

# MEDICAL FOR SALE

## Pensacola, Florida

- Quality National Tenant – OptumServe Health
- Leased to 11/30/27 + 5 yr Option
- 3.5% Annual Rent Bumps
- \$70,700.85 NOI - 6.73% CAP
- 4250 SF - Built in 1985



**6.73%**  
**CAP**

**6160 N Davis Hwy, Stes 11 & 12, Pensacola, FL**

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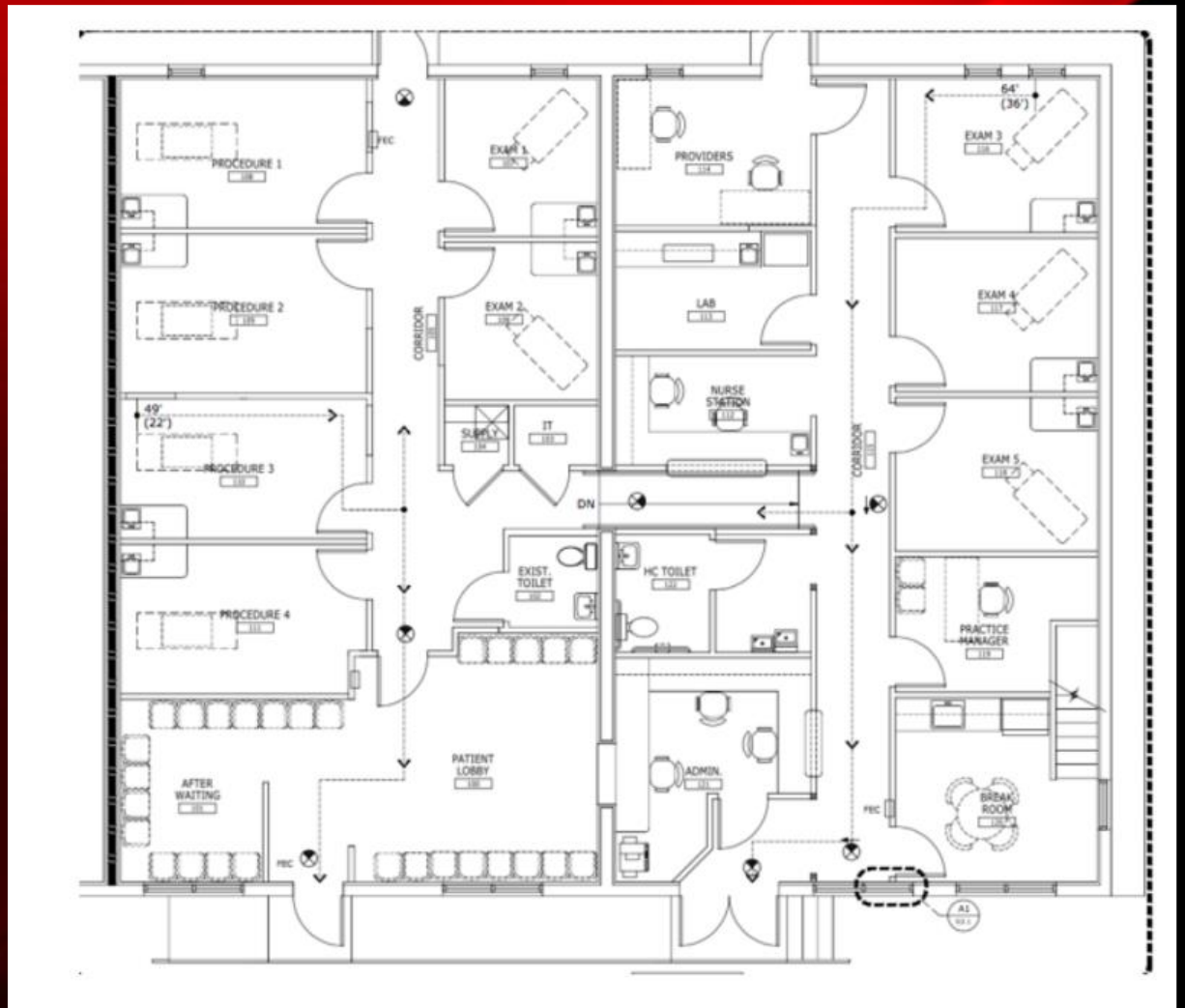
**\$1,050,000**





