

MEDICAL OFFICE

Mount Dora, Florida

- National Tenant - NOI = \$152,813
- Leased thru June 30, 2030
- Two additional 10-year options
- Built 2007 – 6000 SF – Absolute NNN
- Ample parking – 85 shared spaces
- Zoned C-1, Lot Size 36,142 SF



3615 Lake Center Drive, Mt Dora, FL

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\$2,150,000





Modern medical suite with successful long-term medical tenant. Akumin is the nation's No. 2 largest provider of radiology services and a national leader in comprehensive outpatient radiology and oncology solutions, servicing 48 states. Here's an opportunity to have a solid Absolute NNN deal for future cash flow.





Financials

Financials	
3615 Lake Center Drive	
Absolute NN through 7/31/30	
Monthly Income	
	\$12,734.45
Reimbursed Income	
Lake Town Center POA	\$1,371.00
Florida Dep't of Revenue	\$849.10
Insurance	\$307.50
Property Taxes	\$1,354.43
Subtotal	\$3,882.03
Monthly Income	\$16,616.48
Reimbursed Expenses	
Lake Town Center POA	\$1,371.00
Florida Dep't of Revenue	\$849.10
Insurance	\$307.50
Property Taxes	\$1,354.43
Subtotal	\$3,882.03
Monthly Expenses	\$3,882.03
Monthly NOI	\$12,734.45
Annual NOI	\$152,813.40

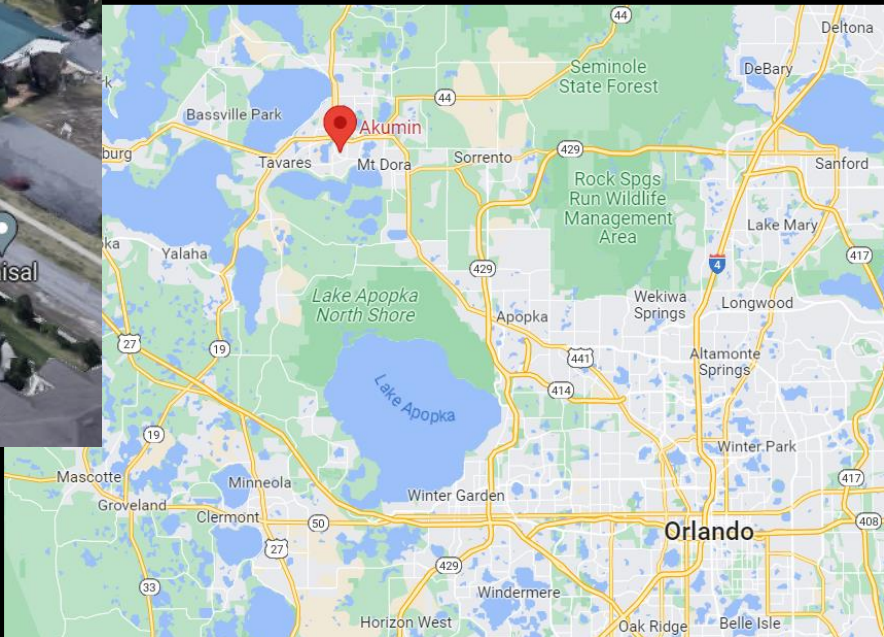
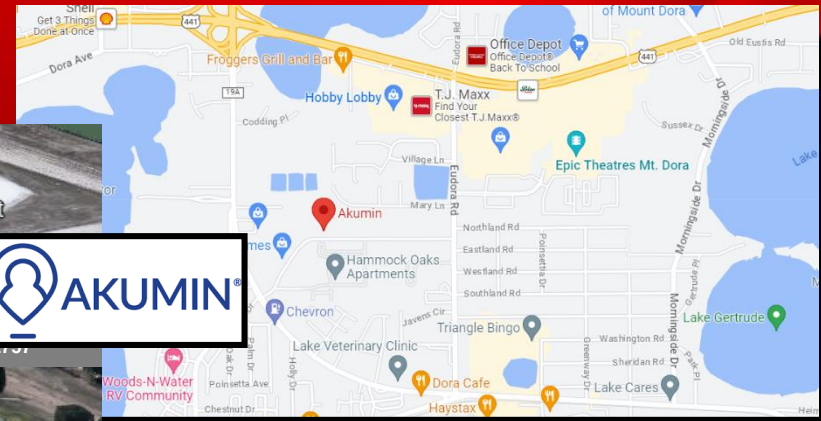


Tenant Summary

Akumin is the nation's No. 2 largest provider of radiology services and a national leader in comprehensive outpatient radiology and oncology solutions, servicing 48 states. As a trusted partner for hospitals, health systems, and physician groups, their solutions offer both fixed-site outpatient diagnostic imaging services through a network of imaging locations, as well as outpatient radiology and oncology services to about 1,000 hospitals and health systems across 48 states.

- **230+ fixed-site outpatient imaging clinics**
- **Serving 23 of the 30 largest U.S. health systems**
- **#2 overall radiology services provider**
- **#1 provider of PET/CT services**
- **#2 provider of MRI services**
- **#2 provider of radiation therapy services to U.S. hospitals**





Akumin Outpatient Imaging



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