



PM PEDIATRIC URGENT CARE

5900 S JOHN YOUNG PKWY | ORLANDO, FL 32839



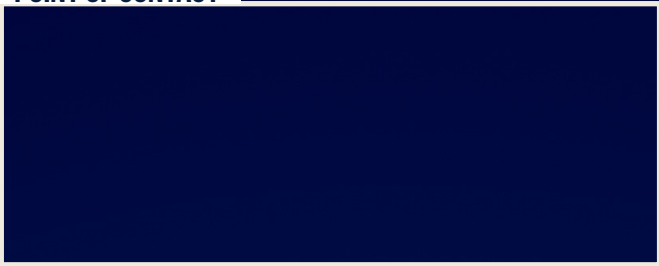
3% ANNUAL INCREASES | 8.6% CAP RATE | 90+ LOCATION GROWING OPERATOR



INTERACTIVE
OFFERING
MEMORANDUM

EXCLUSIVELY LISTED BY

POINT OF CONTACT



BROKER OF RECORD

KYLE MATTHEWS

License No. CQ1066435 (FL)



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PROPERTY OVERVIEW

Property Name	PM Pediatric Urgent Care
Address	5900 S John Young Pkwy, Orlando, FL 32839
Property Size (SF)	±5,600 SF
Lot Size (AC)	±0.78 AC
Year Built	2009
Occupancy	100%
Property Type	Medical Office Building
Ownership Type	Fee Simple

