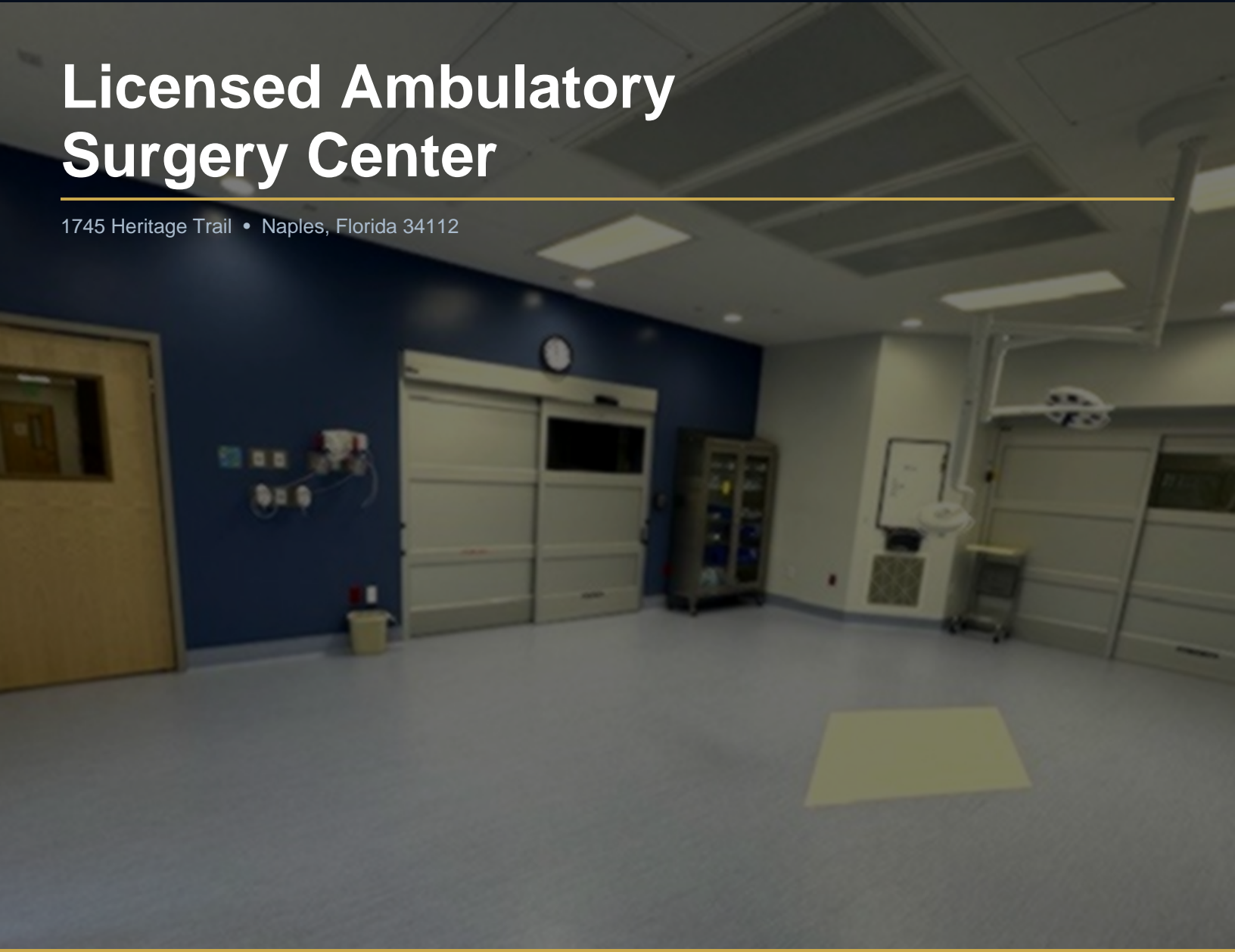




Medical, Veterinary, Dental, Chiropractic,
Optical, Physical Therapy & Fitness

Licensed Ambulatory Surgery Center

1745 Heritage Trail • Naples, Florida 34112



PURCHASE PRICE

\$5,900,000

Fee Simple

LEASE OPTION

\$40,000/mo

NNN

BUILDING SIZE

11,750 SF

First Floor

YEAR RENOVATED

2023

Built 2001

LICENSE

Transferable

AHCA / Medicare

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CONFIDENTIAL OFFERING MEMORANDUM

This Offering Memorandum has been prepared by ARC Medical Realty exclusively for the use of qualified principals evaluating the acquisition or lease of the property located at 1745 Heritage Trail, Naples, Florida 34112. The information contained herein is confidential and is not to be reproduced, distributed, or disclosed to any third party without the prior written consent of ARC Medical Realty.

