



PH Dermatology Medical Office Portfolio

Stabilized NNN Medical Portfolio | 6.35% Cap | 7-Year WALT

Tampa Bay, Florida

 727-822-4715

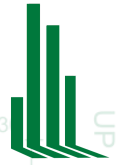
 www.cprteam.com



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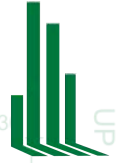


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PORTFOLIO OVERVIEW



INVESTMENT SUMMARY

Number of Properties

5

Portfolio Total SF

16,613

In-Place NOI

\$517,940

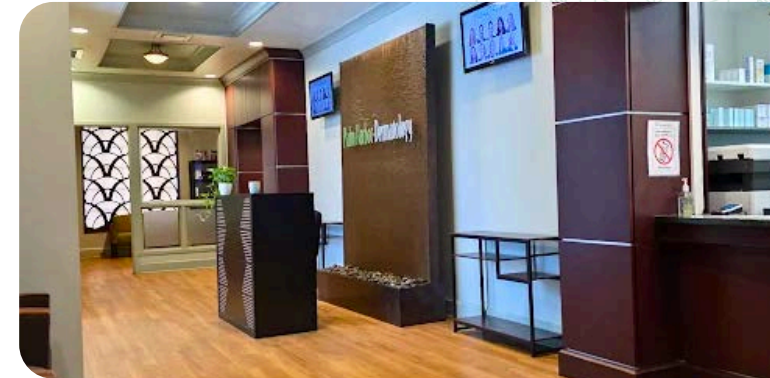
Offering Price: \$8,150,000

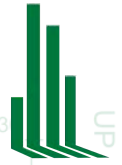
Cap Rate: 6.35%

Weighted Average Lease Term - 7.0 years

Single-Tenant NNN Leased Medical Office Portfolio

- Tenant: PH Dermatology
 - 13 locations
 - 30+ providers
 - Patient-oriented dermatology clinic with multiple service lines
 - Cosmetic
 - Medical
 - Surgical
 - Skin Cancer Clinic
- Tenant responsible for taxes, insurance, and maintenance
- Rent Escalation: 3% annual increase
- Located throughout the Tampa Bay Region, one of Florida's fastest-growing markets



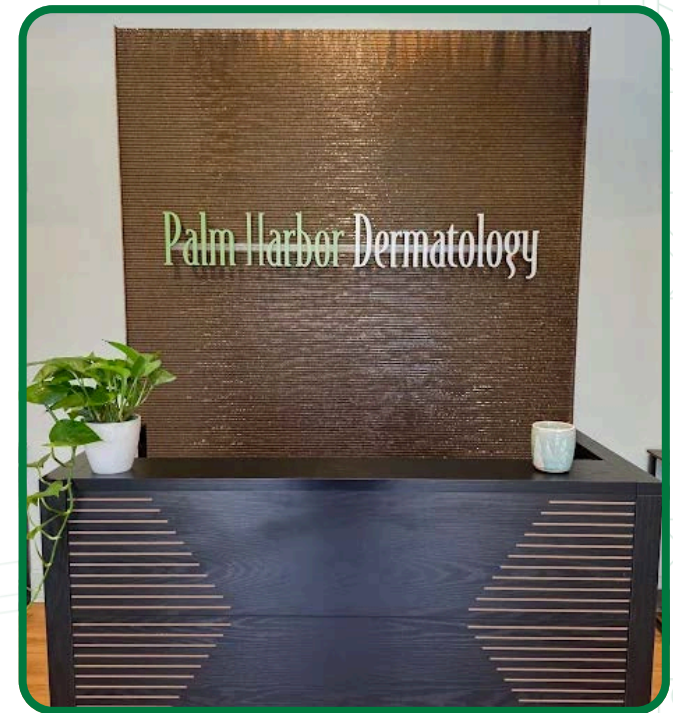


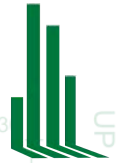
INVESTMENT HIGHLIGHTS

- Recession-resistant medical tenant with essential services
- Diversified 5-location portfolio reduces single-asset risk
- Long-term leases with 3% annual bumps
 - Two four-year extension options
 - Total lease term of 15 years
 - Long-term current occupancy
 - Dunedin - 20+ years (acquired business)
 - Palm Harbor - 18+ years
- Strong Tampa Bay growth market fundamentals
- True NNN - Predictable passive income

