



BALDWIN PARK - NN INVESTMENT
ORLANDO MSA
HOSPITAL LEASE GUARANTOR

FOR SALE

BALDWIN PARK - NN MEDICAL INVESTMENT

891 OUTER RD., UNIT A, ORLANDO, FL 32814



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by CITY Commercial in compliance with all applicable fair housing and equal opportunity laws.

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ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY



PROPERTY DESCRIPTION

CITY Commercial, LLC is pleased to present 891 Outer Rd., Unit A, Orlando, a fully-occupied, ± 3,269 square-foot, medical office condo located within the Orlando MSA in the affluent Baldwin Park community.

This property is 100% leased and Corporately Guaranteed by ORLANDO HEALTH, INC.

The facility houses the medical practice of Dr. Christopher Brouillette, MD (on-site practice since 2007)

Orlando Health is a not-for-profit healthcare organization with \$7.1 billion of assets under management that serves the southeastern United States. Headquartered in Orlando, Florida, the system was founded more than 100 years ago. Orlando Health is a 3,200-bed system that includes 15 wholly-owned hospitals and emergency departments; rehabilitation services, cancer institutes, heart institutes, imaging, and laboratory services, wound care centers, physician offices for adults and pediatrics, skilled nursing facilities, an in-patient behavioral health facility, home healthcare services in partnership with LHC Group, and urgent care centers in partnership with CareSpot Urgent Care. Nearly 4,200 physicians, representing more than 80 medical specialties and subspecialties have privileges across the Orlando Health system, which employs nearly 22,000 team members. Areas of clinical excellence are orthopedics, heart and vascular, cancer care, neurosciences, surgery, pediatric specialties, neonatology, women's health, and trauma.

The property is located just north of SR 50 - East Colonial Drive (traffic count above 65,000 VPD) and proximate to the region's most-frequented highways:

- SR 417 (4 miles east and 70,000 trips per day)
- Interstate 4 (four miles west and 183,500 trips per day)
- Ease of accessibility from anywhere in the Central Florida region

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LOCATION INFORMATION

Building Name	BALDWIN PARK HOSPITAL GUARANTOR NN MEDICAL INVESTMENT
Street Address	891 Outer Rd., Unit A
City, State, Zip	Orlando, FL 32814
County	Orange
Market	Orlando MSA
Sub-market	Winter Park
Year Built	2008
Building Class	A

INVESTMENT INFORMATION

Cap Rate	5.75%
NOI	\$81,013
Purchase Price	\$1,400,000
Lease Guarantor	Orlando Health, Inc.
Occupancy %	100.0%

PROPERTY HIGHLIGHTS:

- A professional single-tenant medical office condominium (1 of 3 units)
- ± 3,269 total RSF
- 6-8 Exam Rooms (w sinks), Large Procedure Room, Nurses' Station
- Traditional check-in/out & patient lobby
- Billing/Admin, Breakroom, 2 physician offices with private entry
- Well maintained property and grounds with abundant parking
- This unit (at 56.1% of the total building SF), has the added benefit of being the majority owner



