



RANDALL COMMERCIAL GROUP, LLC

HEALTHCARE REAL ESTATE OPTIMIZED



PRISMA HEALTH - CARDIOLOGY | HEART HEALTH CENTER MOB & SURG. CTR.

FOR SALE // \$30,119,201 // 7.15% CAP RATE //

ON CAMPUS CARDIOLOGY MEDICAL OFFICE & SURGERY CENTER

PRESENTED BY //

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DISCLAIMER



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In no event shall prospective purchaser or its agent have any claims against Seller or Randall Commercial Group, LLC or any of its affiliates, directors, offices, owners, agents, or licensees for any damages, liability, or any cause of action relating to this solicitation process, the marketing material, marketing process, or sale of property. By reviewing the material contained herein, you are agreeing to the terms and limitations of its use provided herein.

INVESTMENT SUMMARY

INVESTMENT SUMMARY

OFFERING PRICE:	\$30,119,201
NET OPERATING INCOME:	\$2,153,523
YR1 CAP RATE:	7.15%
YEAR BUILT:	2005
YEAR RENOVATED:	2023 (Common Areas)
BUILDING SIZE:	96,190 SF (Source: Owner)
LOT SIZE:	2.22 Acres (Source: Owner)
OWNERSHIP:	Sub-Ground Leased Investment
PROPERTY ADDRESS	8 Medical Park Road
CITY, STATE, ZIP:	Columbia, SC 29203
5 MILE POPULATION:	172,716

LOCATION DESCRIPTION

Randall Commercial Group, LLC is pleased to offer for sale a premier 4-story medical office and surgery center located on the Prisma Health Richland Campus in Columbia, SC. Strategically attached to the Prisma Health Heart Hospital, South Carolina's first freestanding hospital dedicated exclusively to the prevention, diagnosis, and treatment of cardiovascular disease, this trophy asset is master-leased by Prisma Health-Midlands. The property features a newly executed 5-year net (NN+) lease, effective January 1, 2026. Situated in a prime healthcare hub, this investment offers a highly passive income stream with a hospital-backed lease structure. The property is undergoing several capital projects in Q1 2026: Full roof replacement and HVAC unit replacement (RTU4).

PROPERTY HIGHLIGHTS

- Location: On hospital campus advanced heart center is seamlessly integrated into the Prisma Health Heart Hospital, in a dense metropolitan area.
- New Roof: New roof installed in Q1 2026 (Approx Capital Investment of \$652K)
- Lease Structure: Master-leased by Prisma Health-Midlands with a new 5-year net (NN+) lease, effective January 1, 2026.
- Ground Lease: Building secured by a sub-ground lease from the Palmetto Health Alliance
- Tenants: In 2019, Prisma Acquired Columbia Heart Cardiology Group who built this property to suit. Current occupants of the building include Prisma Health Cardiology, Prisma Health Cardiothoracic Surgery, and Prisma Health Neurology.
- Investment Appeal: Offers a highly passive income stream with a stable, hospital-backed lease.

LEASE SUMMARY

GROUND LEASE TENANT:	Palmetto Health Alliance
GROUND LEASE TERM EXP:	12/31/2048* (subj. to non-disturbance period ending 2/1/2056)
SUB-GROUND LEASE TENANT:	Palmetto Heart MOB, LLC
SUB-GROUND LEASE TERM EXPIRATION:	2/1/2056
MEDICAL OFFICE LEASE TENANT:	Prisma Health-Midlands
MEDICAL OFFICE PRIMARY LEASE TERM:	5-year master-lease
MEDICAL OFFICE LEASE COMMENCE:	1/1/2026
RENEWAL OPTIONS:	2, 5 year options
ANNUAL RENT:	\$2,245,074.60
RENT PSF:	\$23.34
RENT BUMPS:	3% Annually
LEASE STRUCTURE:	NN+
MEDICAL OFFICE LL RESPONSIB:	Repair & Replace: Roof, Structure, Ext Walls
MEDICAL OFFICE LL RESP CONT:	Replace: HVAC And Elevator (Tenant Resp. Repairs)
RIGHT OF FIRST REFUSAL	90 Day ROFR With Sub-Ground Lease Landlord (Hospital)



PROPERTY & PRACTICE HIGHLIGHTS



BUILDING FEATURES

- **Strategically Located on Prisma Health Richland's Main Hospital Campus:**
This advanced heart center is seamlessly integrated and physically connected to the Prisma Health Heart Hospital
- **8 Medical Park Building:** shares common entrance and is directly connected to the Prisma Health Heart Hospital for synergies and ease of cross access
- **Master Leased to Prisma Health Midlands. Building Occupants Include:**
 - Prisma Health Cardiology
 - Prisma Health Cardiothoracic Surgery
 - Prisma Health Neurology
- **Key Prisma Cardiology Practice Stats Within Building:**
 - Physicians ~30
 - Mid Level Providers ~27
 - Clinicians & Support Staff ~100
 - Annual Patient Visits ~348,000