PM PEDIATRIC URGENT CARE



LIST PRICE
\$2,078,326



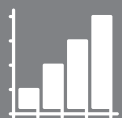
NOI
\$178,736



GLA
±5,600 SF



YEAR BUILT
2009



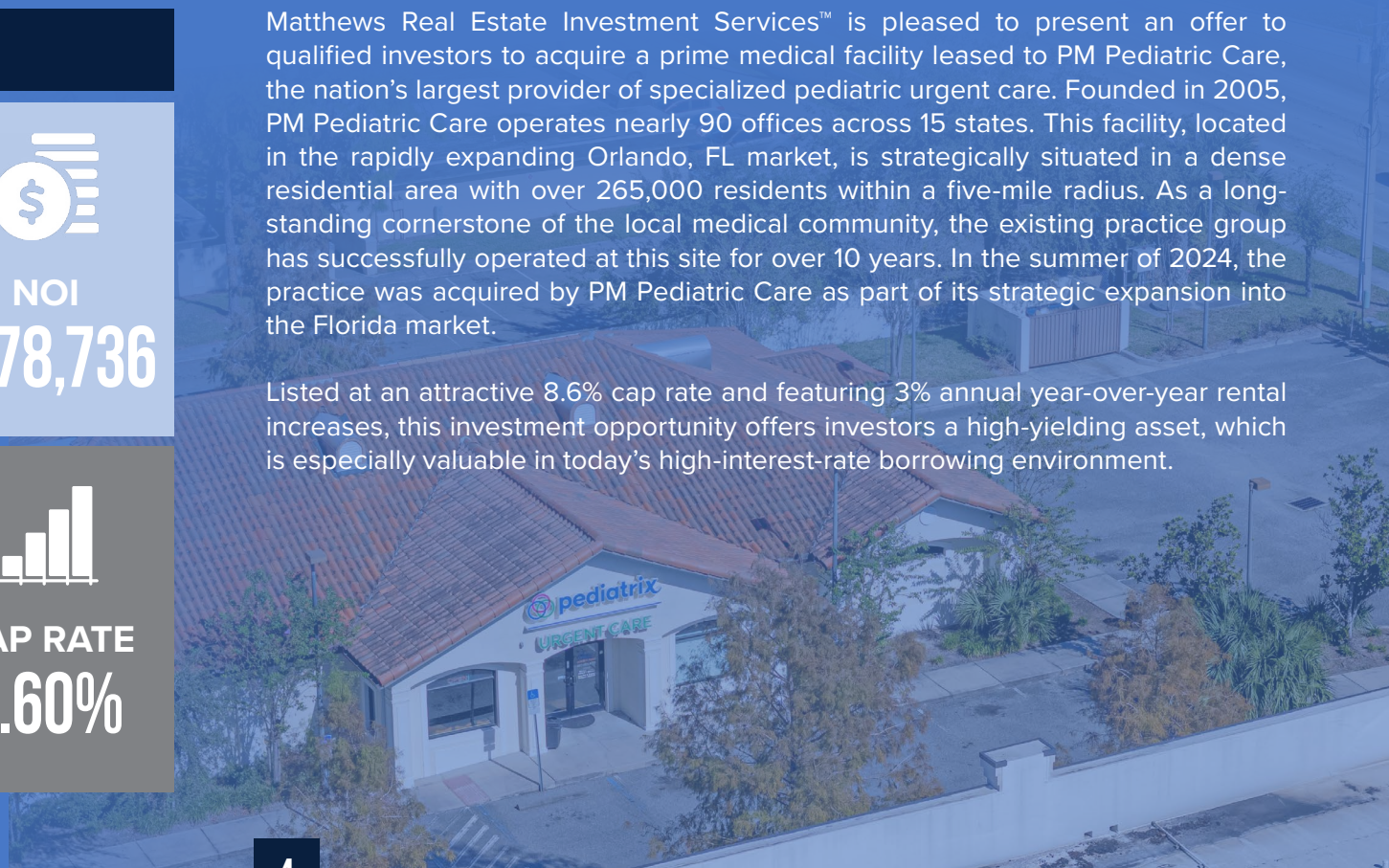
CAP RATE
8.60%



TERM REMAINING
±2.20 YEARS

Matthews Real Estate Investment Services™ is pleased to present an offer to qualified investors to acquire a prime medical facility leased to PM Pediatric Care, the nation's largest provider of specialized pediatric urgent care. Founded in 2005, PM Pediatric Care operates nearly 90 offices across 15 states. This facility, located in the rapidly expanding Orlando, FL market, is strategically situated in a dense residential area with over 265,000 residents within a five-mile radius. As a long-standing cornerstone of the local medical community, the existing practice group has successfully operated at this site for over 10 years. In the summer of 2024, the practice was acquired by PM Pediatric Care as part of its strategic expansion into the Florida market.

Listed at an attractive 8.6% cap rate and featuring 3% annual year-over-year rental increases, this investment opportunity offers investors a high-yielding asset, which is especially valuable in today's high-interest-rate borrowing environment.



INVESTMENT HIGHLIGHTS

TENANT HIGHLIGHTS

Leading National Provider

PM Pediatric Care, founded in 2005, is the nation's largest provider of specialized pediatric urgent care. As of July 2024, the company operates nearly 90 offices across 15 states, including 13 locations in Florida. The size and stability of the operator enhance the security of the investment.

Growing Billion Dollar Market