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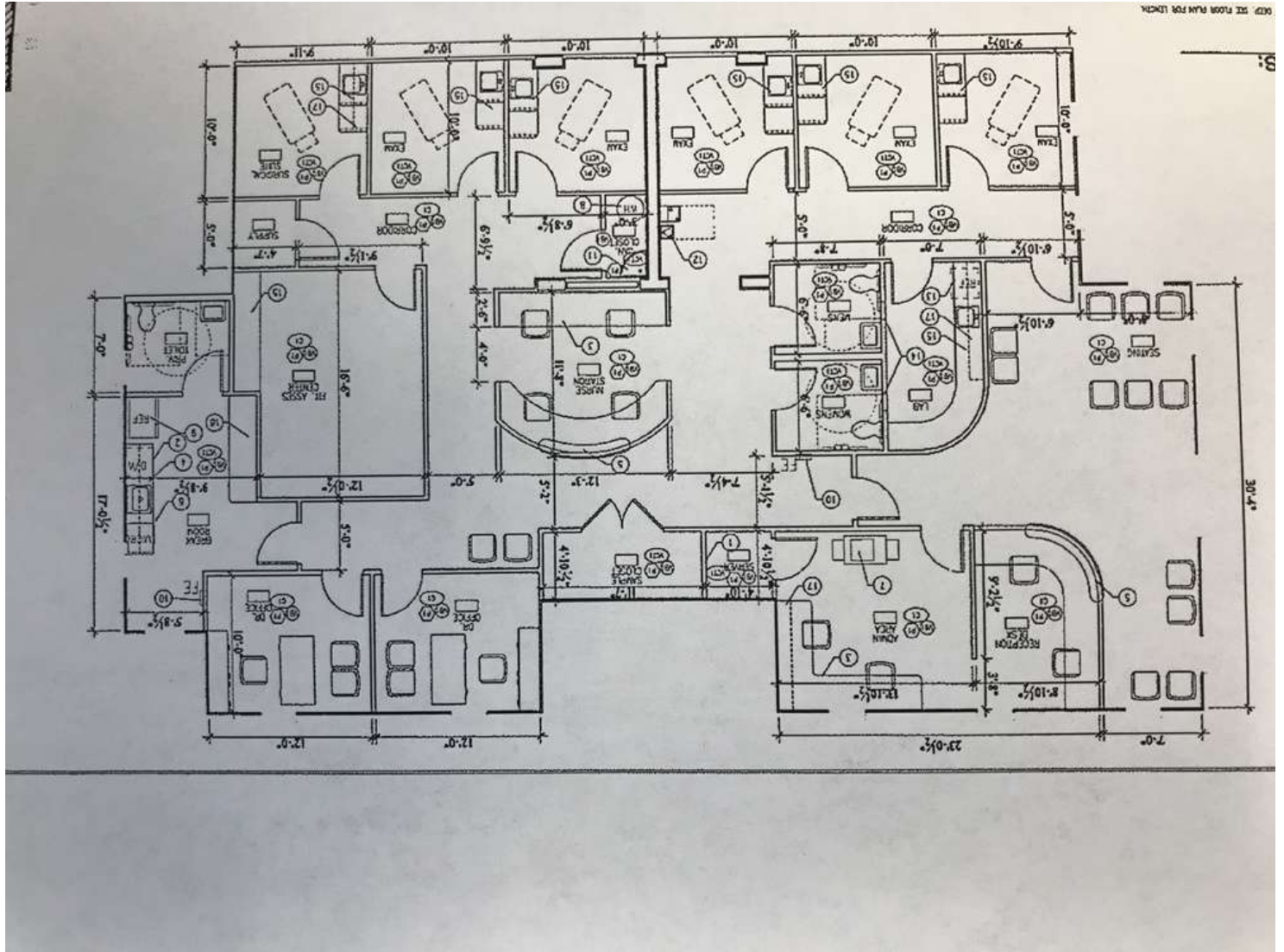
891 Outer Rd - Photos