BUILDING HIGHLIGHTS

- **Significant Capital Investment in Purpose-Built, State-of-the-Art Cardiac & Vascular Procedure Buildouts & Suites For:**
 - Cardiac Catheterization Laboratory
 - Echocardiography Suite
 - Vascular Laboratory
 - Computed Tomography Scanning Facilities
 - Pacemaker & Implantable Cardioverter-Defibrillator Checks & Evaluations
 - Coumadin (Warfarin) Clinic
 - Full Laboratory for Blood Draws & Processing
 - Pharmacy Clinics
 - Dedicated Backup Generator



INVESTMENT HIGHLIGHTS



RECENT OR PLANNED BUILDING IMPROVEMENTS

- **Full Roof Replacement:** New roof installed in 2026 with an estimated completion date of 4/15/2026 at an estimated cost of \$652,000, significantly reducing key landlord capital expense exposure.
- **HVAC Replacement:** Large HVAC replacement of RTU4 completed in January 2026, further reducing potential landlord capital replacement risk.
- **Tenant Improvements:** The new lease provides up to **\$961,000** of Tenant Improvement Allowance, enabling substantial & further meaningful investments in the building & leasehold improvements

PRISMA HEALTH FINANCIAL STRENGTH

- **Robust & Upgraded Credit Rating:** Prisma Health holds strong credit ratings, recently upgraded by major agencies:
 - **Fitch Ratings:** Upgraded to 'A+' (from 'A') with a Stable Outlook in June 2026
 - **Moody's:** Upgraded to 'A1' (from 'A2') with a Stable Outlook in July 2026
- **Projected Continued Strength by Ratings Agencies:** These upgrades reflect improvements in operations, liquidity, & strategic investments in South Carolina's largest healthcare system, with both agencies seeing potential for continued strength.
- **Prisma Health-Midlands: A Vital Division of South Carolina's Largest Nonprofit Health System:** Prisma Health-Midlands operates as part of Prisma Health, South Carolina's largest nonprofit health system, serving over 1.6 million patients annually across 21 counties in South Carolina & Tennessee; includes 19 acute & specialty hospitals & 3,131 total licensed beds.
- *Sources: Prisma Health, Fitch Ratings*



TENANT PROFILE



TENANT HIGHLIGHTS

- **Organizational Overview:** Prisma Health-Midlands operates as part of Prisma Health, South Carolina's largest nonprofit health system, serving over 1.6 million unique patients annually across 21 counties in South Carolina and Tennessee; includes 19 acute and specialty hospitals and 3,131 total licensed beds.
- **Financial Strength:** Backed by Prisma Health's \$6.4 billion FY24 operating revenue (10.7% growth YoY) and 8.6% operating EBITDA margin; Fitch upgraded ratings to 'A-' (positive outlook) in June 2025, citing strong liquidity, volume growth, and improved reimbursements via HAWQ Medicaid program.
- **Market Leadership:** Holds a leading 45% inpatient market share in the Midlands and Upstate primary/secondary service areas, 3x larger than the next competitor; 45% of South Carolina's population lives within 15 miles of a Prisma Health facility, with Prisma Health-Midlands anchoring key urban centers like Columbia and Sumter.
- **Prisma Health Midlands:** In FY24, Prisma Health Midlands, comprising Baptist, Baptist Parkridge, Richland, and Tuomey campuses, recorded 52,926 hospital discharges, 6,772 births, and 240,879 emergency department visits

COMPANY OVERVIEW

COMPANY:	Prisma Health
TENANT ENTITY:	Prisma Health - Midlands (Subsidiary of Parent Company)
ESTABLISHED:	November 2017
LOCATIONS:	19 Acute and Specialty Hospitals in SC & TN
PRISMA TOTAL REVENUE:	~6.4 Billion FY24
HEADQUARTERS:	Greenville, SC
WEBSITE:	https://prismahealth.org/about-prisma-health

RENT SCHEDULE

LEASE YEARS	ANNUAL RENT	BUMP	YIELD
1	\$2,245,074.60	-	-
2	\$2,312,426.84	3%	-
3	\$2,381,799.64	3%	-
4	\$2,453,253.63	3%	-
5	\$2,526,851.24	3%	

SOURCES:

- <https://prismahealth.org/about-prisma-health>
- <https://prismahealth.org/pdfs/highlights-and-statistics-report-fy-2024>
- <https://www.fitchratings.com/research/us-public-finance/fitch-upgrades-prisma-health-ratings-sc-to-a-outlook-positive-27-06-2025#:~:text=Prisma's%20unrestricted%20cash%2Dto%2Dadjusted,Very%20strong%20financial%20pr>