NO WARRANTY OF ACCURACY

All information contained in this Offering Memorandum has been obtained from sources believed to be reliable. However, ARC Medical Realty and the Seller make no representation or warranty, express or implied, as to the accuracy or completeness of the information provided. Prospective buyers and lessees are encouraged to conduct their own independent due diligence, including engaging qualified legal, financial, medical licensing, and regulatory counsel prior to executing any agreement.

REGULATORY ACKNOWLEDGMENT

The AHCA ambulatory surgery center license and Medicare certification described herein are subject to independent verification and transfer approval by the applicable regulatory authorities. The transfer of such licenses is not guaranteed and is subject to AHCA review and approval processes. Prospective buyers assume full responsibility for confirming license status and understanding the requirements of any regulatory transfer.

NO BINDING OFFER

This Offering Memorandum does not constitute a binding offer or contract. The Seller reserves the right to withdraw the property from the market at any time, to reject any offer, and to negotiate with any party at its sole discretion. Any transaction will be subject to the execution of a formal purchase agreement or lease agreement containing terms and conditions acceptable to both parties.

OFFER PROCESS

Interested parties are invited to contact the listing broker directly to discuss the property, arrange a site visit, and submit an offer. All inquiries and offers should be directed to Jared Vandersluis, Broker Associate, ARC Medical Realty, at 417.693.2303 or Jared@arcmedrealty.com.

Executive Summary

INVESTMENT THESIS

ARC Medical Realty presents a rare opportunity to acquire or lease an immediately operational, Class A ambulatory surgery center in one of Southwest Florida's most affluent and medically active submarkets. The defining value of this offering is not the real estate alone — it is the active, transferable AHCA surgical license and Medicare certification that convey with the transaction. In Florida, new ASC licensure is a multi-year process with no guaranteed outcome. A buyer stepping into this facility steps into a fully licensed, turnkey regulatory position that would otherwise take years and significant capital to replicate. The building is vacant, renovated to Class A standards in 2023, fully equipped, and available for immediate occupancy.

PROPERTY AT A GLANCE

ADDRESS

1745 Heritage Trail, Naples, FL 34112

BUILDING SIZE

11,750 SF — First Floor

YEAR BUILT / RENOVATED

2001 / 2023

ZONING

C3 (Collier County)

PARKING

46 Spaces

AVAILABILITY

Immediate — Vacant

PURCHASE PRICE

\$5,900,000 — Fee Simple

LEASE OPTION

\$40,000 / Month NNN

LICENSE STATUS

Active — Transferable

CERTIFICATION

AHCA + Medicare Certified

LAST AHCA INSPECTION

2024 — Clean

CLASS

Class A

KEY HIGHLIGHTS

TURNKEY REGULATORY POSITION

Active AHCA surgical license and Medicare certification transfer with the sale, bypassing a multi-year Florida application process with no guaranteed outcome.

CLASS A RENOVATION

Fully renovated in 2023 with a permanent backup generator, medical gas systems, full IT infrastructure, and all FF&E included — nothing to source or install.

AFFLUENT PATIENT BASE

34.3% of the 5-mile population is 65+, with over 82,000 Medicare policy holders and a median household income of \$98,553 — exceptional demographics for an ASC operator.

ESTABLISHED MEDICAL CORRIDOR

Positioned within an active medical corridor adjacent to imaging, urgent care, podiatry, and dental services, 4.7 miles from NCH Baker Hospital.

IMMEDIATE OCCUPANCY

Vacant, fully equipped, and ready for a surgical team to credential and begin operations — no build-out delay, no equipment procurement, no licensing wait.

FLEXIBLE DEAL STRUCTURE

Available for purchase at \$5,900,000 (Fee Simple) or lease at \$40,000/month NNN. Suited for physician groups, private equity platforms, or specialty practices.

