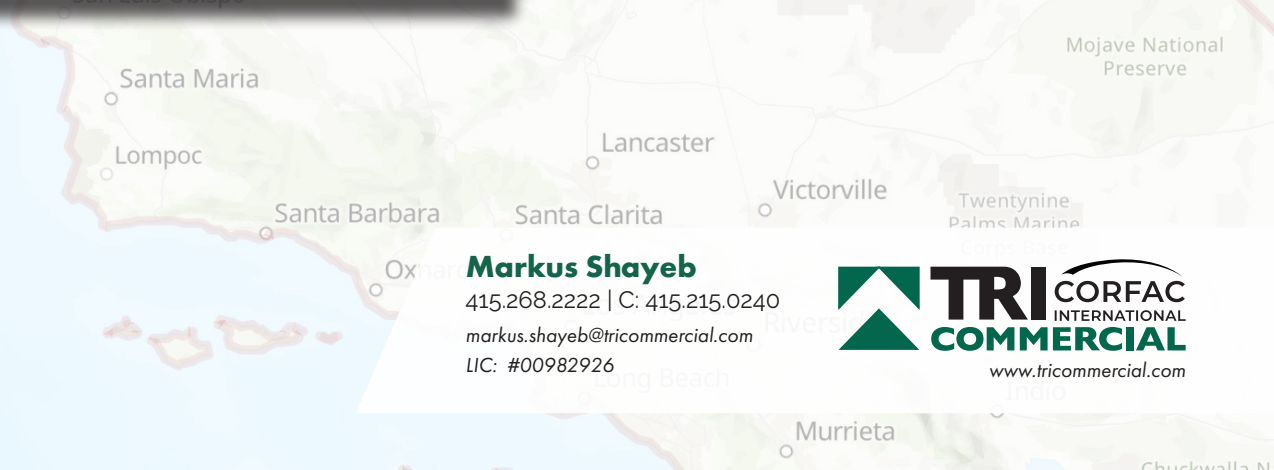
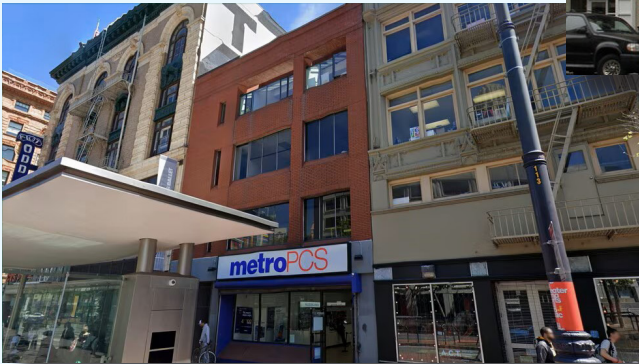
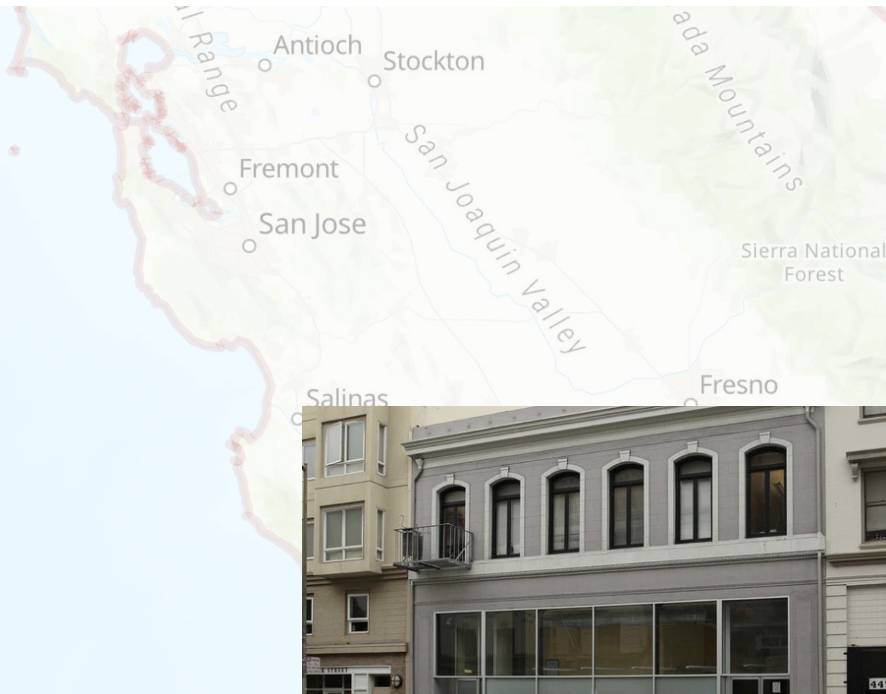


OFFERING MEMORANDUM | 9-PROPERTY PORTFOLIO

UNIQUE OPPORTUNITY TO OWN A CALIFORNIA PORTFOLIO OF NINE MOSTLY SINGLE-TENANT MEDICAL/CLINIC/OFFICE PROPERTIES



Markus Shayeb

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9-BUILDING PORTFOLIO FOR SALE

Totals	
Total Buildings	Nine (9)
Combined Buildings Size	±69,021 sf
Combined Lots Size	±140,459 sf
Leased Square Feet	±64,021 sf
Cities	San Francisco (2), Fresno (3), Antioch, Los Angeles, La Puente, Visalia

Offering Memorandum

Unique opportunity to own a California portfolio of nine medical/clinic/office properties.