NET OPERATING INCOME PROFORMA



INCOME SUMMARY

GROSS INCOME	\$2,245,075
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EXPENSES SUMMARY

SUB GROUND LEASE EXPENSE	\$74,190
REPAIRS AND MAINTENANCE ESTIMATE	\$10,310
CAPITAL RESERVE FOR LL ITEMS** (**LL REPLACEMENT BELOW THE LINE**)	\$1,500
LANDLORD'S GENERAL LIABILITY INSURANCE POLICY	\$5,552

OPERATING EXPENSES	\$91,552
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NET OPERATING INCOME	\$2,153,523
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LEASE ABSTRACTS



PRIMARY GROUND LEASE

Ground Lease Tenant: Richland Memorial Hospital (Palmetto Health Alliance)
Ground Lease Landlord: Richland County, South Carolina
Ground Lease Term: 35 years
Ground Lease Expiration: 12/31/2048*
Non-Disturbance Agreement: Non-disturbance agreement recorded, memorializing sub-ground lease occupancy rights through the entire sub-lease term ending 2/1/2056

Background

The ground lease between Richland County and the original hospital entity enabled the hospital's development on the leased land, where it now stands.

MEDICAL OFFICE LEASE

Medical Office Lease Tenant: Prisma Health-Midlands
Medical Office Lease Landlord: Palmetto Heart MOB, LLC
Medical Office Lease Term: 5 years
Medical Office Lease Expiration: 12/31/2030
Medical Office Lease Renewal Options: 2, 5 year Options @ FMV
Medical Office Lease Rent: \$2,245,074.60
Medical Office Lease Rent Increases: 3% annually during initial term
Medical Office Lease Structure: NN+
TI Allowance: Tenant receives a \$10 PSF TI Allowance

Background

Prisma Health-Midlands signed a new lease with the sub-ground lessor that will begin on January 1, 2026, upon the current lease's expiration. Prisma Health and its predecessors have occupied the premises since its development in 2005.

SUB-GROUND LEASE

Sub-Ground Lease Tenant: Palmetto Heart MOB, LLC
Sub-Ground Lease Landlord: Palmetto Health f/k/a Palmetto Health Alliance
Sub-Ground Lease Term: 50 years
Sub-Ground Lease Expiration (No Addl. Renewal Options): 2/1/2056
Sub-Ground Lease Current Rent (effective 2/1/2026): \$74,190
Right of First Refusal: Landlord has 90 day ROFR
Sub-Ground Lease Rent Increases: Adjusted every 5 years based on CPI. Most recent adjustment date was 2/1/26. Next adjustment date will be 2/1/2031
Non-Disturbance Agreement: Non-disturbance agreement recorded, memorializing sub-ground lease occupancy rights through the entire sub-lease term ending 2/1/2056

Background

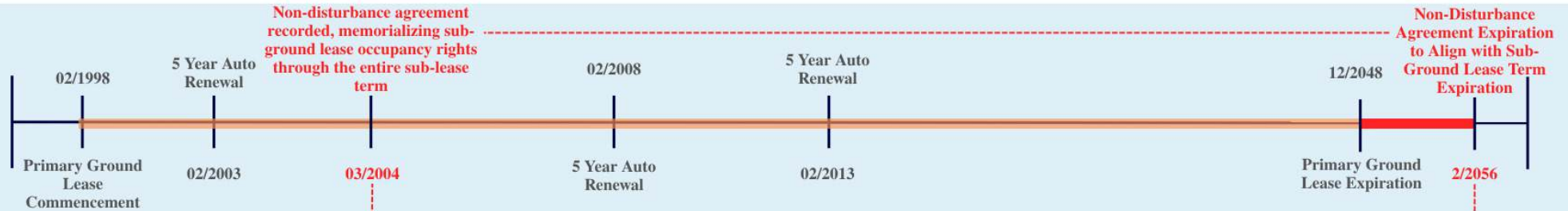
The hospital sub-ground leased land to Palmetto Heart MOB group for property development, led by Columbia Heart Group physicians, whose practice Prisma acquired in 2019.

MEDICAL OFFICE LEASE RESPONSIBILITIES

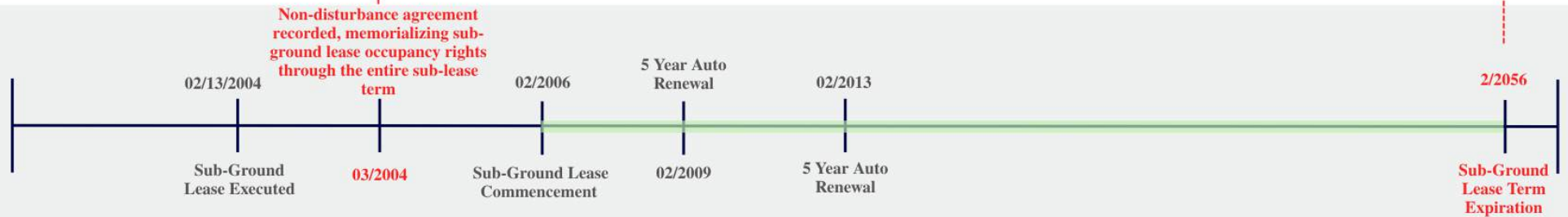
Structure/Roof/Exterior Walls (Replacement & Repair) -----> Landlord
HVAC/Elevator (Replacement) -----> Landlord
HVAC/Elevator (Repairs) -----> Tenant
Interior of Premises -----> Tenant
Taxes -----> Tenant
Property Insurance -----> Tenant
General Liability Insurance -----> Both

