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**DAMASCUS
MEDICAL**

26005

Medical Office Building Investment Opportunity
26005 Ridge Road
Damascus, MD 20872

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Offering Memorandum



Investment Highlights

26005 Ridge Road is a 10,500 SF medical office building extremely well located in the middle of downtown Damascus. The property was developed by the current occupant in 1991; and has been the home of Simmonds/Advantia since that time. Simmonds/Advantia is known as the preeminent OBGYN practice serving Damascus, Northern Montgomery County and the surrounding communities. The property originally housed the Tenant's back office operations, call center, and clinical operations. The property is located within the Ridgeview Shopping Center, which sits at the intersection of Route 27 and Bethesda Church Road; one of the most prominent locations in downtown Damascus. With established affiliations throughout the suburban Maryland marketplace; Simmonds has recently invested significant capital in renovating the property and intends on continuing to serve its community for the long term from this primary location. Advantia has over five years remaining on its lease, and the Damascus location remains one of the most active for the practice. Other than a small office tenant who has recently expanded and signed a long term commitment to the project; the building remains fully occupied by Advantia for the long term. 26005 Ridge Road has been fully improved and continues to serve the practice's needs for the foreseeable future.

Total Space Area:	July 1, 2021 NNN Income:
10,500 SF	\$271,501.20
Lease Expiration Date:	Asking price:
June 30, 2026	\$4.5M



26005 Ridge Road's strategic positioning offers the following advantages to its occupants:



Close proximity to I-270 and I-70



Abundant restaurants and retailers in close proximity



Prominent medical location in Damascus



Simmonds, Martin & Helmbrecht

About

Our practice was founded in the Washington Metropolitan area by Dr. Brockett Muir Jr. in 1970. A tradition of great medical care was established by emphasizing strong personal relationships between patients and physicians. As time would tell, we understood that this relationship combined with a constant effort to update our skills and services was the source of our practice's success. In the 40+ years since, the changes in healthcare have been quite a challenge, but we have negotiated these difficult waters with additions to our group in both personnel and skills which have expanded our traditions and our success.

Our practice is dedicated to continuing medical education and training, and we offer many onsite services including high definition ultrasound, minimally invasive surgery, operative hysteroscopy, and comprehensive antepartum testing. To better serve all of our patients, we were the first OB-GYN practice in the area to begin using an Electronic Health Record (EHR). This has allowed us to improve both the timeliness and completeness of our care for all of our patients. In order to better understand our patients' needs and our performance, we have contracted with a professional survey company for many years in order to obtain your opinions of us.

We believe that it is our constant effort to improve which distinguishes our practice from the rest. And the work of improvement is never finished.

Meet the Team



Services

- In-office lab services (provided by LabCorp)
- High Risk Obstetrics
- Ultrasonography
- Vaginal Birth After Cesarean (VBAC)
- Midwifery Care Services
- Minimally Invasive Surgery
- Genetic Screening
- Laparoscopic and Vaginal Hysterectomies
- Urinary Incontinence Treatment
- Vaginal Rejuvenation
- Menopause Counseling and Care
- Office Endometrial Ablation
- Office Tubal Sterilizations
- Contraceptive Management
- Basic Infertility
- Menstrual Irregularities
- Fibroid Treatments
- Teen Counseling
- STD Screening and Treatment
- Abnormal Pap Smear Care
- Well Woman Care
- Mental Health Counseling

Advantia Health

About

We're building a better way of delivering healthcare that supports the needs of you and your loved ones by integrating other key services into our OB-GYN practices. This means that instead of sending you off to another office across town, most of the time we can refer you to another Advantia doctor located just down the hall. It's like having your own personal team of doctors, all in one place.



www.advantiahealth.com



Services

OB-GYN

When you find a really good OB-GYN, it's a doctor-patient relationship that you just don't find anywhere else. This is why OB-GYN practices are at the heart of Advantia, supported by a team of talented, trusted professionals across a wide range of disciplines to serve your every need.

Primary Care

We're not just here for when you're feeling under the weather. Our primary care physicians take a more active role in your health and well-being, helping you to make lifestyle changes and preventive steps to nip small issues in the bud before they become long term problems.