The United States pediatric market size was estimated at \$12.46 billion in 2022 and is expected to grow at a compound annual growth rate of 7.86% from 2023 to 2030. According to the National Survey of Children with Special Healthcare Needs, nearly one in five children have special healthcare needs, totaling 14.1 million children.

Strong Tenant Capital Backing

In June 2023, PM Pediatric Care secured \$50 million in Series E funding led by Scopia Capital and Jefferson River Capital, bringing its total funding to over \$140 million. This capital is intended to accelerate the expansion of its urgent care network. The continued investment in the tenant and its strategic growth strengthens the value of the asset.

LOCATION HIGHLIGHTS

Dense Residential Area

Surrounded by various neighborhoods and schools, this property is ideally situated to serve the local community and provides convenient access to care for the 265,000 residents within a 5-mile radius.

Growing Orlando Market

Adding approximately 1,000 new residents per week, Orlando is the second-fastest-growing major MSA in the country, with an annual year-over-year population growth of roughly 2%. The area's continued growth, coupled with its existing infrastructure, enhances the long-term value of the property due to the desirable market.

Newly Acquired Practice Location

Having successfully operated at this site for over 10 years, this location has become established as a cornerstone of the local medical community. Recently, in the summer of 2024, the practice was acquired by PM Pediatric Urgent Care as part of the organization's strategic expansion into the Florida market.