LEASE TIMELINES

Primary Ground Lease Timeline



Sub-Ground Lease Timeline

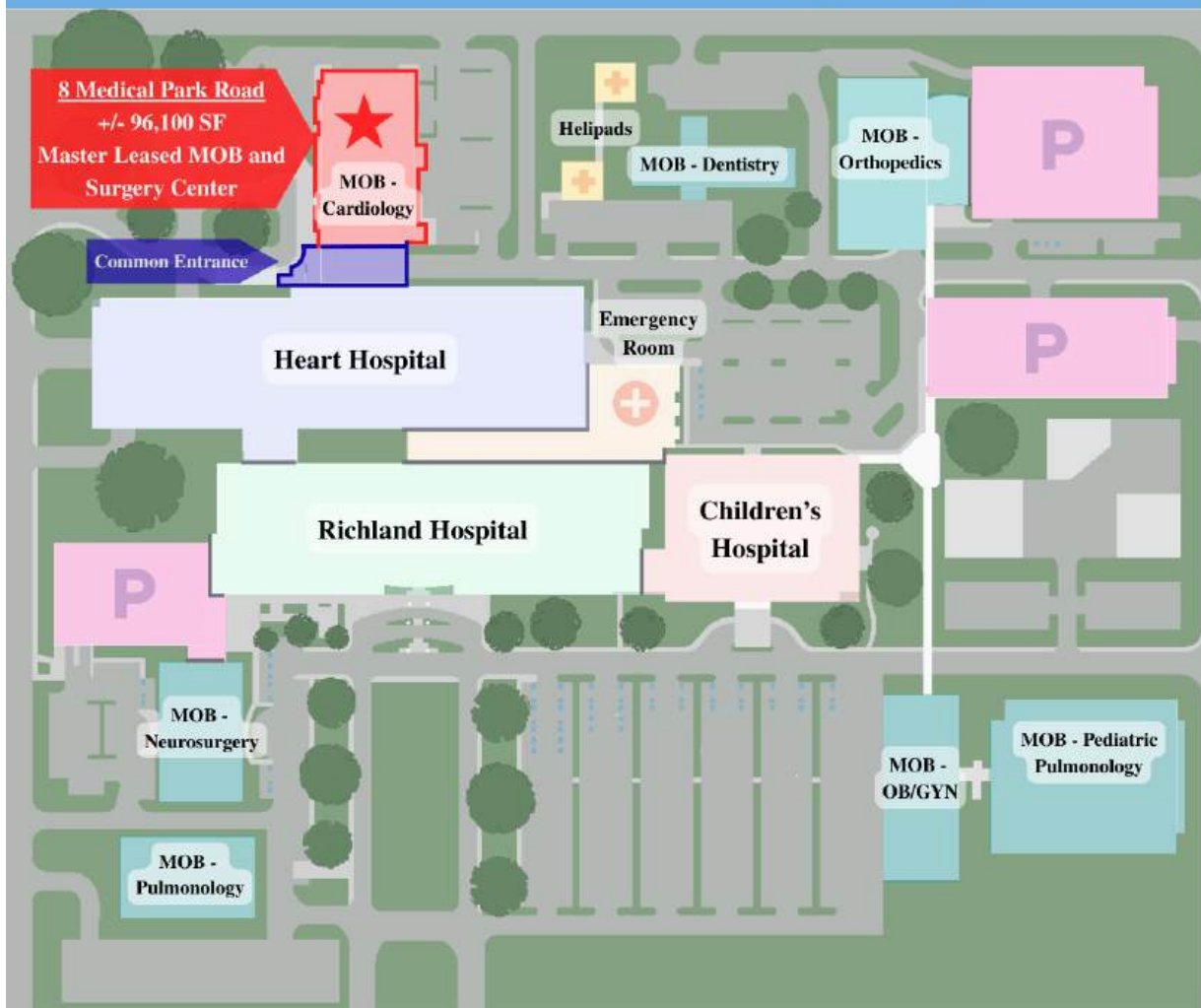


New Medical Office Lease to Prisma Timeline



PRISMA HEALTH RICHLAND CAMPUS OVERVIEW

Prisma Health Richland Campus Map



PRISMA HEALTH HEART HOSPITAL

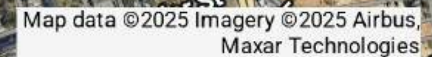
- Located at 6 Richland Medical Park Drive, Columbia, SC, the Heart Hospital is South Carolina's first dedicated cardiovascular facility, offering prevention, diagnostics, and advanced treatments like ultrasound renal denervation.
- Part of the Richland Campus, it enhances Prisma Health's network serving 1.6 million patients, with ECMO Gold Level designation and a focus on clinical excellence.