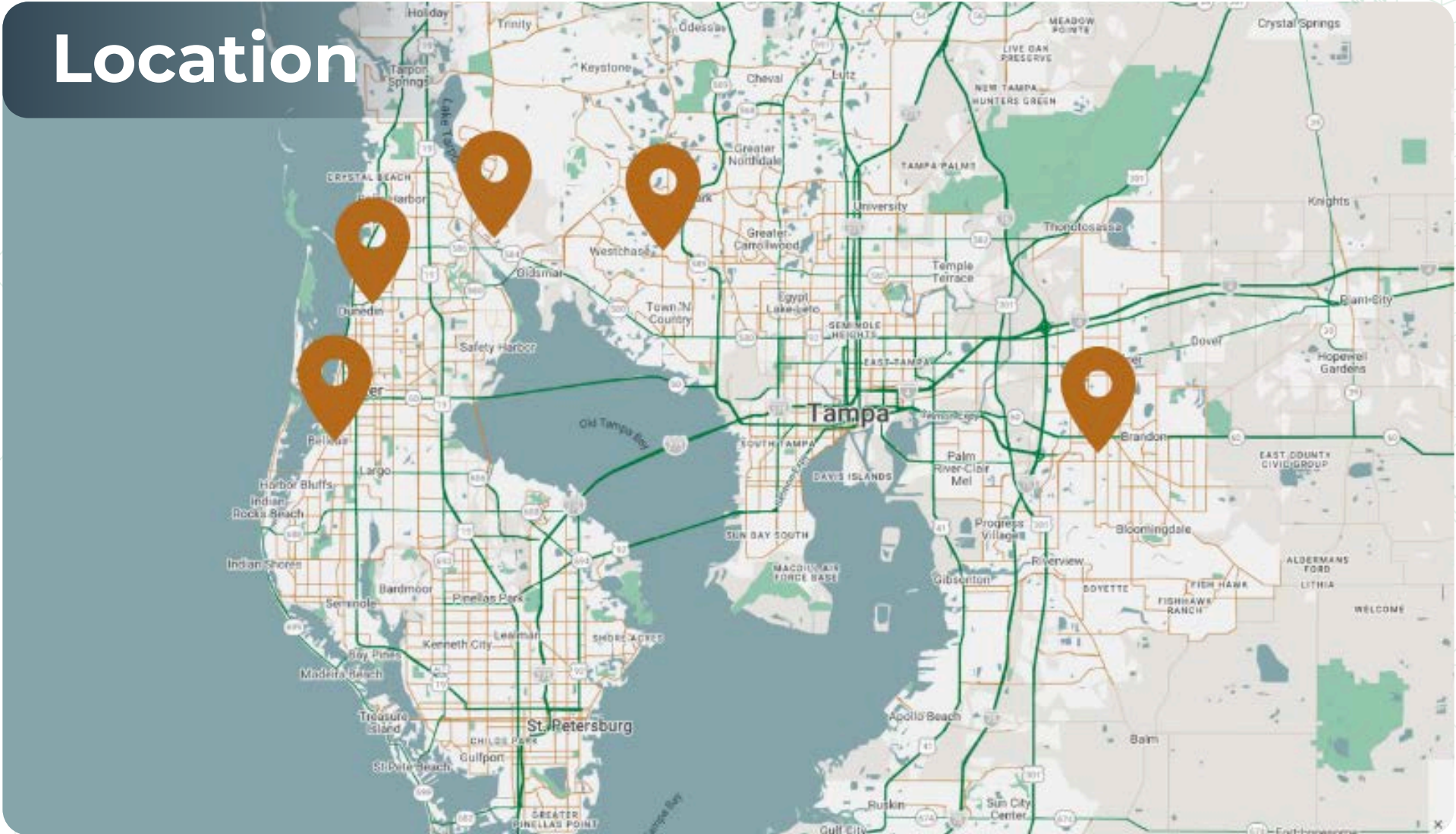
TENANT PROFILE

- 18 Years in business
- Consistent clinical and patient growth
- Private equity backed
- Competitive positioning within the market
- Strong referral network





Location



Strategically located across high-income Tampa Bay submarkets

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PROPERTY OVERVIEW



Property Overview



4197 Woodlands Pkwy, Palm Harbor, FL 34685

PH Dermatology - Five-Property - 16,613 SF Portfolio



5,625 SF



Built - 2006



5.7:1000 Parking

- Tenant: PH Dermatology
- Lease Type: NNN
- Term Remaining: 7.0 Years
- Expiration: June 2033
- In-Place NOI: \$202,837.44
- In-Place Rent: \$36.06 PSF