PROPERTY HIGHLIGHTS

Advantageous Return

This investment will allow an investor to realize a year-one cap rate of 8.6%. This return is increasingly important in today's fluctuating interest rate environment.

3% Annual Rent Increases

The property features above-market annual rent escalations, which help protect against inflation and increase the likelihood of the investment's profitability, even in an ever-changing market.

"Sticky" Tenant

Healthcare practices tend to be exemplary tenants due to their typical long-term tenancy, high-cost buildouts, favorable rental rates, and resistance to economic downturns and consumer trends.



INVESTMENT SUMMARY

List Price	\$2,078,326
NOI	\$178,736
Cap Rate	8.60%
Price PSF	\$371.13
NOI PSF	\$31.92

Financing Options

For financing, please reach out to:

Corey Russell
(972) 636-5280
corey.russell@matthews.com

**DOWNTOWN
ORLANDO**

LEASE ABSTRACT

Property Address	5900 S John Young Pkwy, Orlando, FL 32839
Ownership Type	Fee Simple
Tenant Entity	PM Pediatric Urgent Care
SF Leased	±5,600 SF
Occupancy	100%
Initial Term	5 Years
Rent Commencement	1/31/2022
Lease Expiration	1/31/2027
Lease Term Remaining	±2.20 Years
Base Rent	\$178,736
Rental Increases	3% Annual
Renewal Option	One, 3-Year Option
Expense Structure	Modified Gross
Landlord Responsibilities	Roof, structure, building systems, parking lot & exterior permises
Tenant Responsibilities	Interior cleanliness, fire extinguishers, first annual \$500 in HVAC repairs
Insurance	Landlord
Taxes	Landlord
Financial Reporting	No



SUBJECT PROPERTY

FINANCIAL OVERVIEW

INCOME	TOTAL	\$ PSF
Rental Income	\$210,136	\$37.52
Additional Income	\$0	\$0
EFFECTIVE GROSS REVENUE	\$210,136	\$37.52
EXPENSES		
Property Tax	\$24,000	\$4.29
CAM	\$2,800	\$0.50
Insurance	\$4,600	\$0.82
TOTAL OPERATING EXPENSES	\$31,400	\$5.61
NET OPERATING INCOME	\$178,736	\$31.92



PM Pediatric Urgent Care

PM Pediatric Urgent Care specializes in providing high-quality, pediatric-focused urgent care services for children and young adults. Their mission is to deliver exceptional, patient-centered care in a comfortable and child-friendly environment. With board-certified pediatricians and pediatric emergency specialists, they address a wide range of medical needs, including common illnesses, injuries, and non-emergency conditions that require immediate attention. PM Pediatric Care is designed to bridge the gap between primary care and emergency rooms, offering an accessible alternative for families seeking after-hours or weekend care.