Mental Wellness

We take an active role in your entire well-being, such as simple ways to manage stress and keep you centered. For more complex problems, our physicians are trained to spot the early warning signs and refer patients to our mental health professionals.

Specialist Care

We are continually expanding our team to include first-class women's health specialists including Gynecological Oncology, and Urogynecologists. Not only that, we will soon be introducing pediatrics into our care, making it even easier to get the help you need simply and conveniently.

Leadership Team

Vincent Bradley

Chief Executive Officer

Jim Spellmire

Interim Chief Financial Officer

Brandie Kalinowski

SVP, Human Resources

Dr. Meera Garcia

Chief Medical Officer

Ben Lundin

Chief Strategy Officer

Matt Pencek

SVP, Corporate Development

Hypothetical Pro Forma Investment Summary

Hold Period	5 Years
Estimated Cap on Income	6.00%
Estimated Purchase Price	\$4,525,019
Debt	70% \$3,167,514
Equity	30% \$1,357,506
Estimated Debt Constant	6.00%
Year 1 Commencement	July 1, 2021

	2021	2022	2023	2024	2025	2026	2027
Advantia	\$271,501	\$279,646	\$288,036	\$296,677	\$305,577	\$314,744	\$324,187
Total NNN Income	\$271,501	\$279,646	\$288,036	\$296,677	\$305,577	\$314,744	\$324,187
Sale Value						\$5,403,110	
Debt	\$(190,051)	\$(190,051)	\$(190,051)	\$(190,051)	\$(190,051)	\$(190,051)	\$(190,051)
Capex Reserve	\$(3,770)	\$(3,883)	\$(4,000)	\$(4,120)	\$(4,243)	\$(4,370)	\$(4,502)
Debt Payoff (IO)*						\$3,167,514	
Total Cash Flow	\$77,680	\$85,712	\$93,985	\$102,506	\$111,283	\$2,355,919	\$129,634