PRISMA HEALTH RICHLAND HOSPITAL

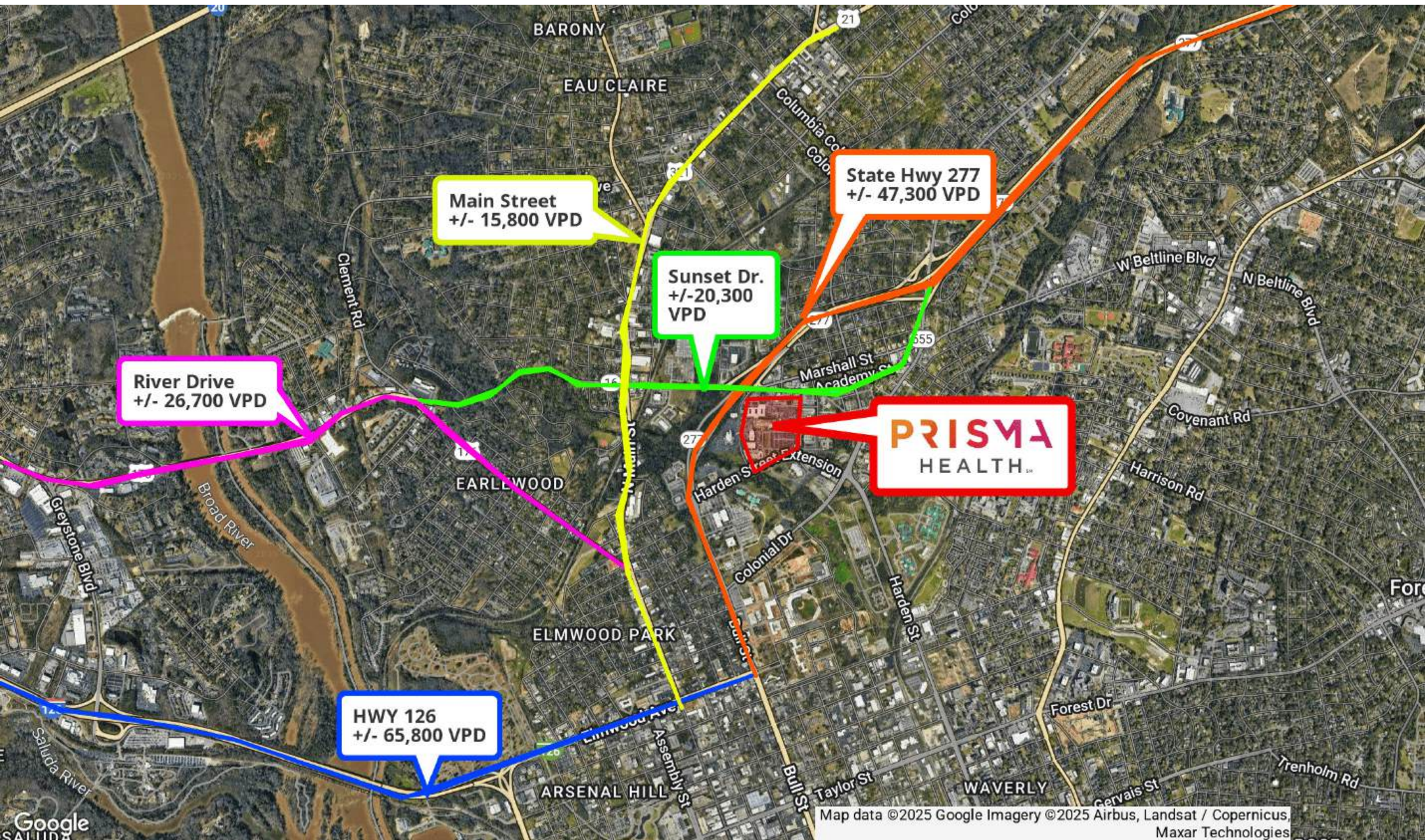
- At 5 Richland Medical Park Drive, Columbia, SC, this 641-bed teaching hospital is a Level I Adult and Level II Pediatric Trauma Center, offering stroke, trauma, cancer, and heart care.
- In FY24, it handled 27,569 discharges, 2,825 births, 102,782 ED visits, and earned Magnet status, Leapfrog 'A' Safety Grade, and Healthgrades' Top 100 Stroke Care recognition.