Website
WWW.PMPEDIATRICCARE.COM



Headquarters
New Hyde Park, NY



Locations
90+



ORLANDO HEALTH | Dr. P. Phillips Hospital

Bravo | **ApolloCare**

ORLANDO HEALTH
Jewett Orthopaedic Institute

WOODHOLLOW PARTMENTS

USA VEIN CLINICS

SUMMERSET AT INTERNATIONAL CROSSING
260 UNITS

MILLENIA PARK ORLANDO
960 UNITS

WESTRIDGE MIDDLE SCHOOL
1,207 STUDENTS

THE CLUB AT MILLENIA
560 UNITS

WOAKRIDER RD ± 25,000 VPD

SUBJECT PROPERTY

S JOHN YOUNG PKWY ± 68,000 VPD



DRIVING DISTANCE FROM SUBJECT PROPERTY
Downtown Orlando.....± 7Miles



Sunshine Specialty Healthcare



ROYAL PALMS
288 UNITS

IEC CHRISTIAN ACADEMY
300 STUDENTS

CHATEAU DE VILLE CONDOS
32 UNITS



ORANGE TECHNICAL COLLEGE
2,011 STUDENTS



W O A K R I D G E R D ± 25,000 VPD

S J O H N Y O U N G P K W Y ± 68,000 VPD

SUBJECT PROPERTY



ORLANDO, FL

Orlando, Florida is a vibrant city in the heart of the Sunshine State, renowned for its world-class entertainment and tourist attractions. Often referred to as the “Theme Park Capital of the World,” Orlando is home to iconic destinations such as Walt Disney World Resort, Universal Orlando Resort, and SeaWorld Orlando. These attractions draw millions of visitors annually, offering everything from magical fairy-tale adventures to thrilling roller coasters and immersive movie experiences. Beyond the theme parks, the city has a lively cultural scene with museums, performing arts venues, and unique festivals that celebrate Orlando’s rich diversity and creativity.

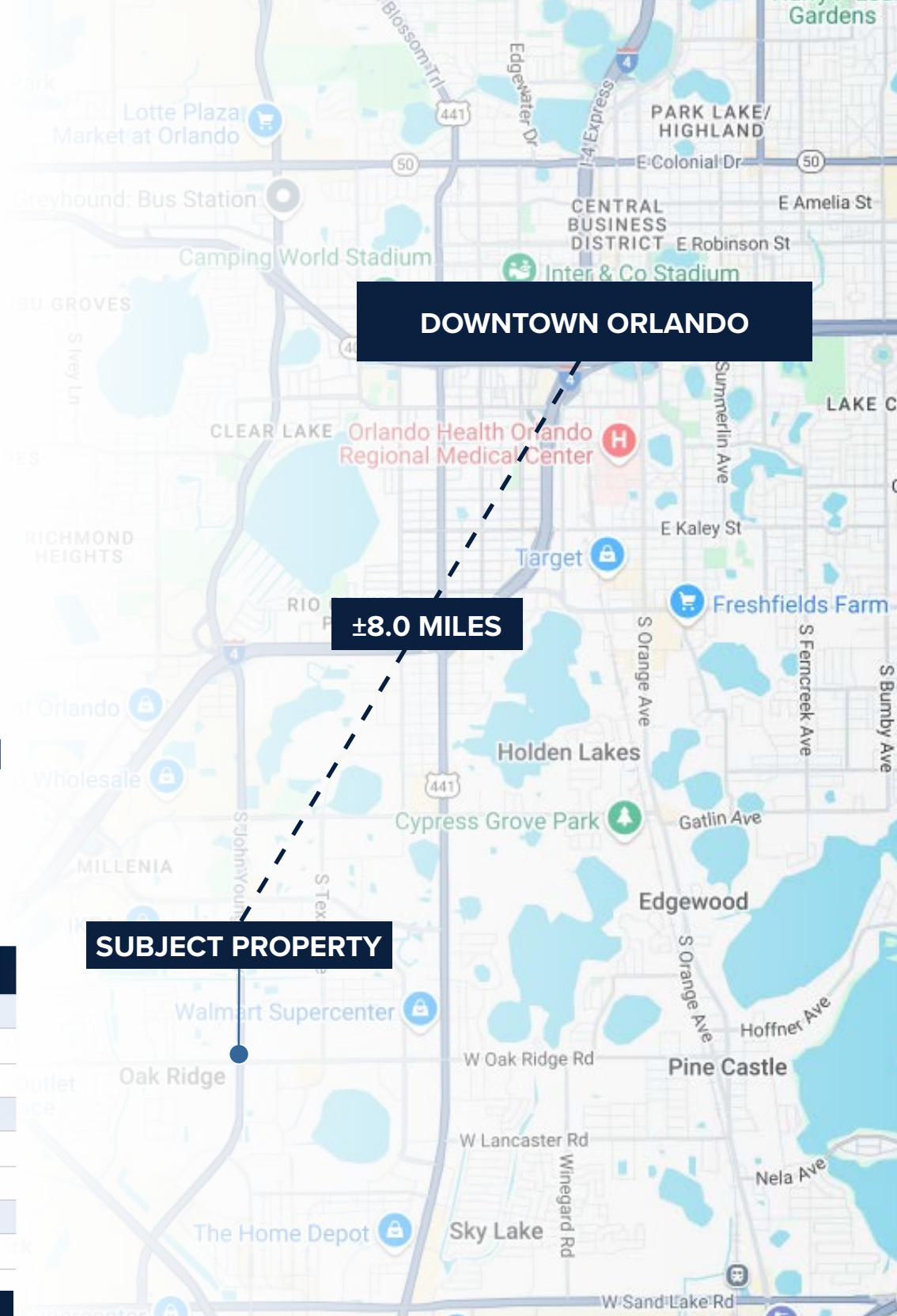
In addition to its entertainment offerings, Orlando has experienced significant population growth, welcoming more than 1,000 new residents each week. Between 2018 and 2019, the Orlando Metropolitan Statistical Area (MSA) grew by 2.4%, reaching a population of just over 2.5 million people. This growth rate is four times that of the United States as a whole and ranks as the second-fastest among the 30 largest U.S. cities. Approximately 70% of this growth resulted from positive net migration, both domestic and international, highlighting Orlando’s appeal as a desirable place to live and work.