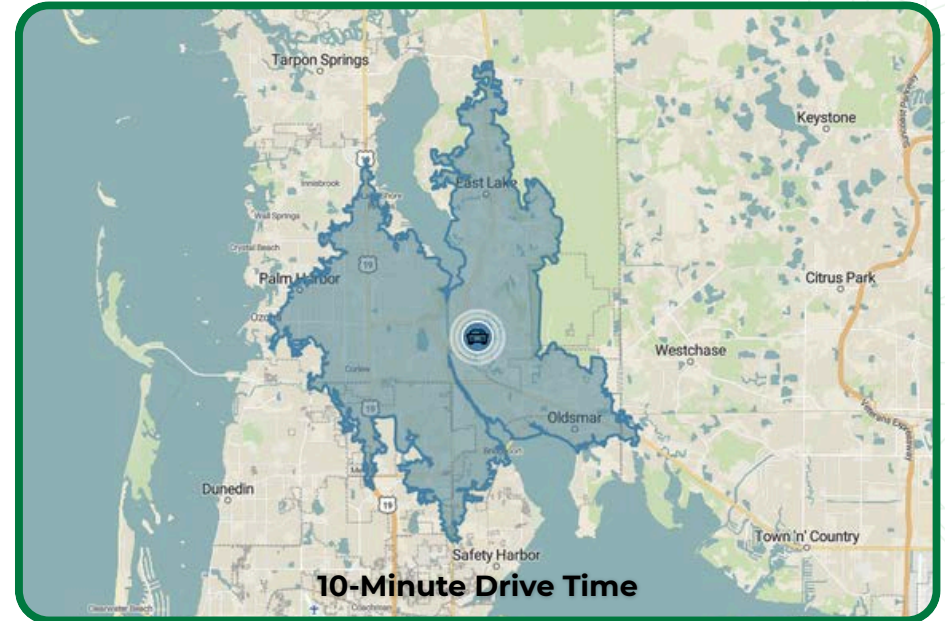
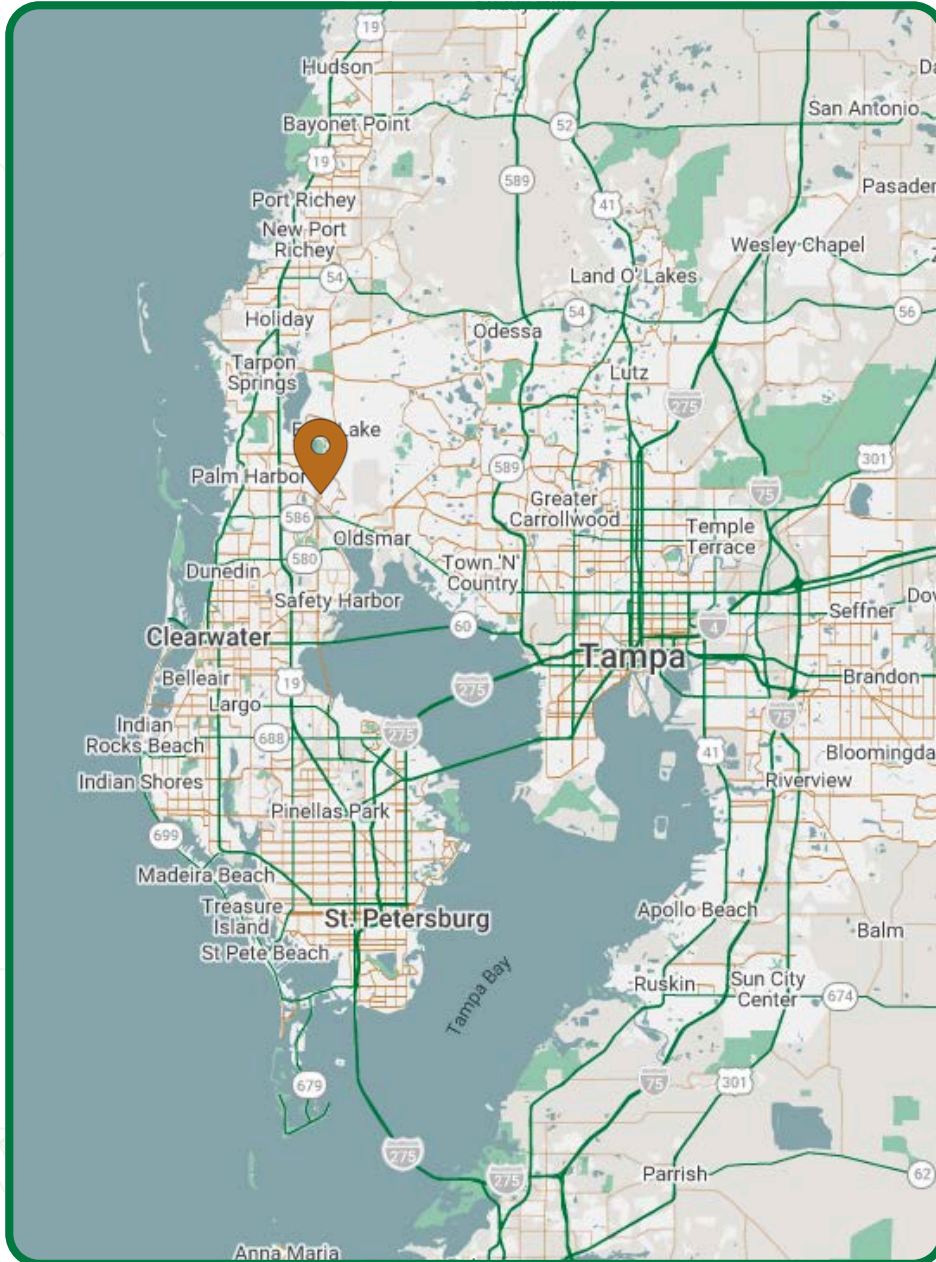
Location Overview

4197 Woodlands Pkwy, Palm Harbor, FL 34685

PROPERTY
OVERVIEW

PRICING & DEAL
OVERVIEW

LISTING
TEAM



10-Minute Drive Time

10-Minute Drive Time Demographics



78,228

Population

51.4

Median Age



35,429

Households

\$84,253

Median HH Income

Source: This infographic contains data provided by Esri (2024, 2029). © 2025 Esri

Property Overview



4,140 SF



Built - 1974



5:1000 Parking

- Tenant: PH Dermatology
- Lease Type: NNN
- Term Remaining: 7.0 Years
- Expiration: June 2033
- In-Place NOI: \$149,288.40
- In-Place Rent: \$36.06 PSF