PRISMA HEALTH CHILDREN'S HOSPITAL - MIDLANDS

- Located at 7 Richland Medical Park Drive, Columbia, SC, this pediatric facility was South Carolina's first dedicated children's hospital. It serves over 150,000 visits annually with 30+ specialties, including the state's first inpatient pediatric rehab unit.
- Part of the Richland Campus, it supports 18,648 pediatric discharges systemwide in FY24, focusing on advanced care and education.



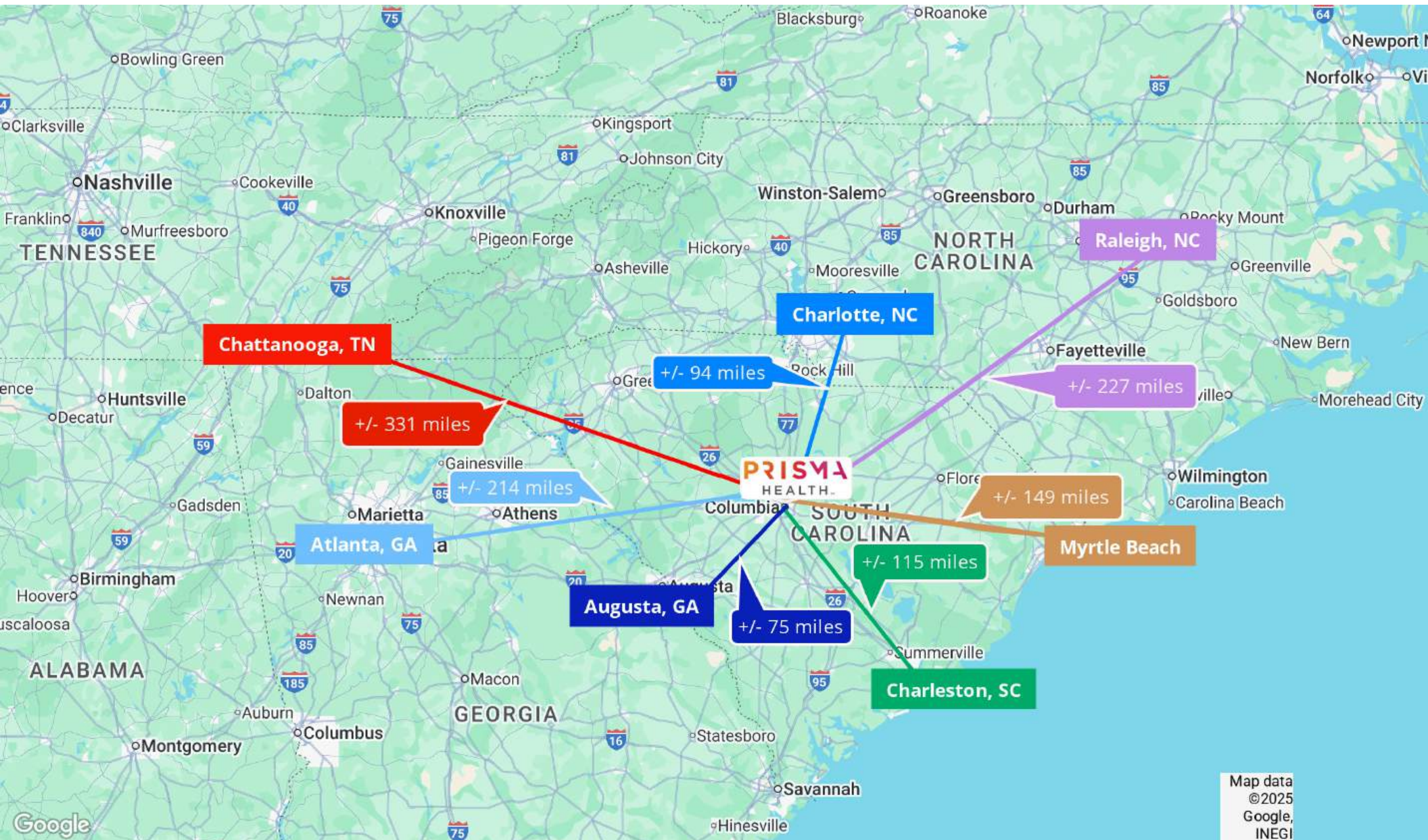
TRAFFIC MAP



POINTS OF INTEREST MAP



REGIONAL MAP



Map data
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Google,
INEGI

ADDITIONAL PHOTOS



FOR SALE // OFFICE BUILDING

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ADDITIONAL PHOTOS



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ADDITIONAL PHOTOS



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COLUMBIA, SC - ECONOMY



LOCATION HIGHLIGHTS

- **State Capital:** Columbia, South Carolina, the state capital, offers a stable government presence and central location with easy access to beaches, mountains, and major highways.
- **Strategic Location:** The city's strategic location fosters a dynamic economy with low business costs and robust infrastructure for logistics and growth.
- **Growing Population:** The Columbia MSA (six county area) has a growing population of about 870,000, with Columbia as the state's second-largest city at over 144,000 residents.
- **Connectivity:** Central South Carolina features four major interstates (I-20, I-26, I-77, I-95), ensuring excellent regional connectivity.
- **Premier College Town:** Columbia hosts six higher education institutions, including the University of South Carolina, a flagship university driving innovation through top-tier academic programs and research, with its School of Medicine advancing healthcare research and treatments.