Tenant: North America's largest provider of medication-assisted treatment (MAT) for substance use disorders, with over 280 locations, helping tens of thousands of individuals on their path to recovery every day.

Renewed and newly announced commitments from federal and state agencies offer long-term financial support for the programs.

The properties are well located throughout California and have a long operational history.

With properties located in San Francisco (2), Los Angeles, Fresno (3), Visalia, La Puente and Antioch, the portfolio offers a variety of outstanding locations.

Current Net Operating Income is above \$1,932,000 and all leases are NNN, with annual CPI increases and/or FMV adjustment for increased value throughout the remaining terms.



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9-BUILDING PORTFOLIO FOR SALE

	1111 Market Street	433 Turk Street	1926 Beverly Blvd	15229 Amar Road	3103 East Cartwright	3707 Sunset Lane	539 North Van Ness	1646 S Court	1235 E Street
	San Francisco	San Francisco	Los Angeles	La Puente	Fresno	Antioch	Fresno	Visalia	Fresno
Lease expiration	7/31/2033	8/31/2033	9/30/2035	9/30/2035	5/31/2034	8/31/2033	5/31/2034	5/31/2034	6/30/2033
Stories	4	3	1	2	1	2	1	1	1
Age	1920	1907	1947	1989	1983	1986	1965	1987	1985
Building Size	16,552	12,000	8,756	5,317	6,400	5,272	6,300	3,432	4,992
Lot Size	6,187	6,201	12,505	11,269	47,916	13,900	12,825	3,432	26,224
Zoning	C3G	C3G	Commercial/Resid	Office General	Office	Medical/Clinic	Office	Medical/Clinic PA	Medical/Clinic
Lease Size	10,000	12,000	8,756	5,317	6,400	5,272	6,300	3,432	5,000
Construction	Tilt-up precast conc	Tilt-up precast conc	Tilt-up precast conc	Tilt-up precast conc	Woodframe	Woodframe	Woodframe	Woodframe	Woodframe
Parcel #	3702-048A	0346-016	5154-002-001	8472-038-001	331-190-25	068-362-016-5	452-281-19	097-271-066-000	467-101-12
Type Lease	NNN	NNN	NNN	NNN	NNN	NNN	NNN	NNN	NNN
Next Increase	1-Aug-26	1-Sep-26	1-Oct-26	1-Oct-26	1-Apr-26	1-Feb-27	1-Jun-26	1-Jun-26	1-Jul-26
Increases	CPI	CPI	CPI	CPI	CPI	CPI	CPI	CPI	CPI

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1111 MARKET STREET, SAN FRANCISCO



1111 Market Street

Lease expiration	7/31/2033
Stories	4
Age	1920
Building Size	16,552
Lot Size	6,187
Zoning	C3G
Lease Size	10,000
Construction	tilt-up precast conc
Parcel #	3702-048A
Type Lease	NNN
Next Increase	August 1, 2026
Increases	CPI