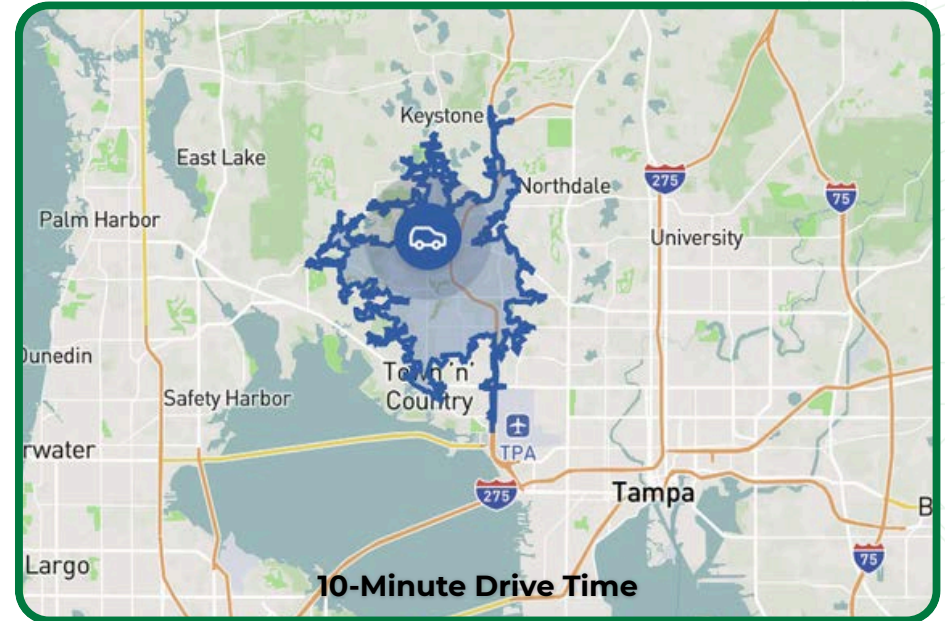
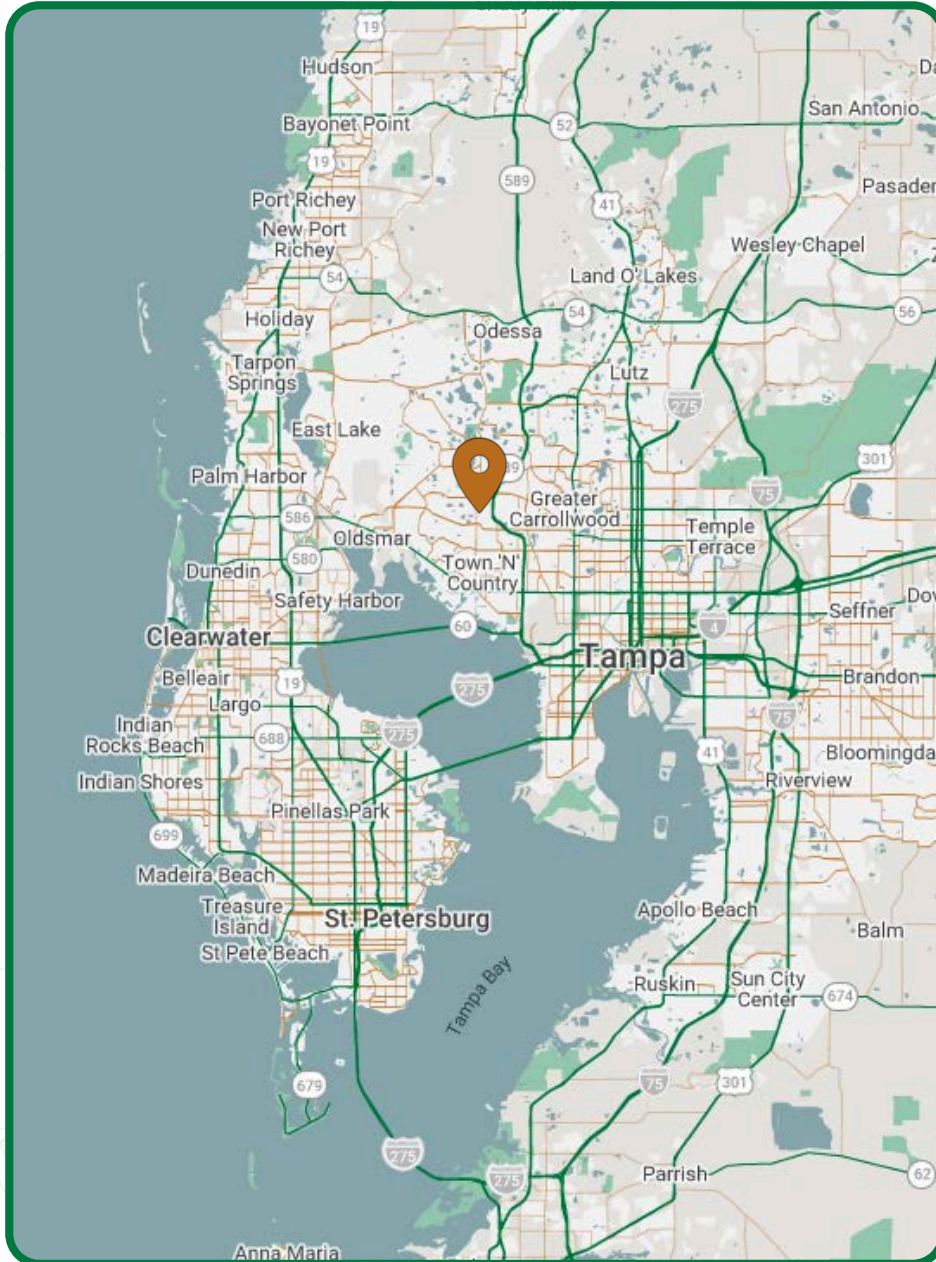
Location Overview

11601 Sheldon Rd, Tampa, FL 33626

PROPERTY
OVERVIEW

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10-Minute Drive Time

10-Minute Drive Time Demographics



105,541

Population

41.3

Median Age



40,937

Households

\$84,221

Median HH Income

Source: This infographic contains data provided by Esri (2024, 2029). © 2025 Esri