**2ND FASTEST
GROWTH RATE OF THE 30
LARGEST U.S. CITIES**
- ORLANDO NEWS

**3 MILE POPULATION
6,753 PEOPLE YOUNGER
THAN 19 YEARS OLD**

DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2024 Population	19,092	104,358	240,458
2029 Population Projection	19,535	107,612	249,248
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2024 Households	6,344	38,403	91,502
2029 Household Projection	6,496	39,623	94,951
INCOME	1-MILE	3-MILE	5-MILE
Avg. Household Income	\$57,716	\$59,016	\$72,764



ECONOMY

Orlando's economy is both diverse and dynamic, driven by a combination of tourism, technology, and innovation. As one of the most visited cities in the world, Orlando's tourism sector plays a significant role in its economy, contributing billions annually. The city is home to globally renowned attractions like Walt Disney World, Universal Orlando, and SeaWorld, which support a vast network of hospitality, retail, and service industries. The tourism sector also creates numerous jobs, from hotel management to event planning, making it a cornerstone of the local economy. Conventions and trade shows, hosted at venues like the Orange County Convention Center, further bolster this industry by attracting professionals from across the globe.

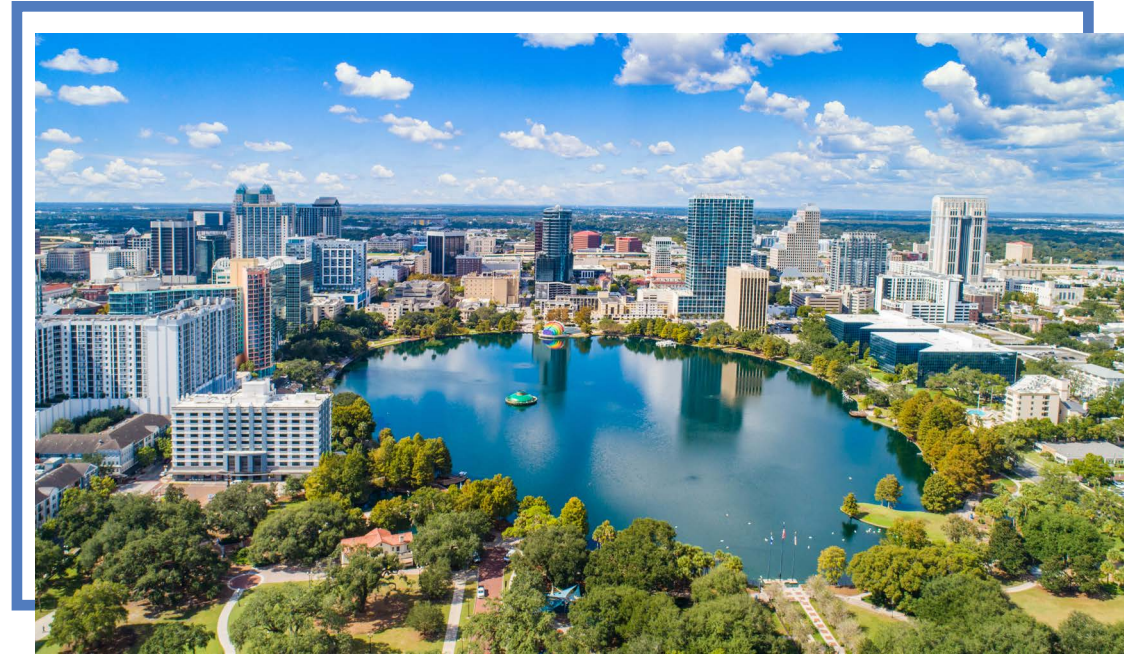
In addition to tourism, Orlando has become a hub for technology, healthcare, and aerospace industries. The city has a growing tech sector, particularly in simulation and virtual reality, fueled by institutions like the University of Central Florida and research centers. Aerospace and defense companies, such as Lockheed Martin and Boeing, also have a significant presence in the region, contributing to innovation and high-paying jobs. Healthcare is another key sector, with major hospital systems and research facilities like AdventHealth and Orlando Health driving advancements in medical care. These industries, combined with a favorable business climate and strategic location, have positioned Orlando as a leader in economic growth and development in Florida.