The Regulatory Opportunity

THE VALUE OF AN ACTIVE AHCA LICENSE

Florida's Agency for Health Care Administration (AHCA) regulates all ambulatory surgery centers operating in the state. Obtaining a new ASC license in Florida is not a straightforward administrative process. It involves a detailed application, facility plan review, construction or renovation approval, equipment verification, staffing credentialing reviews, and a formal inspection before any license is issued. Industry experience indicates that the process from application to active licensure typically spans two to four years, with no guarantee of approval at any stage.

Every day that process runs is a day an operator cannot perform a billable surgical procedure. The compounded cost of delay — lost revenue, carrying costs, staff recruitment held in limbo, and the ongoing uncertainty of regulatory outcome — is substantial. The license at 1745 Heritage Trail eliminates that entire exposure.

CURRENT LICENSE STATUS

The AHCA ambulatory surgery center license at this facility is active and in good standing as of the date of this Offering Memorandum. The most recent AHCA inspection was completed in 2024 and resulted in a clean outcome with no outstanding deficiencies, citations, or corrective action plans. The license has remained continuously active since the prior operator wound down operations, and there are no known regulatory impediments to transfer.

MEDICARE CERTIFICATION

In addition to the state surgical license, the facility carries active Medicare certification under the Centers for Medicare and Medicaid Services (CMS). For any ASC operator intending to accept Medicare patients — the dominant payer class in this market given a 65-plus population exceeding 34% within five miles — this certification is a prerequisite to billing. Obtaining Medicare certification independently requires meeting CMS Conditions for Coverage, undergoing a separate CMS survey process, and receiving formal certification notice. The Medicare certification at this facility transfers with the transaction.

WHAT THIS MEANS FOR A BUYER

A qualified buyer acquiring this facility does not start from zero on the regulatory side. They acquire an active state surgical license, an active Medicare certification, a fully built-out and equipped surgical facility, and the practical ability to begin operations as quickly as they can assemble, credential, and onboard a surgical team. The asking price reflects this regulatory premium and should be evaluated in underwriting as the cost of acquiring a licensed, operational platform rather than the cost of constructing and licensing one from scratch.

Property Description

FACILITY OVERVIEW

1745 Heritage Trail is a single-story, Class A ambulatory surgery center comprising 11,750 square feet of purpose-built surgical space on the first floor. Originally constructed in 2001 and formerly operated as St. Barbara's Surgery Center — a specialty practice focused on laser eye surgery, glaucoma treatment, eyelid procedures, and cataract surgeries — the facility underwent a comprehensive renovation in 2023 bringing all systems, finishes, and infrastructure to current clinical and code standards.

The prior operator wound down in an orderly fashion and the building transitioned to a vacant state with the license remaining active throughout. No deferred maintenance, no outstanding corrective action, and no known physical deficiencies. The building is move-in ready for a qualified surgical operator.

SURGICAL INFRASTRUCTURE

OPERATING ROOMS

3 — Fully Equipped

PRE-OPERATIVE BAYS

6

RECOVERY BEDS

5

PRIVATE OFFICES

2

CONFERENCE ROOM

Yes

BREAK & LOCKER ROOMS

Yes

RESTROOMS

6

IT INFRASTRUCTURE

Full Build-Out

MEDICAL GAS SYSTEMS

Installed

BACKUP GENERATOR

Permanent

FF&E

All Included in Sale

AVAILABILITY

Immediate

2023 RENOVATION SCOPE

The 2023 renovation addressed the facility comprehensively. Finishes were updated throughout including flooring, ceilings, and wall surfaces in all clinical areas. A permanent standby generator was installed to provide uninterrupted power to surgical and recovery areas. Medical gas systems were verified and brought to current standards. IT infrastructure was fully built out. All surgical equipment and facility FF&E remain in place and are included in the sale — eliminating the need for a buyer to source, procure, and install equipment prior to opening.

ALTERNATE USE CASES

While the facility is currently configured and licensed as a multi-specialty ambulatory surgery center, the building's size, layout, C3 zoning, and established medical corridor location make it well-suited for a range of alternative healthcare uses. Potential alternate uses include medical imaging, urgent care, podiatry, and dental. Any change of use or licensure modification is subject to applicable AHCA, CMS, and Collier County regulatory requirements.

