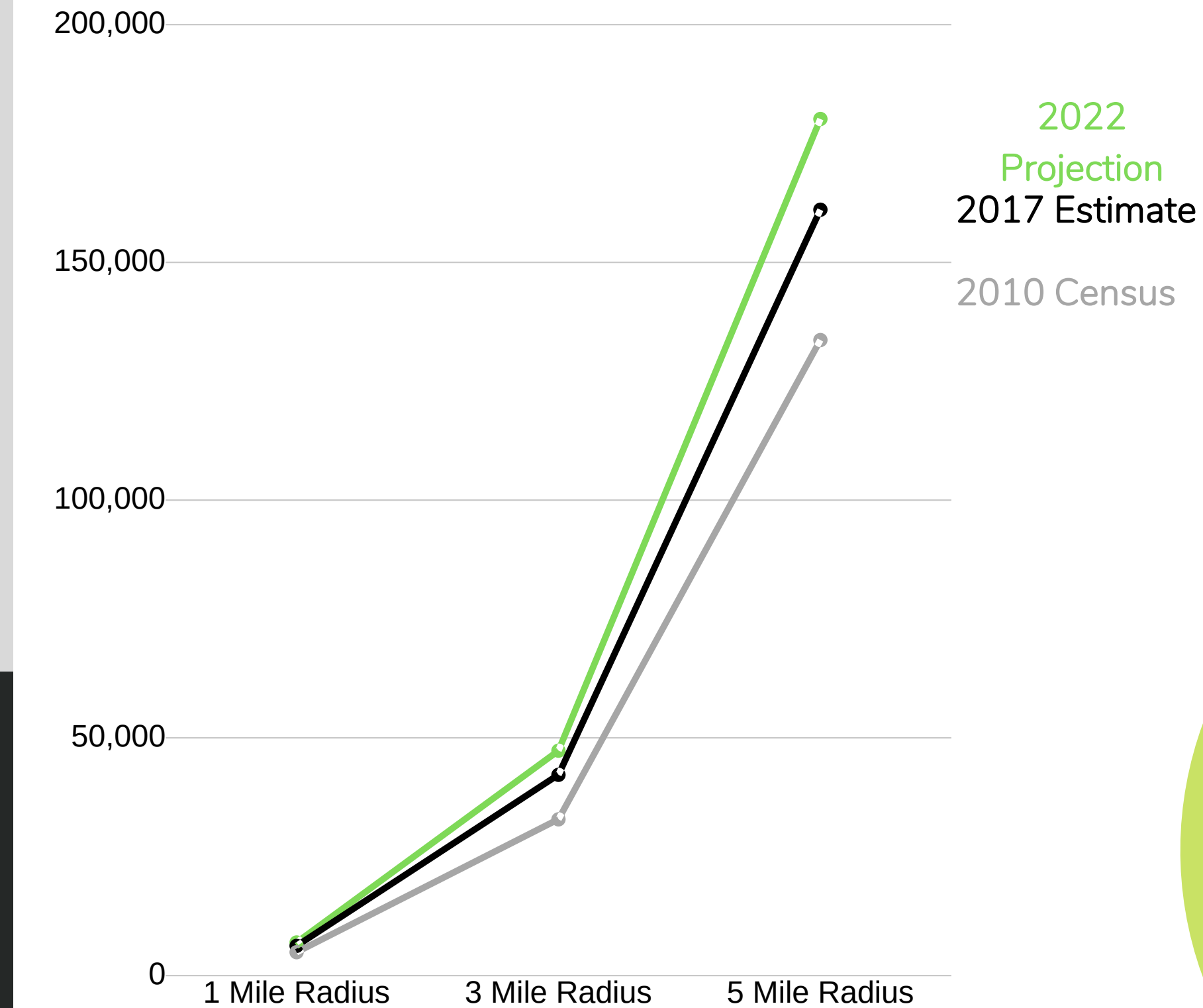