**This property, Suites 11 and 12, is part of the Heritage Medical Park in Pensacola, Florida. The tenant, OptumServe Health Services, occupies 4,250 SF with a lease expiring at the end of Nov. 2027 and 3.5% annual rent bumps. There is one 5-year option as well. This is a fantastic, quality tenant who can provide long term stability for a quality investor with an impressive 6.73% Cap.**

**Floor Plan**



Financials  
 6160 N Davis Highway Units 11, 12  
 Pensacola, FL 32504

	12/01/2022- 11/30/2023	12/01/2023- 11/30/2024	12/01/2024- 11/30/2025	12/01/2025- 11/30/2026	12/01/2026- 11/30/2027
<b>Monthly Income</b>					
Rent Increase 3.5% every 12/01	5500.00	5692.50	5891.74	6097.95	6311.38
<b>Reimbursed Income</b>					
Condo Association Fees	400	400	400	400	400
FL Dept of Revenue Sales Tax	357.50	370.01	382.96	396.37	410.24
Insurance	866.60	1283.25	1283.25	1283.25	1283.25
Property Tax	470.5	470.5	470.5	470.5	470.5
Subtotal	2094.60	2523.76	2536.71	2550.12	2563.99
<b>Monthly Income</b>	<b>7594.60</b>	<b>8216.26</b>	<b>8428.45</b>	<b>8648.07</b>	<b>8875.37</b>
<b>Reimbursed Expenses</b>					
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FL Dept of Revenue Sales Tax	357.50	370.01	382.96	396.37	410.24
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<b>Monthly Expenses</b>	<b>2094.60</b>	<b>2523.76</b>	<b>2536.71</b>	<b>2550.12</b>	<b>2563.99</b>
<b>Monthly NOI</b>	<b>5500.00</b>	<b>5692.50</b>	<b>5891.74</b>	<b>6097.95</b>	<b>6311.38</b>
<b>Annual NOI</b>	<b>66000.00</b>	<b>68310.00</b>	<b>70700.85</b>	<b>73175.38</b>	<b>75736.52</b>



The information contained herein has been obtained from sources that have been deemed reliable. While we have no reason to doubt its accuracy we do not guarantee it. No liability of any kind is to be imposed on the broker or agent herein.