Property Overview



600 Lakeview Rd, Ste A, Clearwater, FL 33756

PH Dermatology - Five-Property - 16,613 SF Portfolio



1,835 SF



Built - 1981



3.8:1000 Parking

- Tenant: PH Dermatology
- Lease Type: NNN
- Term Remaining: 7.0 Years
- Expiration: June 2033
- In-Place NOI: \$38,938.68
- In-Place Rent: \$21.22 PSF

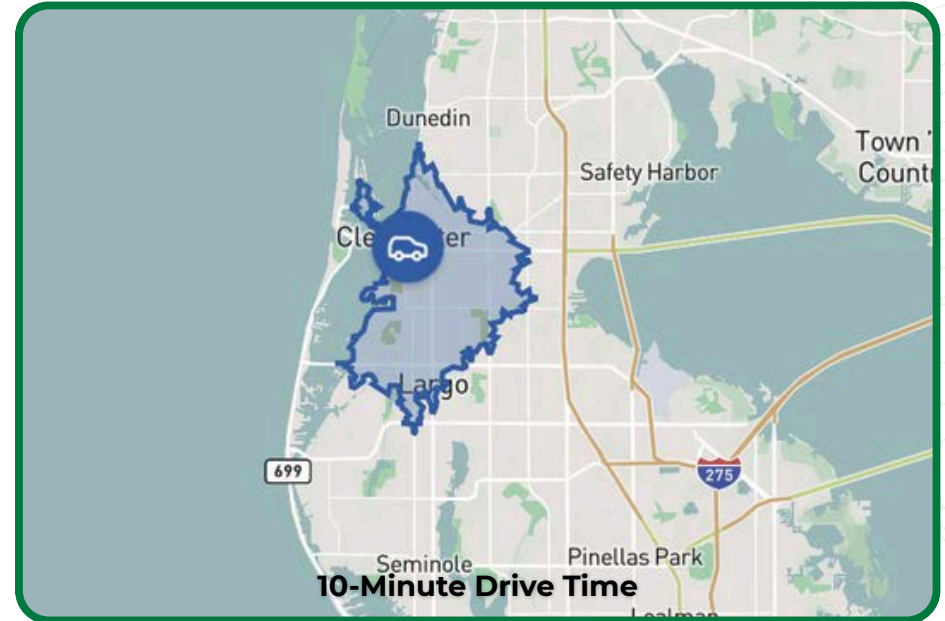
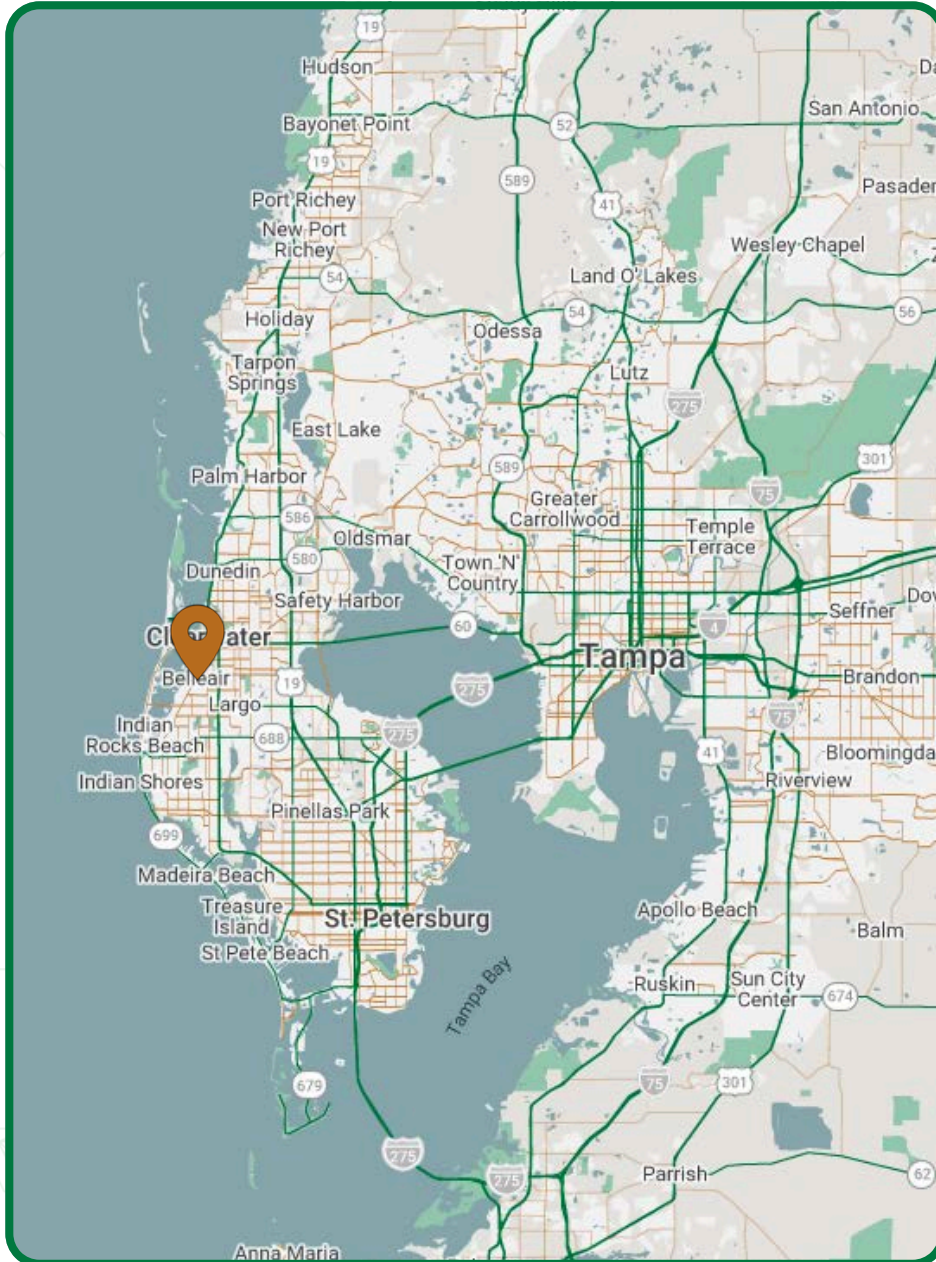
Location Overview