Additional Photos



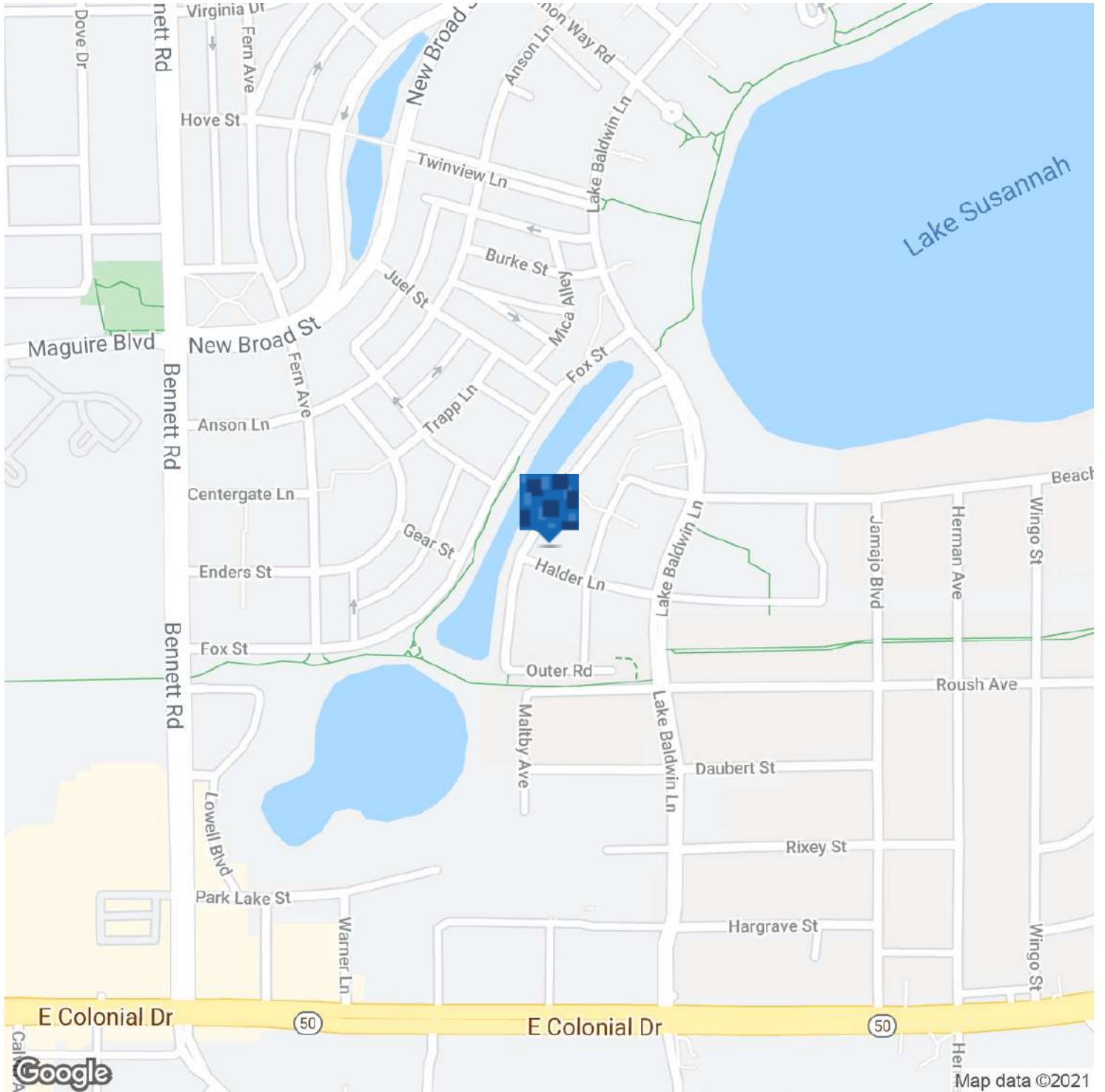
891 Outer Rd - Space Plan



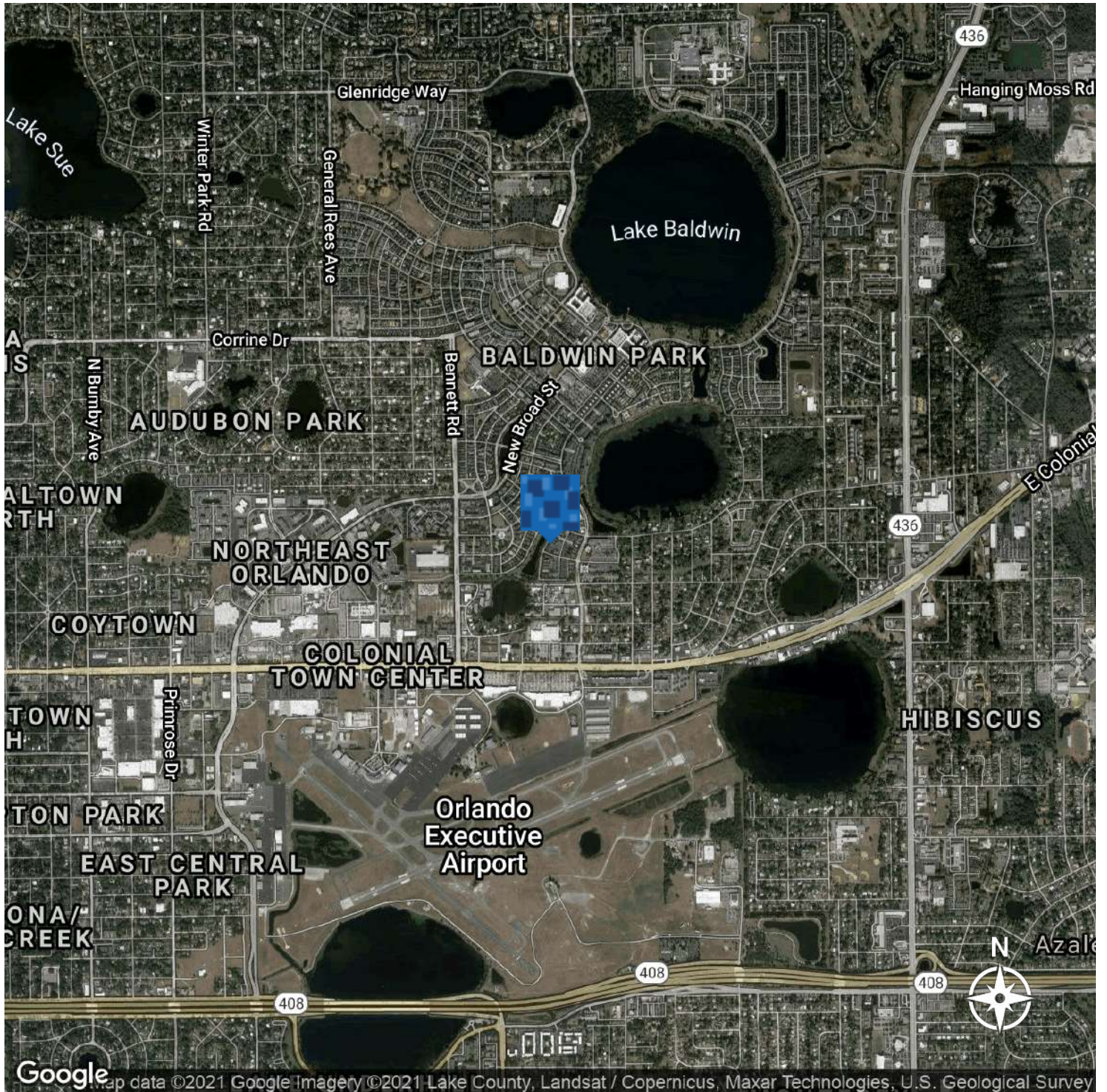
891 Outer Rd., Unit A - Aerial



Baldwin Park Map



Area Map

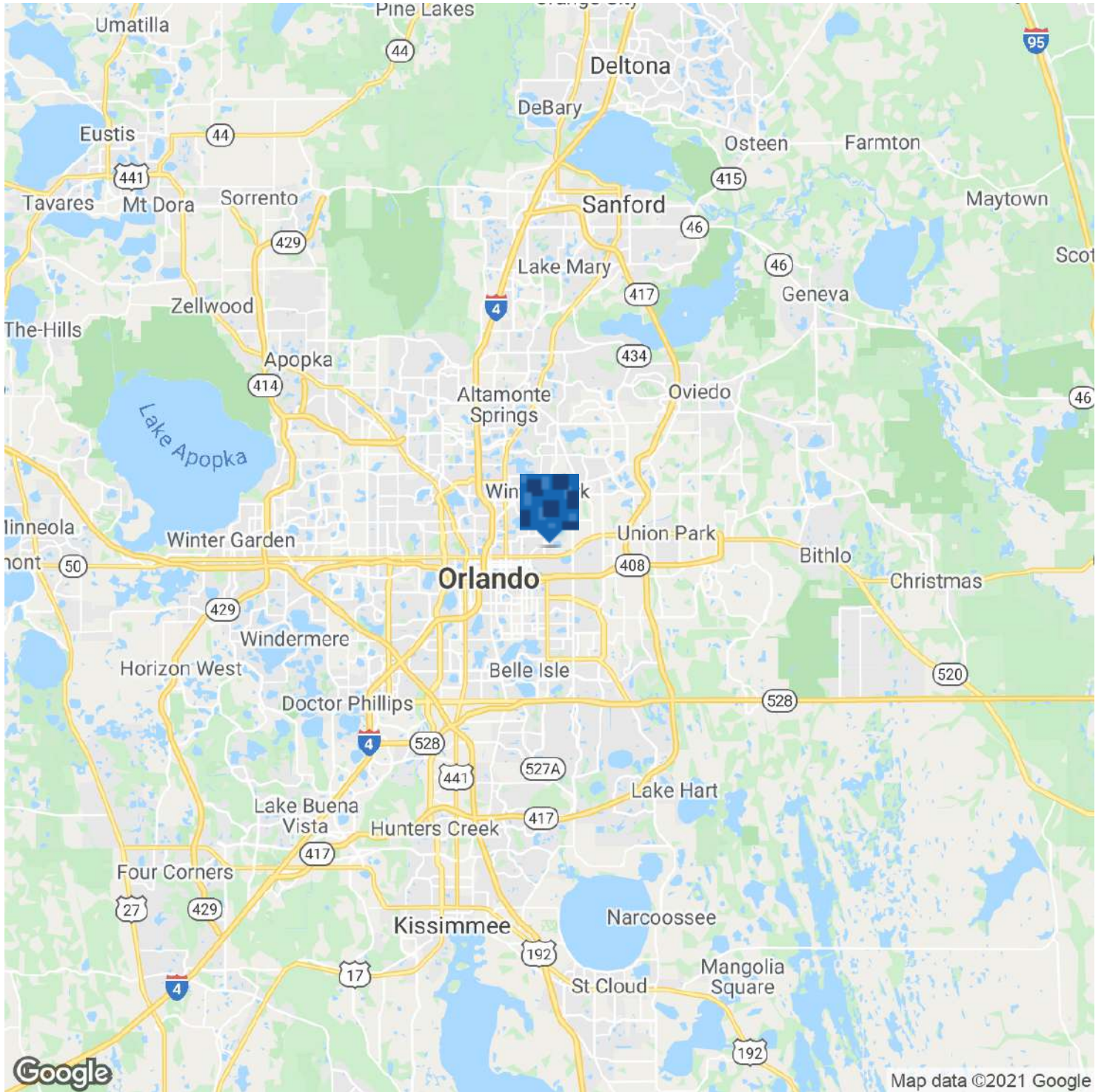