LOCATION HIGHLIGHTS CONT'D.

- **Significant Military Presence:** Fort Jackson, the U.S. Army's largest Initial Entry Training Center, spans 52,000 acres in Richland County, training ~50% of new Army soldiers and over 60% of female recruits (45,000-50,000 annually). It contributes over \$2.4 billion yearly through salaries, contracts, and services.
- **Healthcare Hub:** The healthcare sector is anchored by Prisma Health, operating major hospitals like Richland and Baptist, and Lexington Medical Center, a 557-bed facility, alongside specialized centers like the USC School of Medicine and Dorn VA Medical Center, providing comprehensive care and driving economic growth.
- **Major Employers:** The five major area employers include the State of South Carolina (government, 32,085 employees), Prisma Health (healthcare, ~15,000 employees), BlueCross BlueShield of South Carolina (insurance, 10,998 employees), University of South Carolina (education, 6,456 employees), and Lexington Medical Center (healthcare, 6,557 employees), driving economic stability and job opportunities in key sectors.
- *Sources: <https://www.centrlsc.org/employers/> | <https://www.elevatemidlands.com/>*



COLUMBIA, SC - AWARDS AND ACCOLADES



RECENT AWARDS

- **Best-Performing Cities Ranking** - Columbia was recognized as one of the Best-Performing Cities in the U.S. by the Milken Institute in their 2025 report, noting strong economic growth and job creation. (dc.statelibrary.sc.gov/bitstreams/)
- **Top 25 Cities in the Southeast** - Columbia ranked among the top 25 cities in the Southeast by Livability in 2025, emphasizing its economic appeal, job opportunities, and quality of life for businesses. (herelexington.com/columbia-sc-top-city-southeast/)
- **Best Place to Live (Economic Factors)** - Ranked as a top Best Place to Live in the U.S. for 2025 by Livability, with highlights on affordable cost of living, employment growth, and business-friendly environment. (livability.com/sc/columbia)
- **#3 in Entrepreneurial & Business Environment** - The Midlands region (including Columbia) ranked 3rd out of 12 peer regions for Entrepreneurial & Business Environment in the 2025 Elevate Midlands Report. (elevatemidlands.com)
- **#1 State for Small Business Optimism** - Highlighted for Columbia's role in South Carolina's #1 ranking for small business optimism by Thumbtack, supporting local market growth. (choosescolumbiasc.com/advantages/key-rankings/)



GROWTH

- The Columbia, SC Metropolitan Statistical Area (MSA) population increased from 830,179 in 2020 to 870,193 in 2024, a total growth of 40,014 residents or approximately 4.82% over four years. (fred.stlouisfed.org/series/CBAPOP)
- The Columbia MSA is projected to surpass 900,000 residents within the next 10 years, building on consistent growth trends since 2020. (i77alliance.com/)
- **#1 State for Affordability (Housing and Cost of Living)** - South Carolina, with Columbia as its capital and economic hub, was ranked #1 in the U.S. for affordability by U.S. News & World Report in 2024-2025, based on low housing costs, overall cost of living, and economic opportunity, making Columbia a standout for budget-friendly living. (usnews.com/news/best-states/rankings/opportunity/affordability)