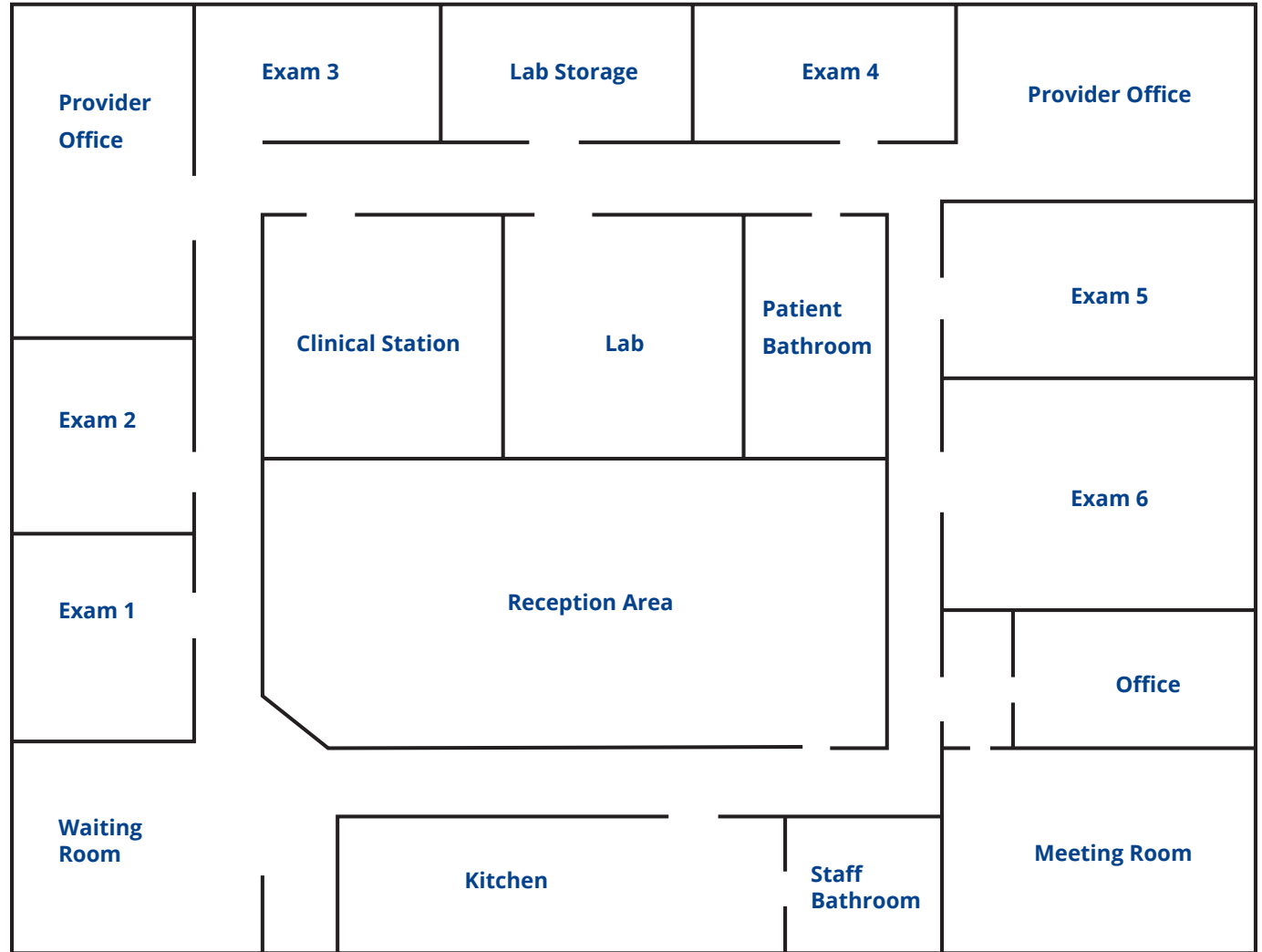
*Debt simply assumes IO for 5 years

IRR 15.28%

Rental Rate \$27.67



Floor Plan



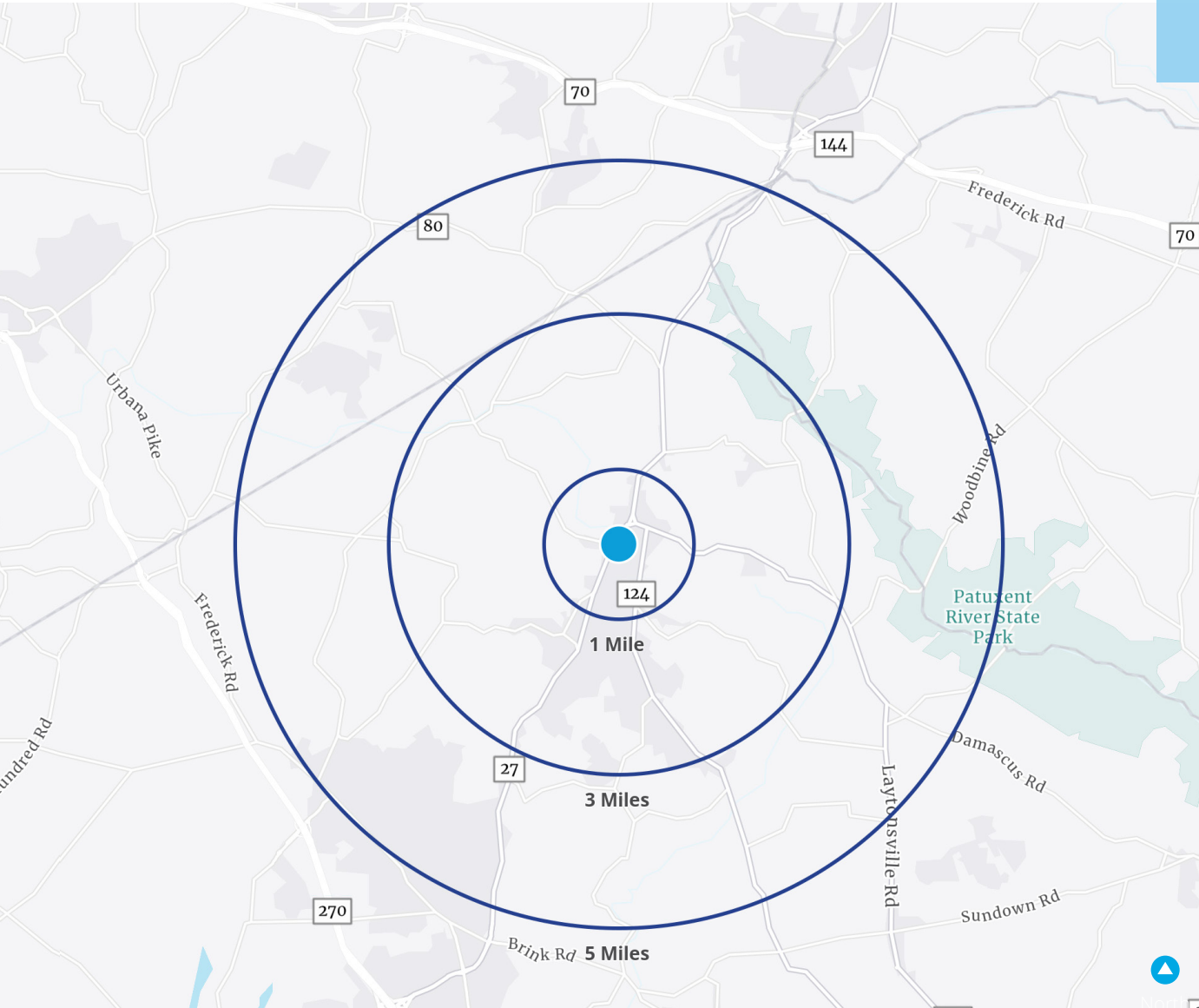
Property Photos

Clockwise from top:

- Supply Room
- Medical Examination Room
- Office Space
- Waiting Room



Area Map



Demographics 1,3,5 Miles

	1 Mile	3 Miles	5 Miles
Total Population	4,051	18,191	53,200
Median Age	34.4	39.2	38.9
Average Household Income	\$119,380	\$153,720	\$167,699
Daytime Population	3,706	15,401	43,952