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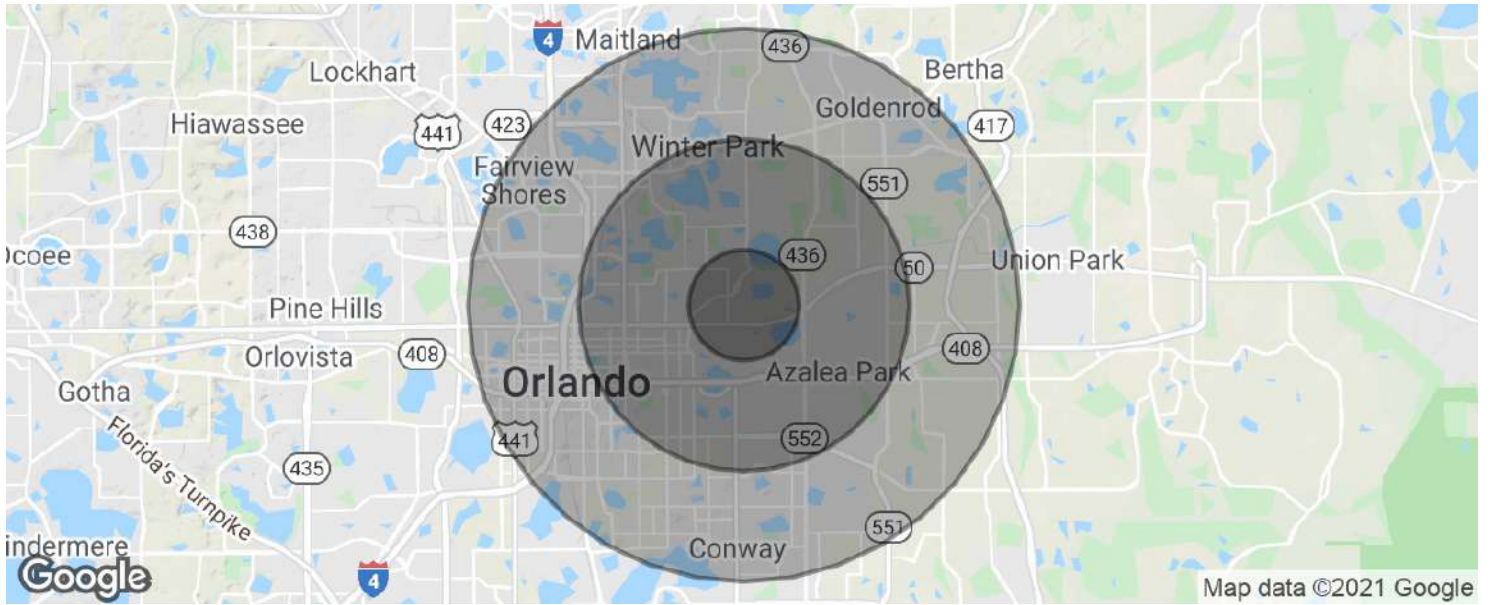
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Regional Map



Demographics



POPULATION	1 MILE	3 MILES	5 MILES
Total population	11,666	91,628	242,467
Median age	27.8	34.4	35.4
Median age (Male)	26.0	32.4	34.1
Median age (Female)	29.8	36.4	36.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,924	36,770	93,068
# of persons per HH	2.4	2.5	2.6
Average HH income	\$46,468	\$63,062	\$72,458
Average house value	\$254,906	\$279,178	\$307,460

** Demographic data derived from 2010 US Census*