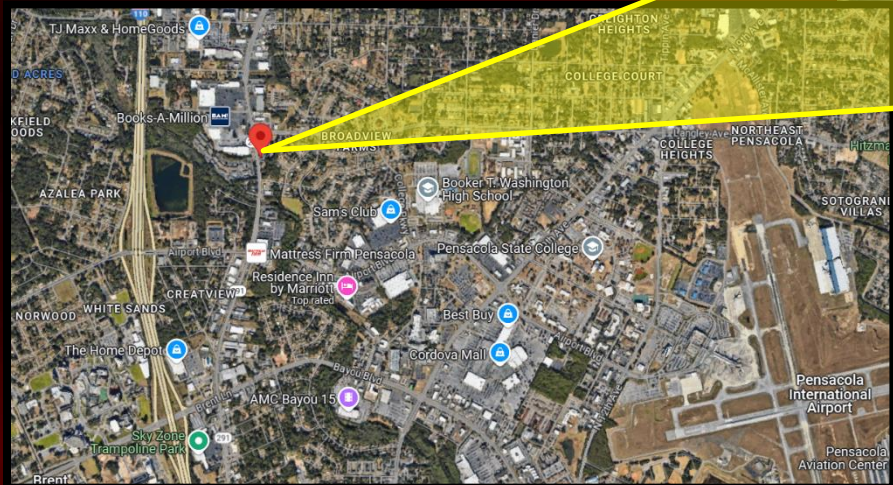
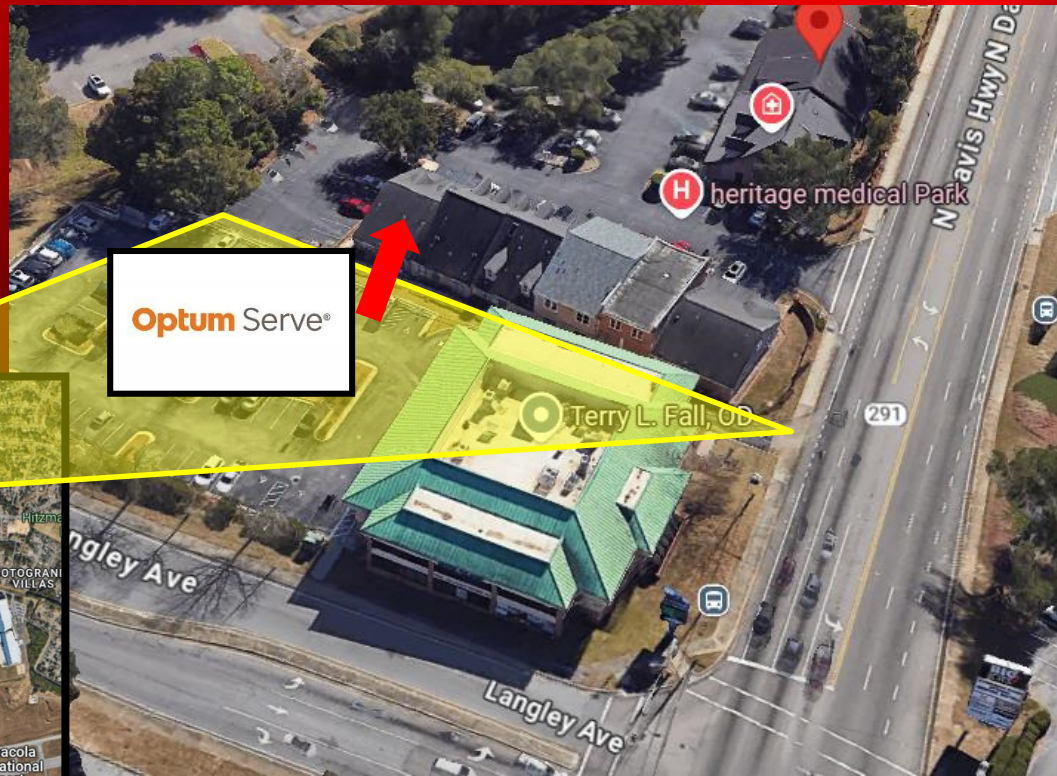
# Tenant Summary

OptumServe was developed by Optum ® and UnitedHealth Group ®, specifically for federal agencies. We draw on our experience as a leading nationwide health services and innovation company. OptumServe gives federal agencies what they need to make health care faster, more efficient and more effective.

<p><b>Military and Veteran health services</b></p> <p>We support multiple government agencies by providing high-quality and reliable health services to communities across the nation.</p>	<p><b>Health information technology</b></p> <p>We develop, implement and maintain health information and technology (IT) solutions for federal agencies.</p>	<p><b>Consulting</b></p> <p>We provide analytics and skills to help decision-makers develop and strengthen health care programs and make informed policy choices.</p>	<p><b>Public Health, Preparedness and Response Services</b></p> <p>Strengthen and preserve the health of all communities.</p>
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The Largest Provider Network in the U.S. - OptumServe provides access to full-service quality care in the communities where Veterans and Military Service Members live.