Market & Demographics

DEMOGRAPHIC SNAPSHOT (5-MILE RADIUS)

34.3% Population Aged 65+	82,463 Total Medicare Policy Holders	\$98,553 Median Household Income	\$8,348 Avg. Annual Healthcare Spend
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THE NAPLES HEALTHCARE MARKET

Naples and the broader Collier County market represent one of the most affluent and demographically favorable healthcare markets in the southeastern United States. The combination of a high median household income of \$98,553, a disproportionately large 65-plus population representing 34.3% of the five-mile trade area, and an average annual per-capita healthcare expenditure of \$8,348 creates a demand environment that is exceptional by any national benchmark for outpatient surgical services.

The Naples market is characterized by a high concentration of retirees, seasonal residents, and working professionals with strong private insurance coverage alongside the dominant Medicare population. This payer mix is favorable for an ASC operator, as it typically produces higher reimbursement rates relative to markets with greater Medicaid exposure. The ability to bill Medicare from day one — enabled by the existing certification that transfers with this property — is a material operational advantage.

Collier County has consistently ranked among the fastest-growing counties in Florida, driven by in-migration from higher-tax northern states and continued retirement community development. Demand for outpatient surgical services is expected to increase in line with population growth and the natural aging of the existing resident base.

NATIONAL ASC MARKET TAILWINDS

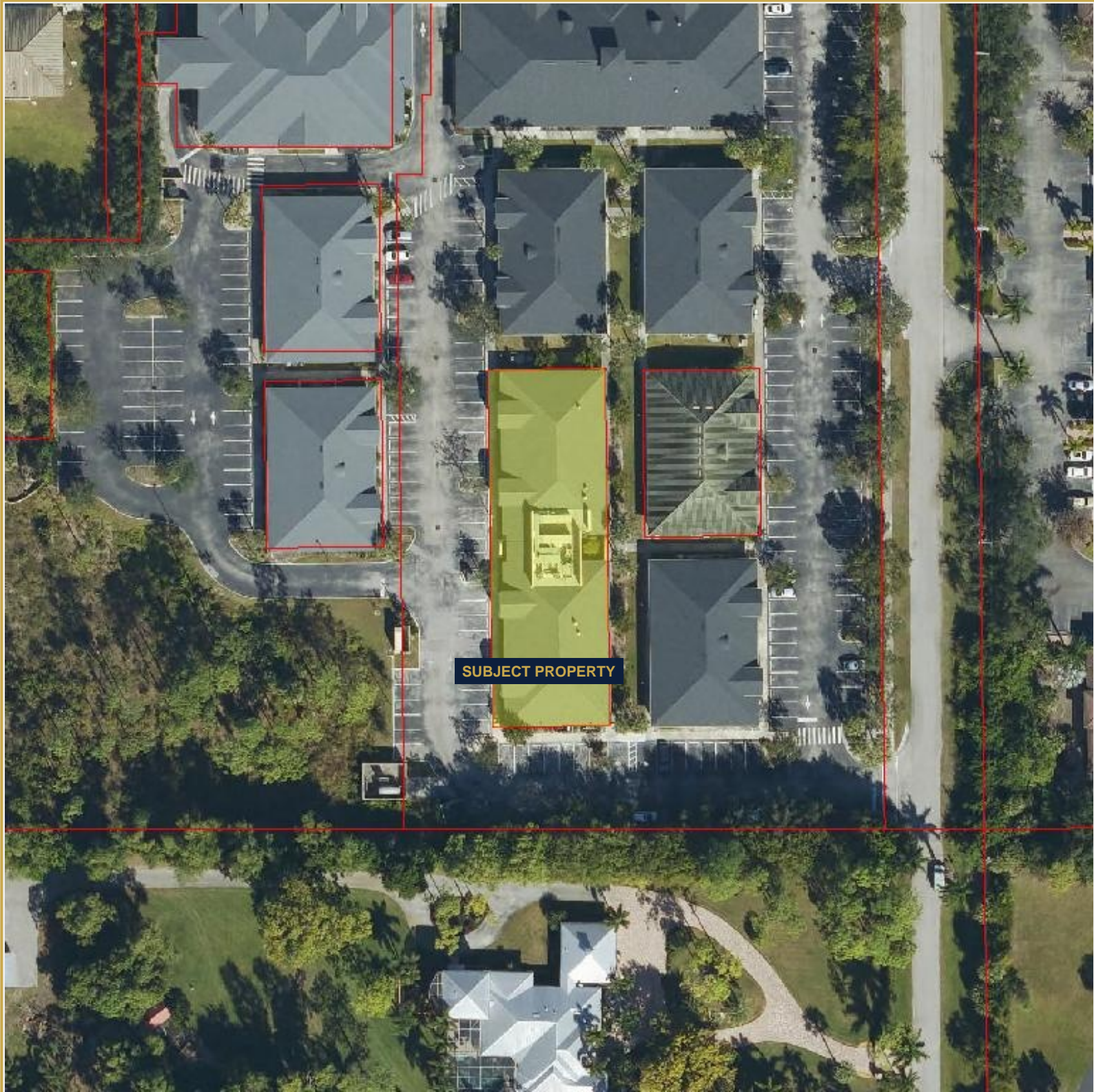
The U.S. ambulatory surgery center market is valued at \$45.6 billion in 2024 and is projected to grow 21% to \$55.3 billion by 2029, driven by the continued migration of surgical procedures from inpatient hospitals to lower-cost outpatient settings. Outpatient surgical volumes are forecast to reach 109.6 million cases by 2033 — an 18% increase from 2023 levels. More than 80% of all U.S. surgeries are now performed in outpatient settings.