600 Lakeview Rd, Ste A, Clearwater, FL 33756

PROPERTY
OVERVIEW

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10-Minute Drive Time Demographics



93,743

Population

48.2

Median Age



42,541

Households

\$55,823

Median HH Income

Source: This infographic contains data provided by Esri (2024, 2029). © 2025 Esri

Property Overview



1022 Main St, Ste R, Dunedin, FL 34698

PH Dermatology - Five-Property - 16,613 SF Portfolio



2,884 SF



Built - 1985



3.8:1000 Parking

- Tenant: PH Dermatology
- Lease Type: NNN
- Term Remaining: 7.0 Years
- Expiration: June 2033
- In-Place NOI: \$59,410.44
- In-Place Rent: \$20.60 PSF

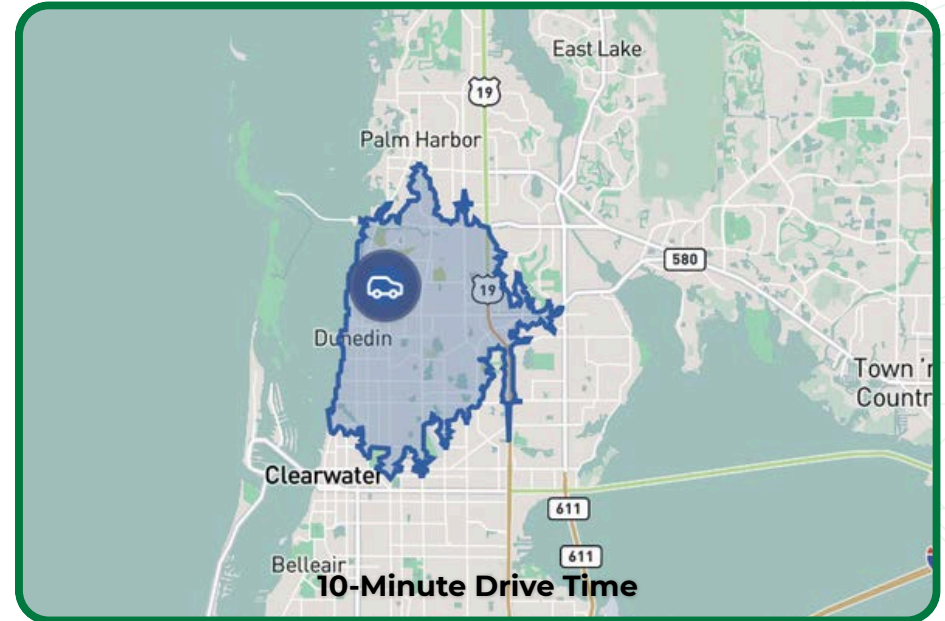
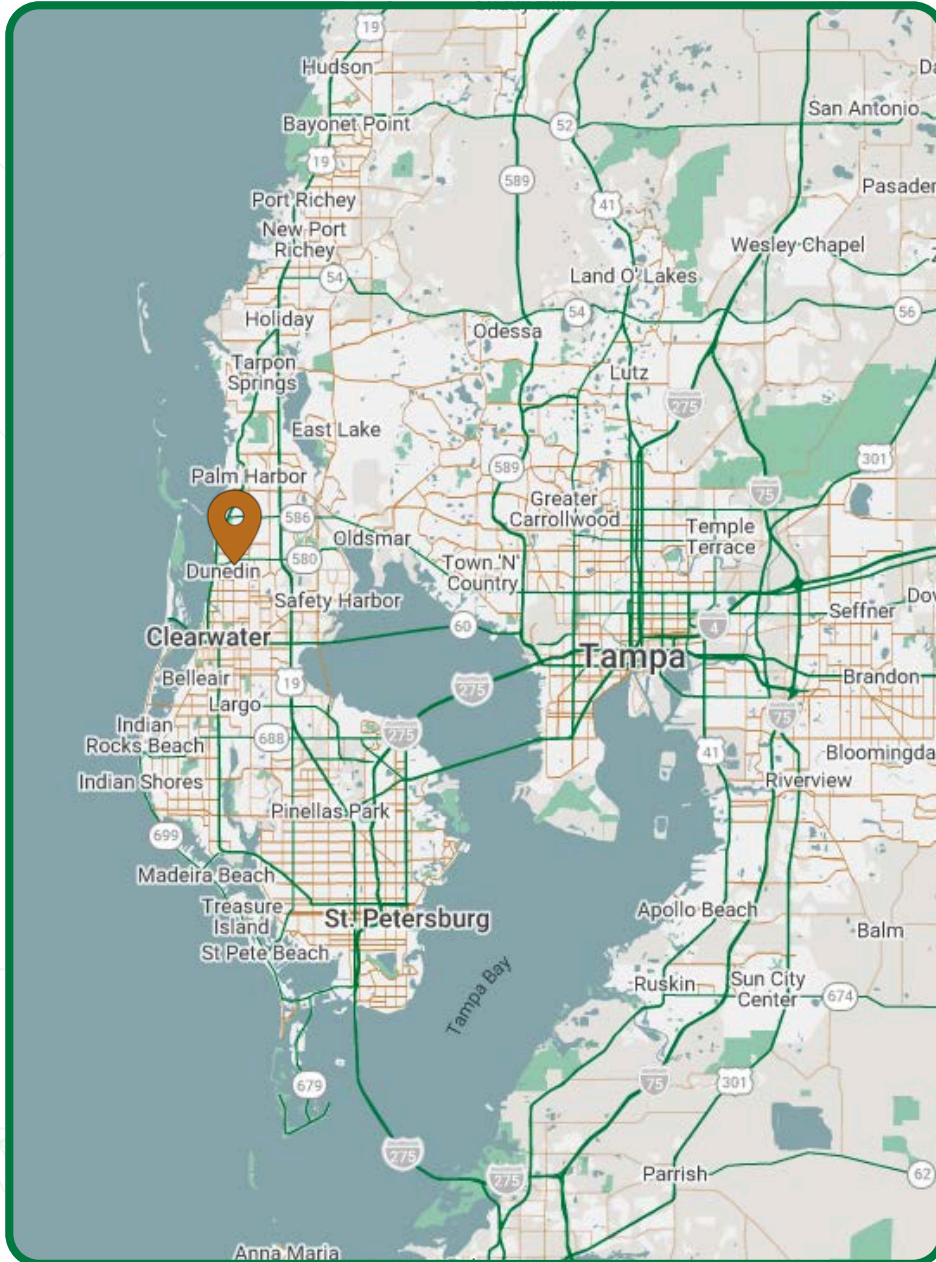
Location Overview