74M+
VISITORS
ANNUALLY



\$92.5B
TOURISM
ECONOMIC
IMPACT



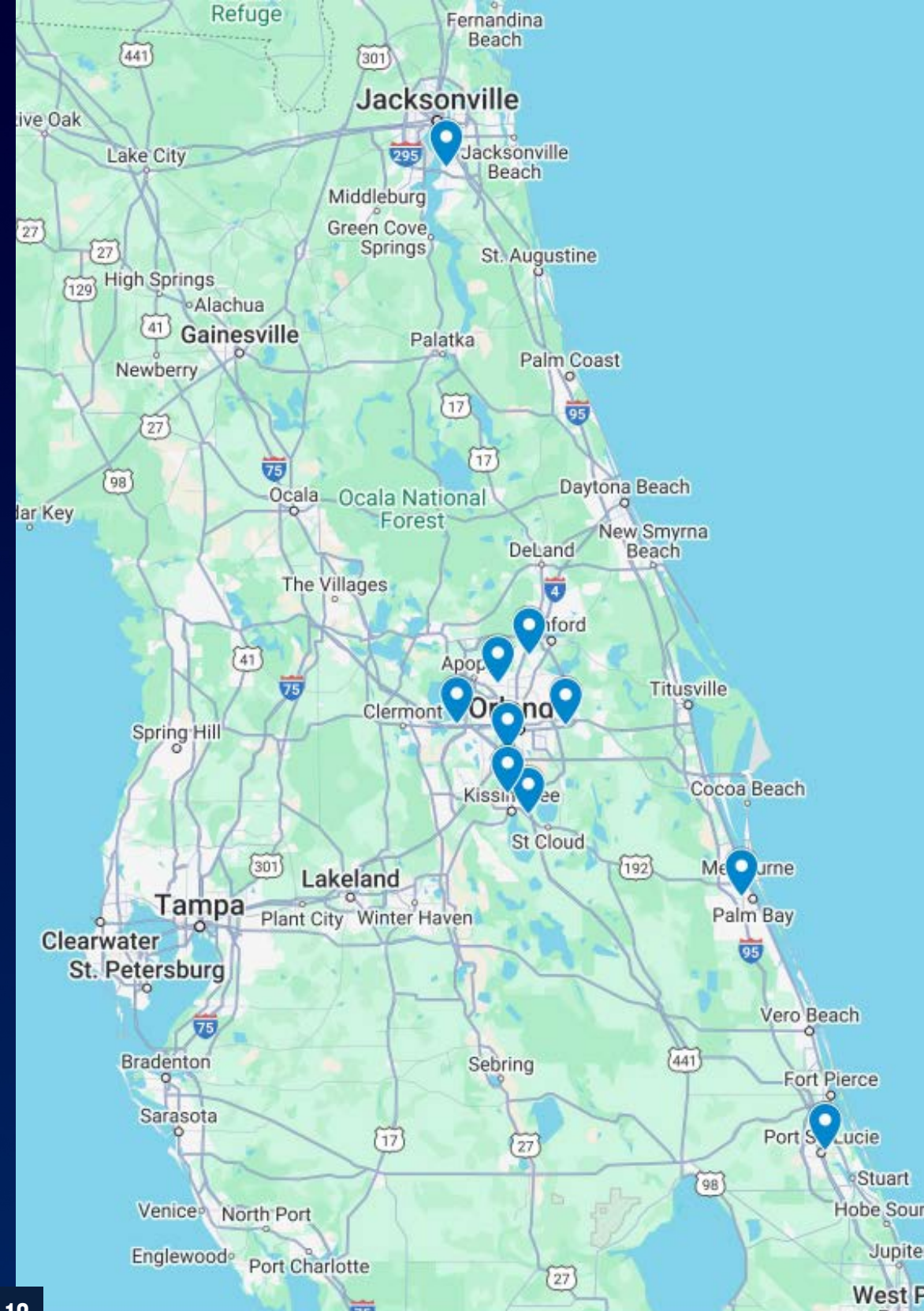
ACQUISITION OF 10 URGENT CARE SITES

PM Pediatric Care, the nation's largest provider of specialized pediatric urgent care and a recognized leader in pediatric behavioral health, has expanded its network with 10 new locations in Florida. Previously operating as Night Lite Pediatrics before their 2022 acquisition by Pediatrix Medical Group, these offices will now operate under the name PM Pediatric Urgent Care.

The new locations in Greater Orlando, Jacksonville, Melbourne, and Port St. Lucie join PM Pediatric Care's three existing offices in Southern Florida. Open 365 days a year with extended hours, these facilities are designed to meet the needs of today's busy families.

Staffed by teams skilled in treating sick and injured children—including board-certified pediatric emergency physicians and pediatricians—PM's urgent care centers provide comprehensive services such as pediatric imaging, on-site lab testing, wound suturing, concussion care, IV hydration, oxygen therapy, nebulizer treatment, and other high-acuity care typically available in an emergency department, but without the high cost of a hospital visit.

All PM locations in Florida will offer both in-person and telemedicine services for patients from birth through young adulthood. This expansion will also make PM Pediatric Care's specialized pediatric mental and behavioral health services accessible to a wider community.



ATTRACTIONS

WALT DISNEY WORLD RESORT

Spanning over 25,000 acres, this iconic resort comprises four theme parks — Magic Kingdom, Epcot, Disney’s Hollywood Studios, and Disney’s Animal Kingdom — along with two water parks, numerous hotels, and entertainment venues. It’s celebrated for its immersive experiences, beloved characters, and diverse attractions that cater to all ages.

