OFFERING MEMORANDUM
710 LOMAX STREET, JACKSONVILLE FL 32204
ABSOLUTE NET LEASED MEDICAL FACILITY

Newmark Grubb
Phoenix Realty Group
CONFIDENTIALITY

This is a confidential memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property.

This memorandum contained selected information pertaining to the Property and does not purport to be representation of the state of affairs of the Property or the owner of the property (the “Owner”), to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of the Owner and Newmark Grubb Phoenix Realty Group (NGPRG). Therefore, all projections, assumptions, and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the property will be made available to interested and qualified prospective purchasers. In the Memorandum, certain documents, including leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not reply on the contents of this memorandum in any manner.

Neither the Owner of NGPRG, nor any of their respective directors, officers, Affiliates or representatives make any representation or warranty, expressed or implied, as to the accuracy to completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; and you are to rely solely on your investigations and inspections of the Property in evaluating a possible purchase of the real property.

The Owner expressly reserved the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this memorandum or making an offer to purchase the Property unless and until written agreements(s) for the purchase of the Property have been fully executed, delivered, and approved by the Owner and any conditions to the Owner’s obligations therein have been satisfied or waived.

By receipt of this Memorandum, you agree that this memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this memorandum or any of its contents to any other entity without the prior written authorization of the Owner and NGPRG. You also agree that you will not use this memorandum or any its contents in any manner detrimental to the interest of the Owner and NGPRG.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return this Memorandum to NGPRG.

DISCLAIMER

2013 Newmark Grubb Phoenix Realty Group, INC. The information contained in this document have been obtained from sources deemed reliable. While NGPRG does not doubt its accuracy, PRG has not verified it and makes no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.
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THE FACILITY

Single tenant medical facility located at 710 Lomax Street, Jacksonville FL 32204, consisting of 16,414 square feet on 1.164+ acres of land.

BUILDING SIZE
- 16,414 Square Feet

PROPERTY TYPE
- Medical Office

PROPERTY SUB TYPE
- Free-standing building

LEASE
- Absolute Net Lease - 10 Years From Date of Closing

OCCUPANCY
- 100%

LOT SIZE
- 1.164+ acres

ZONING
- CRO - Commercial Residential Office
- Office Medical Use
EXECUTIVE SUMMARY

TERMS

Tenant: McIver Urological Clinic Division of Florida Physician Specialists LLC

PROPERTY DESCRIPTION

Type: Medical Office
Size: 16,414 SF
Address: 710 Lomax Street
Lease: 100%
JACKSONVILLE, FL 32204

INITIAL LEASE TERM SUMMARY

Lease: Upon closing
Occupancy Date: Current
Rent Commencement Date: Upon closing
Lease Expiration Date: 120 mos. from closing
## LEASE ECONOMICS

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<th>1</th>
<th>2</th>
<th>3</th>
<th>4</th>
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<th>7</th>
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<td>Absolute NNN Base Rent</td>
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Newmark Grubb Phoenix Realty Group (NGPRG) is pleased to exclusively offer for sale to qualified investors a fee simple interest in 710 Lomax Street, Jacksonville FL, 32204.

The single tenant facility is located in Riverside at 710 Lomax Street. The property consists of 16,414 SF on 1.164 ± acres. Riverside is located southwest of downtown Jacksonville.

Built in 1961, the medical facility holds a historic designation in the Riverside Preservation Association.

Riverside was originally established in 1868. The area is defined by diverse architectural style and is listed as National Register Historic District. 710 Lomax is located in the Five Points area within 1 mile of St. Vincents Riverside Hospital campus.
ABSTRACT

PROPERTY ADDRESS: 710 Lomax Street, Jacksonville FL 32204

TENANT: McIver Urological Clinic Division of Florida Physician Specialists LLC

PROPERTY TYPE: Medical

BUILDING SIZE: 16,414 SF

LEASE COMMENCEMENT: Upon closing

RENT COMMENCEMENT: Upon closing

LEASE EXPIRATION: 120 mos. after lease commencement

ANNUAL RENT: See Schedule

RENEWAL OPTION: Two (2) 5 year renewal options at fair market value

LEASE TYPE: Absolute bond net lease

RIGHT OF FIRST REFUSAL: No

The single tenant facility is located on the corner of Lomax Street and May Street.
McIver Clinic was established in 1921.

HISTORY & HERITAGE OF McIVER CLINIC

1921  McIver Clinic, 1st Urology Practice in Florida established by Dr Robert McIver
1935  Urology Preceptor program established which evolved into first Urology residency program at Duval Medical Center and St Vincent’s Hospital
1947  1st Transurethral Resection of the Prostate performed in Jacksonville for Urinary Retention
1948  Florida Urological Society established by members of the McIver Clinic
1982  1st Percutaneous Nephrolithotomy in Jacksonville performed by Dr Whittaker of the McIver Clinic
1995  Prostate Cryoablation for Prostate Cancer performed by Dr Paul Crum of the McIver Clinic
2005  1st Robotic Prostatectomy performed in Jacksonville area by Dr Vashi and Dr Swartz of the McIver Clinic
2005  McIver Clinic becomes one of first practices in Jacksonville area to convert to Electronic Medical Records
2008  1st Purely Laparoscopic Renal Cryoablation performed by Dr West
2008  McIver Clinic joins ICON, Integrated Community Oncology Network
2009  1st Robot assisted Laparoscopic Partial Nephrectomy performed by Dr Vashi and Dr Swartz
2010  Areas first Videourodynamic suite established to aid in in diagnosis of voiding dysfunction

Robert Boyd McIver, MD, is recorded to have been the first urologist in practice in Jacksonville in 1920. A native of Spartanburg, South Carolina, he received his B.A. degree from Wofford College (Spartenburg, SC) and his Doctor of Medicine degree in 1916 from Jefferson Medical College (Philadelphia, PA). Dr. McIver completed a residency at Pennsylvania Hospital (Philadelphia, PA) in 1918, and served as a surgeon in the U.S. Marine Corps with a mobile operating team in France during World War I. After discharge from the military in 1919, he moved to Jacksonville in 1920, to practice general medicine and urology with his uncle. In 1921, he opened the McIver Clinic and he was one of the first urologists in Florida.

McIver Clinic now has 11 physicians.