1022 Main St, Ste R, Dunedin, FL 34698

PROPERTY
OVERVIEW

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10-Minute Drive Time Demographics



94,943

Population

52.5

Median Age



44,770

Households

\$68,702

Median HH Income

Source: This infographic contains data provided by Esri (2024, 2029). © 2025 Esri

Property Overview



621 Medical Care Dr, Brandon, FL 33511

PH Dermatology - Five-Property - 16,613 SF Portfolio



2,129 SF



Built - 2002



6:1000 Parking

- Tenant: PH Dermatology
- Lease Type: NNN
- Term Remaining: 7.0 Years
- Expiration: June 2033
- In-Place NOI: \$67,467.96
- In-Place Rent: \$31.69 PSF

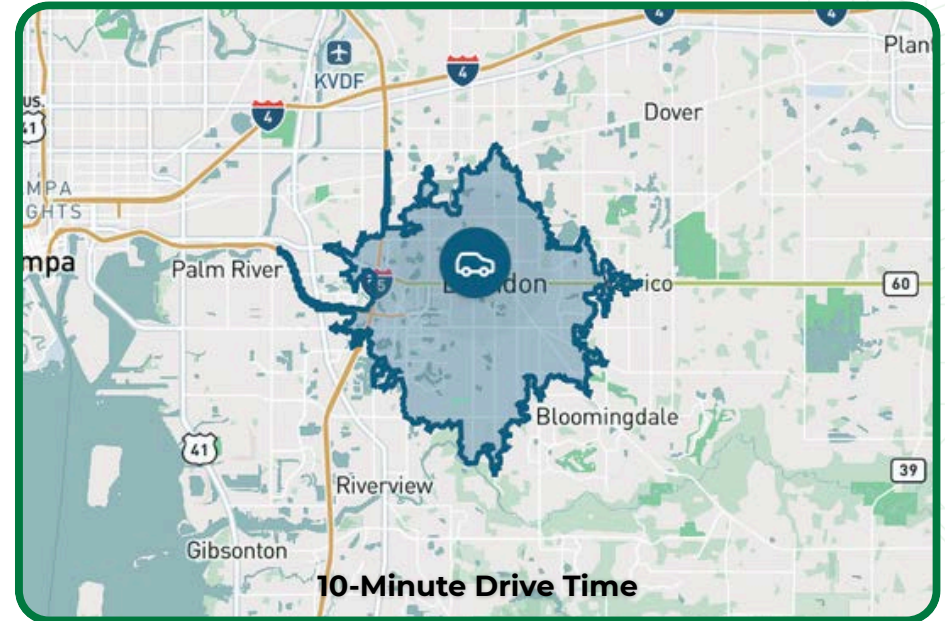
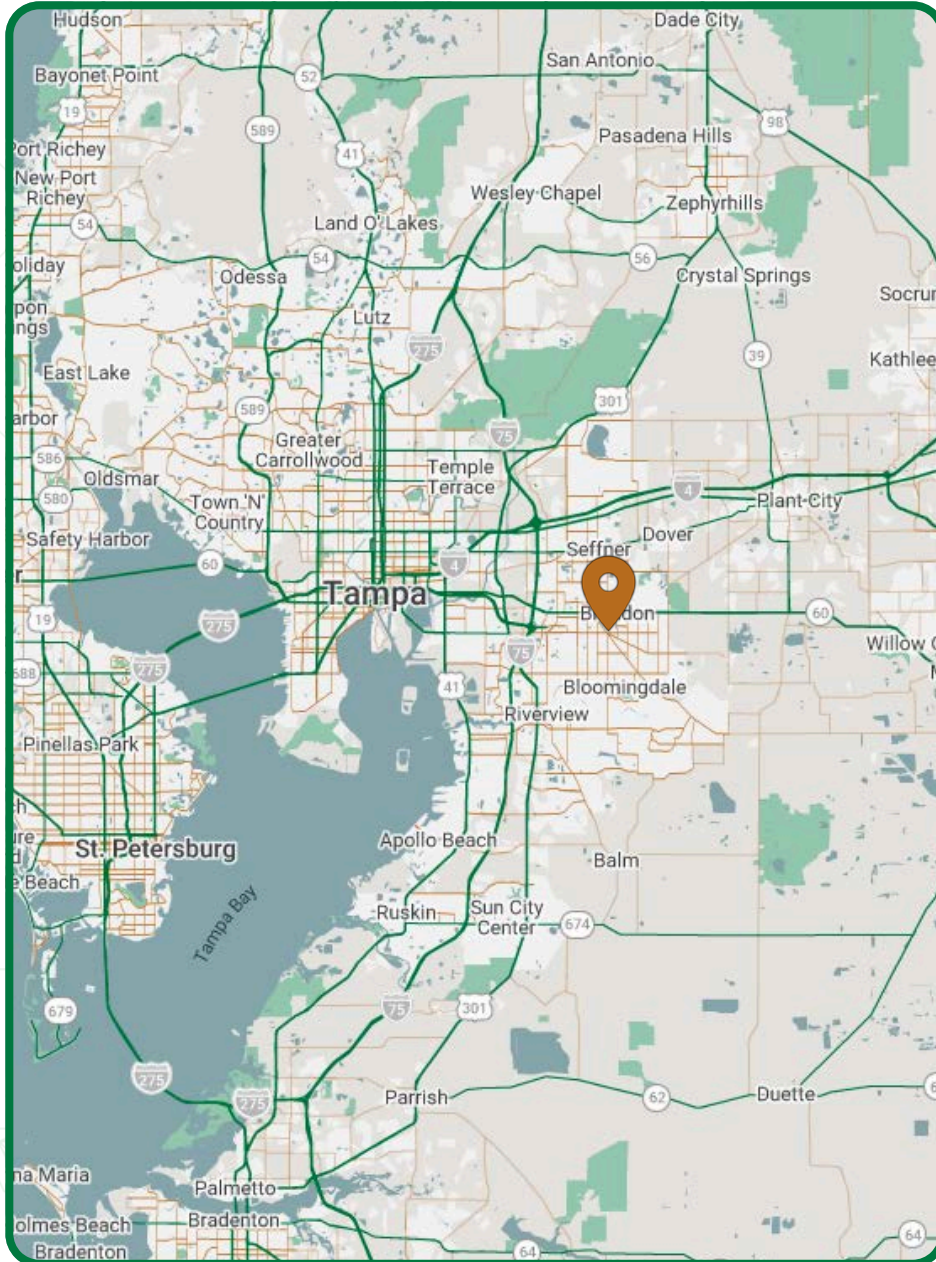
Location Overview

621 Medical Care Dr, Brandon, FL 33511

PROPERTY
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10-Minute Drive Time

10-Minute Drive Time Demographics



95,681

Population

39.2

Median Age



36,961

Households

\$78,926

Median HH Income

Source: This infographic contains data provided by Esri (2024, 2029). © 2025 Esri

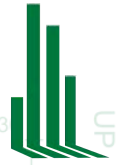