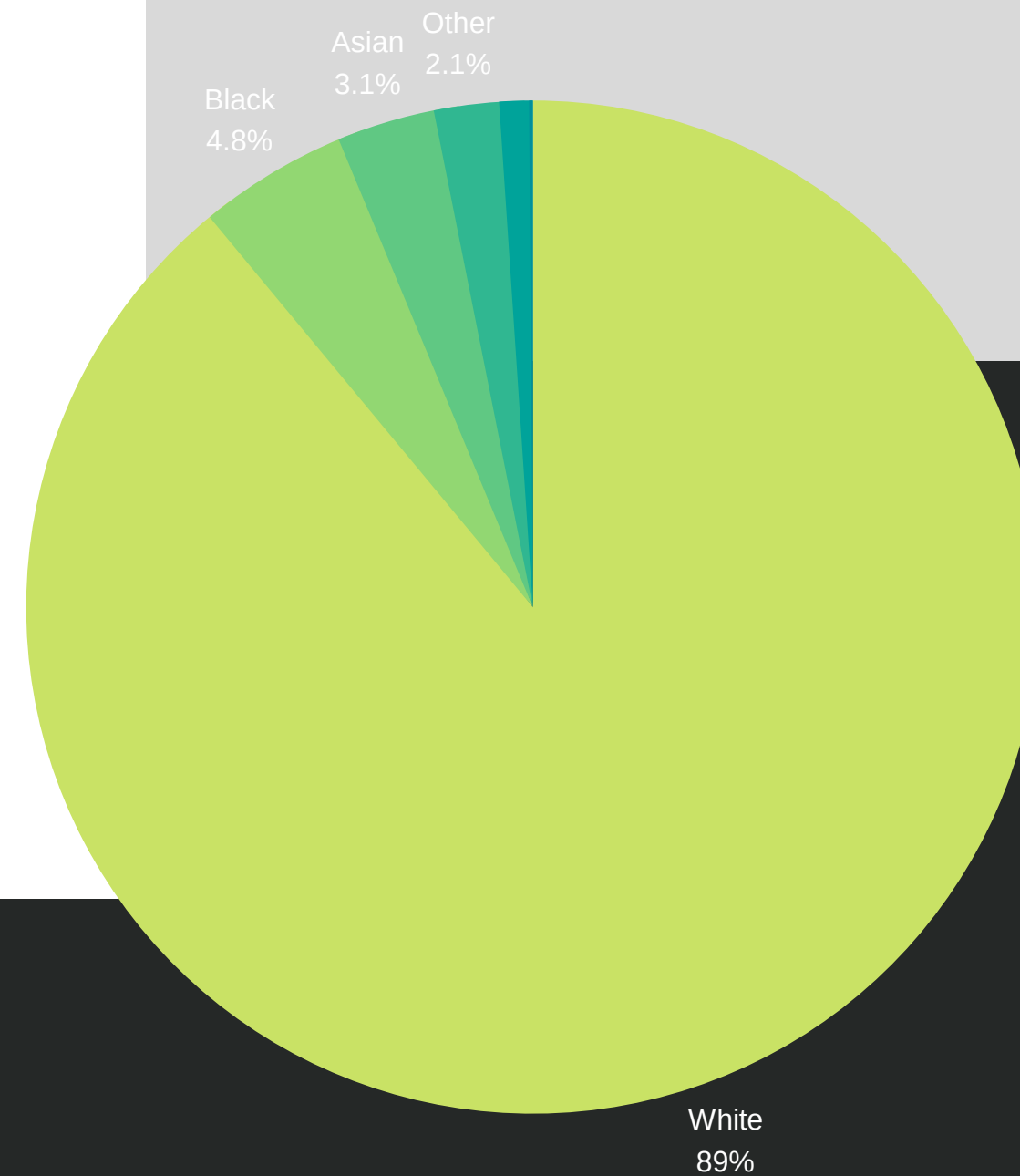
BUILDING
RENDERING