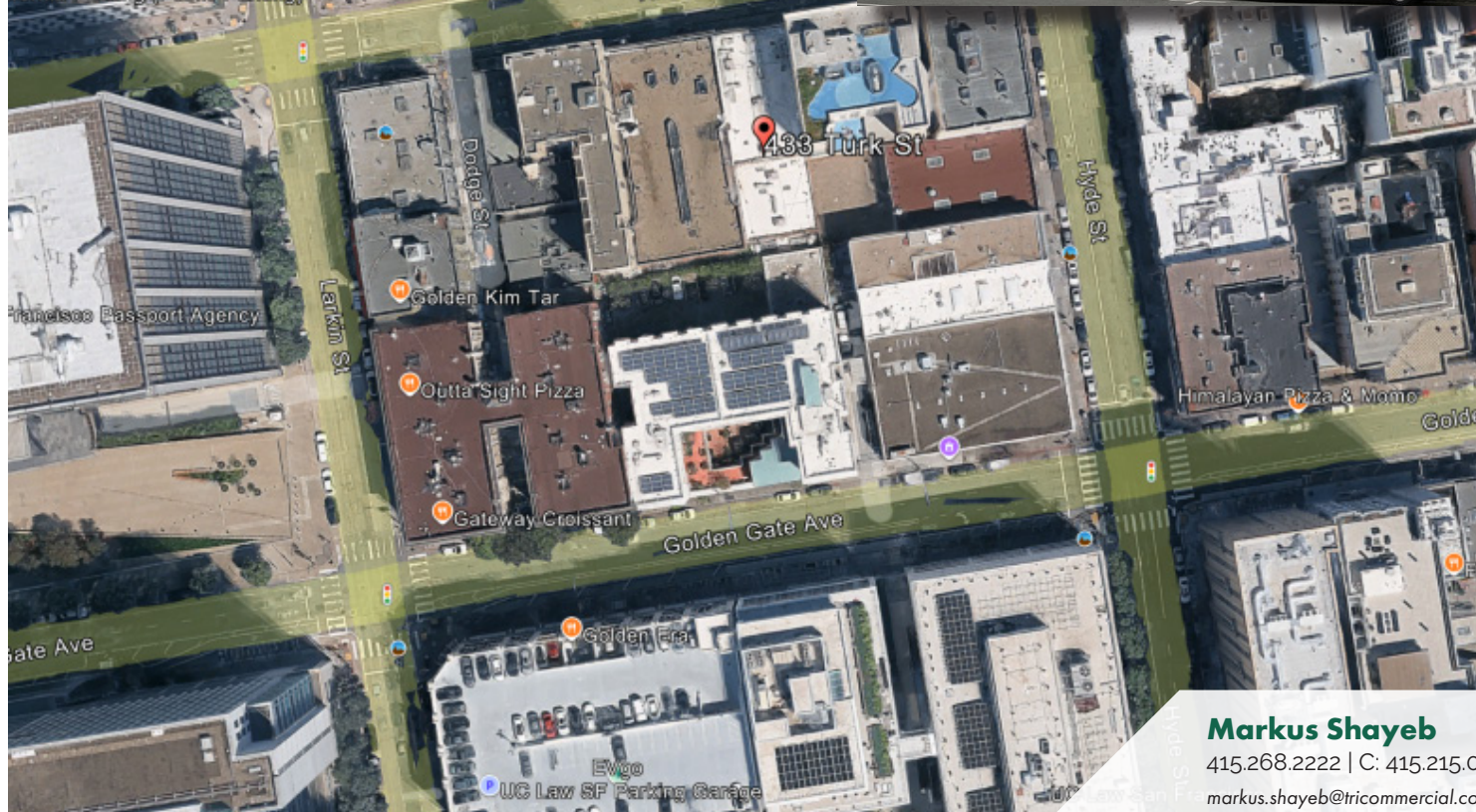
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433 TURK STREET, SAN FRANCISCO



433 Turk Street

Lease expiration	8/31/2033
Stories	3
Age	1907
Building Size	12,000 sf
Lot Size	6,201
Zoning	C3G
Lease Size	12,000
Construction	tilt-up precast conc
Parcel #	0346-016
Type Lease	NNN
Next Increase	September 1, 2026
Increases	CPI

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1926 BEVERLY BLVD, LOS ANGELES



1926 Beverly Blvd

Lease expiration	9/30/2035
Stories	1
Age	1947
Building Size	8,756
Lot Size	12,505
Zoning	Commercial Resid
Lease Size	8,756
Construction	tilt-up precast conc
Parcel #	5154-002-001
Type Lease	NNN
Next Increase	October 1, 2026
Increases	CPI

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15229 AMAR ROAD, LA PUENTE



15229 Amar Road

Lease expiration	9/30/2035
Stories	2
Age	1989
Building Size	5,317
Lot Size	11,269
Zoning	Office General
Lease Size	5,317
Construction	tilt-up precast conc
Parcel #	8472-038-001
Type Lease	NNN
Next Increase	October 1, 2026
Increases	CPI

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3103 EAST CARTWRIGHT, FRESNO



3103 East Cartwright

Lease expiration	5/31/2034
Stories	1
Age	1983
Building Size	6,400
Lot Size	47,916
Zoning	Office
Lease Size	6,400
Construction	Woodframe
Parcel #	331-190-25
Type Lease	NNN
Next Increase	April 1, 2026
Increases	CPI

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3707 SUNSET LANE, ANTIOCH



3707 Sunset Lane

Lease expiration	8/31/2033
Stories	2
Age	1986
Building Size	5,272
Lot Size	13,900
Zoning	Medical/Clinic
Lease Size	5,272
Construction	Woodframe
Parcel #	068-362-016-5
Type Lease	NNN
Next Increase	February 1, 2027
Increases	CPI

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539 NORTH VAN NESS, FRESNO

539 N Van Ness

Lease expiration	5/31/2034
Stories	1
Age	1965
Building Size	6,300
Lot Size	12,825
Zoning	Office
Lease Size	6,300
Construction	Woodframe
Parcel #	452-281-19
Type Lease	NNN
Next Increase	June 1, 2026
Increases	CPI



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1646 S COURT ST, FRESNO



1646 S Court St

Lease expiration	5/31/2034
Stories	1
Age	1987
Building Size	3,432
Lot Size	3,432
Zoning	Medical/ Clinic PA
Lease Size	3,432
Construction	Woodframe
Parcel #	097-271- 066-000
Type Lease	NNN
Next Increase	June 1, 2026
Increases	CPI

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1235 E STREET, FRESNO



1235 E Street

Lease expiration	6/30/2033
Stories	1
Age	1985
Building Size	4,992
Lot Size	26,224
Zoning	Medical/Clinic
Lease Size	5,000
Construction	Woodframe
Parcel #	467-101-12
Type Lease	NNN
Next Increase	July 1, 2026
Increases	CPI

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Indio

Chuckwalla M