CMS expanded the ASC approved procedure list by 37 additional procedures in 2024 and another 21 in 2025, and has increased ASC payment rates by 2.9% for 2025. Private equity interest in ASC platforms remains strong, with 409 healthcare buyout deals occurring in 2024 alone. A buyer acquiring a licensed, turnkey ASC in a high-acuity demographic market is acquiring a platform positioned squarely in the path of these structural tailwinds.

PROXIMITY TO MEDICAL INFRASTRUCTURE

● NCH Baker Hospital	4.7 miles	Primary regional referral source
● Physicians Regional Medical Center	5.5 miles	Secondary referral source
● Medical Imaging (Adjacent Corridor)	On-site corridor	Cross-referral opportunity
● Urgent Care (Adjacent Corridor)	On-site corridor	Cross-referral opportunity
● Podiatry & Dental (Adjacent Corridor)	On-site corridor	Cross-referral opportunity

Aerial View & Site Context



LEGAL DESCRIPTION

Sec. 7, Township 50 South, Range 26 East — That portion as described in OR 5978 PG 1835

COUNTY

Collier County, Florida

ZONING

C3
Commercial Intermediate District

Interior Photography



OPERATING ROOM • FULLY EQUIPPED



OPERATING ROOM • ALTERNATE VIEW



PRE-OP AREA • 6 BAYS



PRE-OP AREA • ADDITIONAL VIEW

Interior Photography



RECOVERY BAY



RECEPTION & WAITING AREA



BREAK ROOM & STAFF AREA



STERILE SUPPLY STORAGE

Interior Photography



PRIVATE OFFICE

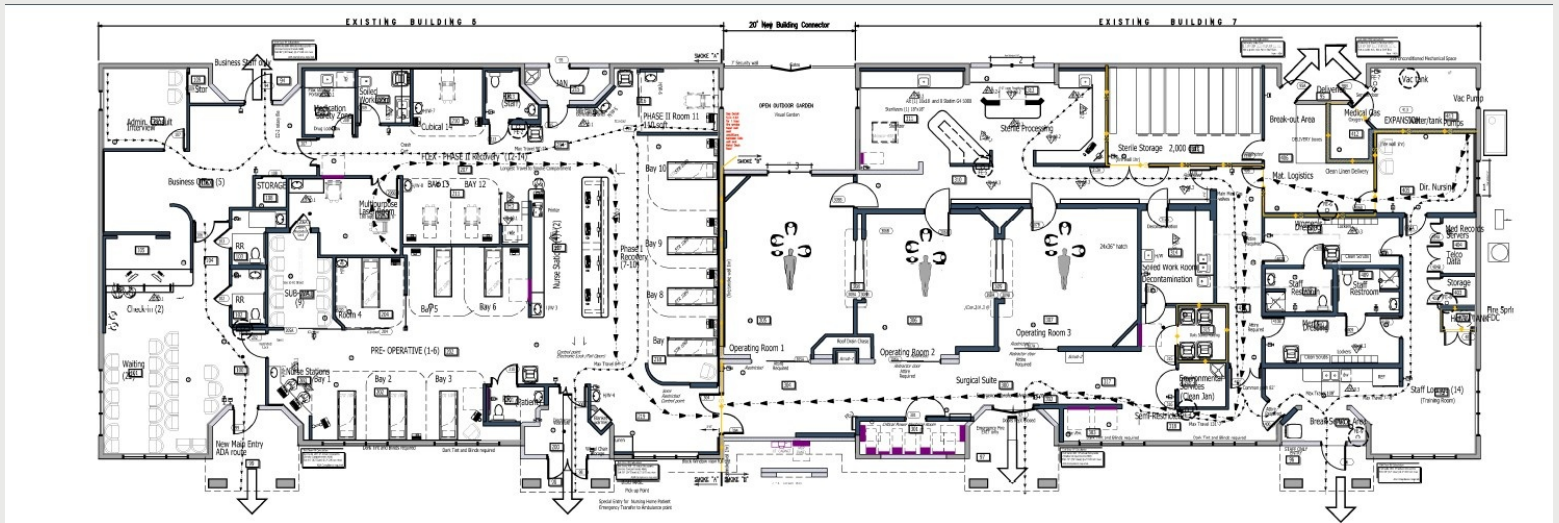


BREAK ROOM • STAFF ENTRANCE



STAFF LOUNGE & BREAK ROOM

Floor Plan



Zoning & Site Information

SITE INFORMATION

PROPERTY ADDRESS	1745 Heritage Trail, Naples, FL 34112
COUNTY	Collier County
ZONING	C3 — Commercial Intermediate District
BUILDING SIZE	11,750 SF
BUILDING CLASS	Class A
YEAR BUILT	2001
YEAR RENOVATED	2023
STORIES	One
PARKING	46 Spaces
AVAILABILITY	Immediate — Vacant
LEGAL DESCRIPTION	Sec. 7, Twp. 50S, Rng. 26E — OR 5978 PG 1835

ZONING NOTES

The property is zoned C3 (Commercial Intermediate District) under Collier County's Land Development Code. The C3 district permits medical offices, clinics, and ambulatory surgical facilities. Prospective buyers are advised to confirm permitted uses with Collier County's Growth Management Division as part of their due diligence.

LICENSE & CERTIFICATION STATUS

AHCA LICENSE	Active — In Good Standing
LICENSE TYPE	Ambulatory Surgery Center