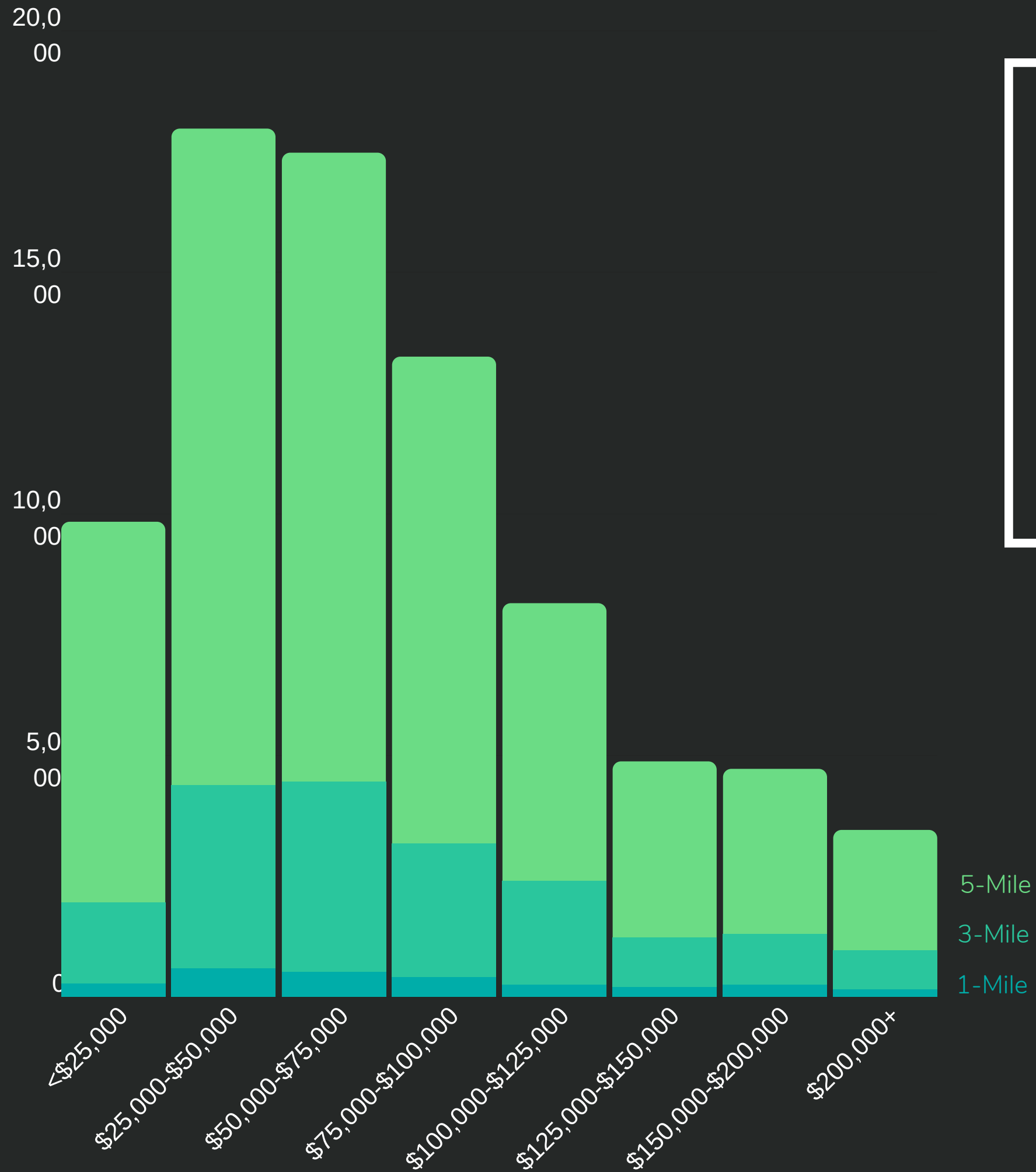
3D & ISOMETRIC VIEWS



POPULATION DEMOGRAPHICS



**12% GROWTH PROJECTED FROM
2017- 2022**



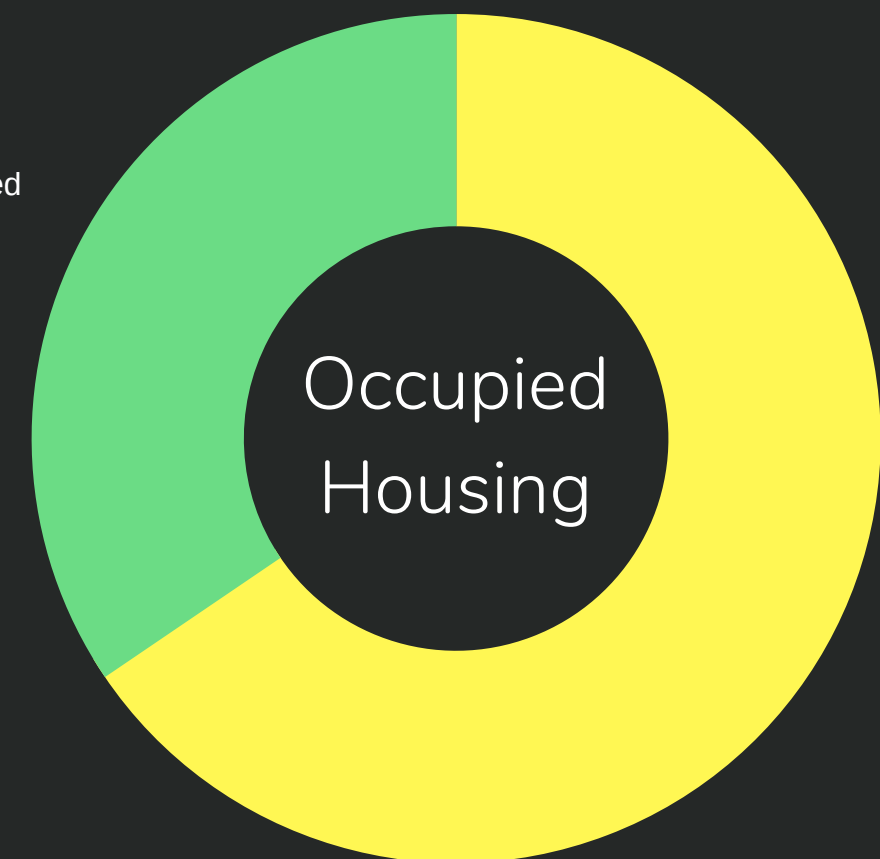
\$71,952

MEDIAN HOUSEHOLD INCOME
(2017)

\$91,510

AVERAGE HOUSEHOLD INCOME
(2017)

Renter Occupied
34.5%



Owner Occupied
65.5%

TENANT OFFERINGS

LEASE RATE

\$26.00 Base Rent + NNN

NNN

\$12.00

PARKING

Free reserved for physicians/ free for patients and employees

SIGNAGE

Available to tenants

T.I. ALLOWANCE

Up to \$60.00 (on a 10-year lease and ownership)

LEASE TERM

10-years with 3% annual escalation

Example Tenant Roster



FAMILY PRACTICE PHYSICIAN

Lewis Family Practice and
Urgent Care



PHARMACY

Solutions Pharmacy



Physical Therapy

Kethley Physical Therapy



Birthing Center

Beautiful Beginnings Birth



Dentistry

Gatlin Creek Dentistry



Gastroenterology

Capitol Gastro

A grayscale photograph of a modern office interior. On the left, there is a balcony with a metal railing. Below it, a staircase with a metal railing leads down. In the center, there is a small seating area with a potted plant and a modern armchair. To the right, there are glass-walled rooms or offices. The overall atmosphere is professional and contemporary.

WEB ADDRESS

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•info@perardidev.com

PHONE NUMBER

•(888) 377-2786

**KEEP IN
TOUCH**

Let's Connect!



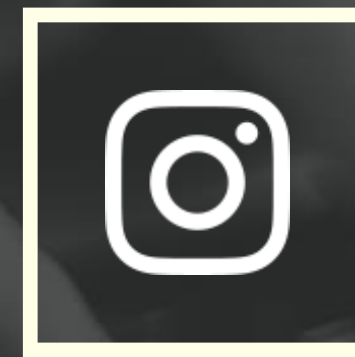
FACEBOOK

facebook.com/perardidev



LINKEDIN

linkedin.com/company/perardi-development



INSTAGRAM

instagram.com/perardi_dev/



**THANK YOU FOR
YOUR TIME!**