5 Mile Highlights



Current Total Households

16,834



Total Employees

7,810



Median Home Value

\$456,373



Owner Occupied Housing Units

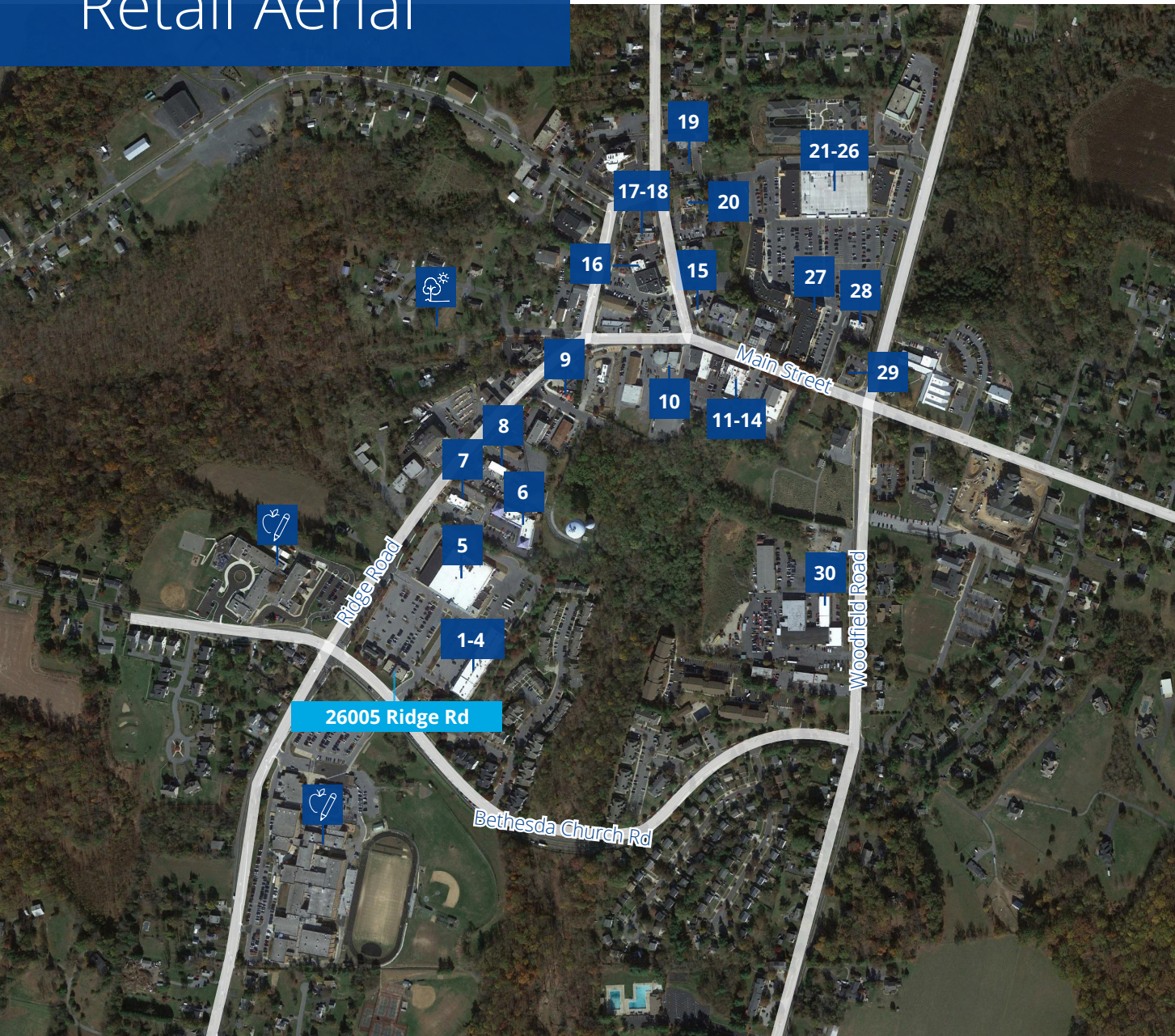
89.6%



Annual Household Spending

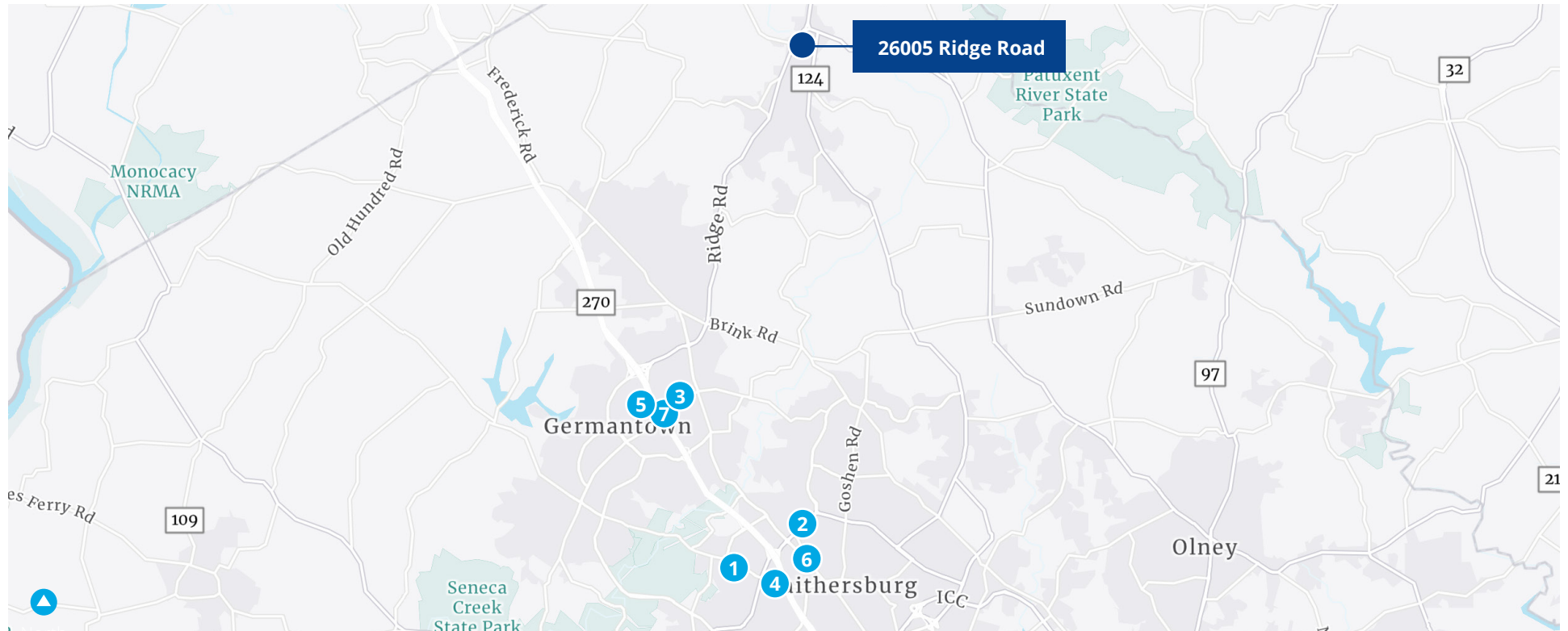
\$139,011

Retail Aerial



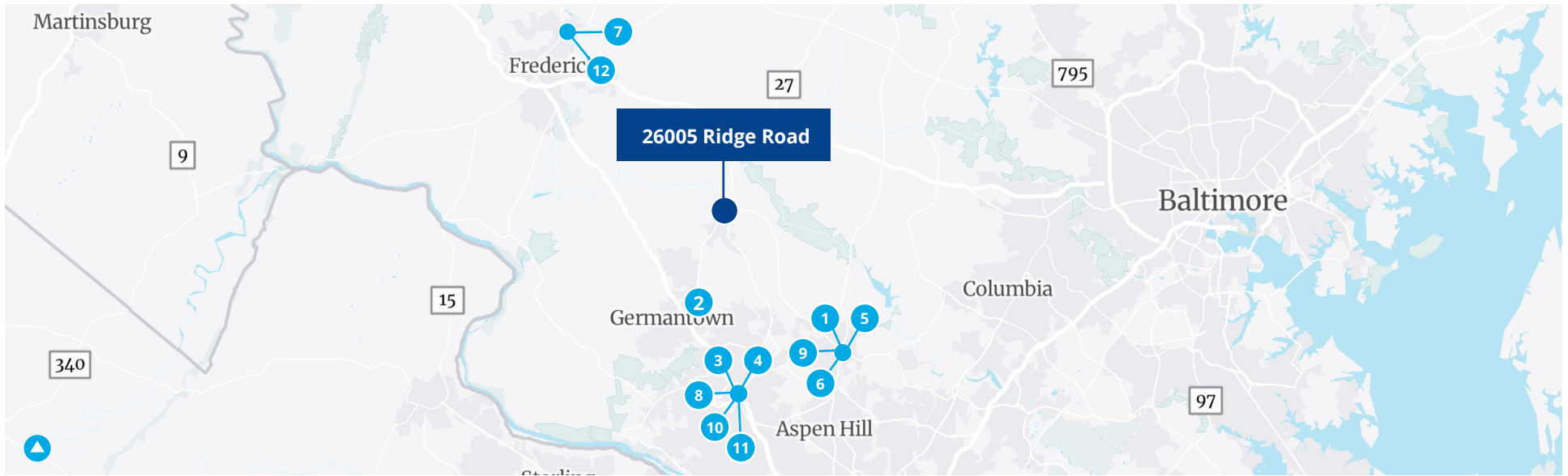
1	Sherwin-Williams Paint
2	Damascus Nails
3	New York J & P Pizza
4	All American Bicycle Center
5	Weis Markets
6	Tasty 68 Restaurant
7	Starbucks
8	PNC Bank
9	Red Rooster
10	SunTrust
11	Hornets Nest Grille
12	Organic Nails Day Spa
13	Serenity Day Spa
14	Brazil Gourmet Pizzeria & Grill
15	Maggi's Pizza and Subs
16	7-Eleven
17	PAPI's Chicken & Grill
18	Jimmie Cone
19	Domino's Pizza
20	McDonald's
21	Dollar Tree
22	Anytime Fitness
23	Safeway
24	FedEx OnSite
25	Tom & Ray's
26	Ledo Pizza
27	Chipotle
28	Dunkin'
29	M&T Bank
30	Damascus Motors