# Pensacola Medical Suites

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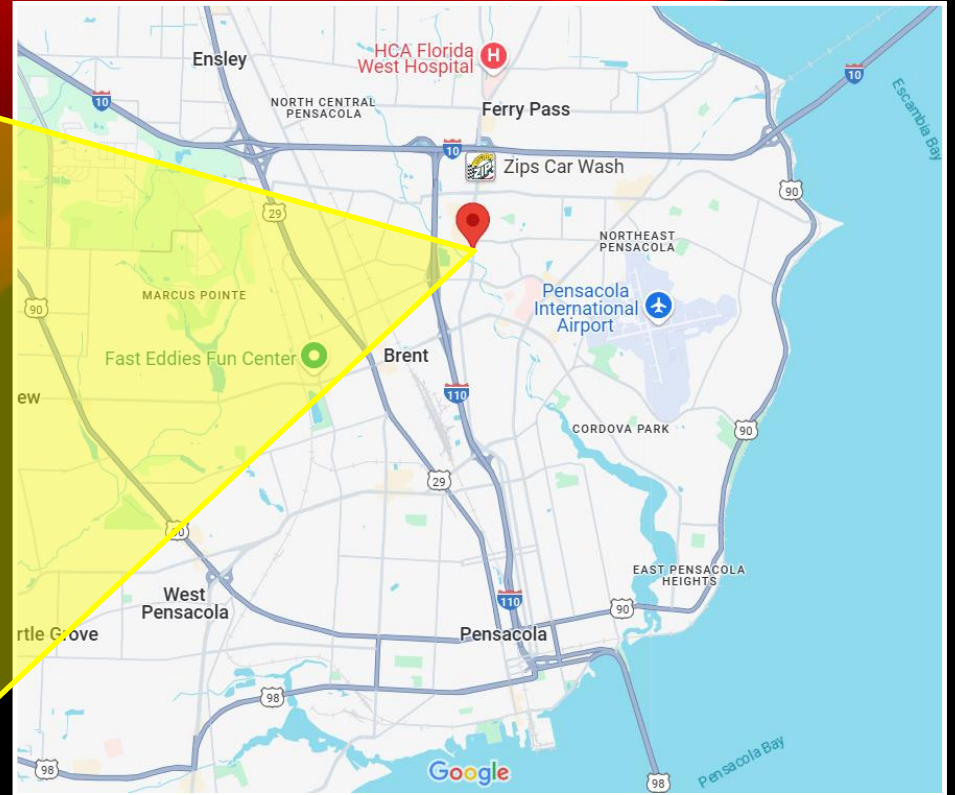
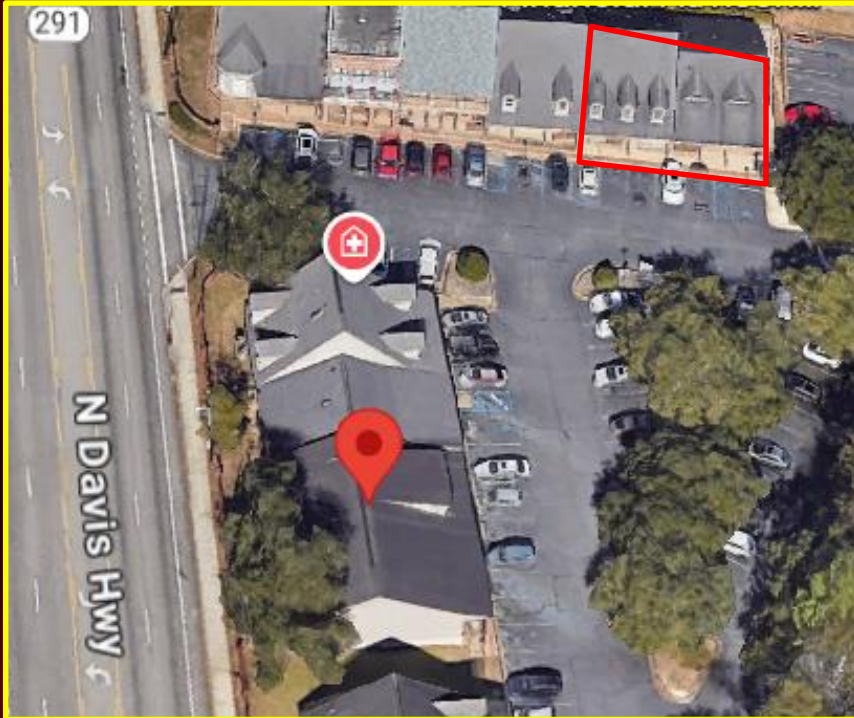
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