MEDICARE CERTIFICATION	Active
LAST AHCA INSPECTION	2024
INSPECTION OUTCOME	Clean — No Outstanding Deficiencies
LICENSE TRANSFER	Transferable Upon Sale — Subject to AHCA Approval

Terms & Offer Process

Offering Terms

PURCHASE PRICE	\$5,900,000 — Fee Simple
LEASE OPTION	\$40,000 per month — NNN
LEASE TERM	Negotiable
LICENSE TRANSFER	Active AHCA license and Medicare certification transfer with sale
FF&E	All surgical equipment and facility FF&E included
AVAILABILITY	Immediate
DUE DILIGENCE PERIOD	Negotiable — standard inspection and review rights apply

OFFER PROCESS

Interested parties are invited to contact the listing broker directly to discuss the property, arrange an on-site tour, and submit a letter of intent. There is no formal bid deadline — the seller is actively reviewing offers on an ongoing basis. All inquiries are to be treated as confidential.

Prior to scheduling a site visit, prospective buyers may be asked to provide evidence of financial qualification. A formal Purchase and Sale Agreement or Lease Agreement will be prepared upon acceptance of a letter of intent. The seller reserves the right to negotiate with multiple parties simultaneously and is under no obligation to accept any offer.

DISCLOSURE & RISK FACTORS

All information contained in this Offering Memorandum is provided for informational purposes only. ARC Medical Realty and the Seller make no warranty as to the accuracy or completeness of the information provided. Prospective buyers are solely responsible for conducting their own due diligence with respect to all aspects of the property, including physical condition, regulatory status, zoning compliance, and market conditions.

The transfer of the AHCA ambulatory surgery center license and Medicare certification is subject to regulatory review and approval and is not guaranteed. Prospective buyers are strongly encouraged to engage qualified healthcare regulatory counsel prior to submitting an offer. Changes in Florida healthcare law, AHCA policy, or CMS reimbursement rules could affect the value or operability of the license.



Jared Vandersluis

Broker Associate | ARC Medical Realty

417.693.2303

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Medical, Veterinary, Dental, Chiropractic,
Optical, Physical Therapy & Fitness