Lease Comparables



#	Property Location	Tenant Name	SF	Term	Base Rent	Lease Type	Rent Schedule	Sign Date
1	900 Clopper Road	Kite Pharma	10,571 SF	1y 6m	\$29.00 (Annual)	Renewal	-	2020 Q2
2	6 Montgomery Village Avenue	Cilutions	3,896 SF	5y 2m	\$25.68 (Annual)	Renewal	3.00%	2019 Q4
3	20410 Observation Drive	Little Leaves Early Learning	10,075 SF	10y	\$22.75 (Annual)	New Lease	3.00%	2019 Q4
4	820 West Diamond Avenue	Therrien Waddel	8,430 SF	7y	\$25.00 (Annual)	-	2.75%	2019 Q4
5	20251 Century Boulevard	Tetra Tech	6,191 SF	3y 3m	\$25.00 (Annual)	Extension	-	2019 Q3
6	438 North Frederick Avenue	Arbor E&T	5,801 SF	5y	\$24.00 (Annual)	Renewal	3.00%	2019 Q2
7	20300 Seneca Meadows Parkway	Nextar Broadcasting	1,203 SF	2y	\$26.00 (Annual)	Renewal	3.00%	2019 Q2

Sale Comparables



#	Property Location	Sale Price	Buyer	Seller	Building Size	Lot Size	Price/SF	Sale Date
1	17904 Georgia Avenue, Unit 103, Olney, MD	\$220,000	SSP Polney Lmt Liability Co	Bjd Llc	29,304 SF	.82 AC	\$243.36	9/30/2020
2	20629 Boland Farm Rd, Germantown, MD	\$1,400,000	Way Station Foundation	Farsa Asghar & S li	11,300 SF	.56 AC	\$123.89	9/28/2020
3	700 King Farm Blvd, Rockville, MD	\$22,703,913	Banyan Street Capital	Utah Retirement Systems	155,294 SF	4.07 AC	\$146.20	7/1/2020
4	2301 Research Blvd, Rockville, MD	\$9,250,000	CRE Asset Management	Aetna Inc	93,584 SF	5.19 AC	\$98.84	2/21/2020
5	2901 Olney Sandy Spring Road, Olney, MD	\$1,375,000	T.D. Olney LLC	Mima Associates	4,000 SF	.21 AC	\$343.75	7/15/2019
6	17904 Georgia Avenue, Unit 203, Olney, MD	\$180,000	Susan O'Connell	Nicholson Philip L & Kathryn A	29,304 SF	.82 AC	\$377.36	6/4/2019
7	194 Thomas Johnson Drive, Frederick, MD	\$5,889,000	Welltower Inc	CNL Healthcare	25,000 SF	2.16 AC	\$235.56	5/15/2019
8	9601 Blackwell, Rockville, MD	\$42,600,000	Caddis Healthcare	The Broe Group	121,789 SF	5.52 AC	\$349.79	11/16/2018
9	17902 Georgia Avenue, Olney, MD	\$1,950,000	Physical Therapy and Sports Medicine Center	17902 Georgia Ave Limited Partnership	5,000 SF	.35 AC	\$390.00	10/31/2018
10	15001 Shady Grove Road, Rockville, MD	\$17,459,289	MedProperties Realty Advisors	Harrison Street Capital	55,060 SF	2.79 AC	\$317.10	5/23/2018
11	15005 Shady Grove Road, Rockville, MD	\$15,290,711	MedProperties Realty Advisors	Harrison Street Capital	52,167 SF	2.78 AC	\$293.11	5/23/2018
12	187 Thomas Johnson Drive, Frederick, MD	\$2,750,000	Robinwood Orthopaedic	Dr. Charles Kim	17,636 SF	1.05 AC	\$155.93	9/26/2017

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