UNIVERSAL ORLANDO RESORT

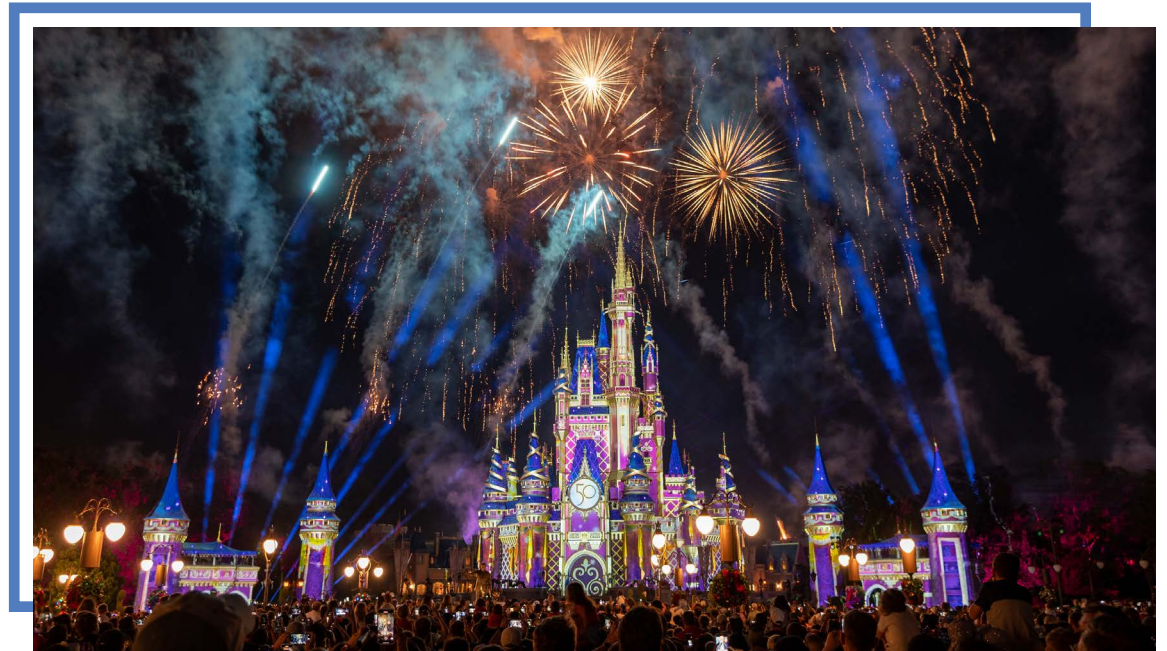
This expansive resort features two major theme parks — Universal Studios Florida and Universal’s Islands of Adventure — plus the Volcano Bay water park and the CityWalk entertainment complex. Visitors can enjoy thrilling rides, including the Wizarding World of Harry Potter, and various entertainment options.

SEAWORLD ORLANDO

Combining marine life exhibits with exhilarating rides, SeaWorld offers attractions like the Mako roller coaster and the Antarctica: Empire of the Penguin experience. The park also provides educational shows and up-close animal encounters, making it a unique blend of entertainment and learning.

KENNEDY SPACE CENTER VISITOR COMPLEX

Located about an hour’s drive from Orlando, this complex offers an in-depth look at NASA’s space exploration history. Visitors can explore exhibits, witness rocket launches, and even meet astronauts, providing an inspiring experience for all ages.





UNIVERSITY OF CENTRAL FLORIDA – UCF

The University of Central Florida (UCF), located in Orlando, is one of the largest and most dynamic universities in the United States, with a student enrollment exceeding 70,000. Established in 1963, UCF has grown into a top-tier research institution, offering over 230 degree programs across a wide array of disciplines, including engineering, computer science, hospitality management, and business. UCF is particularly renowned for its Rosen College of Hospitality Management, a leader in preparing students for careers in the global hospitality and tourism industries. The university is also a hub for innovation, boasting strong research programs in fields such as optics, simulation, and space sciences, and maintaining close ties with industries like aerospace and defense. With its sprawling main campus, state-of-the-art facilities, and commitment to diversity and community engagement, UCF plays a pivotal role in shaping the intellectual and economic landscape of Central Florida.

1963
YEAR
FOUNDED

69,000+
CURRENT
ENROLLMENT

MOST
INNOVATIVE
UNIVERSITY IN
FLORIDA

- UNIVERSITY OF
CENTRAL FLORIDA

TOP
PUBLIC
UNIVERSITY
- U.S. NEWS & WORLD
REPORT

CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **5900 S John Young Pkwy, Orlando, FL 32839** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services™. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services™ has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews Real Estate Investment Services™ is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews Real Estate Investment Services™, the property, or the seller by such entity.

Owner and Matthews Real Estate Investment Services™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

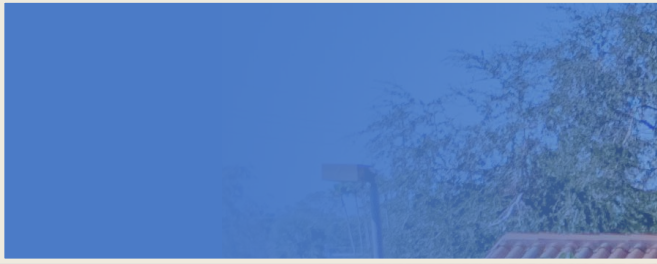
If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

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