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PRICING & DEAL OVERVIEW

PROPERTY
OVERVIEW

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OVERVIEW

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PRICING & DEAL OVERVIEW



ASKING PRICE
\$8,150,000



IN-PLACE NOI
\$517,940



CAP RATE
6.35%

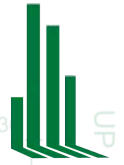


WALT
7.0 YEARS

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PORTFOLIO RENT ROLL

TENANT NAME	PROPERTY ADDRESS	SF LEASED	RENT PSF	ANNUAL RENT	LEASE EXPIRATION
PH Dermatology	4197 Woodlands Pkwy, Palm Harbor, FL 34685	5,625 SF	\$36.06	\$202,837.44	05/31/2033
-	11601 Sheldon Rd, Tampa, FL 33626	4,140 SF	\$36.06	\$149,288.40	05/31/2033
-	600 Lakeview Rd, Ste A, Clearwater, FL 33756	1,835 SF	\$21.22	\$38,938.68	05/31/2033
-	1022 Main St, Ste R, Dunedin, FL 34698	2,884 SF	\$20.60	\$59,410.44	05/31/2033
-	621 Medical Care Dr, Brandon, FL 33511	2,129 SF	\$31.69	\$67,467.96	05/31/2033
		TOTAL	AVG. RENT	IN-PLACE NOI	WALT
		16,613 SF	\$31.18	\$517,942.92	7.0 Years



LISTING TEAM

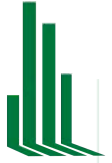


COMMERCIAL PARTNERS REALTY

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