COLUMBIA, SC - HIGHER EDUCATION



UNIVERSITY OF SOUTH CAROLINA

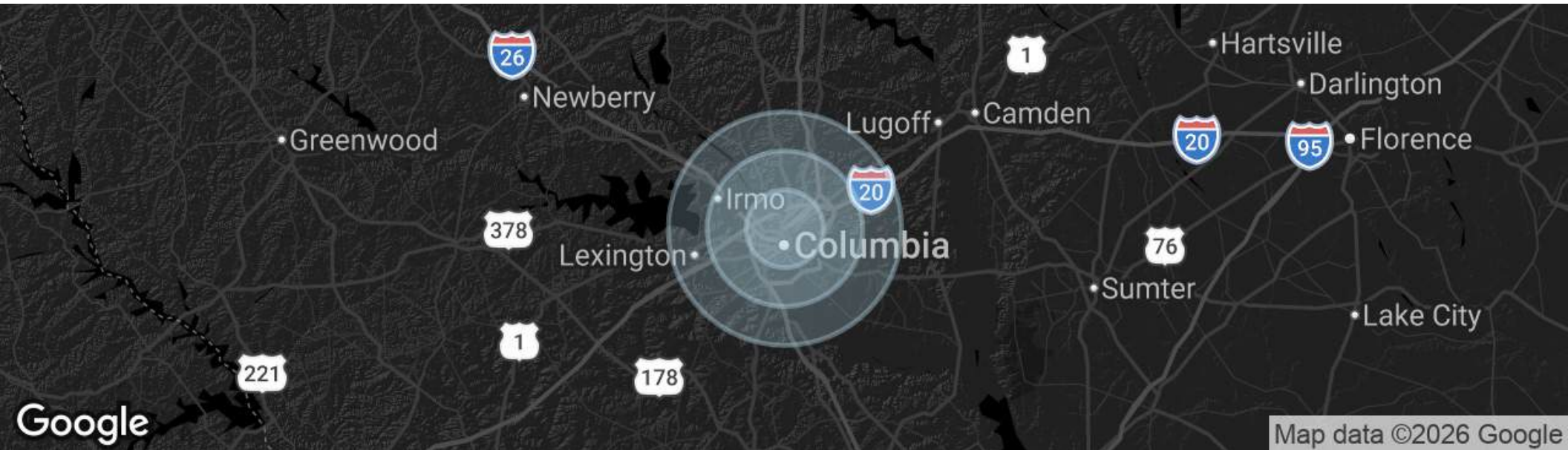
- **Flagship University:** Columbia is home of the University of South Carolina (USC), the state's flagship and largest university, with 30,156 undergraduates and a total enrollment of 38,503 across undergraduate, master's, law, and doctoral programs as of October 25, 2024.
- USC accounts for \$4.2 billion annual economic impact in the Columbia metro area, supports 1 in 10 jobs and \$1 in \$9 of labor income in the Columbia metro area
- University of South Carolina School of Medicine Columbia (USC SOMC) is a public medical school focused on biomedical education, research, and compassionate care. Enrollment: ~400 MD students (100 per class). The school's partnerships with local hospitals like Prisma Health enhance job creation and attract medical professionals, while its planned \$300 million Health Sciences Campus (completion 2027) will further amplify economic growth through advanced facilities and research.
- *Sources:* https://sc.edu/study/colleges_schools/medicine/index.php | <https://sc.edu/>

OTHER NOTABLE COLLEGES

- **Columbia College:** A private liberal arts college, focuses on business, education, nursing, and arts, promoting leadership. Enrollment: ~1,572 (fall 2023, 1,268 undergraduates, 304 graduates); over 1,800 incoming students in fall 2025.
- **Midlands Technical College:** A public community college, offers associate degrees and certificates in nursing, engineering technology, business, and IT. Enrollment: 12,632 (recent, 3,669 full-time undergraduates).
- **Benedict College:** A private HBCU, specializes in STEM, business, education, and health sciences, emphasizing social mobility and research. Enrollment: ~1,731 (fall 2023, 1,694 undergraduates, 37 graduates); 554 new students in fall 2024 (419 freshmen).
- **Allen University:** A private HBCU, offers programs in business, education, social sciences, and theology, focusing on leadership and service. Enrollment: 677 (fall 2023, 635 undergraduates, 42 graduates).
- *Source:* univstats.org | edurank.org | usnews.com | niche.com |



DEMOGRAPHICS MAP & REPORT



POPULATION	5 MILES	10 MILES	15 MILES
TOTAL POPULATION	172,716	397,066	598,839
AVERAGE AGE	38	39	40
AVERAGE AGE (MALE)	37	38	38
AVERAGE AGE (FEMALE)	39	40	41
HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
TOTAL HOUSEHOLDS	75,648	165,945	243,000
# OF PERSONS PER HH	2.3	2.4	2.5
AVERAGE HH INCOME	\$72,604	\$79,890	\$87,731
AVERAGE HOUSE VALUE	\$276,774	\$263,637	\$279,770

2020 American Community Survey (ACS)



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ABOUT RANDALL COMMERCIAL GROUP, LLC

Randall Commercial Group, LLC is a boutique commercial real estate investment brokerage and consulting firm focused on properties and development opportunities in the southeastern United States for clients located throughout the country. Through a myriad of brokerage services, we serve institutional and individual investors as well as end users, tenant, and developers on deals ranging up to \$50 million in estimated market value.

Our proprietary research, continual education, creativity, and perseverance allow us to focus on creating client wealth by optimizing real estate strategies for businesses and investors while building meaningful, long-term relationships. The majority of our business results from expanding our client relationships and referrals from clients and peers. We believe the reward for hard work well done is the opportunity to do more of it; for this, we thank you for your trust and belief in our methodology.

Our corporate strategy is simple: client first. We do not desire to be all things to all clients, but we are singularly focused on being all things investment real estate.